ADDRESS: 1108 S FRONT ST

Proposal: Legalize addition, roof deck, and other unpermitted work Review Requested: Final Approval Owner: Lauren Revak Applicant: William Klotz, Restoration Specialist Inc. History: Built early 19th century Individual Designation: 3/30/1965 District Designation: None Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: Between December 2023 and March 2024, a significant addition was constructed at the rear of 1108 S. Front Street without a building permit or the Historical Commission's review or approval. The Historical Commission did approve interior demolition and make-safe permit applications in August and December 2023, respectively, but those permits did not cover the new construction. When a Historical Commission staff member visited the site, he saw that the unpermitted addition was under construction despite a Stop Work Order issued by the Department of Licenses and Inspections on 9 February 2024. The developer applied for a permit in late February 2024 that included details that showed what was described as an existing roof deck and pilot house. Photographs of the property submitted as part of this legalization application show that further modification has been made to the front cornice since the site visit.

SCOPE OF WORK:

• Legalize unpermitted rear addition, roof deck, pilot house, and work to front cornice and dormer.

STANDARDS FOR REVIEW:

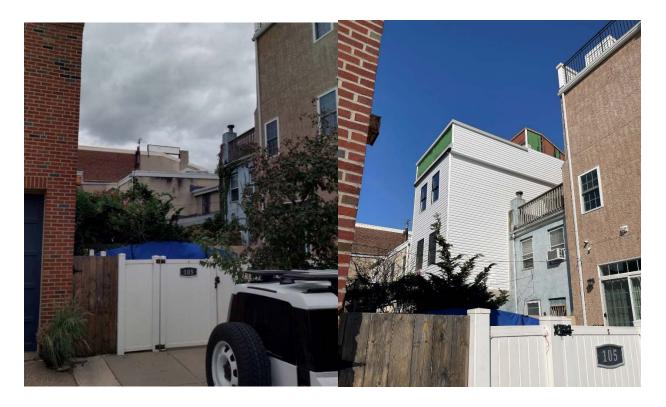
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 - The rear addition is very large in comparison to the historic structure. The roof deck and pilot house are very visible from the public right-of-way and change the established spatial relationships of the property.
 - A two-story addition with a roof deck on the rear ell rather than the main block may be able to satisfy this Standard.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
 - From the submitted floor plans, it appears that at least some of the existing rear walls were demolished without the Historical Commission's approval.

STAFF RECOMMENDATION: Denial, pursuant to Standards 9 and 10.



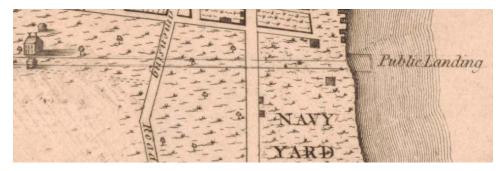
Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Middle: Photo taken 3/14/2024 by PHC staff; Right: Photo submitted by applicant on 4/9/2024



Left: Photo of 1108 S Front Street on 10/9/2023 (Cyclomedia); Right: Photo taken 3/14/2024 by PHC staff.



Aerial photo of 1108 S Front Street, March-May 2023 (Pictometry)

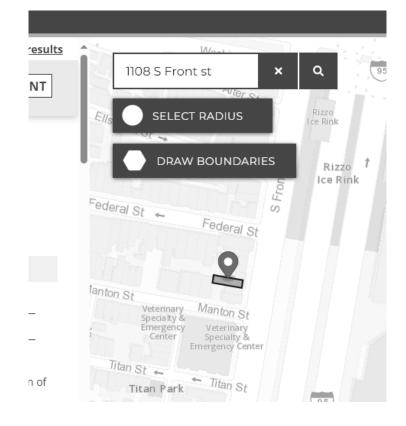


An 1802 map by Charles Varle, "To the citizens of Philadelphia, this new plan of the city and its environs is respectfully dedicated by the editor," shows the area around 1108 S Front St as undeveloped.

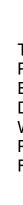


By 1830, Allen, Dawson, and Tanner's "Plan of the city of Philadelphia and adjoining districts," shows the subject block of South Front Street as having buildings on it.









To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. Restoration Development Group is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

HOME (PROJE ADDRE LEGAL FIRE DI WATER STORM BLDG P BUILDI BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

ELECTRICAL SYSTEM CODE:	SEC.2701
MECHANICAL SYSTEM CODE:	SEC.2801
PLUMBING SYSTEM CODE:	SEC.2901

HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

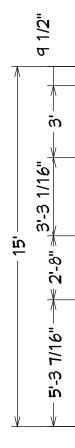
THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF Restoration Development Group, DEVELOPED FOR THE EXCLUSIVE USE OF Restoration Development Group. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF Restoration Development Group IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM Restoration Development Group.

