

ADDRESS: 229 N CAMAC ST

Proposal: Demolish rear wall; construct three-story addition with roof deck and pilot house

Review Requested: Final Approval

Owner: Fon Law Kit and Mai Yim

Applicant: Wen Lin, Liu Consulting & Construction LLC

History: 1840

Individual Designation: 5/4/1972

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

BACKGROUND:

This application proposes to construct a rear addition with roof deck and pilot house on a rowhouse at the individually designated property 229 N. Camac Street. The rowhouse was constructed c. 1840 and is three-and-a-half stories tall with a gabled roof, front and rear dormers, and a red brick facade. The historic rear ell is connected to the main block of the house by a narrower, slightly taller piazza. To construct the addition, the historic rear ell would be demolished and the pitched roof of the piazza would be removed. The addition would be clad in cement board siding and would be three stories tall, but its walls would extend up above the roof line to form a deck that would occupy all of the addition's roof area as well as that of the historic piazza. The deck would be accessed by a pilot house. The rear of the building is visible from surrounding Summer and N. 12th Streets, though from long viewpoints and across a parking lot and other undeveloped parcels.

SCOPE OF WORK:

- Demolish existing historic rear ell
- Construct a three-story rear addition with roof deck and pilot house

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.*
 - The proposed addition would be visible from the public right-of-way. The height of the addition and its cladding materials would be incompatible with the historic rowhouse. The application does not satisfy Standard 9, but could if the overall size, scale, and materials were revised.
 - The application proposes to demolish an existing historic rear ell. However, the ell is only partially visible from surrounding public rights-of-way and is not itself a significant feature that characterizes the property.
 - The proposed roof deck would be located on a rear ell and only be partially visible from surrounding public rights-of-way.

STAFF RECOMMENDATION: Denial as proposed, but approval of a revised addition that is smaller and clad with materials that more closely align with the historic character of the building, pursuant to Standard 9.

IMAGES:

Figure 1: 1858-60, Hexamer & Locher Atlas. Property outlined in red.

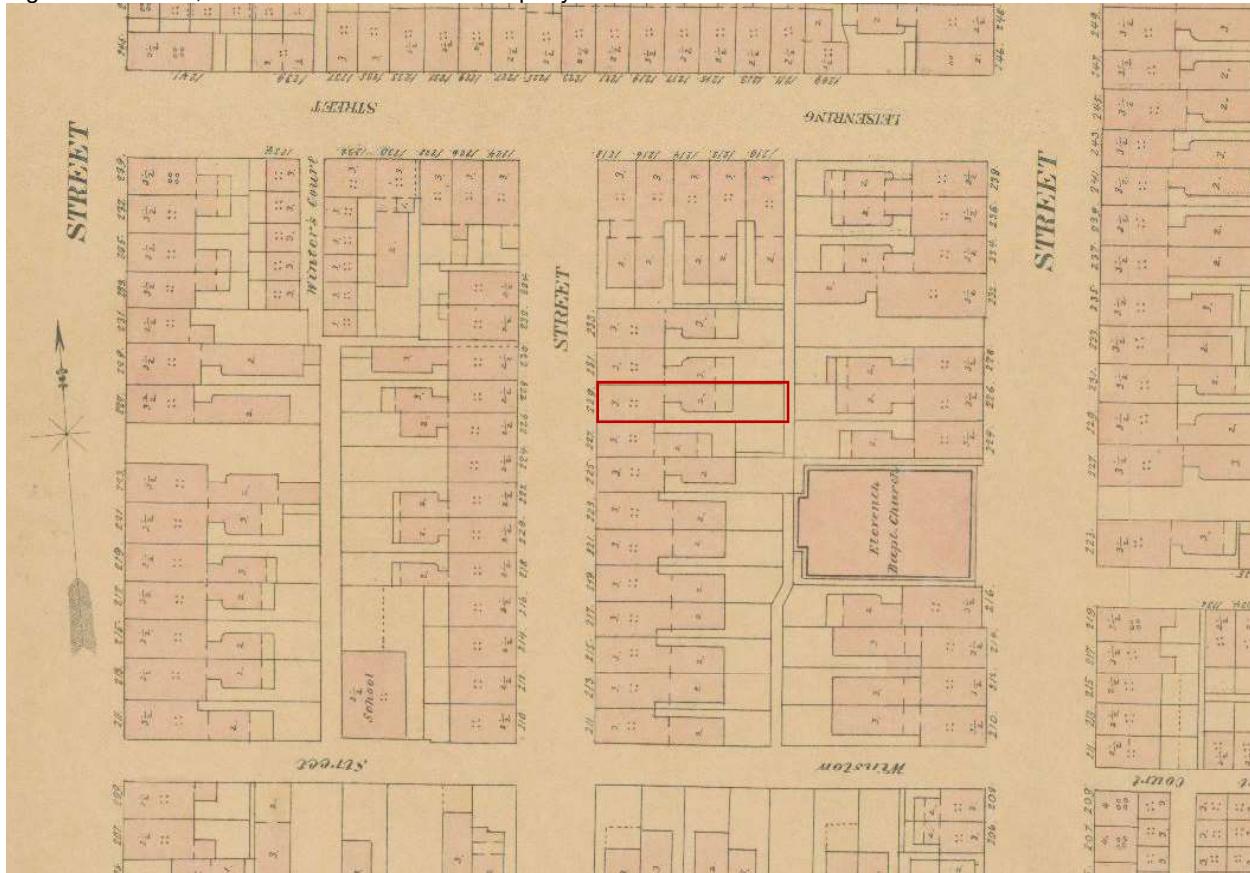
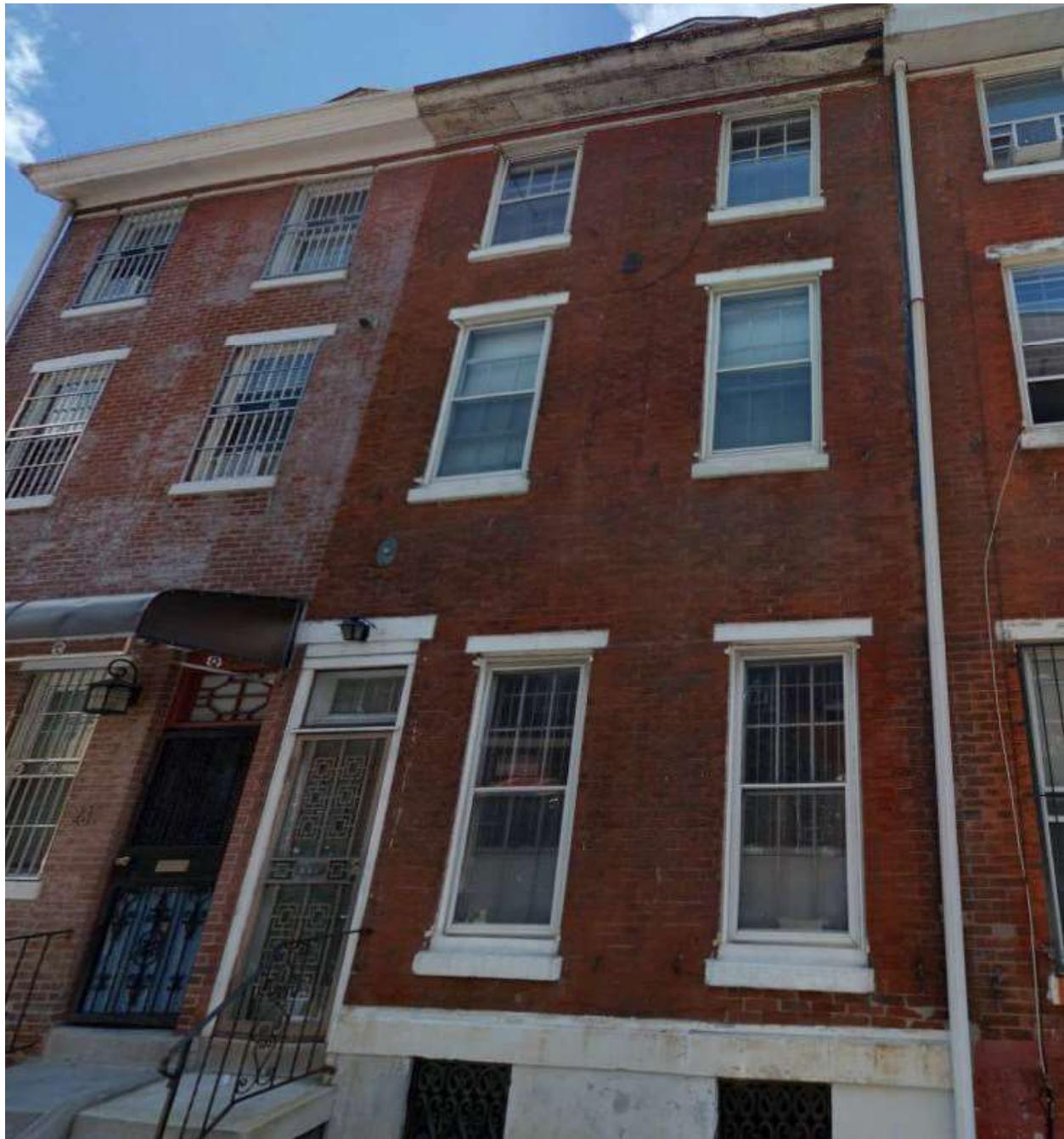


Figure 2: View of front façade of 229 N Camac St:



229 N Camac Street
Philadelphia Historical Commission
January 2026

Figure 3: View of rear of 229 N Camac St from 12th St:



Figure 4: Aerial view of 229 N Camac St, looking northwest:



229 N Camac Street
Philadelphia Historical Commission
January 2026

Liu Consulting & Construction LLC

904 S 9th St.

Philadelphia PA 19147

Dec 23rd, 2025

To: Philadelphia Architectural Committee and Historical Commission

Dear Mr./Mrs.

I am Wen Lin, the architect of the proposed addition and renovation of 229 N Camac St. Please see the attached building plans for the proposal:

PARTIAL DEMOLITION OF THE REAR WALL AND ERECTION OF REAR 3-STORY ADDITION TO THE EXISTING ATTACHED STRUCTURE WITH A ROOF DECK. USE FOR 3 DWELLING UNITS.

