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.

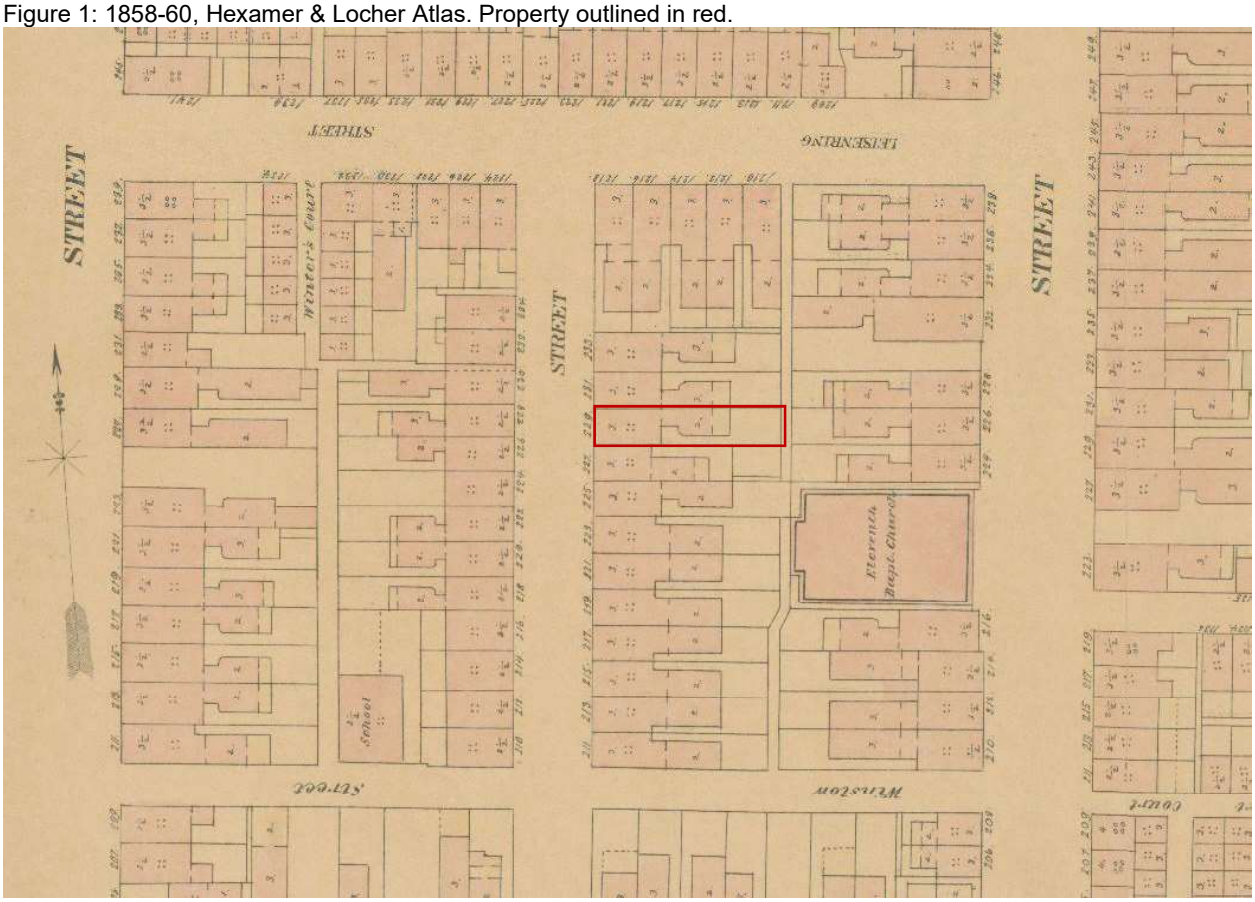


Figure 2: View of front façade of 229 N Camac St:

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

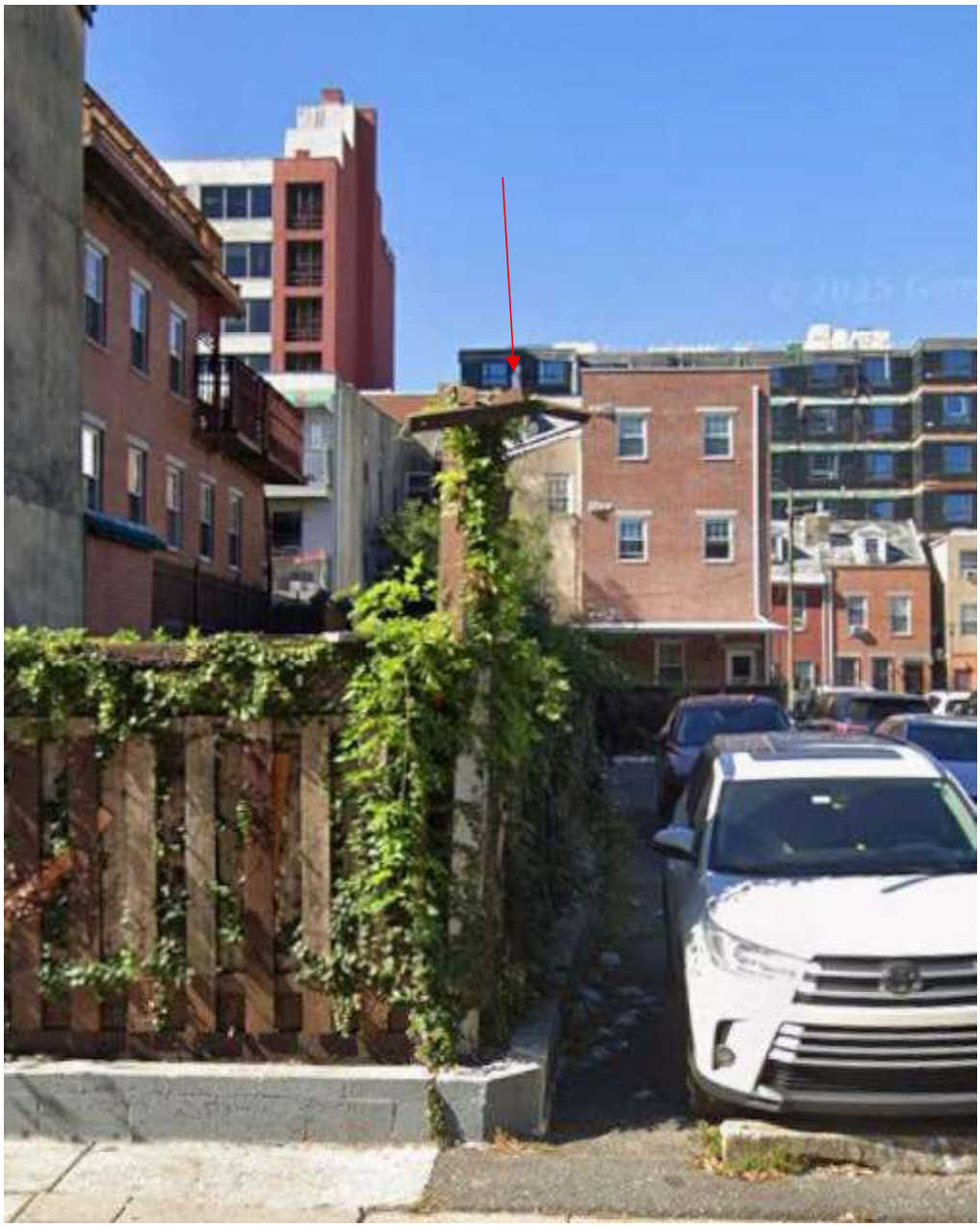


Figure 4: Aerial view of 229 N Camac St, looking northwest:

:

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

GENERAL NOTES

GENERAL NOTES
-ALL WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL BUILDING CODES.
-ALL CONTRACTORS PERFORMING WORK ON-SI LL HAVE APPLICABLE LICENSES.
- CONTRACTOR IS RESP ONSIBLE FOR OBTAINING BUILDINGPERMITS U.N.O.
- CONTRACTOR IS RESP ONSIBLE FOR OBTAINING M ECHANICAL, ELECTRICAL, PLUMBING, AND SPRINKLER PERMITS UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO HAVE APPLICABLE INSURANCE AS REQUIRED BY THE BUILDING OWNER AND M UNICIPA LITY.
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE BUILDING INSPECTOR A MINIM UM OF 24 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSI BLE FOR CONTACTING THE BUILDING INSPECTOR FOR ANY AND ALL REQUIRED INSPECTIONS FOR THE DURATION OF THE PROJECT.
- CONTRACTORS TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK.
- EXISTINGPROPERTY DIMENSIONS ARE BASED ON DEED. CONTRACTOR TO VLF.
- CONTRACTORS RESPONSI BLE FOR PROVIDING REQUIRED SITE FENCING AROUND PERIMETER OF JOB SITE AS PER OSHA AND M UNICIPALITY REQUIREME NTS AND GUID ELINES.
- CONTRACTOR IS RESP ONSIBLE TO ACQUIRE ANY AND ALL STREET AND SIDEWALK CLOSURE PERMITS AS WE LL AS ANY REQUIRED DUMPSTER PERMITS
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTORS MEANS AND METHODSOF CONSTRUCTION.
-GUARDRAILS TO WITHSTAND 300# ALONG TOP MEMBER, ANY POINT IN ANY DIRECTION. GUARDRAIL INFILL 200#.