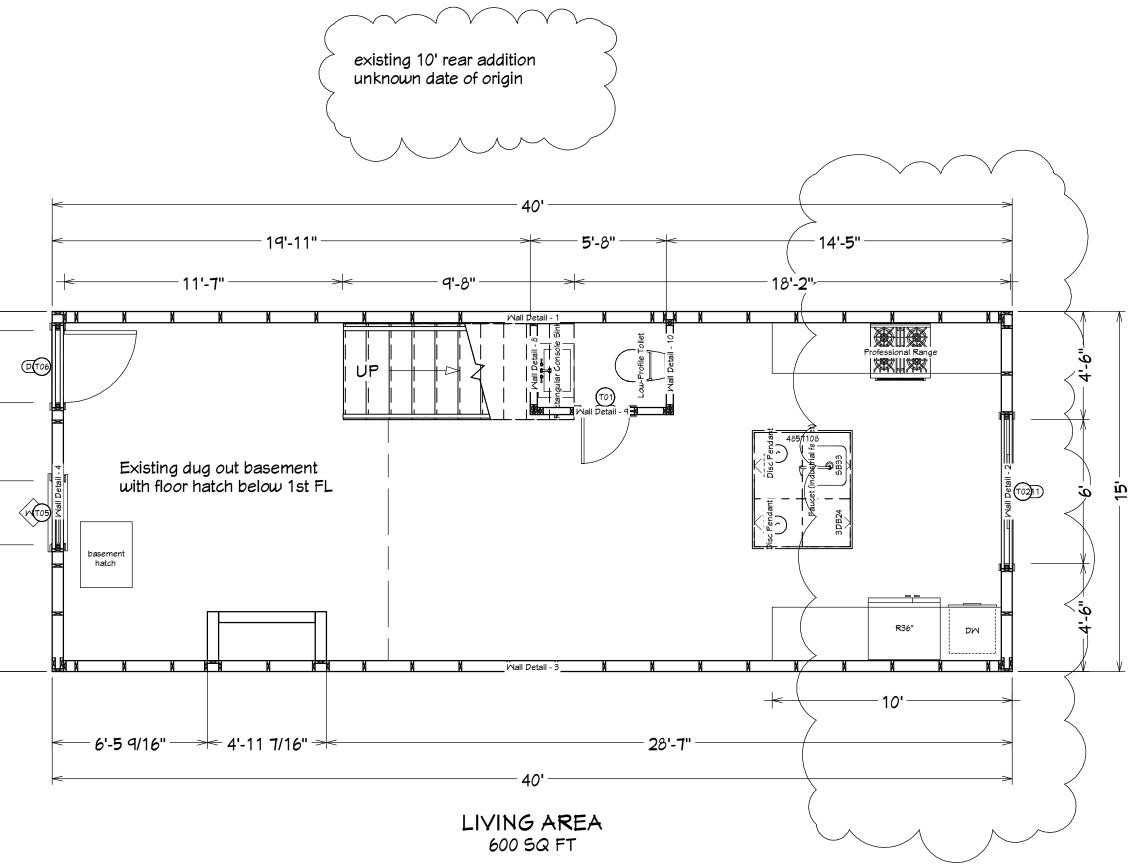
HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

OWNER:	N/A	
ECT RESS:	1108 S Front Philadelphia,	
L ADDRESS:	Single Family	/ Dwelling
DISTRICT:	PFD	
R DISTRICT:	PWD	
M WATER#:	N/A	
PERMIT#:	Not Obtained	I
DING AREA:	FLOOR 2: FLOOR 3: FOUNDATIO GARAGE:	600 SQ. FT. 600 SQ. FT. 600 SQ. FT. N: N/A SQ. FT. <u>N/A SQ. FT.</u> 1800 SQ. FT.
	DECKS	250 SQ. FT.

LIVABLE AREA:SQ. FT.

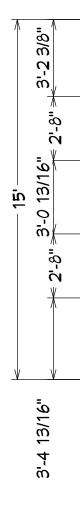
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REVISION TABLE NUMBER REVISION TABLE NUMBER DESCRIPTION
1108 5 Front St Civil
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430
4/7/2024 SCALE: no scale
SHEET: C - 1