The property used to be a single family and is vacant for a while since the pandemic. We are proposing the new renovation to make it back to the good use as a typical residential building in this zoning district. As for the front façade, we are proposing to keep it as-is with necessarily required repairs to preserve the historical characters of the existing structure.

Thanks again for your consideration and look forward to hearing from you soon.

Best Regards,

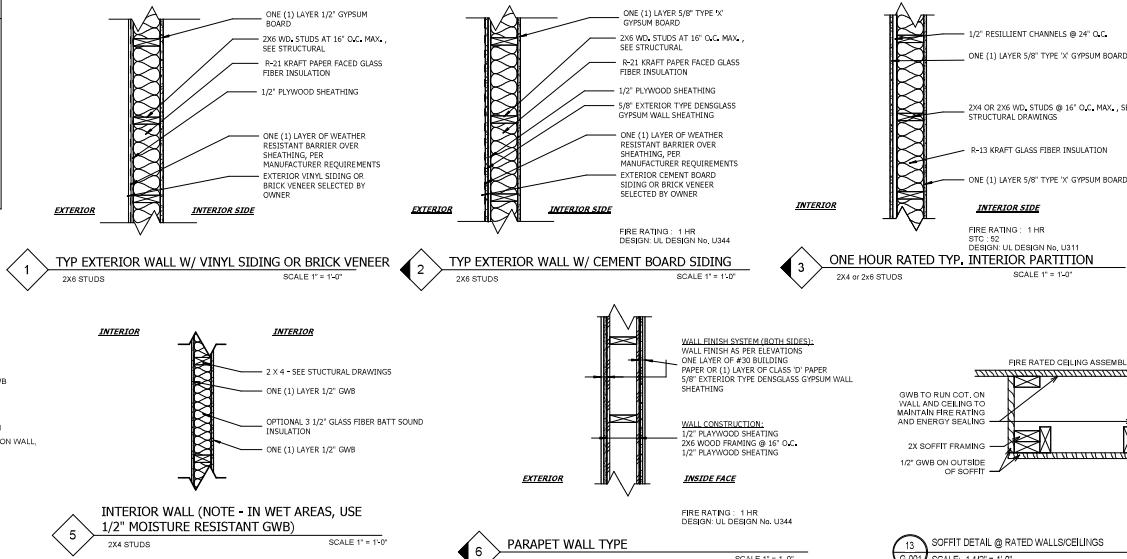
Wen Lin , R.A.

Phone: 917-609-8958 Email:

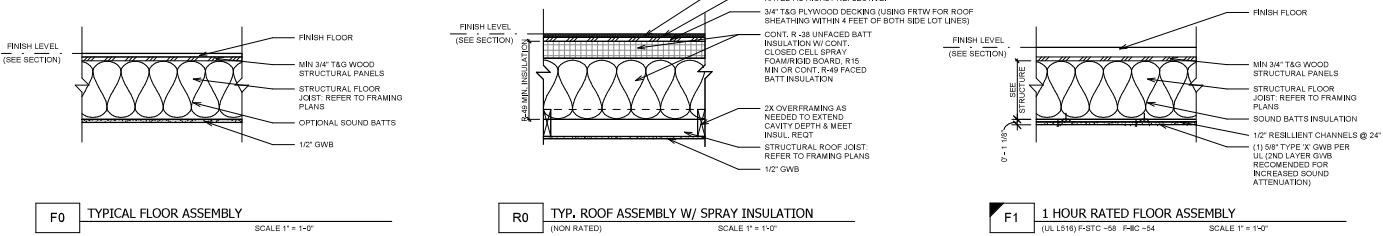
cubylin84@gmail.com

PARTITION TYPES

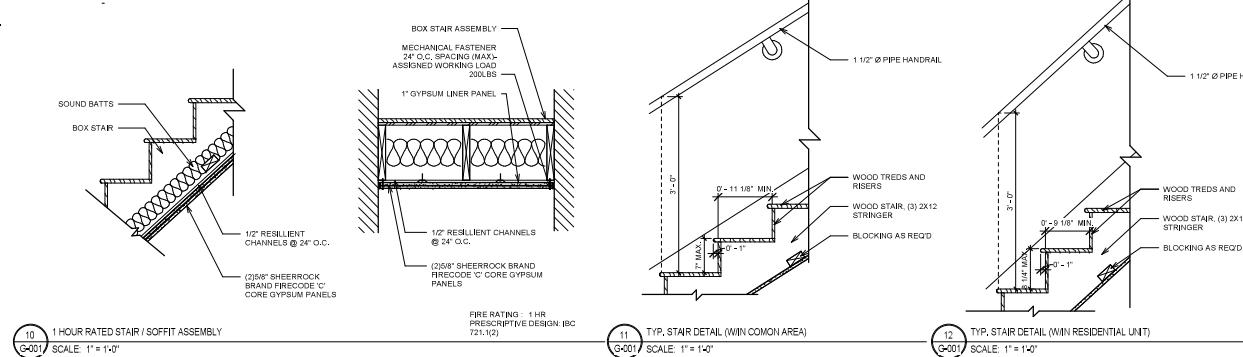
GENERAL PARTITION NOTES:
 1. REFER TO FLOOR PLANS A STRUCTURAL DRAWINGS FOR SHEER WALL DESIGNATION AND ADDITIONAL INFORMATION.
 2. REFER TO FLOOR PLANS FOR ADDITIONAL MATERIAL INFORMATION.
 3. UNTAGGED INTERIOR WALLS ARE NOT RATED. 2 BY 4 STUD WALLS, WITH 16" GWB, REFER TO PARTITION SCHEDULE.
 4. PROVIDED 16" RATED GWB AT THE KITCHEN AND BATHS.
 5. REFER TO UL FIRE LISTINGS FOR COMPLETE ASSEMBLY REQUIREMENTS AND OPTIONS ON FIRE RESISTANT WALLS PARTITIONS, AND FLOOR CEILING ASSEMBLIES.
 6. PROVIDED 16" RATED GWB FOR KITCHEN BARS, WALL CABINETS, FIXTURES, APPLIANCES, SHELVING, TOILET ACCESSORIES, ETC.
 7. WHERE PARTITIONS ARE NOT RATED, ENSURE FLANGE IS INSTALLED AS PER MANUFACTURERS' RECOMMENDATIONS.
 8. PROVIDED FIRE BLOCKERS AT 10' INTERVALS HORIZONTALLY AND VERTICALLY IN CONCEALED SPACES AND PARTITIONS. REFER TO THE BLOCKER SCHEDULE FOR DETAILS.
 9. PROVIDE FIRE CAULK AT INTERSECTION OF RATED ASSEMBLIES OF DESIRED MATERIALS.



FLOOR TYPES



STAIR ASSEMBLIES



GENERAL FLOOR/CLNG, ASSEMBLY NTS

1. DRAFT STOPPING TO BE PROVIDED IN FLOOR CEILING ASSEMBLIES IN LINE WITH DRAILING UNIT.
 2. PROVIDED 16" RATED GWB AT THE KITCHEN AND BATHS, WITH 16" GWB, REFER TO PARTITION SCHEDULE.
 3. REFER TO UL TESTED ASSEMBLIES LISTED FOR COMPLETE SYSTEM REQUIREMENTS.

GENERAL NOTES FOR SOUND CONTROL

A. GENERAL NOTES: 1. ASSEMBLIES WITH HARD FINISHES SUCH AS WOOD, TILE, ETC. TYPICALLY REQUIRE ADDITIONAL MEASURES TO MEET THE NMIMIC REQUIREMENTS.

B. TO REBATE ACOUSTIC SOUND, SEAL OFF LEAKS AND OR PATHS BY WHICH NOISE CAN BYPASS THE ASSEMBLY. OPEN SEAMS AND HOLES WILL INCREASE SOUND TRANSMISSION. REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR THE DESIGN TO EXECUTE THESE PRECAUTIONS AND OTHER SOUND TRANSMISSION DETAILS OR SPECIFICATIONS. MIL REDUCE THE OVERALL EFFECTIVENESS OF THE DESIGNED SYSTEM.

C. INSULATION CALLED OUT IN WALL ASSEMBLIES SHALL BE THE SAME DEPTH AS THE STUD, DO NOT OVERSTUFF INSULATION IN THE CAVITY, AS THIS WILL REDUCE THE EFFECTIVENESS. D. ADDITIONAL INFORMATION REGARDING SOUND TRANSMISSION IS INCLUDED IN THESE.

2. ACOUSTIC ASSEMBLY PERMITS

A. AIR BORNE SOUND-VALLS, FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND OTHER SPACES (COMMON SPACES, UTILITY SPACES, ETC.) ARE REQUIRED TO HAVE A SOUND TRANSMISSION CLASS (STC) RATING OF NOT LESS THAN 50 TO BE TESTED FOR AIR BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR OTHER SPACES (COMMON SPACES, UTILITY SPACES, ETC.) SHALL HAVE A SOUND TRANSMISSION CLASS (STC) RATING OF NOT LESS THAN 50-45 TESTED FOR STRUCTURE BORNE NOISE.

C. THE PERIMETER OF AN ACOUSTIC ASSEMBLY SHALL BE TIGHT TO PREVENT TRANSFER OF NOISE. THE ASSEMBLY SHALL BE TIGHTLY JOINED TO OTHER SURFACES AND SEAL BETWEEN THE RATED ASSEMBLIES AND OTHER SURFACES WHERE RELIEF IS REQUIRED. REFER TO THE MANUFACTURER'S SPECIFICATIONS REGARDING MECHANICAL FASTENERS AND SEALING.

D. IN ORDER TO MAINTAIN EFFECTIVENESS OVER THE LIFE OF THE BUILDING, ALL SEALANTS ARE TO BE DURABLE, EFFECTIVE, AND DURABLE. SEALANTS ARE CRITICAL TO THE PERFORMANCE OF THE ACOUSTIC SYSTEM. REFER TO SOUND ASSEMBLY DETAILS FOR CORRECT ASSEMBLY INFORMATION.

E. THE ASSEMBLY IS RECOMMENDED FOR SOUND CONTROL.

GYPSUM BASE FLOOR INSULATION, ACOUSTIC SOUND MAT.

RESILIENT CHANNELS INSTALLED PER MANUF. SPEC, GASKETS, NEOPRENE RUBBER GASKETS, SPRAY FOAM, 1/2" GWB, BACKER ROOF, CLOSED GAPS AND HOLES.