SITE WORK
-EXISTINGUTILITY LINES SHOWN ON THIS PLAN ARE DIAGRAM M ATIC. CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE TO VERIFY UT ILITYLOCATIONS.
- CONTRACTOR IS TO OBTAIN A SEALED COPY OF THE GEOTECHNICAL REPORT FOR THE PROJECT SITE AS REQUIRED.
- SOIL BEARING STRENGTH TO BE IN ACCORDANCE WITH THE SITES GEOTECHNICAL REPORT.
- CONTRACTOR IS TO PROVIDE ALL SHEETING IN SHORING AS REQUIRED.
- CONTRACTOR IS TO PROVIDE FINAL GRADING AWAY FROM NEW BUILDING AT A MINIMUM OF 8 INCHES BELOW ALL WOOD FRAMING.
- PROTECT ADJACENTPROPERTIES FROM DAMAGE AND DEMO LITION DEBRIS. PROTECT PEDESTRIANS, VEHICLES, AND THE PUBLIC RIG HT-OF-WAY FROM DAMAGE AND DEMO LITION DEBRIS.
- ALL NEW SIDEWALK AND CURB SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PHLA. DEPT. OF STREETS STANDARD DETAIL L-892.
-ALL NEW GARAGE DRIVEWAY CURB CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PHLA. DEPT OF STREETS STANDARD DETAIL L-875-RR.
- DESIGN ELEVATIONS ARE PRESUMED. NOTIFY ARCHITECT OF ANY DISCREPANCIES
-ARCHI TECT RECOMMENDS A CIVIL ENGINEER BE COMMISSIONED TO PREPAR E FINAL PROPOSED GRADING AND SITE DRAINAGE PLANS. ARCHITECT DOES NOT TAKE RESP ONSI BILITY FOR GRADING AND SITE DRAINAGE CONDITIONS.

INTERIOR LAYOUT
-CONTRACTOR TO LAYOUT INTERIOR PARTITIONS AND ALL ROUGH OPENINGS PRIOR TO ERECTING STUD WALLS TO COORDINATE DESIGN INTENT. CONTRACTOR SHALL COORDINATE AND VERIFY CON DITIONS TO ENSURE PROPER FIT. CON TRACTOR IS RESPONSIBLE TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
-WINDOWS AND DOORS TO BE FRAMED AND INSTALLED AS PER SELECTED M ANUFAC TURER 'S SPECIFICATIONS, INSTALLATION GUIDES AND RECOMMENDATIONS, GC TO VERIFY SIZE, TYPE, AND R.O. PRIOR TO FOUNDATION POUR. FRAMING AND INSTALLATION.
-DIMENSIONS ARE AS NOTED ON DRAWINGS. DO NOT SCALE DRAW INGS.
- ALL DIMENSIONS ARE FROM FACE OF GWB U.N.O.
-INSU LATE ALL INTERI OR WALL CAVITIES THAT CONTAI N PLUMBING STACKS OR VENTS.
-HANDRAILS TO BE MOUNTED 34" ABOVE STAIR TREAD LEADING EDGE THROUGHOUT, WITHSTAND 200# FORCE IN ANY DIRECTION. CGORD. BLOCKING AS REQ'D
-FOR INTERI OR DOOR LOCATIONS, SET JAMB 4" FROM ADJACENT WALL FACE, TYP. UNO.

WEATHER BARRIERS AND FLASHINGS
-ENTIRE BUILDINGENVELOPE SHALL BE COVERED WITH AN APPROVED WEATHER BARRIER, THE BARRIER SHALL BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS. ENSURE PROPER LAPPING OF MATERIAL SECTIONS.
-ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHALL RECEIVE BOTH HEAD FLASHINGS AND SILL FLASHING AND/OR SILL PANS. CONTRACTOR SHALL USE FLASHING MATERIALS THAT ARE COMPATIBLE WITH ADJACENT BUILDING MA TERIALS. CONTRACTOR SHALL ENSURE THAT WHEN INSTALLING FLASHINGS, ADJACENT MATERIALS ARE PROPERLY LAPPED WITH INSTALLED FLASHING MEMBERS.

INTERIOR FINISHES
-ALL INTERIOR FINISH TO BEX" GYPSUM WALLBOARD UNLESS NOTED OTHERWISE. FILL, SPACKLE, SAND AND PRIM E ALL NEW DRYWALL WORK IN PREPARATION FOR FINAL FINISH.
-PROVIDE CEMENTITIOUS BACKER BOARD AS REQUIRED AT ALL AREAS OF MARBLE, GRANITE, OR TILE WORK.
-ALL BATHROOMS AND OTHER WET AREAS TO RECEIVE MO ISTURE AND M OLDEW RESISTANT GYPSUM WALLBOARD.
-OWNER TO APPROVE ALL FINISHES AND COLORS INCLUDING FLOOR FINISHES.

EXTERIOR FINISHES
-ALL EXTERI OR FINISHES SHALL PROVIDE FOR DRAINAGE AT THE LOW EST POINT OF THE FINISH SYSTEM MATERIAL. ENSURE PROPER LAPPING AND FLASHINGS BETWEEN FINISH SYSTEMS.
-VERIFY FINISH STYLE, TYPE, AND COLOR OF NEW MASONRY FINISH WITH OWNER.
-VERIFY ALL EXTERIOR COLOR SELECTIONS INCLUDING WINDOW AND DOOR TRIM WITH OWNER.
-NEW STEEL BALCONIES AND GUARD RAILS ARE TO BE DESIGNED AND FABRICATED BY STEEL MANUFACTURER IN ACCORDANCE WITH DRAWINGS.
-ALL OPERABLE WINDOWS TO RECEIVE INSECT SCREENS.

BATHROOMS
-CERAMIC TILE FLOOR TO BE SET IN MASTIC ON 3/8" CEM ENT BOARD ONV PLYWOOD SUBFLOOR, FLASH PATCH CEMENT BOARD SUBSTRATE FOR PROPER CERAMIC CONDITIONS. PROVIDE GROUT SEAL ER.
-BATHROOM FIXTURE CLEARANCES MUST M EET ADA REQUIREM ENTS WHERE APPLICABLE.
-TUB AND SHOWER ENCLOSURES SHALL BE FINISHED WITH A NON ABSORBENT SURFACE TO 72" AFF. MIN.
-ALL GLAZING IN WET AREAS, WINDOWS, SHOWER/TUB ENCLOSURES

ROOFING
-ROOF COVERING SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE.
-ALL ROOF SYSTEMS TO BE INSTALLED AS PER M ANUFACTURERS RECOMMENDATIONS.
-ROOF CONTRACTOR TO PROVIDE M INIMUM 24" ALUMINUM FLASHING AS INDICATED IN DETAILS AND AT ALL ROOF DECK AND VERTICAL SURFACES, VALLEYS, PENETRATIONS THROUGH ROOF OR DECK.
-ROOFING CONTRACTOR TO BE RESPONSIBLE FOR SEALING ALL PENETRATIONS THROUGH THE ROOF DECK FOR MECHANICAL, ELECTRICAL OR PLUMBING PURPOSES.
-ROOFIN GCONTRACTOR TO PROVIDE .64 INCH PREFINISHED ALUMINUM COPING SYSTEM AS INDICATED, PROVIDE ALL ASSOCIATED HARDWARE AND COMPON ENTS WITH NON-CORROSI VE FASTENERS.
-PROVIDE A MINIMUM ROOF ASSEMBLY RATING PER IBC TABLE 601

HVAC PLUMBING ELECTRICAL
-LICENSED AND INSURED HVAC, PLUMBING, AND ELECTRICAL CONTRACTOR(S) TO PROVIDE DESIGN BUILD PROPOSAL IN COMPLIANCE WITH 2009 IMC, IFGC AND IECC.
-ELECTRICAL CONTRACTOR SHALL VERIFY THAT SMOKE ALARMS INSTALLED WITHIN THE DWELLING UNIT SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THAT INDIVIDUAL UNIT.
-PROVIDE ACCESS PANELS AS REQ'D AT PLUM BING WALLS
-DRYER EXHAUST DUCT SYSTEM MUST MUST COMPLY WITH THE IMC.