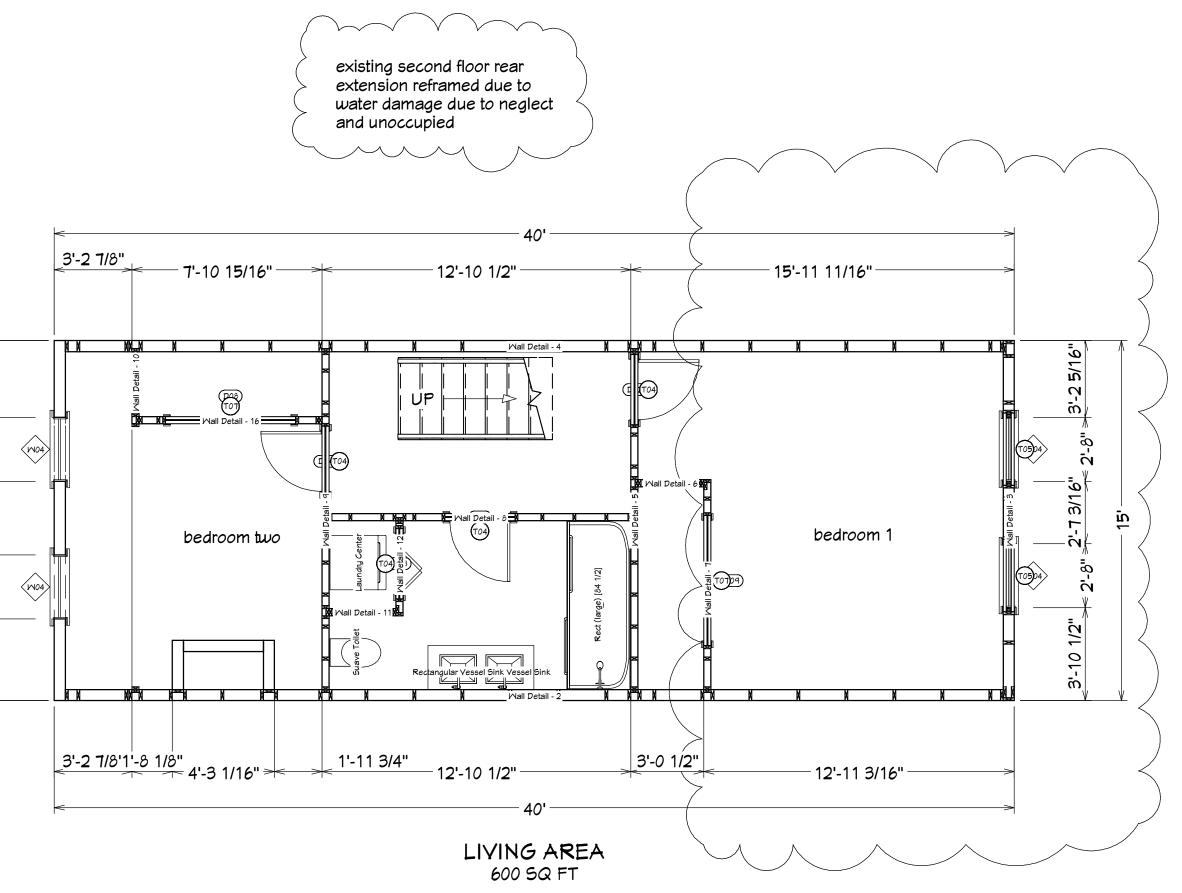




1st Floor

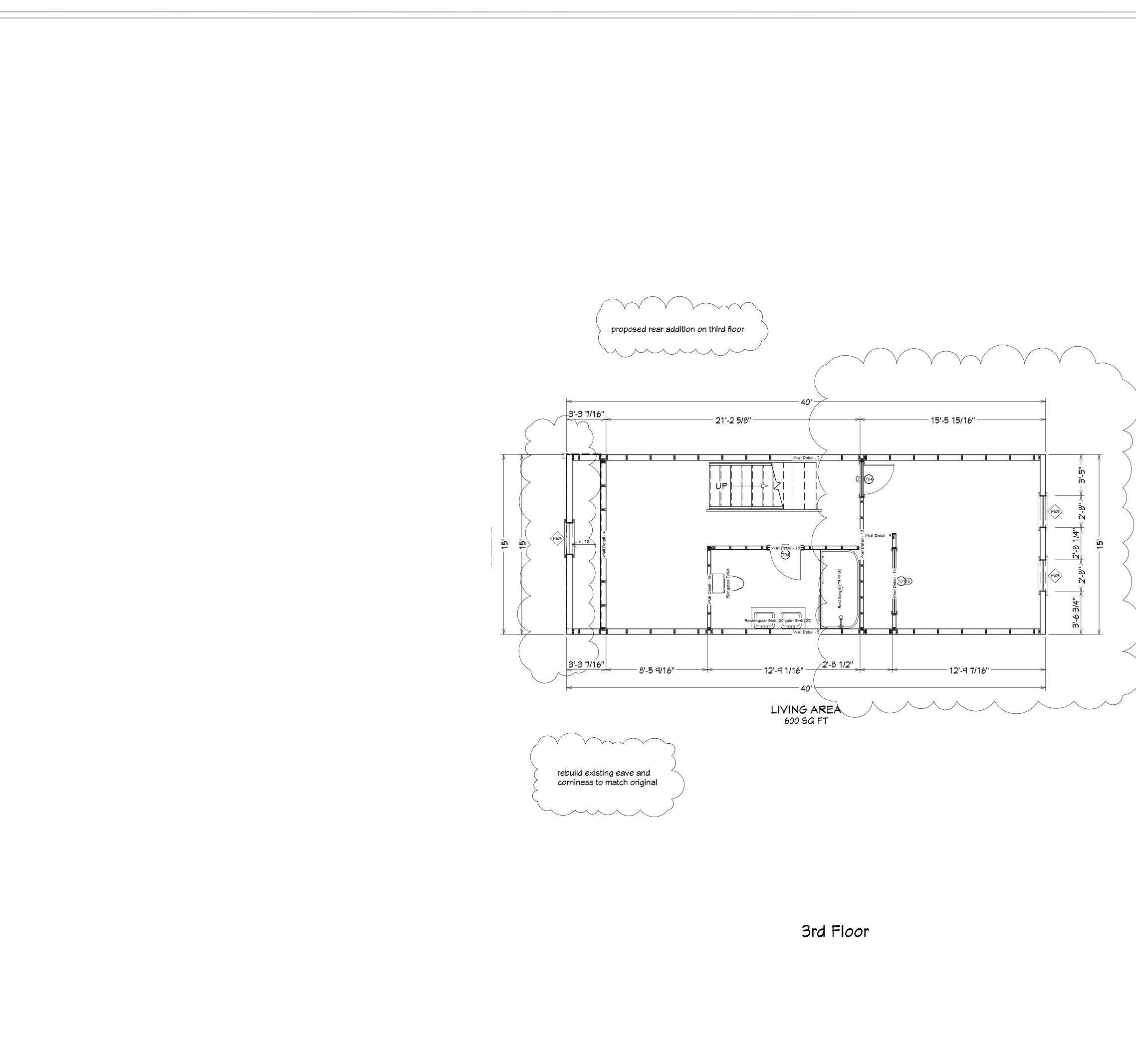
1108 5 Front St first floor
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430
4/7/2024
SCALE: 1/4" = 1'
SHEET:
A -1