3. A. ASSEMBLIES ARE TO BE AIRTIGHT, RECESSING FIXTURES FOR ELECTRICAL DEVICES, WIRING, PLUMBING, ETC. WHICH PENETRATE THE GWB AND NOT TO THE LOCATIONS TO WHICH THE FIXTURES ARE CONNECTED. THE GASKET SPONGE SHALL BE CUT TO THE APPROPRIATE SIZE AND SEALED ACCORDINGLY. ELECTRICAL DEVICES SHALL BE INSTALLED IN FULL BOXES AND SEALED ACCORDINGLY. PLUMBING DEVICES SHALL BE SEALED WITH PLATE, PLATE AND HARDBEAD SEALANT, PUTTY PAD, OR EQUAL. REFER TO NOISE ISOLATION DETAIL.

B. OPENINGS AND PENETRATIONS FOR ELECTRICAL DEVICES, PIPING, PLUMBING FIXTURES, ETC. WHICH PENETRATE THE GWB AND NOT TO THE LOCATIONS TO WHICH THE FIXTURES ARE CONNECTED. THE GASKET SPONGE SHALL BE CUT TO THE APPROPRIATE SIZE AND SEALED ACCORDINGLY. ELECTRICAL DEVICES SHALL BE INSTALLED IN FULL BOXES AND SEALED ACCORDINGLY. PLUMBING DEVICES SHALL BE SEALED WITH PLATE, PLATE AND HARDBEAD SEALANT, PUTTY PAD, OR EQUAL. REFER TO NOISE ISOLATION DETAIL.

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Triplex Building
229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFID:

DRAWN BY:

Checked by:

PARTITION
AND TYPES

G-001



EXISTING JOISTS REPLACEMENT CALCULATIONS			
TOTAL # OF JOISTS	JOISTS REPLACED	PERCENTAGE	
1ST LEVEL	40	12	30%
2ND LEVEL	40	12	30%
3RD LEVEL	40	12	30%
ROOF	40	12	30%
TOTAL	160	48	30% < 2/3RD

DEMOLITION FLOOR PLAN LEGENDS

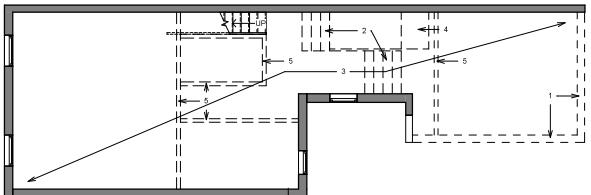


DEMOLITION FLOOR PLAN GENERAL NOTES

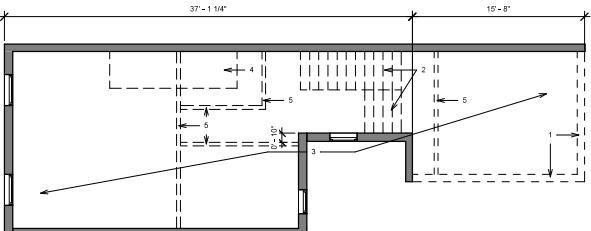
- A. DEMOLITION SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS NOTED OTHERWISE AND SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, REGULATIONS OF THE COUNTY (TIN), AND STATE (PA) GOVERNMENT.
- B. ENGINEERED DRAWINGS REFER TO THE ENGINEERED MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION DRAWINGS "BY OTHERS" FOR COORDINATION OF DEMOLITION WORK WITH THESE DRAWINGS.
- C. ALL EXISTING CONDITIONS AND DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH THE WORK.
- D. ALL CONTRACTORS SHALL COORDINATE WITH THE OWNER TO SCHEDULE AND COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR.
- E. PARTITIONS WHICH ARE TO BE REMOVED OR DISCARDED SHALL BE DISPOSED IN A MANNER WHICH IS NOT HARMFUL TO THE ENVIRONMENT AND SHALL BE RETAINED FOR POSSIBLE REUSE SHALL BE CLEARLY MARKED, CLEANED AND RECONDITIONED TO THEIR APPROPRIATE ORIGINAL STATE AND STORED IN A DEDICATED AREA.
- F. PROVIDE AND MAINTAIN WEATHER PROTECTION AT EXTERIOR OPENINGS AS REQUIRED. DO NOT DAMAGE EXISTING FINISHES OR EXPOSE DAMAGE FROM THE ELEMENTS UNTIL SUCH OPENINGS ARE CLOSED BY NEW CONSTRUCTION.
- G. DO NOT REMOVE CONSTRUCTION WHICH MIGHT WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OR STRENGTH OF THE STRUCTURAL FRAMING OR SUPPORT SYSTEMS WHICH ARE TO REMAIN.
- H. DEMOLITION SHALL NOT DAMAGE NECESSARY TEMPORARY SHORING, BRACING, FRAMING OR SUPPORT WHERE LOAD BEARING STRUCTURAL OR SUPPORTING MEMBERS ARE WEAKENED BY CUTS OR OTHER DAMAGE TO THE POINT WHERE THEY ARE UNSAFE AND OTHERWISE AS REQUIRED FOR SAFETY OR TO PROTECT FINISH SURFACES FROM DAMAGE.
- I. ALL EXISTING PARTITIONS WHICH ARE TO BE REMOVED OR DISCARDED SHALL BE REMOVED IN A MANNER WHICH IS NOT HARMFUL TO THE ENVIRONMENT AND CAPPED BY DEAD ENDING PIPING AND WIRING IN A SAFE, CODE-COMPLYING AND PERMANENT MANNER. WHERE PARTITIONS OR OTHER WORK ARE REMOVED, EXPOSED CONDUITS, CABLES, WIRING, ETC., SHALL ELECTRICAL AND TELEPHONE OUTLETS, CONDUITS AND BOXES, LIGHT SWITCHES, THERMOSTAT, PLUMBING, DUCTWORK, MILLWORK, AND ANY OTHER EXISTING CONSTRUCTION WHICH IS REMOVED.
- J. ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMOLITION. THE OWNER AND GENERAL CONTRACTOR SHALL IDENTIFY THE SYSTEMS IN A MANNER, ALL FLOOR OPENINGS, HAZARDS AND UNSAFE CONDITIONS SHALL BE IDENTIFIED AND THE GENERAL CONTRACTOR SHALL PROVIDE PROPER PROTECTION AND GUARDING FOR ALL EXISTING SYSTEMS.
- K. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS FOR THE DURATION OF THE PROJECT.
- L. ALL EXISTING PARTITIONS WHICH ARE TO BE REMOVED OR DISCARDED SHALL BE REMOVED IN A MANNER WHICH IS NOT HARMFUL TO THE ENVIRONMENT AND WHICH PRESERVE FINISHES WHICH ARE SCRATCHED, MARRED OR OTHERWISE DAMAGED. DO NOT REMOVE, MOVE, OR REMOVE ANY EQUIPMENT ASSOCIATED WITH THE EXISTING SYSTEMS (E.G. SCAFFOLDING, CONTAINERS, ETC.).
- M. CONTRACTOR'S FEE FOR DEMOLITION SHALL INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.
- N. FURNISH ALL LABOR AND MATERIALS / EQUIPMENT AS REQUIRED TO COMPLETE THE CONTRACTED WORK. EQUIPMENT THAT IS REQUIRED TO FURNISH A SYSTEM OF TEMPORARY LIGHT AND POWER IN THE SPACE DURING CONSTRUCTION AS NECESSARY.
- O. IN CONTRACTS TO REMOVE ALL OUTLETS, SWITCHES, WIRES, THERMOSTATE, ETC. UP TO ABOVE CEILING AND PROTECT, REMOVE ELECTRICAL CONDUITS, CABLES, WIRING, ETC. FROM THE CONTRACT AREA.
- Q. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN DRAWINGS, THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO REMOVE EXISTING CONSTRUCTION AND EXPOSE EXISTING CONSTRUCTION. ALL EXITS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.
- S. G.C. TO COORDINATE DUMPSITE LOCATION, CONSTRUCTION TRAFFIC, BUILDING ACCESS, MATERIAL STAGING AREA, ETC. WITH OWNER.
- T. OWNER TO PROVIDE A DUST PROOF BARRIER AROUND AREAS OF CONSTRUCTION FOR DURATION OF WORK, FOREIGN OBJECTS AND DEBRIS ARE TO BE PREVENTED FROM ENTERING THE BUILDING VENTILATION SYSTEM. REMOVE DEBRIS FROM THE SITE DAILY IN SEALED CONTAINERS.

DEMOLITION FLOOR PLAN KEY NOTES

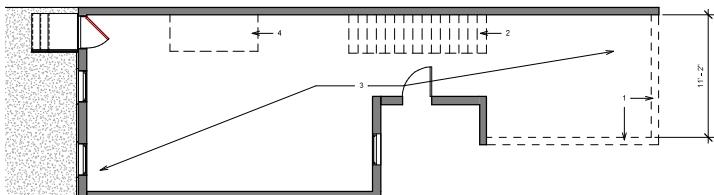
1. EXISTING EXTERIOR WALL TO BE REMOVED.
2. REMOVE EXISTING STAIR AND INFILL OPENING WITH 2X12 @ 16" O.C.
3. REMOVE EXISTING STAIR AND INFILL OPENING, ELEC & DEBRIS THROUGHOUT.
4. CUT BACK JOISTS FOR NEW STAIRWELL OPENING.
5. EXISTING INTERIOR WALL TO BE REMOVED.