SITE SAFETY

- ARCHITECT IS NOT RESPONSIBLE FOR THE SAFETY OF ANY THIRD PARTIES OR FOR OVERALL SITE SAFETY. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/ OR THE CONTRACTOR LISTED AS THE LICENSED ENTITY ON THE BUILDING PERMIT PER THE MUNICIPALITY TO ENSURE ALL SITE SAFETY REQUIREMENTS ARE IN PLACE AND FOLLOWED, PRIOR TO, DURING AND AFTER THE COMMENCEMENT OF THE CONSTRUCTION PROCESS UNTIL THEY ARE 100% COMPLETE AND HAVE RECEIVED A BUILDING CERTIFICATE OF OCCUPANCY BY GOVERNING AGENCIES.

-THE ENERAL CONTRACTOR AND/ OR THE CONTRACTOR LISTED ARE ALSO RESPONSIBLE FOR ANY UNSAFE CONDITIONS CAUSED BY OR RELATED TO THEIR SUBCONTRACTORS WORK, ARCHITECTS AND THEIR PROFESSIONAL CONSULTANTS (ASSOCIATED WITH THESE DOCUMENTS) ARE NOT RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND/OR SITE SAFETY, INCLUDING BUT NOT LIMITED TO OSHA CONSTRUCTION SAFETY REQUIREMENTS, STANDARD CONSTRUCTION JOB SITE SAFETY , JOB SITE SAFETY TRAINING OF WORKERS, SAFE WORK SITE ORGANIZATION, SAFETY DIRECTION AND OR SAFETY ENGINEERING OF REQUIRED SAFETY ELEMENTS.

DIAL 8-1-1 OR 1-800-242-1776 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION

PENNSYLVANIA ONE CALL SYSTEM SERIAL NUMBER:

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD. V.I.F.;
CONTRACTOR TO CONTACT 1-800-242-1776 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE

CODE SUMMARY - IBC 2018

FIRE PROTECTION SYSTEM - NFPA 13R SPRINKLER THROUGHOUT

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

USE GROUPS
1ST - 3RD FLOOR: GROUP 'R-2' RESIDENTIAL USE

CHAPTER 4 - SPECIAL DETAILED REQUIREMENT BASED ON USE AND OCCUPANCY

420,2 - SEPARATION WALLS - WALLS SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE w/SECTION 708

420,3 - HORIZONTAL SEPARATION - FLOOR ASSEMBLIES SEPARATING DWELLING UNITS FROM OTHER OCCUPANCIES IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE w/SECTION 711

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

T506,3 **ALLOWABLE BUILDING HEIGHT IN FEET:**

USE	FPS	CONST.	HEIGHT
R-2	13R	VB	60'

T506,3 **PROPOSED BUILDING HEIGHT IN FEET:**

USE	HEIGHT
R-2	35'-6"

T506,4 **ALLOWABLE NUMBER OF STORIES:**

USE	FPS	CONST.	STORIES
R-2	13R	VB	3

T506,3 **PROPOSED NUMBER OF STORIES:**

USE	STORIES
R-2	3

T506,2 **ALLOWABLE AREA FACTOR:**

USE	FPS	CONST.	AREA
R-2	13R	VB	21,000

T506,3 **PROPOSED AREA FACTOR:**

USE	AREA
R-2	2915

CHAPTER 6 TYPES OF CONSTRUCTION
T601 - FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	RATING	ASSEMBLY
EXTERIOR WALLS (LOAD BEARING)	1 HR*	UL DESIGN U344
*PER SEC. 705,2, WHEN FIRE SEPARATION IS GREATER THAN 5', EXT. WALLS ARE ONLY REQUIRED TO BE RATED FROM THE INTERIOR.		
EXTERIOR NON BEARING FIRE SEPARATION DISTANCE (TABLE 602) X= FIRE SEPARATION IN FEET	(X) < 5' = 1 HOUR 5' < X < 10' = 1 HOUR 10' < X < 30' = 0 HOUR X > 30' = 0 HOUR	
PARTY WALL (SEC. 706,1.1)	2 HR	
FIRE BARRIER (SEC. 707) EXIT ENCLOSURE (SEC 1020,1) FIRE WALL (SEC. 706,5)	1 HR NA	UL DESIGN U311
FIRE PARTITION (SEC. 708) EXIT ENCLOSURE (SEC 1020,1) TENANT SEPARATION WALL (SEC. 708) CORRIDOR WALL (SEC. 1020,1)	1 HR 1 HR 1 HR	UL DESIGN U311
INTERIOR LOAD BEARING WALLS & COLUMNS	NA	
FLOOR/CEILING ASSEMBLIES (SEC. 712) TABLE 601	1 HR*	UL DESIGN L516
ROOF ASSEMBLIES (SEC, 712) TABLE 601	NA	

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES

709,3 - FIRE-RESISTANCE RATING - FIRE PARTITIONS SHALL HAVE A FIRE-RESISTAINCE RATING OF NOT LESS THAN 1-HOUR.

709,3 - FIRE PARTITION CONTINUITY -SMOKE BARRIERS SHALL FORM AN EFFECTIVE MEMBRANE CONTINUOUS FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE, INCLUDING CONTINUITY THROUGH CONCEALED SPACES, SUCH AS THOSE FOUND ABOVE SUSPENDED CEILINGS, AND INTERSTITIAL STRUCTURAL AND MECHANICAL SPACES, THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL OR FLOOR SUPPORTED IN BUILDINGS OF OTHER THAN TYPE IIB, IIIB OR VB CONSTRUCTION.

712,4 - HORIZONTAL ASSEMBLY CONTINUITY - ASSEMBLIES SHALL BE CONTINUOUS WITHOUT VERTICAL OPENINGS, EXCEPT AS PERMITTED BY THIS SECTION AND SECTION 712

712,1,4 - PENETRATIONS- PENETRATIONS, CONCEALED AND UNCONCEALED, SHALL BE PERMITTED WHERE PROTECTED IN ACCORDANCE WITH SECTION 714,

716,2 - FIRE DOOR ASSEMBLY REQUIRED RATINGS:
PER T716,1(2)+,
.5 HOUR FIRE PARTITION ASSEMBLY 1/3HOUR FIRE RATED DOOR
1 HOUR FIRE PARTITION ASSEMBLY: 1 HOUR FIRE RATED DOOR

CHAPTER 9 FIRE PROTECTION SYSTEMS

907,2,10 - LISTED SINGLE- AND MULTIPLE-STATION SMOKE ALARMS COMPLYING WITH UL 217 SHALL BE INSTALLEDIN ACCORDANCE WITH SECTIONS 907,2,10,1 THROUGH 907,2,10,7 AND NFPA 72 .

(SEE EXCEPTIONS)
907,2,9,1 - SMOKE ALARMS - SINGLE- AND MULTIPLE-STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907,2,10.

CHAPTER 10 MEANS OF EGRESS
1003,2 CEILING HEIGHT - IN MEANS OF EGRESS: 7'-6" MIN

T1004,1 OCCUPANT LOAD

USE GROUP	FLOOR	SQFT	OCCUPANTS
R: 200 SF/OCCUPANT	1ST FLOOR	- 1013SF	6
R: 200 SF/OCCUPANT	2ND FLOOR	- 948SF	5
R: 200 SF/OCCUPANT	3RD FLOOR	- 954SF	5
	TOTAL	- 2915SF	16

EGRESS WIDTH (SEC. 1005.1)	REQUIRED	PROVIDED
CORRIDORS/EXIT PASSAGEWAY= (TOTAL OCC. x 0.2)	3.2"	36"
STAIR WIDTH= (TOTA L OCC.x 0.3)	4.8"	36"

1009,12 HANDRAILS- STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION
1012 WHERE GLASS IS USED TO PROVIDE THE HANDRA IL, THE HANDRAIL SHALL ALSO COMPLY WITH SECTION
2407, **EXCEPTIONS- STAIRWAYS WITHIN DWELLING UNITS, SPIRAL STAIRWAYS, AND AISLE STAIRS SERVING SEATING ON ONLY ONE SIDE ARE PERMITTED TO HAVE A HANDRAIL ON ONE SIDE ONLY.**

1015,1 GUARDS -WHERE REQUIRED - HEIGHT=42"
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING MEZZANINES, EQUIPMENT PLATFORMS, AISLES , STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30 INCHES (762 MM) MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES (914 MM) HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607,8