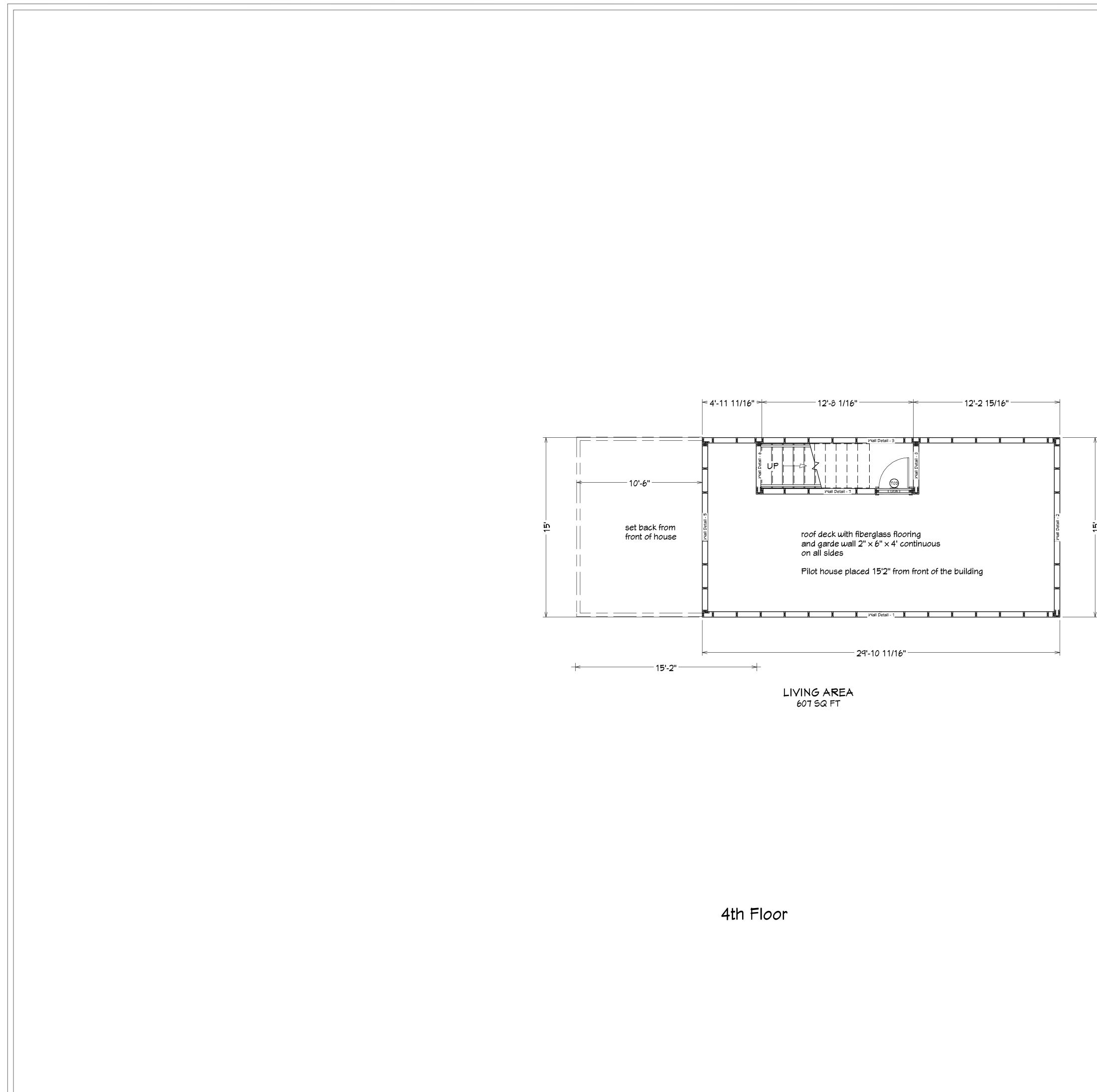


2nd Floor

DE CALANCE DE CALANCE DE CALANCE DE CALANCE DE CALANCE DE CALANCE NO. 042340-R NO. 040-R NO.
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1108 5 Front St second floor
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DATE: 4/7/2024 SCALE: 1/4" = 1'
SHEET: A -2



1108 5 Front St third floor	
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430	
DATE: 4/7/2024 SCALE: 1/4" = 1' SHEET: A - 3	



1108 5 Front St roof deck
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430
DATE: 4/7/2024 SCALE: 1/4" = 1' SHEET:
A - 4