3 THRD FLOOR-DEMO
G-003 SCALE: 3/16" = 1'-0"



2 SECOND FLOOR-DEMO
G-003 SCALE: 3/16" = 1'-0"



1 FIRST FLOOR-DEMO
G-003 SCALE: 3/16" = 1'-0"

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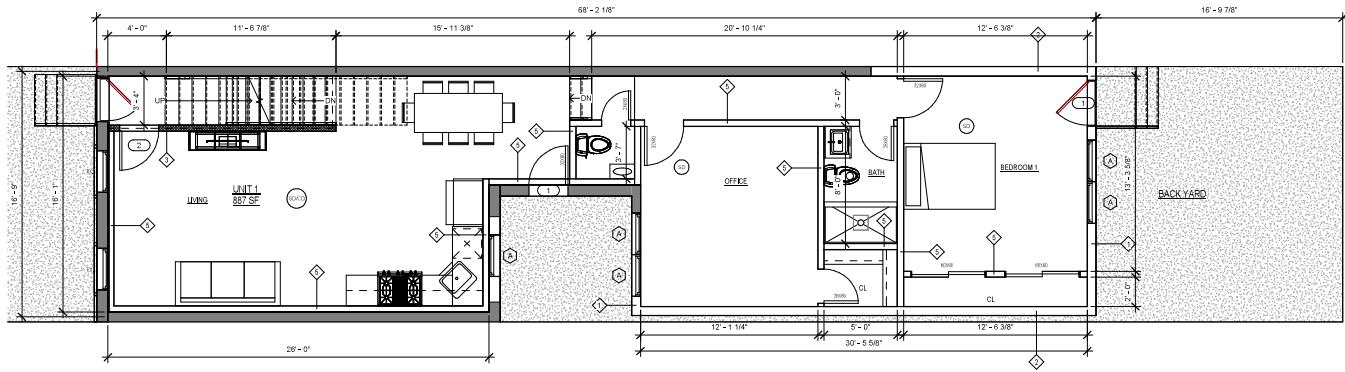
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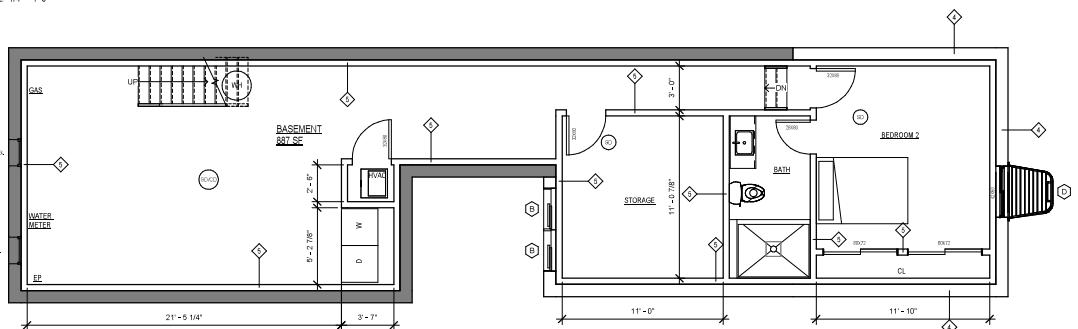
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DEMOLITION
PLAN

G-003



2 FIRST FLOOR
A-100 SCALE: 1/4" = 1'-0"



1 CELLAR
A.100 SCALE: 1/4" = 1'-0"

***REFER TO STRUCTURAL DRAWINGS FOR BRACED WALL PANEL DETAIL INFORMATION**

FLOOR PLAN LEGEND

EXISTING WALL TO REMAIN

NEW WALL

EXISTING DOOR TO REMAIN

NEW DOOR

EXISTING DOOR TO REMAIN

NEW PARTITION

PARTITION TYPE DESIGNATION, SEE PARTITION TYPES FOR DETAILS.

ABOVE, BELOW, BEYOND

DOOR IDENTIFICATION ROOM IDENTIFICATION

ROOM NAME ROOM NUMBER

ELEVATION BENCHMARK

KEYNOTE

WINDOW IDENTIFICATION

DRAWING TITLES

REVISION DELTA

SECTION CUT MARK

INSULATION, SEE PARTITION SCHEDULE FOR MORE INFO.

REFERENCE KEY MARK FOR ENLARGEMENT DTL.

COLUMN IDENTIFICATION

MULTIPLE ELEVATION IDENTIFICATION

SINGLE ELEVATION IDENTIFICATION

SYMBOLS LEGEN

(B) **SMOKE DETECTOR**
ALL UNITS SHALL BE HARD WIRED/VBATTERY Y BACKUP AND INTERCONNECTED. SMOKE DETECTORS SHALL BE LOCATED IN EACH BED ROOM, HALL AREA, AND IN THE UNFINISHED AREA OF THE BED ROOM AND ON EA CH. FLOOR OF THE DWELLING.

(C) **CARB ON MONIDE DETECTOR**
REQUIRED WITHIN 15 FEET OF THE ENTRANCE TO EVERY BEDROOM OR WITHIN 15 FEET OF A BED IN SLEEPING AREAS WHERE THERE IS NO ENCLOSED BEDROOM, IT SHALL BE LOCATED ON A WALL OR CEILING BUT NOT DIRECTLY IN FRONT OF A DOOR TO A BATHROOM OR WITHIN 5 FEET OF A COOKING APPLIANCE.

9 EXHAUST FAN
200 CFM TH

④ **KEY NOTE LEGEND**

- 1 PROVIDE 36" HANDRAIL, CONT. AT ALL STEPS (TYP.)
- 2 PROVIDE 42" PARAPET/GUARDRAIL (TYP.)
- 3 PROVIDE 18" PARAPET
- 4 PROVIDE 148 SUPERIOR CRICKET VELVET TO HAVE 1.98 MN SLOPE (TYP.)
- 5 THRESHOLD WALL SPACER & DOWNSPOUT PROVIDE OVERFLOW IN ACCORDANCE WITH LOCAL REQUIREMENTS
- 6 FIBERGLASS ROOF MEMBRANE SYSTEM w/CLL SS C (MIN) ROOF COVERING OVER ROOF STRUCTURE AS PER DETAILS
- 7 EXISTING MASONRY BEARING WALL TO REMAIN
- 8 PROVIDE NEW FOUNDATION FOR LOAD BEARING WALL

FLOOR PLAN GENERAL NOTES

FLOOR PLAN GENERAL NOTES

- A. ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARD SPECIFICATIONS. CONTRACTOR SHALL FOLLOW ALL BUILDING RULES & REGULATIONS.
- B. ELEVATION DETAILS AND SECTION DETAILS FOR PHYSICAL CONDITIONS ARE GENERALLY REFERRED TO AS TYPICAL FOR LIKE CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
- C. CONTRACTOR SHALL MAINTAIN A CLEAN WORK AREA, MINIMIZE DISRUPTION OF EXISTING SPACES.
- D. ALL REQUIRED EXIT LIGHTS, FIRE PROTECTION EQUIPMENT AND ALARMS SHALL BE MAINTAINED IN OPERABLE CONDITION THROUGHOUT THE ENTIRE CONTRACT PERIOD.
- E. CONTRACTOR SHALL COORDINATE THE ARRIVAL, STORAGE AND INVENTORY OF MATERIALS AND EQUIPMENT.
- F. CONTRACTOR TO COMPLY WITH ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS, TO THE EXTENT THAT THEY ARE MORE DETAILED THAN THE CONTRACTOR'S OWN INSTRUCTIONS IN THESE DOCUMENTS.
- G. DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE VERIFIED.
- H. WHERE EXISTING CONDITIONS ARE DISRUPTED BY NEW CONSTRUCTION OR INVESTIGATION, CONTRACTOR SHALL MAINTAIN EXISTING CONDITIONS AND EXISTING CONSTRUCTION ARE TO BE CAREFULLY INTEGRATED TO ACQUIRE A FINISHED, MONOLITHIC SURFACE. PROTECT EXISTING CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.
- I. NEW INTERIOR PARTITIONS ARE TO BE LEFT IN THE FIELD PRIOR TO ANY STARTING OF EXISTING CONSTRUCTION. IT IS TO BE NOTED THAT ANY CONFLICTS PRIOR TO THE STARTING OF STUD WORK.
- J. REPAIR ALL WALLS, SHELVES AND EXISTING COLUMNS AS REQUIRED TO PROVIDE A STURDY SUPPORT FOR NEW CONSTRUCTION.
- K. PARTITIONS INDICATED AS ALIGNED WITH EXISTING STRUCTURE SHALL BE FLUSH AND SMOOTH WITH EXISTING CONSTRUCTION. SHELLS SHALL BE IMPROVED AS REQUIRED.
- L. ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED TO MEET APPLICABLE BUILDING CODE REQUIREMENTS.
- M. DIMENSIONS NOTED AS "HOLD" ARE REFERENCED FROM FINISHED FACE OF PARTITION TO THE FINISHED SURFACE OF EXISTING CONSTRUCTION, NO ALTERATION TO THE STRUCTURE IS TO BE MADE.
- N. COORDINATE WITH THE LANDLORD OR THEIR REPRESENTATIVE PERTAINING TO EXISTING REAR LOADS, EXISTING ROOF LOADS, EXISTING CONSTRUCTION OR MAINTAIN ALL EXISTING CONDITIONS IN EXISTING SPACES AS REQUIRED BY ANY CODE OR REGULATION DURING DEMOLITION WORK.
- P. PREVIOUSLY EXISTING CONSTRUCTION, WHETHER IN EXISTING CONDITION, RELOCATION OR REMOVAL, SHALL BE IDENTIFIED AND IMMEDIATELY REPORTED TO THE ARCHITECT.
- Q. PROVIDE EXISTING SPRAY FIREPROOFING ON ALL EXISTING AND NEW STRUCTURAL ELEMENTS. CONTRACTOR TO PROVIDE NEW SPRAY-APPLIED FIREPROOFING ON EXISTING A NEW STRUCTURAL MEMBERS WHERE NOT EXISTING. CONTRACTOR TO PROVIDE NEW SPRAY-APPLIED FIREPROOFING ON EXISTING, CONTACT LANDLORD FOR SPECIFICATION. CONTRACTOR TO VISIT SITE AND INVESTIGATE EXTENT OF REQUIRED NEW FIREPROOFING PRIOR TO ISSUANCE OF A CONSTRUCTION PERMIT.
- R. CONSTRUCTION CANNOT BE ALLOWED TO BEGIN UNTIL A PERMIT HAS BEEN SECURED.
- S. INSIDE BLOCKING IN WALLS FOR ALL CASEWORK, SHELVING, COUNTERTOPS, WALL HUNG ACCESSORIES AND OWNER SUPPLIED EQUIPMENT.
- T. PROVIDE EXISTING CONSTRUCTION TO STOP AT ALL DEMISING WALL PARTITIONS AND CONCRETE SLAB PENETRATIONS.
- U. COORDINATE DISRUPTION OF LANDLORD UTILITY, DUCTWORK, EQUIPMENT, ETC. WITH LANDLORD AND OWNER, CONTRACTOR TO PROVIDE TEMPORARY CONTINUATION OF CP SERVICES.
- V. PROVIDE LEVEL #4 GSW FINISH IN FRONT OF HOUSE AREAS. PROVIDE LEVEL #4 GSW FINISH IN FRONT OF EXISTING SPACES.
- W. ALL DIMENSIONS TO FINISHED FACE OF PARTITIONS.
- X. INSULATION NOTES.