T 1006,2,1 - COMMON PATH OF EGRESS TRAVEL DISTANCE FOR SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY:
OCCUPANCY R-2: 125 FEET

1017,1 EXIT ACCESS TRAVEL DISTANCE - MAX DISTANCE FROM MOST REMOTE POINT MEASURED ALONG UNOBSTRUCTED PATH (PER T1017,2):
OCCUPANCY GROUP R: 250 FEET

1020 CORRIDORS - RATED .5 HOUR PER T1020,1

1022,1 ENCLOSURES REQUIRED - EXIT ENCLOSURES SHALL HAVE FIRE RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES

BUILDING CODE SUMMARY:

APPLICABLE CODES AND ORDINANCES

ZONING CODE - TITLE 14- PHILADELPHIA CODE OF ORDINANCES, ZONING AND PLANNING

BUILDING CODES - INTERNATIONAL BUILDING CODE (IBC 2018)
- INTERNATIONAL EXISTING BUILDING CODE (IEBC 2018)

- INTERNATIONAL MECHANICAL CODE (IMC 2018)
- INTERNATIONAL FUEL GAS CODE (IFGC 2018)
- INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
- NATIONAL ELECTRICAL CODE (NEC 2017)
- PENNSYLVANIA STATE FIRE AND PANIC CODE
- CITY OF PHILADELPHIA BUILDING CODE
- CITY OF PHILADELPHIA PLUMBING CODE

ACCESSIBILITY - ICC/ ANSI A117.1-2009/ FAIR HOUSING ACT + IBC 2012 CH. 11,
ACCESSIBILITY LIFE SAFETY - NFPA 101

CONSTRUCTION:

ZONING CLASSIFICATION	RM-1
OCCUPANCY	R-2 THREE DWELLING UNITS
SCOPE OF WORK	FOR PARTIAL DEMOLITION OF THE REAR WALL AND ERECTION OF REAR ADDITION TO THE EXISTING ATTACHED 3- STORY STRUCTURE. WITH LEVEL III ALTERATION TO CREATE THREE DWELLING UNITS.

ZONING DATA

RM-1 ZONING	REQUIRED/ALLOWED	EXISTING/PROPOSED
LOT AREA	NA	1,424
USE	SEE 14-603-2	MULTI-FAMILY (3 UNITS)
COVERAGE	MAX. 75%	75%
OPEN AREA	MIN. 25%	25%
FRONT YARD	NONE	(EXISTING)
SIDE YARD	NONE	(EXISTING)
REAR YARD	10% OF LOT DEPTH	16'-9 7/8"
HEIGHT	38'-0" A.G. MAX	(EXISTING)

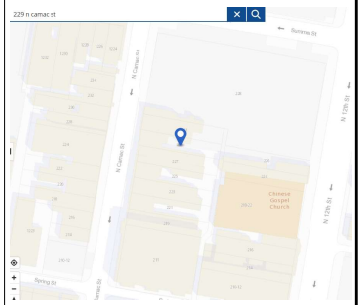
TOTAL PROPOSED BUILDING AREA:

FIRST FLOOR	1,013 GSF
SECOND FLOOR	948 GSF
THIRD FLOOR	954 GSF
TOTAL	2,915 GSF

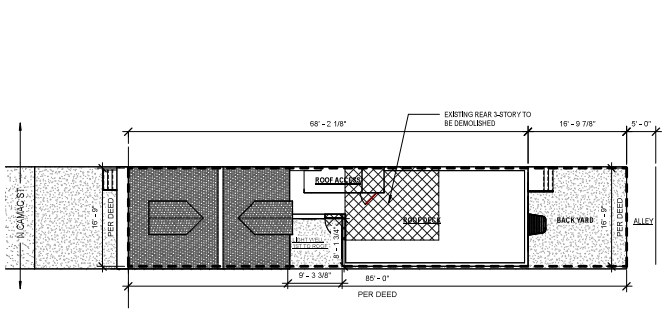
DRAWING LIST

G-002	ADA NOTES AND DETAILS
G-000	COVER SHEET
G-001	PARTITION AND TYPES
G-003	DEMOLITION PLAN
A-100	FLOOR PLAN
A-102	FLOOR PLAN
A-200	ELEVATIONS / DOOR& WINDOW SCHEDULE
A-300	BUILDING SECTIONS
A-301	ENERGY ENVELOPE
A-400	WALL SECTIONS & DETAILS
A-403	HEAD/SILL/JAMB DETAILS

SITE VICINITY MAP



SITE PLAN



ABBREVIATIONS

A.F.F	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ALT.	ALTERNATE	MO.	MASONRY OPENING
ALUM.	ALUMINUM	MTL.	METAL
APPLIC.	APPLICABLE	MTD.	MOUNTED
BETW.	BASEMENT	N/A.	NO APPLICABLE
BRG.	BEARING	NIC.	NOT IN CONTRACT
BLKG.	BLOCKING		
BLDG.	BUILDING	OC.	ON CENTER(S)
		OPP.	OPPOSITE
CANT.	CANTILEVER	OPNG.	OPENING
CJ.	CONTROL JOINT		
CL.	CENTER LINE	PC.	PRECAST
CLG.	CEILING	PL.	PROPERTY LINE
CLR.	CLEAR	PLAM.	PLASTIC LAMINATE
CMD.	CARBON MONOXIDE	PNT.	PAINT
COMP.	COMPOSITE	PT.	PRESSURE TREATED
CONC.	CONCRETE		
CONT.	CONTINUOUS	RD.	ROOF DRAIN
		REINF.	REINFORCED
DIA.	DIAMETER	RM.	ROOM
DTL.	DETAIL	REF.	FRIDGRATOR
DIM.	DIMENSION	REV.	REVERSE
DN.	DOOR	RO.	ROUGH OPENING
DS.	DOWNSPOUT		
DW.	DISHWASHER	SAN.	SANITARY
		SC.	SOLID CORE
EA.	EACH	SD.	SMOKE DETECTOR
ELEC.	ELECTRIC(AL)	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATION(S)
EXF.	EXHAUST FAN	SS.	STAINLESS STEEL
EXG.	EXISTING	STOR.	STORAGE
EJ.	EXPANSION JOINT	STL.	STEEL
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
		STD.	STANDARD
F.D.	FLOOR DRAIN		
FE.	FIRE EXTINGUISHER	TBD.	TO BE DETERMINED
FF.	FINISH FLOOR	TOM.	TOP OF MASONRY
FG.	FIBERGLASS	TOP.	TOP OF PARAPET
FR.	FIRE RESISTANT	TYP.	TYPICAL
FT.	FOOT	TEMP.	TEMPORARY
GA.	GAUGE	UL.	UNDERWRITERS LABORATORY
GALV.	GALVANIZED	UON.	UNLESS OTHERWISE NOTED
GL.	GLASS		
GWB.	GYPSUM WALL BOARD	V.	VENT
GYP BD.	GYPSUM BOARD	V.I.F.	VERIFY IN FIELD
		VERT.	VERTICAL
HORIZ.	HARIZONTAL	VF.	VENTILATION FAN
HM.	HOLLOW METAL		
HP.	HEAT PUMP	W/	WITH
		W/O.	WITH OUT
INSUL.	INSULATETION	WH.	WATER HEATER
INT.	INTERIOR	WIC.	WALK IN CLOSET
		WR.	WATER RESISTANT
MANUF.	MANUFACTURE(R)	WD.	WOOD
MAX.	MAXIMUM	W/D.	WASHER / DRYER
MECH.	MECHANIC(AL)		

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

CHECKED BY: Checker

COVER SHEET

G-000

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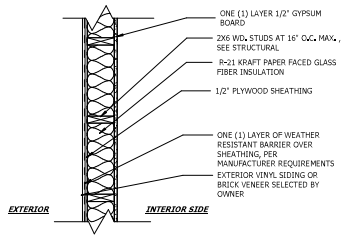
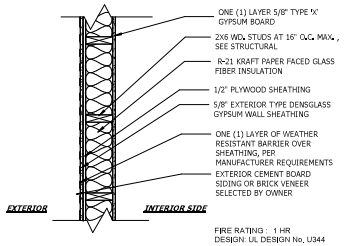
PARTITION TYPES

GENERAL PARTITION NOTES:

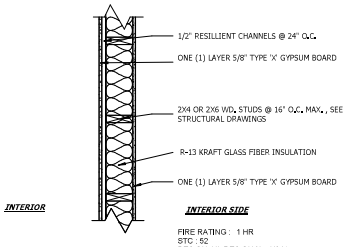
1. REFER TO FLOOR PLANS & STRUCTURAL DRAWINGS FOR SHEER WALL DESIGNATION AND ADDITIONAL INFORMATION
2. REFER TO ELEVATIONS FOR ADDITIONAL MATERIAL INFORMATION
3. UNTAGGED INTERIOR WALLS ARE NON RATED, 2 BY 4 STUD WALLS, WITH 1/2" GWB. REFER TO PARTITION SCHEDULE.
4. PROVIDE MOISTURE RESISTANT GWB AT 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. PROVIDE BLOCKING IN WALLS FOR GRAB BARS, WALL CABINETS, FIXTURES, APPLIANCES, SHELVING, TOILET ACCESSORIES, ETC.
7. WHERE RESILIENT CHANNEL IS INDICATED, ENSURE FLANGE IS INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS.
8. PROVID E FIRE BLOCKING @ 10' INTERVALS HORIZONTALLY AND VERTICALLY IN CONCEALED SPACES AND AIR SPACES, APPROVED FIRE BLOCKING MATERIALS PER 718.2.1
9. PROVIDE FIRE CAULK AT INTERSECTION OF RATED ASSEMBLIES OF DISSIMILAR MATERIALS



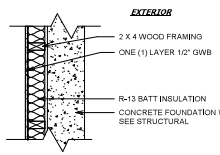
1 TYP EXTERIOR WALL W/ VINYL SIDING OR BRICK VENEER
2X6 STUDS SCALE 1" = 1'-0"



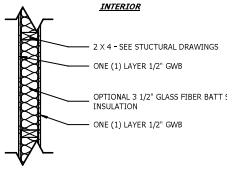
2 TYP EXTERIOR WALL W/ CEMENT BOARD SIDING
2X6 STUDS SCALE 1" = 1'-0"



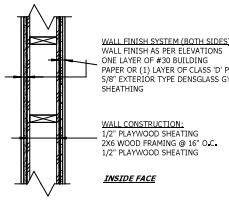
3 ONE HOUR RATED TYP. INTERIOR PARTITION
2X4 or 2X6 STUDS SCALE 1" = 1'-0"



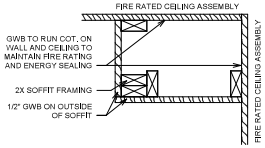
4 2X4 FURRING CONCRETE FOUNDATION WALL
SCALE 1" = 1'-0"



5 INTERIOR WALL (NOTE - IN WET AREAS, USE 1/2" MOISTURE RESISTANT GWB)
2X4 STUDS SCALE 1" = 1'-0"



6 PARAPET WALL TYPE
SCALE 1" = 1'-0"



13 G-001 SOFFIT DETAIL @ RATED WALLS/CEILINGS
SCALE: 1 1/2" = 1'-0"

GENERAL FLOOR/CLNG, ASSEMBLY NTS

1. DRAFT STOPPING TO BE PROVIDED IN FLOOR/ CEILING ASSEMBLIES IN LINE W/ DWELLING UNIT SEPARATIONS. DRAFT STOPPING MATERIALS TO BE IN ACCORDANCE W/ 718.3.1, 9/16" GYPSUM BOARD, 1" LUMBER, CEMENT FIBER BOARD OR MINERAL WOOL OR GLASS FIBER BATTS OR BLANKETS

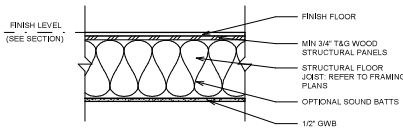
2. ALL SOFFIT LOCATION TO BE PRE ROCKED TO MAINTAIN FIRE AND SOUND ISOLATION

3. REFER TO TESTED ASSEMBLIES LISTED FOR COMPLETE SYSTEM REQUIREMENTS

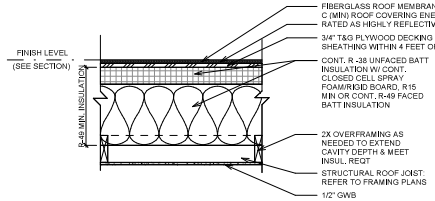
GENERAL NOTES FOR SOUND CONTROL

1. GENERAL NOTES
   A. FLOOR ASSEMBLIES WITH HARD FINISHES SUCH AS WOOD, TILE, ETC. TYPICALLY REQUIRE ADDITIONAL MEASURES TO MEET THE MINIMUMIIC REQUIREMENTS.
   B. TO BEST ISOLATE AIRBORNE SOUND , SEAL OFF AIR LEAKS AND OR PATHS BY WHICH NOISE CAN BYPASS THE ASSEMBLY. OPEN SEAMS AND HOLES WILL INCREASE SOUND TRANSMISSION, COMPROMISING THE ACOUSTIC PERFORMANCE OF THE SYSTEM. FAILURE TO EXECUTE THESE PRECAUTIONS AND OTHER SOUND TRANSMISSION DETAILS OR SPECIFICATIONS, WILL REDUCE THE OVERALL EFFECTIVENESS OF THE DESIGNED SYSTEM.
   C. INSULATION CALLED OUT IN WALL ASSEMBLIES SHALL BE THE SAME DEPTH AS THE STUDS, DO NOT OVERSTUFF INSULATION IN THE CAVITY, AS THIS WILL REDUCE ITS EFFECTIVENESS.
   D. ADDITIONAL INFORMATION REGARDING SOUND TRANSMISSION IS INCLUDED IN OTHER DRAWINGS.
2. ACOUSTICAL ASSEMBLY PERIMETERS
   A. AIR BORNE SOUND - WALLS, FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM OTHER SPACES (COMMON SPACES, UTILITY SPACES, ETC) ARE REQUIRED TO HAVE A SOUND
   B. TRANSMISSION CLASS (STC) RATING OF NOT LESS THAN 50 (45 FIELD TESTED) FOR AIRBORNE NOISE.STRUCTURE BORNE SOUND - FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR OTHER SPACES (COMMON SPACES, UTILITY SPACES , ETC) SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 50 (45 FIELD TESTED) FOR STRUCTURE BORNE NOISE.
   C. THE PERIMETEROF AN ACOUSTICAL ASSEMBLY SHALL BE AIRTIGHT TO PREVENT THE TRANSFER OF SOUND THROUGH, OR AROUND THE ASSEMBLY. USE FLEXIBLESEALANTS, OR GASKETS TO SEAL BETWEEN THE RATED ASSEMBLIES AND OTHER SURFACES WHERE RELIEF IS REQUIRED . REFER TO THE MANUFACTURERS SPECIFICATIONSREGARDING MECHANICAL FASTENERS REQUIREMENTS FOR QUANTITY AND SPACING.
   D. IN ORDER TO MAINTAIN EFFECTIVENESS OVER THE LIFE OF THE BUILDING, ALL SEALANTS ARE TO BE RESILIENT AND NON-HARDENING, THE PLACEMENT OF THE SEALANT IS CRITICAL TO THE PERFORMANCE OF THE OVERALL SYSTEM, REFER TO SOUND TRANSMISS DETAIL 1 FOR CORRECT ASSEMBLY INFORMATION.
   E. THE FOLLOWING MATERIALS ARE RECOMMENDED FOR SOUND CONTROL
   - GYPSUM BASED FLOOR UNDERLAYMENT.
     - ACOUSTICAL SOUND MAT
   - RESILIENT CHANNELS- INSTALL PER MANUF. SPEC
   - SOUND ISOLATION CLIPS W/ APPROPRIATE FURRING CHANNELS.
     - GYPSUM WALL BOARD
   - GASKETS - NEOPRENE, RUBBER, FOAM
   - NON HARDENING SEALANT - GAPS LESS THAN 1/2"
   - SPRAY FOAM - LARGE GAPS AND HOLES
   - BACKER ROD - CLOSED CELL CAULK PRESSED INTO GAPS
3. PENETRATIONS
   A. ASSEMBLIES ARE TO BE AIRTIGHT, RECESSED WALL FIXTURES (ELECTRICAL DEVISES, WIRING, PLUMBING, ETC.) WHICH PENETRATE THE WALL BOARD, ARE NOT TO BE LOCATED BACK TO BACK WITHIN THE SAME STUD CAVITY. OPENINGS SHALL BE CUT TO THE APPROPRIATE SIZE AND SEALED ACCORDINGLY. ELECTRICAL DEVISES SHALL BE INSTALLED IN FULL BOXES AND SEALED WITH NON-HARDENING SEALANT, PUTTY PAD, OR EQUAL. REFER TO NOISE ISOLATION DETAIL
   B. OPENINGS AND PENETRATIONS FOR ELECTRICAL DEVISES, PIPING, PLUMBING FIXTURES, SOFFITS, MECHANICAL DUCTWORK, SHALL BE SEALED, LINED, OR INSULATED IN ORDER TO MAINTAIN REQUIRED RATINGS
   C. PIPES AND CONDUITS ARE TO BE CONCENTRICALLY PLACED WITHIN WALL AND FLOOR/CEILINGS ASSEMBLIES. UNLESS OTHERWISE REQUIRED PER FIRE AND OTHER BUILDING CODES.
   D. THE FOLLOWING ITEMS SHALL BE CAULKED, SEALED, AND ACOUSTICALLY TREATED WHEN LOCATED WITHIN UNIT SEPARATION WALLS AND OR FLOOR CEILING ASSEMBLIES.
- PROVIDE FIRE RATED COVERS OVER RECESSED LIGHT FIXTURES
- SEAL ELECTRICAL BOXES TO GWB W/PUTTY PAD OR EQUAL
- SEAL PLUMBING PENETRATIONS
- INSULATE DUCKWORK WITHIN FLOOR/CEILING ASSEMBLIES
- SEAL EXHAUST VENT DUCTS JOINTS AND SEAMS WITH MASTIC.
- FASTEN FLOOR CEILING MOLDING TO WALL ONLY, PROVIDE SEALANT JOINT AT FLOOR/CEILING
- DOORS IN CORRIDOR WALLS TO RECEIVE SEAL AT BOTTOM, AND FLEXIBLE GASKET (SMOKE SEAL) AROUND FRAME
- DOORS IN CORRIDOR WALLS TO RECEIVE 1/4" SEALANT BETWEEN FRAME AND GWB
- MULTI LAYERED GWB WALLS TO HAVE STAGGARED/OVERLAPPING JOINTS
- SEPRARTION WALLS TO HAVE 1/4" SEALANT JOINT AT GWB TO SUBFLOOR/INGCEILING ASSEMBLY