	DOOR SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/0	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2068	1	1	2068 R IN		80"	26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)	1 3/8"			
D02	2668	2	2	2668 L IN		80"	32"X82 1/2"	HINGED-DOOR P04	2"×6"×35" (2)	1 3/8"			
D03	2668	1	2	2668 R		80"		2 DR. BIFOLD-LOUVERED	2"X6"X35" (2)	1 3/8"			
D04	2668	1	2	2668 R IN		80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D05	2668	2	3	2668 L IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
D06	2668	1	4	2668 R IN	30"	80"	32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"			
DOT	3068	1	1	3068 L EX		80"	38"X83"	EXT. HINGED-DOOR E21	2"×6"×41" (2)	1 3/4"			
D08	5068	1	2	5068 L IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D09	5068	1	2	5068 R IN	60"	80"	62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D10	5068	1	3	5068 R IN	60"	80"		SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"			
D11	6068	1	1	6068 R EX	72"	80"	74"X83"	EXT. SLIDER-GLASS PANEL	2"×10"×77" (2)	1 3/4"			

	ELECTRICAL SCHEDULE										
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER
E12	2	1	q "	9"	36"	CEILING	DISC PENDANT				E12

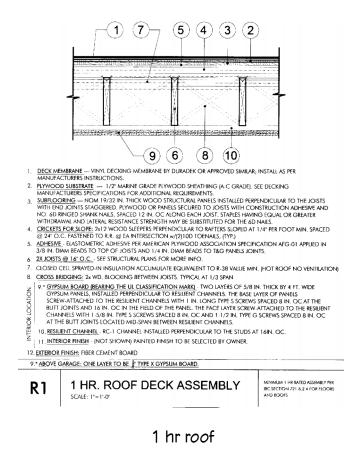
	FIXTURE SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
A01	ELONGATED TOILET	1	3	19 3/16"	32 5/8"	31"	ELONGATED TOILET			
A02	FAUCET (INDUSTRIAL FAUCET)	1	1	4 7/8"	15 15/16"	26 1/2"	FAUCET (INDUSTRIAL FAUCET)			
A03	LAUNDRY CENTER	1	2	27 1/4"	28"	71 3/4"	LAUNDRY CENTER			
A04	LOW-PROFILE TOILET	1	1	16 1/16"	25 1/8"	18"	LOW-PROFILE TOILET			
A05	PROFESSIONAL RANGE	1	1	30"	28"	41 3/16"	PROFESSIONAL RANGE			
A06	RECT (LARGE) [79 9/16]	1	3	79 9/16"	41"		RECT (LARGE) [79 9/16]			
A07	RECT (LARGE) [84 1/2]	1	2	84 1/2"	32 7/8"	79 9/16"	RECT (LARGE) [84 1/2]			
A08	RECTANGULAR CONSOLE SINK	1	1	27"	17 15/16"	41 11/16"	RECTANGULAR CONSOLE SINK			
A09	RECTANGULAR SINK [20]	2	3	20"	16"	12 1/4"	RECTANGULAR SINK [20]			
A10	RECTANGULAR VESSEL SINK	2	2	18 7/16"	17 3/16"	15 3/4"	RECTANGULAR VESSEL SINK			
A11	SINGLE 24" (UNDERMOUNT) [20 5/16W]	1	1	20 5/16"	17 1/8"	11 9/16"	SINGLE 24" (UNDERMOUNT) [20 5/16W]			
A12	SUAVE TOILET	1	2	14 9/16"	25 7/16"	17 3/8"	SUAVE TOILET			
A13	DW	1	1	24"	25 3/4"		DISHWASHER 1			
A14	R36"	1	1	36"	32"	66"	SIDE-BY-SIDE REFRIGERATOR 2			

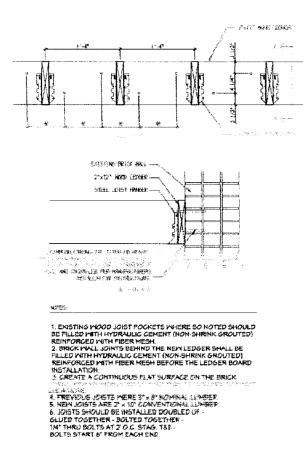
FRAMING SCHEDULE								
NUMBER	NAME	QTY	NOMINAL	LENGTH	MATERIAL	TYPE		
T01	HEADER	2	1 1/2 X 3 13/16	29"	FIR STUD 16" OC	LUMBER		
T02	HEADER	2	2X10	77"	FIR STUD 24" OC	LUMBER		
T03	HEADER	2	2X6	35 7/16"	FIR STUD 24" OC	LUMBER		
T04	HEADER	12	2X6	35"	FIR STUD 16" OC	LUMBER		
T05	HEADER	6	2X6	36"	FIR STUD 24" OC	LUMBER		
T06	HEADER	2	2X6	41"	FIR STUD 24" OC	LUMBER		
T07	HEADER	6	2X8	65"	FIR STUD 16" OC	LUMBER		

WALL SCHEDULE						
2D SYMBOL	WALL TYPE(S)					
	BRICK-6					
	INTERIOR RAILING					
	INTERIOR-4					
	ROOM DIVIDER					
	SIDING-6					
	SIDING-6/BRICK-6					