Triplex Building 1000 St. Philadelphia, PA 19107

2229 N Camac St, Philadelphia, PA 19107

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FLOOR PLAN

A-100

Triplex Building

229 N Camac St, Philadelphia, PA 19107

A-102

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*REFER TO STRUCTURAL DRAWINGS FOR BRACED WALL PANEL DETAIL INFORMATION



FLOOR PLAN LEGENDS		
EXISTING WALL TO REMAIN	NEW WALL	
NEW DOOR	EXISTING DOOR TO REMAIN	
NEW PARTITION	ABOVE, BELOW, BEYOND	
— PARTITION TYPE & DESIGNATION, SEE PARTITION TYPES FOR DETAILS.		
CL D DOOR IDENTIFICATION	ROOM IDENTIFICATION	ROOM NAME / ROOM NUMBER
KEYNOTE	ELEVATION BENCHMARK	
WINDOW IDENTIFICATION	PLAN DRAWING TITLES	
REVISION DELTA	SECTION CUT MARK	
INSULATION, SEE PARTITION SCHEDULE FOR MORE INFO.		REFERENCE KEY MARK FOR ENLARGEMENT OTL
COLUMN IDENTIFICATION		
SINGLE ELEVATION IDENTIFICATION		MULTIPLE ELEVATION IDENTIFICATION

PROFESSIONAL SEALS		

REVISIONS		
DATE	NO.	DESCRIPTION

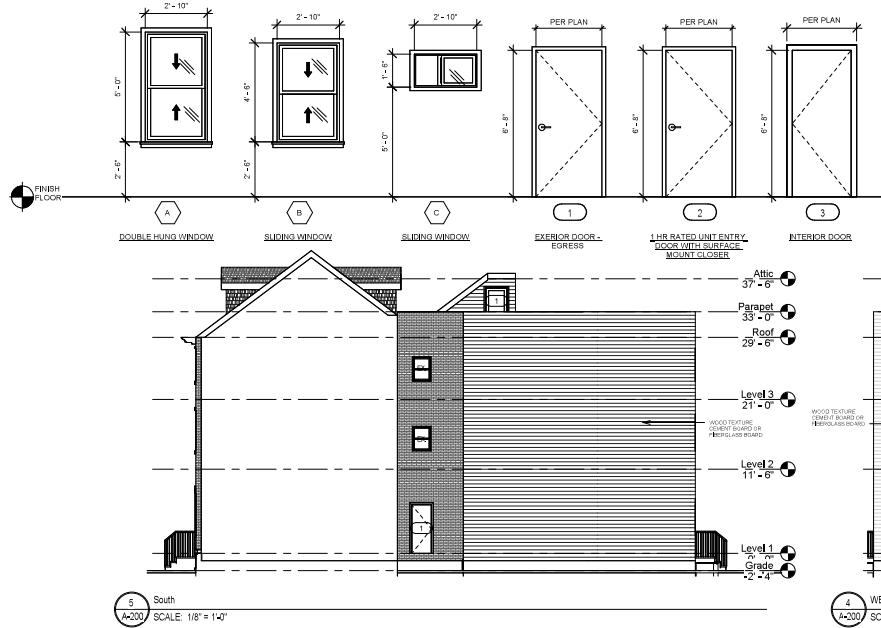
SYMBOLS LEGEND		
(S)	SMOKE DETECTOR	ALL UNITS SHALL BE HARD WIRED W/BATTERY BACKUP AND INTERCONNECTED. SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM, HALL AREA, AND IN THE IMMEDIATE VICINITY OF BED ROOM AND IN EACH FLOOR OF THE DW ELLING.
(C)	CAB OR MIRROR	REQUIRED WITHIN 15 FEET OF THE ENTRANCE TO EVERY BED ROOM OR WITHIN 15 FEET OF A BED IN SLEEPING AREAS WHERE THERE IS NO ENCLOSED BEDROOM. IT SHALL BE PLACED IN A HALL AREA OR IN A BATHROOM, BUT NOT DIRECTLY IN FRONT OF A DOOR TO A BATHROOM OR WITHIN 5 FEET OF A COOKING APPLIANCE.
(E)	EXHAUST FAN	200 CFM THROUGH ROOF

KEY NOTE LEGEND		
1	PROVIDE ST. HANDRAIL, CONT. AT ALL STEPS (TYP.)	
2	PROVIDE 42" PARAPET GUARDRAIL (TYP.)	
3	PROVIDE ST. PARAPET	
4	PROVIDE 1 1/8 SLOPED CRICKET VALLEY TO HAVE A 1/8 MIN SLOPE (TYP.)	
5	THROUGH-WALL DRAINS & DOWNSPOUT PROVIDE OVERFLOW IN ACCORDANCE WITH LOCAL REQUIREMENTS	
6	FIBERGLASS ROOF MEMBRANE SYSTEM w/CL SS C (MIN) ROOF COVERING OVER ROOF STRUCTURE AS PER DETAILS	
7	EXISTING MASONRY BEARING WALL TO REMAIN	
8	PROVIDE NEW FOUNDATION FOR LOAD BARING WALL	

FLOOR PLAN GENERAL NOTES		
A.	ALL WORK SHALL BE DONE IN COMPLIANCE WITH BUILDING STANDARD SPECIFICATIONS. CONTRACTOR TO FOLLOW ALL BUILDING RULES & REGULATIONS.	
B.	ALL DETAILS AND SECTIONINGS FOR TYPICAL CONDITIONS ARE GENERALLY REFERRED TO AS TYPICAL FOR LIKE CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.	
C.	ARCHITECT TO ENSURE TIMELY COMPLETION OF WORK AND MINIMIZE DISRUPTION OF EXISTING SPACES.	
D.	ALL REQUIRED EXIT LIGHTS, FIRE PROTECTION EQUIPMENT AND ALARMS ARE TO BE PROVIDED AND MAINTAINED IN GOOD CONDITION THROUGHOUT THE ENTIRE CONTRACT PERIOD.	
E.	ARCHITECT SHALL COORDINATE THE ARRIVAL, STORAGE AND INVENTORY OF MATERIALS.	
F.	CONTRACTOR TO COMPLY WITH ALL MANUFACTURER'S INSTALLATION REQUIREMENTS. CONTRACTOR'S REQUIREMENTS FOR MATERIALS ARE MORE STRINGENT THAN THE REQUIREMENTS IN THE CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS - ALL DIMENSIONS TO BE VERIFIED.	
G.	DO NOT SCALE DRAWINGS - ALL DIMENSIONS TO BE VERIFIED.	
H.	CONTRACTOR TO ENSURE THAT NEW WORK JOINS EXISTING CONSTRUCTION, NEW AND EXISTING CONSTRUCTION ARE TO BE CAREFULLY INTEGRATED TO AQUIRE A FINISHED, DURABLE, AND DUST-FREE FINISH. PROTECT EXISTING CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD.	
I.	CONTRACTOR TO ENSURE THAT STUD WORK IS TO BE NOTIFIED OF ANY CONFLICTS PRIOR TO THE STARTING OF STUD WORK.	
J.	EXISTING CONCRETE AND EXISTING COLUMNS AS REQUIRED TO PROVIDE A SMOOTH SURFACE READY TO RECEIVE NEW FINISH.	
K.	PARTITIONS AS INDICATED WITH EXISTING STRUCTURE SHALL BE DEMOLISHED AND NEW PARTITIONS SHALL BE CONSTRUCTED AS PERCEPTIBLE.	
L.	ALL PARTITIONS SHALL BE ANCHORED TINILY AS PER MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED TO MEET APPLICABLE BUILDING CODE REGULATIONS.	
M.	PARTITIONS AS NOTED AS "HOLD" ARE REFERENCED FROM FINISHED FACE OF PARTITION TO FINISHED FACE OF PARTITION. NO ALTERATION TO THE STRUCTURAL MEMBERS ARE ALLOWED.	
N.	CONTRACTOR TO PROVIDE THEIR REPRESENTATIVE PERTAINING TO ANY DEMOLITION REQUIREMENT AND PROVISION AS REQUIRED.	
O.	MAINTAIN EXISTING CONDITIONS BETWEEN SPACES AS REQUIRED BY ANY LOCAL REGULATORY DULY APPROVED.	
P.	PROPOSED NEW WORK THAT MAY REQUIRE MODIFICATION, RELOCATION AND REMOVAL SHALL BE IDENTIFIED AND IMMEDIATELY REPORTED TO THE ARCHITECT.	
Q.	PROVIDE/MAINTAIN SPRAY FIREPROOFING ON ALL EXISTING AND NEW STRUCTURAL MEMBERS. CONTRACTOR TO PROVIDE AND APPLY FIREPROOFING ON EXISTING & NEW STRUCTURAL MEMBERS WHERE NOT EXISTING OR WHERE EXISTING IS DAMAGED. FINISHES TO MATCH EXISTING. CONTRACTOR TO PROVIDE AND APPLY FIREPROOFING PRIOR TO SITE AND INVESTIGATE EXTEND OF REQUIRED NEW FIRE-PROOFING PRIOR TO CONSTRUCTION.	
R.	CONSTRUCTION CANNOT BE ALLOWED TO BEGIN UNTIL A PERMIT HAS BEEN SECURED.	
S.	INSURE LOCKING IN WALLS FOR ALL CASEWORK, SHELVING, COUNTERTOPS, WALL HUNG ACCESSORIES AND OWNER SUPPLIED EQUIPMENT.	
T.	PROVIDE SPRAY APPLIED FIRESTOP AT ALL DEMISING WALL PARTITIONS AND COFFERED CEILINGS.	
U.	COORDINATE DISRUPTION OF LANDLORD UTILITIES, DUCTWORK, EQUIPMENT, CONDUITS, ETC. WITH WORK CONTRACTOR TO PROVIDE TEMPORARY CONTINUATION OF SERVICES.	
V.	PROVIDE LEVEL #5 GWB FINISH IN FRONT OF HOUSE AREAS. PROVIDE LEVEL #4 GWB FINISH IN REAR OF HOUSE AREAS.	
W.	ALL DIMENSIONS TO FINISHED FACE OF PARTITIONS. INSULATION NOTES.	
X.		