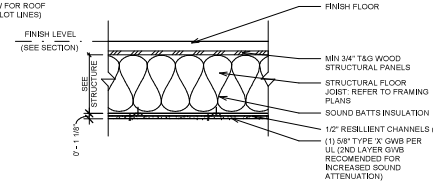
FLOOR TYPES



F0 TYPICAL FLOOR ASSEMBLY
SCALE 1" = 1'-0"

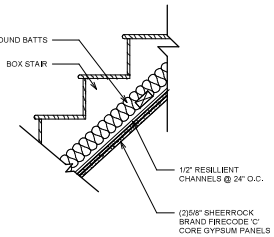


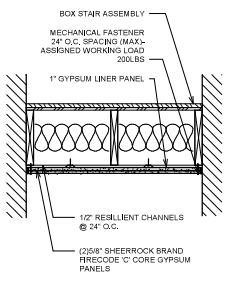
R0 TYP. ROOF ASSEMBLY W/ SPRAY INSULATION
(NON RATED) SCALE 1" = 1'-0"



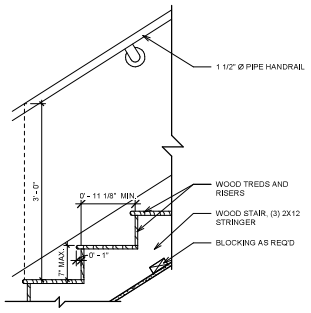
F1 1 HOUR RATED FLOOR ASSEMBLY
(UL L516) F-STC -58 F-IIC -54 SCALE 1" = 1'-0"

STAIR ASSEMBLIES

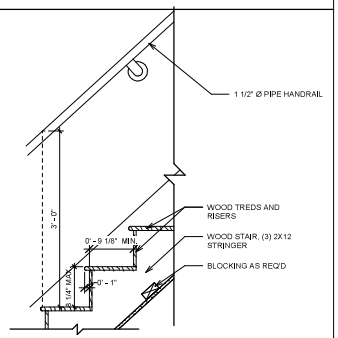




10 G-001 1 HOUR RATED STAIR / SOFFIT ASSEMBLY
SCALE: 1" = 1'-0"
FIRE RATING : 1 HR
PRESCRIPTIVE DESIGN: IBC 721.1(2)

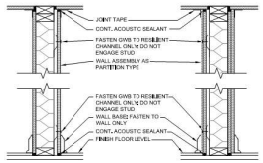


11 G-001 TYP. STAIR DETAIL (W/IN COMON AREA)
SCALE: 1" = 1'-0"

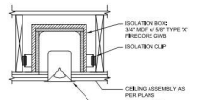


12 G-001 TYP. STAIR DETAIL (W/IN RESIDENTIAL UNIT)
SCALE: 1" = 1'-0"

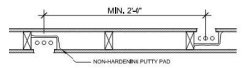
NOISE ISOLATION DETAILS



DETAIL 1 - WALL TO FLOOR/CEILING DETAILS



DETAIL 2 - LIGHT FIXTURE ISOLATION DETAIL



DETAIL 3 - RECOMMENDEC ELEC. BOX SEPARATION

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building
229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

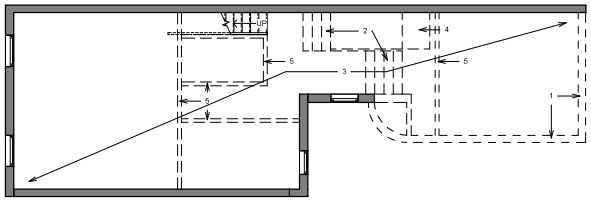
CHECKED BY: Checker

PARTITION AND TYPES

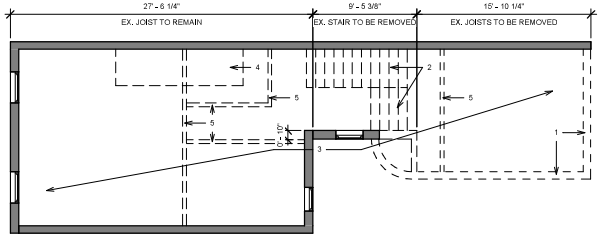
G-001

1/17/2026 11:48:34 AM

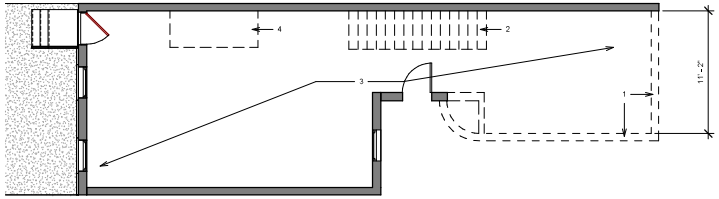
EXISTING JOISTS REPLACEMENT CALCULATIONS			
	TOTAL # OF JOISTS	JOISTS REPLACED	PERCENTAGE
1ST LEVEL	40	18	45%
2ND LEVEL	40	18	45%
3RD LEVEL	40	18	45%
ROOF	40	18	45%
TOTAL	160	60	45% < 2/3RD



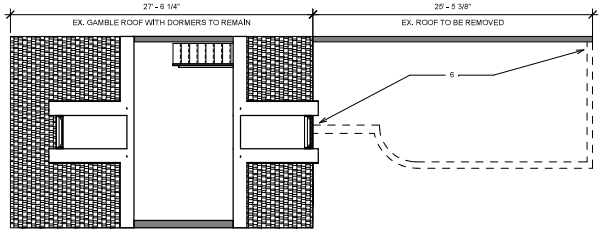
3 G-003 THIRD FLOOR-DEMO
SCALE: 3/16" = 1'-0"