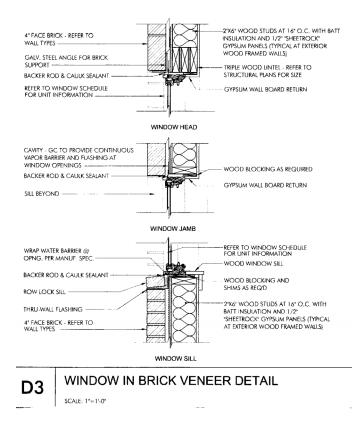
	WINDOW SCHEDULE												
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/0	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
M03	2840DH	1	1	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"×6"×36" (2)			
M04	2840DH	4	2	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"×6"×36" (2)			
M05	2840DH	3	3	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"×6"×36" (2)			

ALTONNA BOOT	/
PROFESSIONAL	/
AMES A. CLANCY	
ANSY VASIO	
DESCRIPT	
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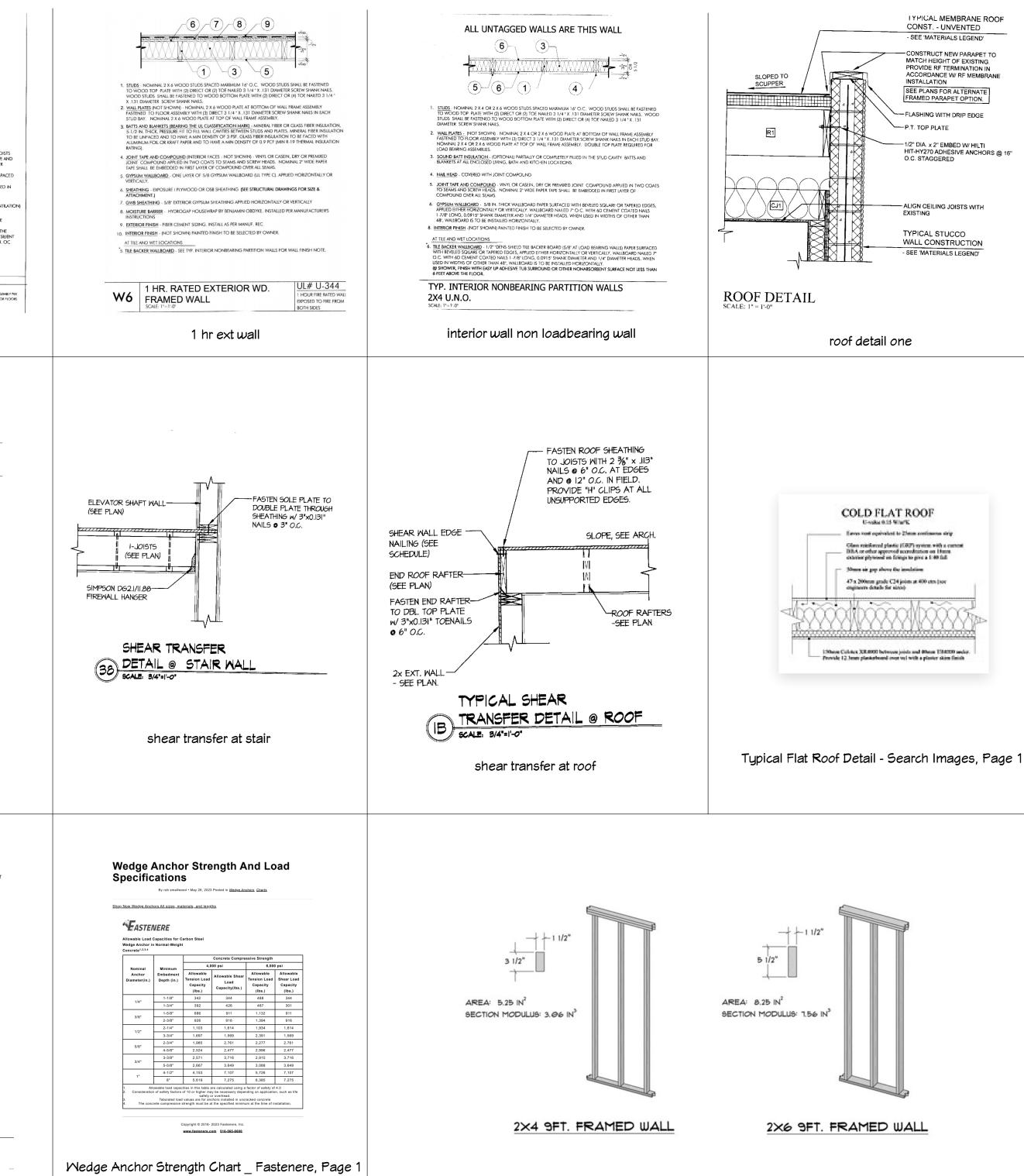




joist detail20211221_15191714



wdw detail



2X6VS2X4_FRAMING_800

DAMES A. CLANCY NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R NO.042340-R
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1108 5 Front St details
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430
DATE: 4/7/2024
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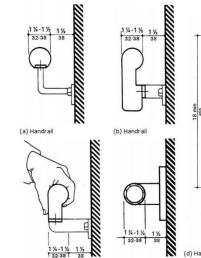
I YPICAL MEMBRANE ROOF CONST. - UNVENTED - SEE 'MATERIALS LEGEND' ____