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FLOOR PLAN		



WINDOW SCHEDULE					
TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL HGT.	HEAD HGT.
A	EGRESS	54"	24"	24"	7'-10"
B	EGRESS	48"	24"	24"	7'-4"
C	NONE EGRESS	1'-6"	2'-10"	44"	6'-6"
D	EGRESS WELL	54"	34"	14"	34"

GENERAL WINDOW & DOOR NOTES

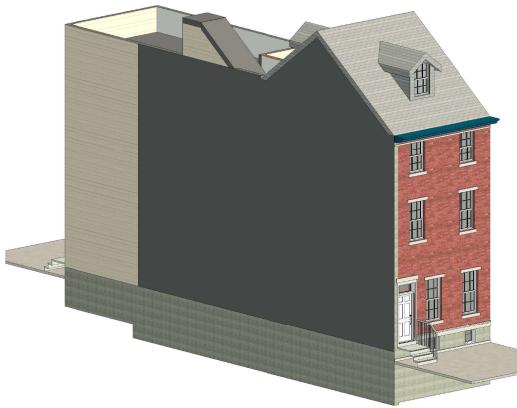
- A. REFER TO BUILDING PLANS & ELEVATIONS FOR ADDITIONAL WINDOW & DOOR INFORMATION INCLUDING QUANTITIES & TEMPERED LOCATIONS.
- B. COORDINATE ALL WINDOW AND DOOR ROUGH OPENING SIZES AND REQUIREMENTS.
- C. ALL GLAZING IN WET AREAS AND / OR WITHIN 18" A.F. & 2' ADJACENT TO STAIRS AND ELEVATORS.
- D. ALL GLAZING IN WET AREAS AND / OR WITHIN 18" A.F. & 2' ADJACENT TO STAIRS AND ELEVATORS.
- E. WINDOWS MILLED AS PER ELEVATION. MILLION THICKNESS MAY VARY PER MANUFACTURER.
- F. OPERABLE WINDOWS WITHIN 2' OF FINISH FLOOR ARE TO BE EQUIPPED WITH A 4" RESTRICTOR.
- G. VERIFY ALL WINDOWS AND DOOR ASSEMBLIES ARE THERMOFLUSH & SHIMMED/CAULKED AT ALL JAMBS AND JAMS PER MANUFACTURER SPECIFICATIONS (TYP).
- H. ALIGN ALL WINDOW AND DOOR HEADERS HORIZONTALLY PER FLOOR UND.
- I. GLAZING TO BE PROVIDED IN LOCATIONS AS OUTLINED IN SECTION 2406 OF 2018 IBC.
- J. VERIFY AND COORDINATE ALL DOOR SIZE & IN CHOOSEN MANUFACTURER.
- K. DOOR JAMBS ARE TO BE 4'-0" ADJ. WALL ON HINGE SIDE. UND. 3' IS PERMITTED IN RESIDENTIAL UNITS.
- L. CLOSET DOORS ARE CENTERED ON CLOSET MDTH. UND.
- M. ALL LATCHES TO BE LEVEL, STRAIGHT, AND EASILY ACCESSIBLE.
- N. DOORS ARE TO BE PLACED IN ACCORDANCE WITH REQUIREMENTS.
- O. ALL NEW FENESTRATION SHALL MEET THE FOLLOWING MAX. U-FACTOR. CONTRACTOR TO PROVIDE SPEC SHEETS FOR APPROVAL.
- P. OPERABLE WINDOW/DOOR= 0.38
- OPERABLE WINDOW/DOOR= 0.45
- ENTRANCE DOORS= 0.77

PROFESSIONAL SEALS



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229 N Camac St, Philadelphia, PA 19107



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ELEVATIONS /
DOOR &
WINDOW
SCHEDULE

A-200



Triplex Building
220 N Camac St. Philadelphia, PA 19107

229 N Camac St, Philadelphia, PA 19107

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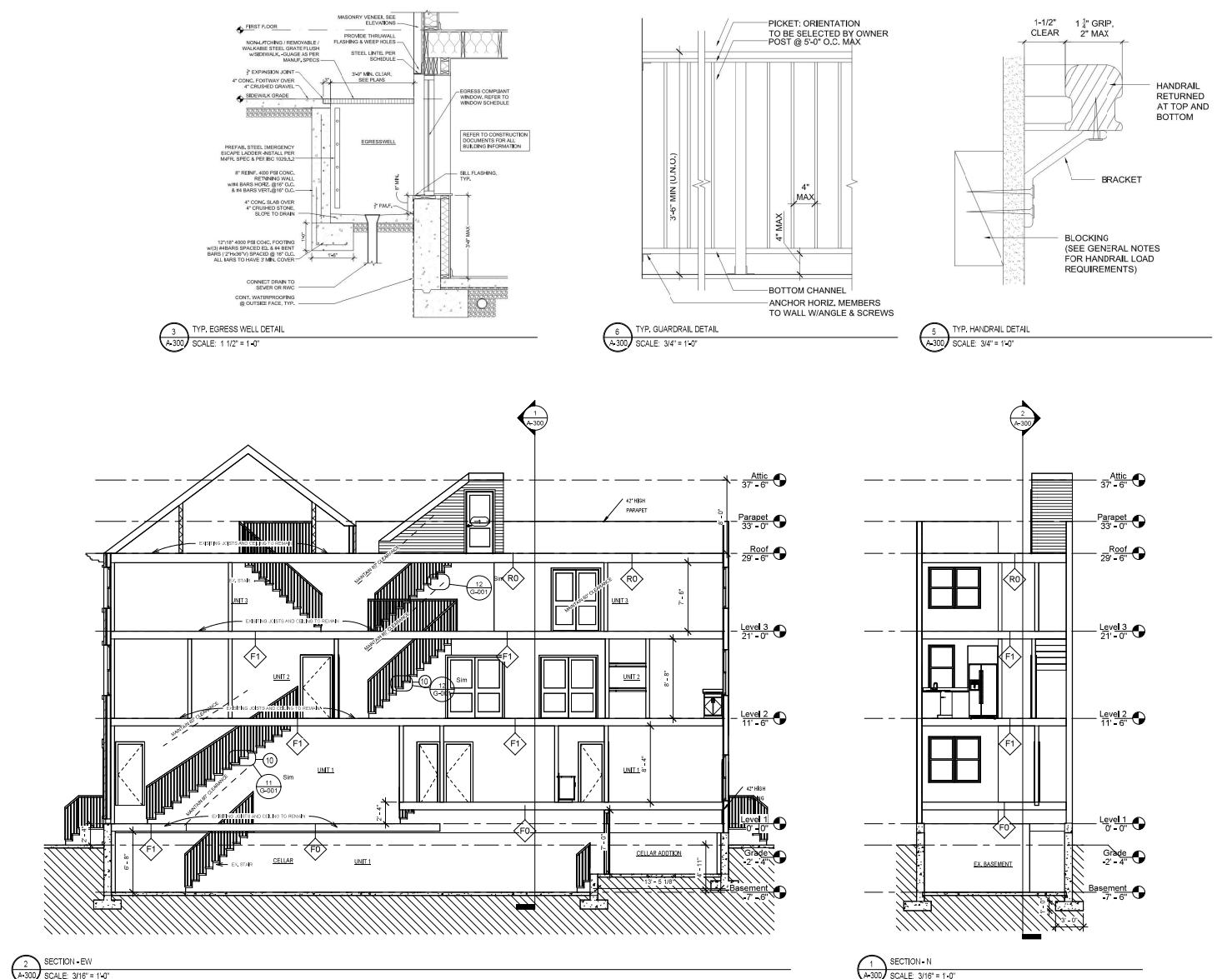
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BUILDING SECTIONS

A-300

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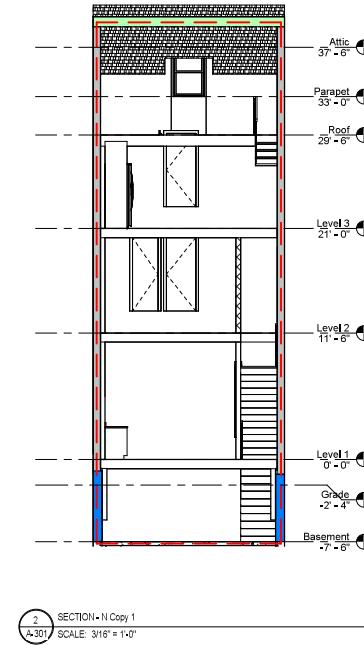


TABLE R402.1.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FEENSTRATION U-FACTOR ^b	SKYLIGHT U-FACTOR ^c	FENESTRATION SHGC ^d	CEILING R-VALUE	FRAME WALL R-VALUE	WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE R-VALUE	WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0	0
2	0.40	0.65	0.25	38	13	4/6	13	0	0	0	0
3	0.52	0.55	0.25	38	20 or 13+5 ^e	8/13	19	2/13 ^f	0	5/13 ^f	0
4 except Marine	0.32	0.55	0.40	49	20 or 13+5 ^e	8/13	19	10/19	10, 2 ft	10/13	15/19
5 and Marine 4	0.30	0.55	NR	49	20 or 13+5 ^e	13/17	30 ^g	15/19	10, 2 ft	15/19	
6	0.30	0.55	NR	49	20+5 or 13+10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19	
7 and 8	0.30	0.55	NR	49	20+5 or 13+10 ^h	19/21	38 ^g	15/19	10, 4 ft	15/19	

NR = Not Required.

For SE 1 foot = 30.8 mm.

^a U-factors are maximum U-factors and SHGC are maximums. Where insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.

^b The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

^c "10/17" means 10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on the interior of the basement wall for each skylight does not exceed 38".

^d The SHGC column applies to all glazed fenestration and skylights. The SHGC value is the maximum SHGC value for the window or skylight. Alternatively, compliance with "15/19" shall be R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the basement wall.

^e R-5 insulation shall be provided under the fill slab area of a heated slab in addition to the required slab edge insulation R-value for slabs, as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.

^f There are no SEEC requirements in the Marine Zone.

^g Basements shall be insulated in accordance with the required locations as defined by Figure R30.1 and Table R301.1.

^h Alternatively, insulation sufficient to fill the framing cavity and providing no less than an R-value of R-19.