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



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



4 ROOF DEMO
3/16" = 1'-0"

DEMOLITION FLOOR PLAN LEGENDS

- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE DEMOLISHED

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 (TN), AND STATE REQUIREMENTS.
B. ENGINEERED DRAWINGS: REFER TO THE ENGINEERED MECHANICAL, ELECTRICAL AND PLUMBING DEMOLITION DRAWINGS "BY OTHERS" FOR COMPLETE SCOPE OF DEMOLITION WORK.
C. ALL EXISTING CONDITIONS AND DIMENSIONS ON THE DRAWINGS ARE TO BE VERIFIED IN THE FIELD PRIOR TO PROCEEDING WITH ANY WORK.
D. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR SCOPE OF WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR GENERAL COORDINATION ONLY. ALL SUBCONTRACTORS ARE TO SCHEDULE AND COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR.
E. ITEMS TO BE REMOVED AND DISCARDED SHALL BE DISPOSED OF IN A MANNER ACCEPTABLE TO LOCAL AUTHORITIES. ITEMS TO BE RETAINED FOR POSSIBLE REUSE SHALL BE CLEARLY MARKED, CLEANED AND RECONDITIONED TO THEIR APPROPRIATE ORIGINAL STATE AND STORED IN A SECURE LOCATION.
F. PROVIDE AND MAINTAIN WEATHER PROTECTION AT EXTERIOR OPENINGS AS REQUIRED TO FULLY PROTECT THE INTERIOR PREMISES AGAINST DAMAGE FROM THE ELEMENTS UNTIL SUCH OPENINGS ARE CLOSED BY NEW CONSTRUCTION.
G. DO NOT CUT OR REMOVE CONSTRUCTION WHICH MIGHT WEAKEN OR IMPAIR THE STRUCTURAL INTEGRITY OR STRENGTH OF THE STRUCTURAL FRAMING OR SUPPORT SYSTEMS WHICH ARE TO REMAIN.
H. DESIGN, PROVIDE, ERECT AND MAINTAIN NECESSARY TEMPORARY SHORING, BRACING, FRAMING, OR SUPPORT WHERE LOAD BEARING STRUCTURAL OR SUPPORTING MEMBERS ARE WEAKENED BY CUTS OR OPENINGS OR SUBJECT TO DAMAGE FROM DEMOLITION OPERATIONS AND OTHERWISE AS REQUIRED FOR SAFETY OR TO PROTECT FINISH SURFACES FROM DAMAGE.
I. ALL BUILDING SYSTEMS MUST BE PROPERLY TERMINATED, REMOVED AND/OR CAPPED BY DEAD ENDING PIPING AND WIRING IN A SAFE, CODE-CONFORMING AND PERMANENT MANNER. WHERE PARTITIONS OR OTHER WORK IS NOTED TO BE REMOVED, REMOVE AND/OR TERMINATE ALL ELECTRICAL AND TELEPHONE OUTLETS, CONDUITS AND BOXES, LIGHT SWITCHES, THERMOSTATS, PLUMBING, DUCTWORK, MILLWORK AND ANY OTHER ATTACHED ITEMS.
J. ALL LIFE SAFETY SYSTEMS SHALL REMAIN ACTIVE DURING DEMOLITION. THE SPACE SHALL BE MAINTAINED AND LEFT IN A SAFE CODE CONFORMING MANNER. ALL FLOOR OPENINGS, HAZARDS, AND UNSAFE CONDITIONS SHALL BE IDENTIFIED AND THE GENERAL CONTRACTOR SHALL PROVIDE PROPER NOTIFICATION AND OBSTACLES TO SECURE PUBLIC SAFETY.
K. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS FOR THE DURATION OF THE PROJECT.
L. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORATION OF ANY SURFACES OF FINISHES WHICH ARE SCRATCHED, MARRED OR OTHERWISE DAMAGED BY THE INSTALLATION, MOVEMENT OR REMOVAL OF ALL EQUIPMENT ASSOCIATED WITH DEMOLITION PROCEDURES (E.G. SCAFFOLDING, CONTAINERS, ETC.)
M. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE, IF REQUIRED.
N. FURNISH ALL LABOR AND MATERIALS / EQUIPMENT AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.
O. FURNISH A SYSTEM OF TEMPORARY LIGHT AND POWER IN THE SPACE DURING CONSTRUCTION AS NECESSARY.
P. IN PARTITIONS TO BE REMOVED, REMOVE ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. UP TO ABOVE CEILING AND PROTECT, REMOVE ELECTRIC WIRING BACK TO FIRST JUNCTION BOX.
Q. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN DRAWINGS, THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.
R. ALL EXITS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION, AND EGRESS PATHS SHALL BE CLEAR OF DEBRIS.
S. G.C. TO COORDINATE DUMPSTER LOCATION, CONSTRUCTION TRAFFIC, BUILDING ACCESS, MATERIAL STAGING AREA, ETC. WITH OWNER.
T. G.C. TO EXERCISE EXTREME CARE IN CONTAINING DUST AND DEBRIS WITHIN THE CONTRACT AREA. PROVIDE A DUST PROOF BARRIER AROUND AREAS OF CONSTRUCTION FOR DURATION OF WORK. FOREIGN OBJECTS AND ODORS 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 MISC FRAMING, CONDUIT, ELEC & DEBRIS THROUGHOUT.
4. CUT BACK JOISTS FOR NEW STAIRWAY OPENING.
5. EXISTING INTERIOR WALL TO BE REMOVED.
6. EXISTING ROOF WITH ASSOCIATED PARAPET AND GUTTERS TO BE REMOVED.

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

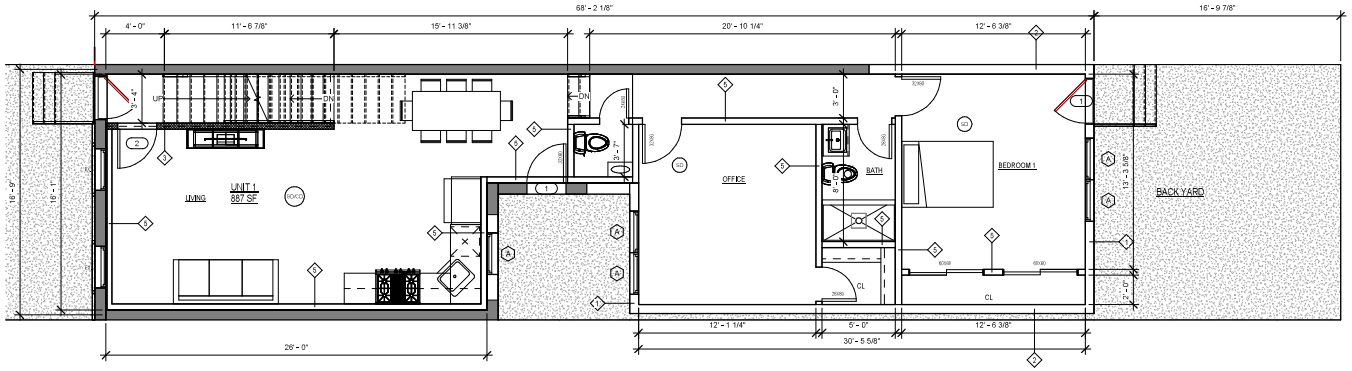
CHECKED BY: Checker

DEMOLITION PLAN

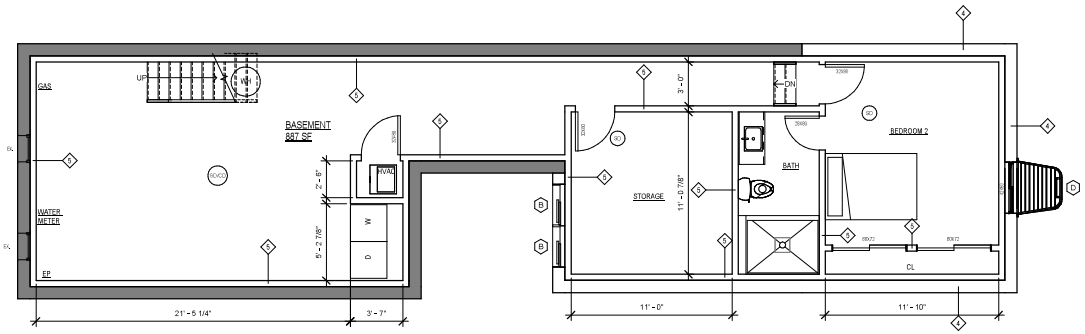
G-003

1/17/2026 11:48:35 AM

*REFER TO STRUCTURAL DRAWINGS FOR BRACED WALL PANEL DETAIL INFORMATION



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



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

FLOOR PLAN LEGENDS

- EXISTING WALL TO REMAIN
- NEW WALL
- 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
- 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 DTL.
- COLUMN IDENTIFICAITON
- MULTIPLE ELEVATION IDENTIFICATION
- SINGLE ELEVATION IDENTIFICATION

SYMBOLS LEGEND

SD	**SMOKE DETECTOR** ALL UNITS SHALL BE HARD WIRED WIBATTER Y BACKUP ANO INTERCONNECTED. SMOKE DETECTORS TO BE INST ALLED IN EAC H BEDROOM, HALL AREA , ANO IN THE IMMEDIATE VICINITY OF BEDR OOM S ANO ON EA CH FLOOR OF THE DW ELLING .
CD	**CARB ON MON OXIDE DETECTOR** REQUIRED WITHIN 15 FEET OF THE ENTRANCE TO EVER Y BEDROOM OR WITHIN 15 FEET OF A BED IN SLEEPING AREAS WHERE THERE IS NO ENCLOSED BEDROOM. IT SHALL BE CENTRALLY LOCATED OR ON A WALL OR THE CEILING BUT NOT DIRECTLY IN FRONT OF A DOOR TO A BATHROOM OR WITHIN 5 FEET OF A COOKING APPLIANCE.
	EXHAU ST FAN 200 CFM THROUGH ROOF

KEY NOTE LEGEND

1	PROVIDE 36" HANDRAIL CONT. AT ALL STEPS (TYP.)
2	PROVIDE 42" PARAPET/ GUARDRAIL (TYP.)
3	PROVIDE 18" PARAPET
4	PROVIDE 1:48 SLOPED CRICKET: VALLEY TO HAVE 1:96 MIN SLOPE (TYP.)
5	THROUGH WALL SCUPPER & DOWNSPOUT PROVIDE OVERFLOW IN ACCORDANCE WITH LOCAL REQUIREMENTS
6	FIBERGLASS ROOF MEMBRANE SYSTEM w/CLA SS C (MIN) ROOF COVERING OVER ROOF STRUCTURE AS PER DETAILS
7	EXISTING MASONARY 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. ELEVATIONS, DETAILS AND SECTIONS FOR TYPICAL CONDITIONS ARE GENERALLY REFERRED TO AS TYPICAL FOR LIKE CONDITIONS THROUGHOUT, UNLESS NOTED OTHERWISE.
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G. DO NOT SCALE DRAWINGS - ALL DIMENSIONS TO BE VERIFIED.
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W. ALL DIMENSIONS TO FINISHED FACE OF PARTITIONS.
X. INSULATION NOTES.