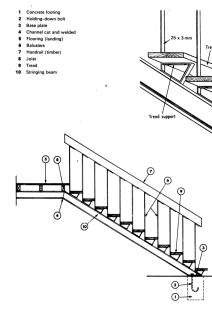
- CONSTRUCT NEW PARAPET TO MATCH HEIGHT OF EXISTING. PROVIDE RF TERMINATION IN ACCORDANCE W/ RF MEMBRANE SEE PLANS FOR ALTERNATE FRAMED PARAPET OPTION. ----- FLASHING WITH DRIP EDGE

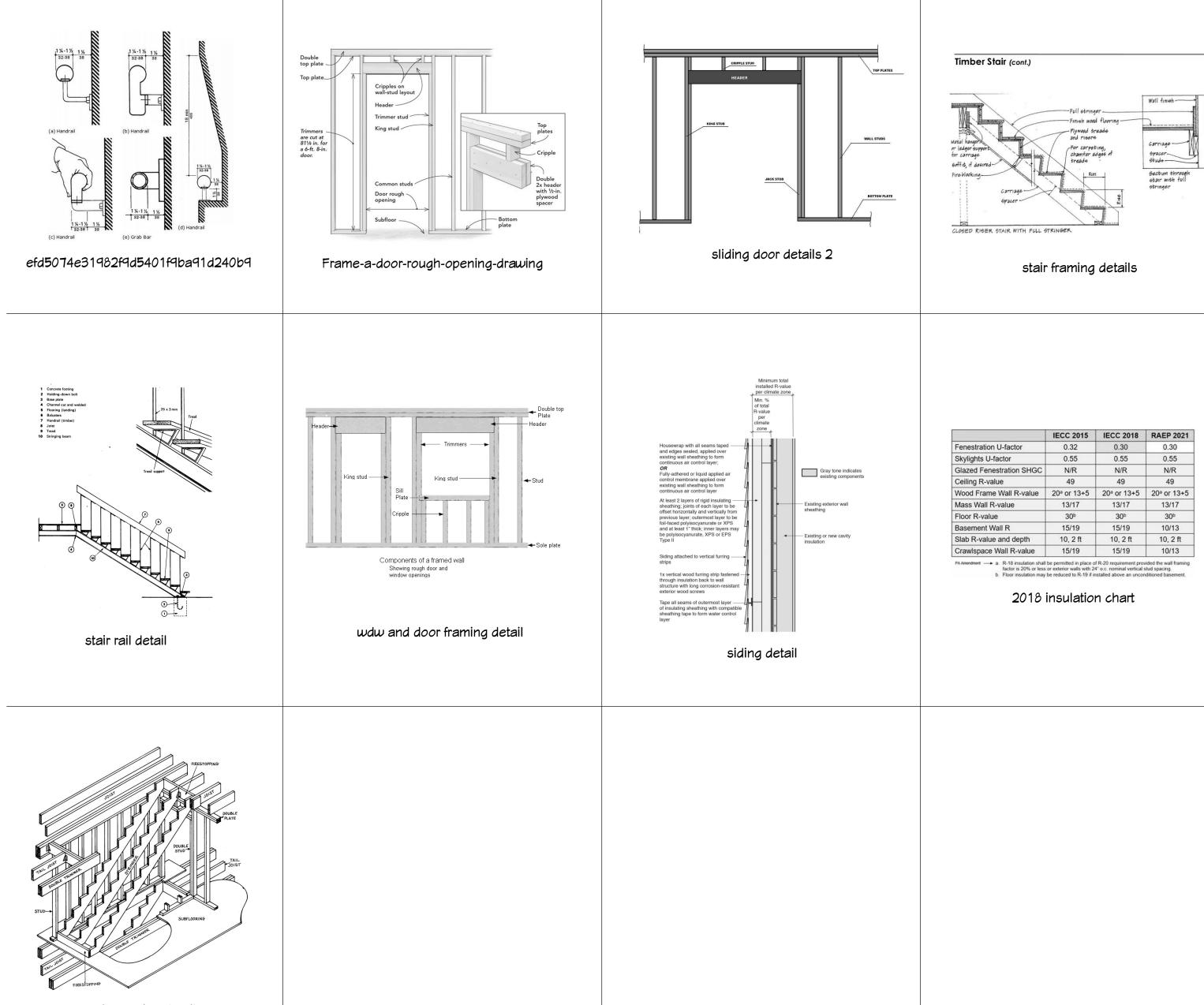
-1/2" DIA. x 2" EMBED W/ HILTI HIT-HY270 ADHESIVE ANCHORS @ 16" O.C. STAGGERED

- ALIGN CEILING JOISTS WITH EXISTING

TYPICAL STUCCO WALL CONSTRUCTION - SEE 'MATERIALS LEGEND'







stair opening detail

DAMES A. CLANCY NO.042340-R. N. O. N. S.Y.V. A. O. S.Y.V. S.Y.V. S.Y.V							
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1108 S Front St details con't							
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430							
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GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2018 IBC AND ALL ADDITIONAL EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM STATE AND LOCAL CODE REQUIREMENTS.