ⁱ The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.

^j Mass walls shall be in accordance with Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall.

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REVISIONS		
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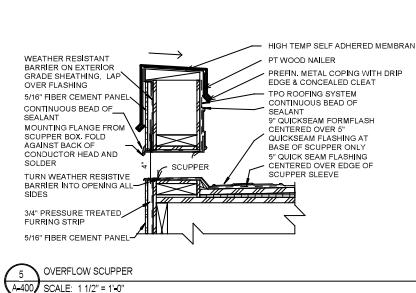
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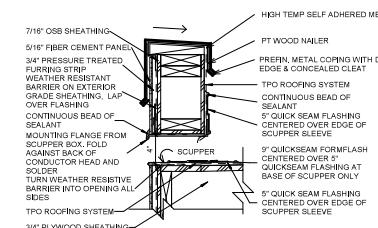
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ENERGY
ENVELOPE

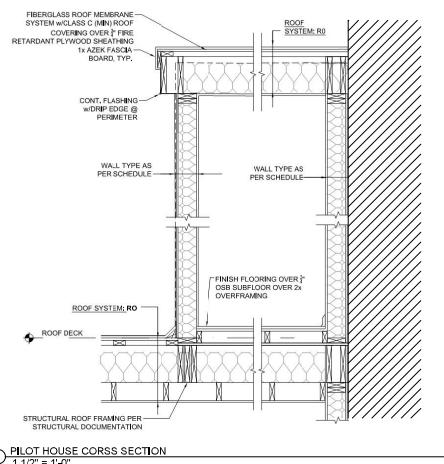
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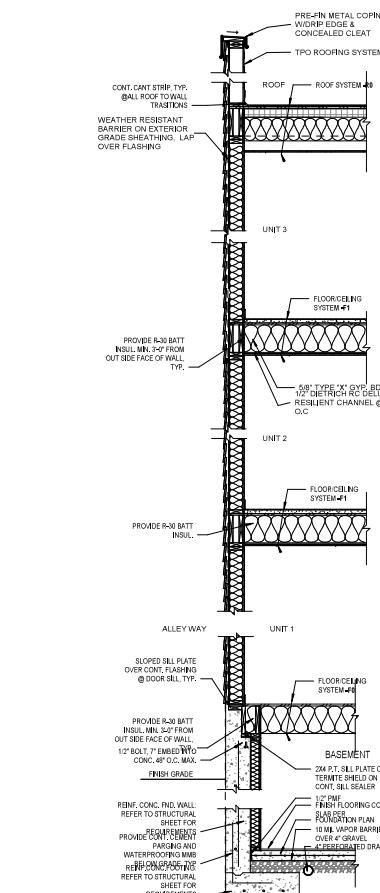
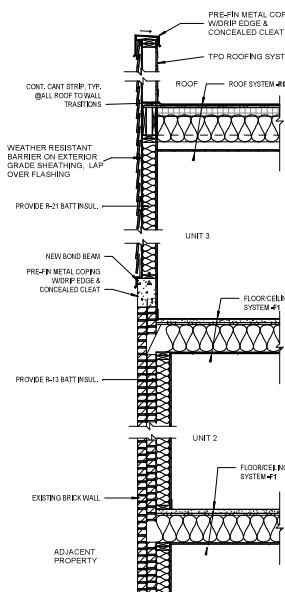
5 OVERFLOW SCUPPER
A-400 SCALE: 1 1/2" = 1'-0"



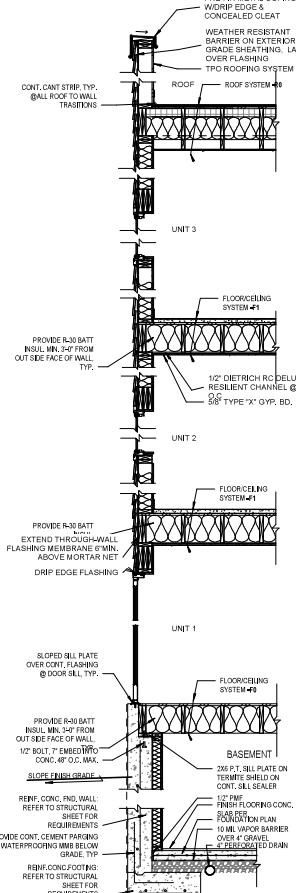
4 ROOF SCUPPER @ DOWNSPOUT
A-400 SCALE: 1 1/2" = 1'-0"



① PILOT HOUSE CORSS SECTION
4 1/2" - 41 6"



2 REAR SIDE WALL SECTION



3 REAR WALL SECTION
SCALE: 1/2" = 1'-0"

THE INSULATION IS NOT INDICATED FOR CLARITY. PLEASE SEE G-001 FOR DETAILS. ALL NEW EXTERIOR WALLS TO HAVE R-21 BATT INSULATION AND NEW ROOF TO HAVE R-49 INSULATION

REVISIONS

Triplex Building

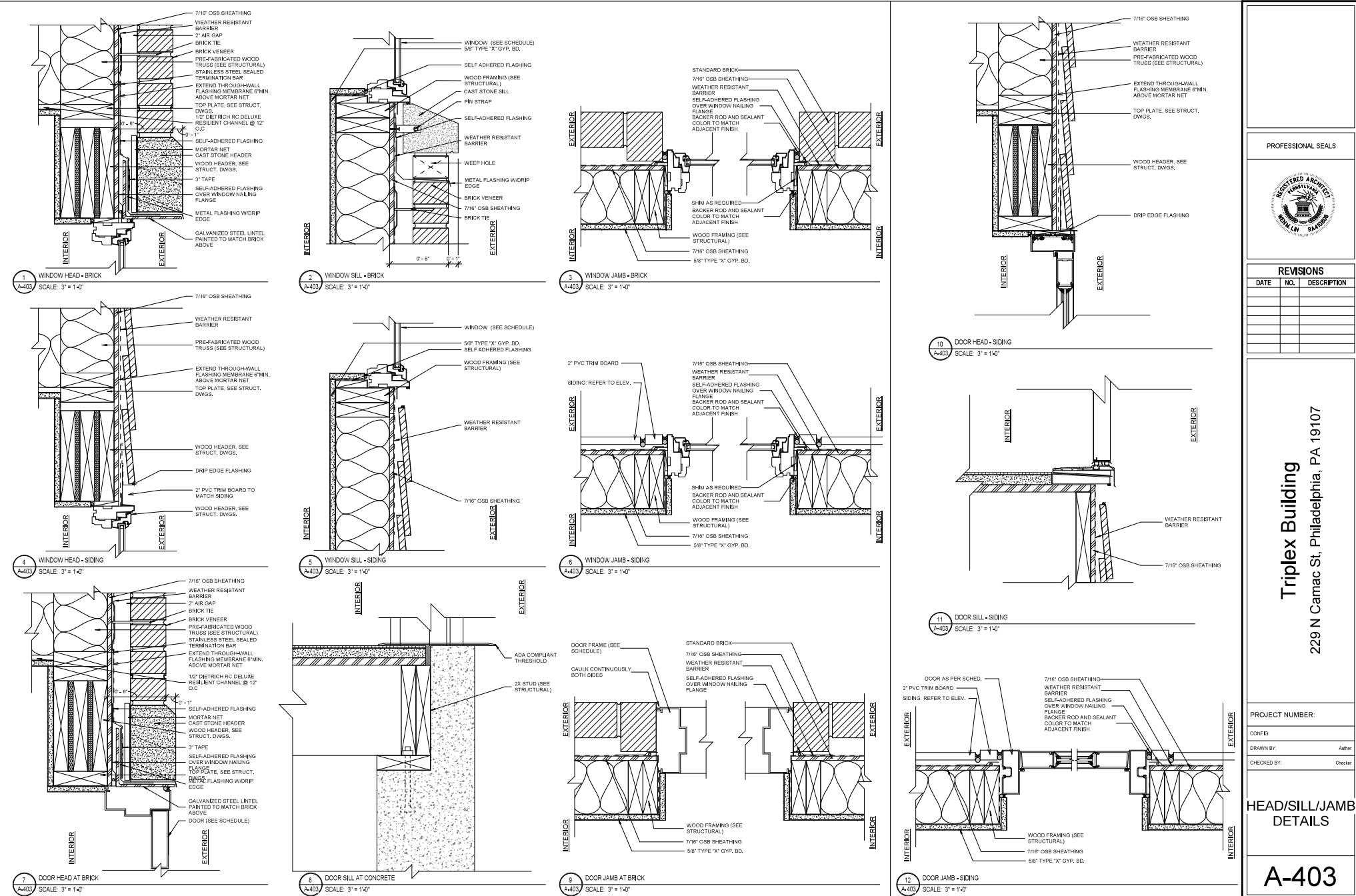
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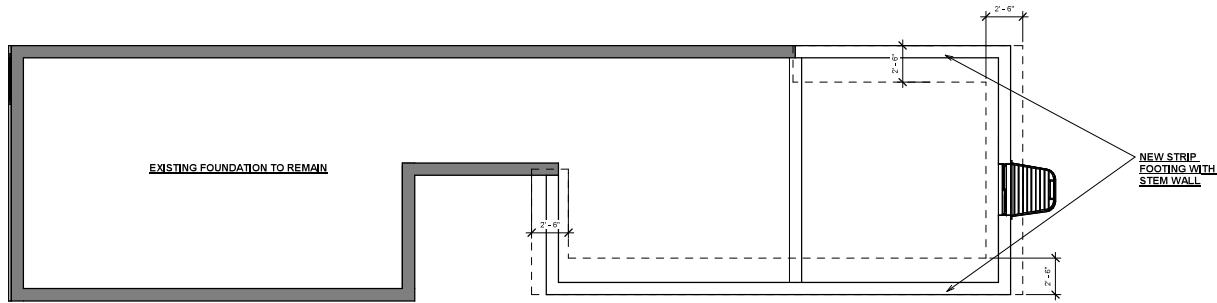
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WALL SECTIONS & DETAILS

A-400



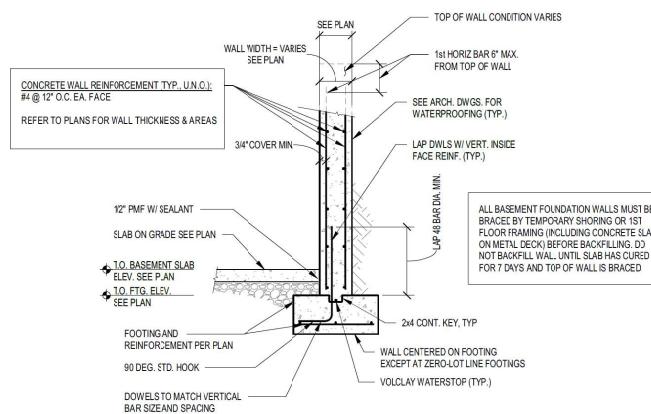


1 Basement
S-102 SCALE: 1/4" = 10'

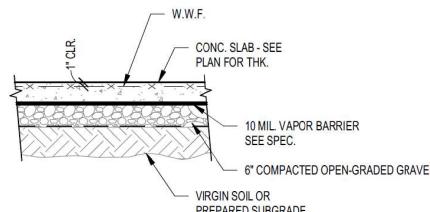
*PRESUMPTIVE BEARING CAPACITY: 1500 psf
*FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW
COMPACTED STRUCTURAL FILL
*STRIP FOOTING SIZE: 30" W. x 12" T. (CONT.)
REBAR: (3) #5 LWB; #5 @ 12" SWB
*STEM CONCRETE WALL SIZE: 10" W. x 60" T. (CONT.)
REBAR: #4 @ 12" EACH WAY
*ANCHOR THE SILL PLATE OF THE 2 x 6 WALL WITH 1/2" BOLT, 7" EMBEDMENT INTO CONCRETE STEM WALL @ 32" O.C. MAX.
*CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:
a. FOUNDATIONS: 4000 PSI
b. SLABS ON GRADE: 4000 PSI
*ALL CONCRETE SUBJECT TO FREEZE/THAW CYCLE SHALL BE AIR-E NTRAINED.
*REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED
AND PLACED IN ACCORDANCE WITH ACI 318, LATEST EDITION. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 AND
BE PROVIDED IN FLAT SHEETS.
*CONTROL JOINTS IN SLABS ON GRADE:
a. CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON SLAB ON GRADE PLAN.
b. CONTROL JOINTS SHALL BE SAW CUT (1/3 THE SLAB DEPTH) AND FILLED WITH JOINT
SEALER. CUT JOINTS AS SOON AS POSSIBLE WITHOUT FRAYING THE CONCRETE SURFACE.
c. CONSTRUCTION JOINTS SHALL INCLUDE A 1" x 2" SHEAR KEY AT MID-HEIGHT OF SLAB.
d. CONTROL JOINTS IN WALLS SHALL NOT EXCEED 40'-0" O.C. NOR 15'-0" FROM ANY CORNER.

ADDITIONAL EXCAVATION NOTES:

The excavation work for the new foundations must be conducted in accordance with safe excavation procedures that do not risk damage to the existing structures and utilities. The excavation work is therefore to be conducted in accordance with all City of Philadelphia requirements and OSHA requirements for safe excavations. If the safety/stability of the adjacent foundations/buildings appears to be compromised, stop excavation, backfill the excavation and contact the Registered Professional Engineer to conduct an evaluation of the adjacent structures.



FOUNDATION WALL DETAILS



BASEMENT SLAB DETAILS

Triplex Building
229 N Camac St, Philadelphia, PA 19107

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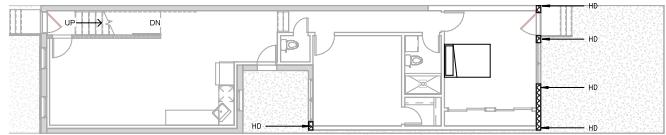
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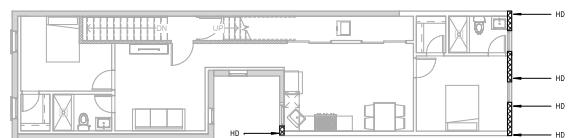
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FOUNDATION
PLAN AND
DETAILS

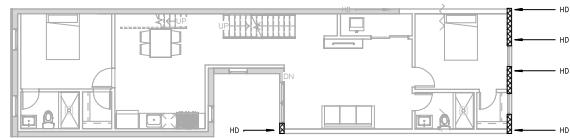
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① FIRST FLOOR-S,
1/8" = 1'-0"



② SECOND FLOOR-S,
1/8" = 1'-0"



③ THIRD FLOOR-S,
1/8" = 1'-0"

FRAMING NOTES:

INSTALLATION OF FRAMING SHALL COMPLY w/ ALL APPLICABLE CODES & CITY ORDINANCES.

ALL EXTERIOR WALLS SHALL BE 2x6 STUDS AT 16" O.C. MAX. w/ DOUBLE TOP PLATE, UNLESS NOTED OTHERWISE.

PROVIDE FULL-WIDTH SOLID BLOCKING ING UNDER ALL STRUCTURAL POSTS.

ALL FRAMING SHALL BE MIN. HEM FIR No. 1

ALL HEADERS TO RECEIVE (2) LAYERS OF 1/2" PLYWOOD SHEATHING ON EITHER SIDE OF THE CENTER 2x TO MATCH 2x6 WALL.

FIRE RATING TO REMAIN CONTINUOUS AT STAIR TOWER. ALL FRAMING TO BE SUPPORTED BY LEDGERS. ANY PENETRATIONS TO BE FIRE CAULKED IN COMPLIANCE w/ APPLICABLE CODES.

ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, & ELECTRICAL DRAWINGS SHALL BE FULLY COORDINATED BY THE CONTRACTOR TO VERIFY ALL DIMENSIONS, SLOPES, DRAINS, OUTLETS, RECESSSES, BOLT SETTINGS, SLEEVES, ETC. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

HD - HAT FLANGE IS SHELL BACKER w/ PLYWOOD SHEATHING SECURED SPECIFIC NAILING PATTERN. SEE DETAILS LOCATIONS OF SIMPSON SSTB HOLD-DOWNS AT 1ST FLOOR AND COIL STRAP LOCATIONS AT 2ND FLOOR AND 3RD FLOOR. SIMPSON CS14 COILED STRAP CANNOT BE INSTALLED USE SIMPSON HDU4 HOLD-DOWN

LATERAL BRACING NOTES:

ON ALL FLOORS, INSTALL 7/16" OSB SHEATHING & COIL STRAPS TO EXTERIOR SIDE OF ENTIRE PROJECT. NEAR 16' O.C. (NOT RETURNING TO COMPLY WITH PLANS FOR 24' LOCATIONS) INSTALL "SIMPSON" MODEL CS14 COIL STRAP IN ORDER TO CONNECT STUDS OF ONE FLOOR LEVEL TO THE STUDS OF THE FLOOR ABOVE OR BELOW COIL STRAP TO EXTEND 12" MIN. BELOW TOP PLATE & 12" MIN. ABOVE FLOOR SHEATHING.

ON THE 2 FT RETURN ON THE SIDE WALLS, ATTACH SHEATHING TO THE EXTERIOR SIDE BEFORE LIFTING WALLS INTO PLACE, & ATTACH COIL STRAPS ON THE INTERIOR SIDE OF THE STUD WALL AT 2 FT. INSTALL ON SIDE WALLS WHERE SHEATH WALLS OCCUR.

INSTALL SHEATHING & COIL STRAPS ON THE INTERIOR SIDE OF THE STUDS & INTERIOR BRACED WALLS. (SEE FRAMING PLANS FOR LOCATIONS)

SHETHEATHING MUST BE INSTALLED & FASTENED IN ALL AREAS ABOVE DOORS, & ABOVE & BELOW WINDOW OPENINGS.

NAIL SHEATHING EDGES TO STUDS @ 3" O.C. w/ 8d NAILS AT INTERMEDIATE STUDS, NAIL AT 6" O.C. w/ 8d NAILS (SEE VB-2).

ALL HARDWARE IN CONTACT w/ PRESERVE TREATED (PT) LUMBER TO BE GALVANIZED IF HARDWARE IS NOT GALVANIZED, PLACE A PRESERVE-TREATED BARRIER BETWEEN PT. LUMBER & HARDWARE

IN ORDER TO ANCHOR BRACED WALL PANELS TO FOUNDATION WALL INSTALL "SIMPSON" MODEL SSTB16 ANCHOR BOLTS SO THAT THE ANCHORS ARE CAST IN PLACE DURING POURING CONC. FOR FOUNDATION WALLS

INSTALL "SIMPSON" MODEL HDU4-SD525 HOLD-DOWNS TO 1ST FLOOR STUDS AT SAME LOCATIONS OF "SIMPSON" MODEL SSTB ANCHORS. CONNECT HOLD-DOWNS TO SSTB ANCHORS w/ 5/8" DIA. EXTENSION ROD & "CNW" COUPLER (SEE 3/S-2)



REVISIONS		
DATE	NO.	DESCRIPTION

Triplex Building
229 N Camac St, Philadelphia, PA 19107

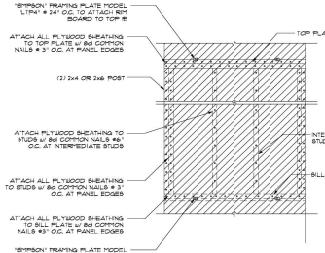
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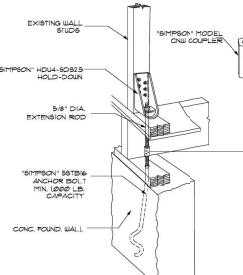
LATERAL
BRACING PLAN

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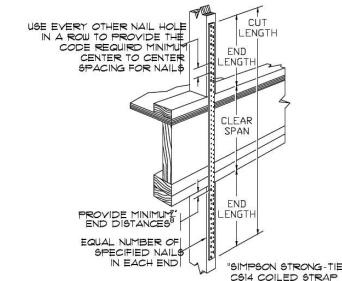
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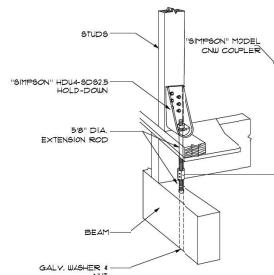
BRACED WALL PANEL 1/S2



HOLD-DOWN AT CONCRETE WALL 3/S2



"CS" STRAP INSTALLATION 2/S2



HOLD-DOWN AT BEAM 4/S2