2018 IEC AND 2018IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS) AND CONDITIONS ON THE JOB AND MUST NOTIFY THIS OFFICE OF ANY VARIATIONS FROM THESE DRAWINGS.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED. ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2018 IRC AND IBC

ROOF: 50 PSF SNOW LOAD *8 PSF TOP CHORD DL

*7 PSF BOTTOM CHORD DL.

*5 PSF NET WIND UPLIFT. FLOOR: 40 PSF LL.

*10 PSF TOP CHORD DL.

*5 PSF BOTTOM CHORD DL. SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION FROST DEPTH: *2'-0"

SEISMIC ZONE: C,

WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF.

FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

INSULATE WASTE LINES FOR SOUND CONTROL.

(MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

GENERAL NOTES:

THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF SPECIFICATIONS AT THE JOB SITE. DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

STRUCTURAL ENGINEER:	James Clancy
DESIGNER:	 Phone: (856) 981-4660, License Numbers: 051782, 055119 James Clancy Phone: (856) 981-4660, License Numbers: 051782, 055119
BUILDER:	Restoration Specialist inc. 267-912-9733
	Philadelphia contractors license #

MISCELLANEOUS NOTES:

WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING, PROVIDE 1/2 IN, DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

> PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

UNO ON PLANS.

ATTIC R-49 WALLS R-21 FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

> DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.

PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR. **DEFINITIONS:**

CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES. PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

WALL PANEL NOTES: B.P. BRACED WALL PANEL 3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL 1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY MATERIAL: GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

	COMBINATION		
DEPTH	SYMBOL	SPECIES_	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

JMBER SPECIES A. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

- B. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER
- C. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
- D. ALL STUDS TO BE DF#2 OR BETTER.
- E. PLYWOOD SHEATHING SHALL BE AS FOLLOWS: ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.
- F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL
- G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

ROOF FRAMING / TRUSS NOTES:

TRUSS DRAWING IS FOR ILLUSTRATION ONLY. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURER.

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBs PER SQUARE FOOT.

WALL HEADERS: (2) 2 X 10 DF 2 TYP. UNO

ROOF & FLOOR TRUSS MANUFACTURER:

ELECTRICAL, DATA, & AUDIO NOTES: HOME OWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

- 1. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. ORG.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- 2. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- 3. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. 4. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED
- WITH HOME OWNER. 5. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO

- 1. LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR;
- 2. AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER; 3. LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.

DATA / CABLE:

LOCATE SECURITY PANELS AS INDICATED IN THE PLAN; SYSTEM TO BE APPROVED BY HOME OWNER.

GENERAL PLUMBING & HVAC _NOTES:

FLOOR 3

FLOORS 1 & 2.

- - WITH A BACK DRAFT DAMPER.

 - 7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL OF 120*F.
 - 8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE
 - PREVENTION DEVICE. APPROPRIATE.
 - AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
 - WITH HOMEOWNER.

WAND WT SHAPES: ASTM A 992; FT = 50 KSI M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36; FT = 36 KSI STEEL PIPE: ASTM A 53, GRADE B; FT = 35 KSI STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR): COLD ROLLED: ASTM A 500, GRADE B; FT = 46 KSI HOT ROLLED; ASTM A-501 STEEL PLATES: ASTM A 36; FT = 36 KSI HEADED STUDS; ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE. CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS. BEARING TYPE CONNECTIONS, TYPE N: PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC. PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED. PROVIDE NUTS CONFORMING TO ASTM A 563. TIGHTEN TYPE N BEARING BOLTS TO A SNUG TIGHT CONDITION. INSTAL HIGH-STRENGTH BOLTS ACCORDING TO ASTM STANDARDS. DO NOT WELD TO HIGH-STRENGTH BOLTS.

GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS): HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C. ANCHOR BOLTS: ASTMA 307, GRADE A.

PROVIDE WITH STANDARD WASHERS AND NUTS. GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563. PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.

WELDING: CONFORM WITH AWS WABO SPECIFICATIONS. WELDERS TO BE QUALIFIED UNDER AWS WABO SPECIFICATIONS. WELDS MATERIAL: 70 KSI FILLER METAL, UNLESS NOTED OTHERWISE. PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS. WELDS TO METAL DECK, METAL STUDS OR OTHER COLD-FORMED METALS: CONFORM TO AWS D1.3.

1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR. 2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE

3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE

4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND. 5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED

6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.

VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM

ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. 9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW

10. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS

11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH

12. INSULATE WASTE LINES FOR SOUND CONTROL 13. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U-VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

PROFESSIONAL HAMES A. CLANCY HOUG2300-PROFESSIONAL HOUG2300-PROFES	
1108 S Front St general notes	
DRAWINGS PROVIDED BY: WK Com Liberty Design Build Registration # 056430	
DATE: 4/7/2024 SCALE: no scale SHEET:	





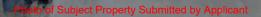












ADDITION AND DESCRIPTION.

12.21.20

















Photo of Nearby Property Submitte

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Photo of Nearby Property Submittee by Applicant

Photo of Nearby Property Submitted by Applicant