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

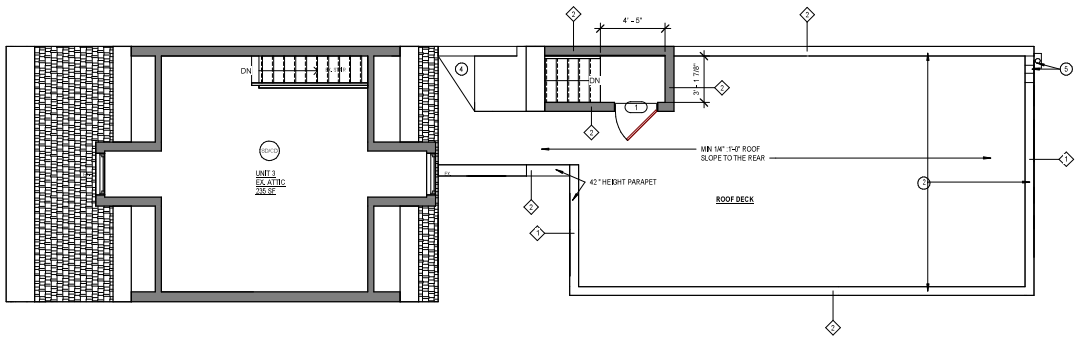
CHECKED BY: Checker

FLOOR PLAN

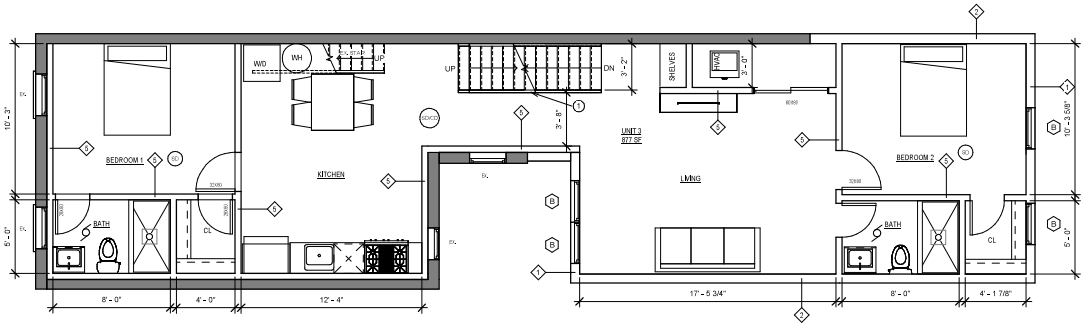
A-100

1/17/2026 11:48:36 AM

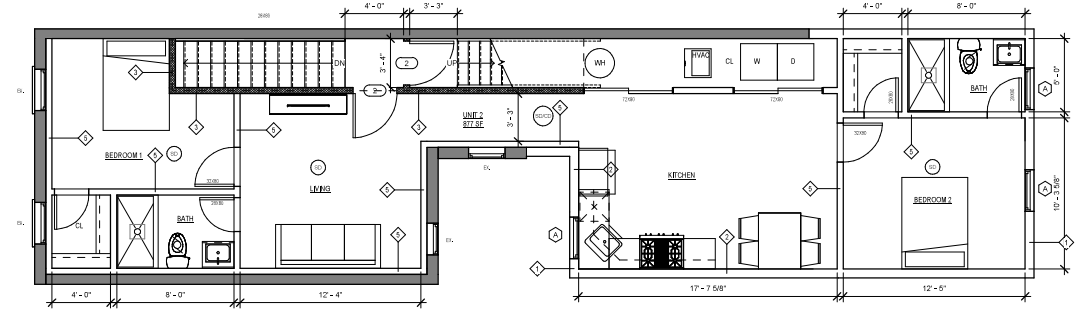
*REFER TO STRUCTURAL DRAWINGS FOR BRACED WALL PANEL DETAIL INFORMATION



3 A-102 Roof
SCALE: 1/4" = 1'-0"



2 A-102 THIRD FLOOR
SCALE: 1/4" = 1'-0"



1 A-102 SECOND FLOOR
SCALE: 1/4" = 1'-0"

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.
- DOOR IDENTIFICATION / ROOM IDENTIFICATION
- ROOM NAME / ROOM NUMBER
- KEYNOTE
- ELEVATION BENCHMARK
- WINDOW IDENTIFICATION
- DRAWING TITLES
- REVISION DELTA
- SECTION CUT MARK
- INSULATION, SEE PARTITION SCHEDULE FOR MORE INFO.
- REFERENCE KEY MARK FOR ENLARGEMENT DTL.
- COLUMN IDENTIFICAITON
- MULTIPLE ELEVATION IDENTIFICATION
- SINGLE ELEVATION IDENTIFICATION

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PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

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FLOOR PLAN

A-102

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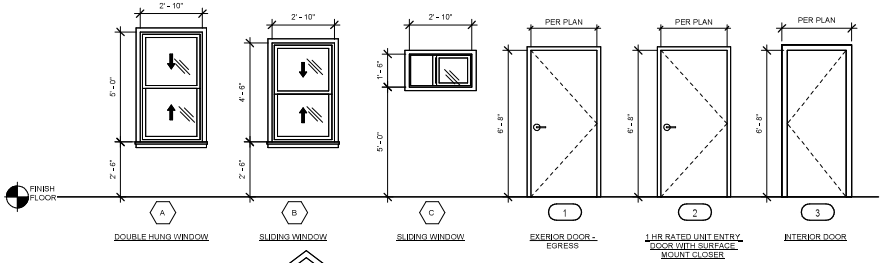
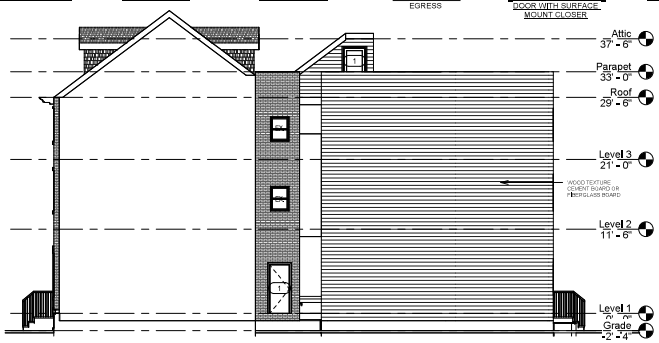


WINDOW SCHEDULE

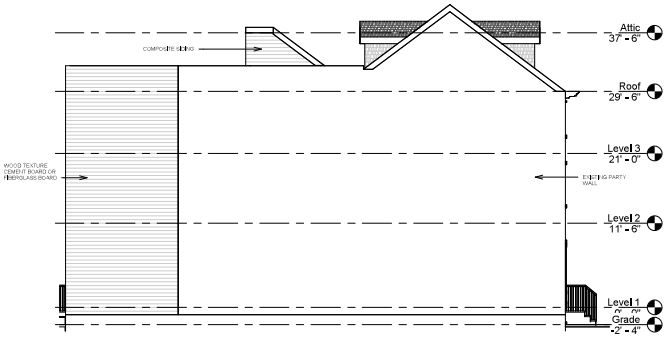
TYPE	DESCRIPTION	HEIGHT	WIDTH	SILL HGT.	HEAD HGT.	FENESTRATION U-FACTOR
A	EGRESS	5'-0"	2'-10"	2'-8"	7'-10"	0,32
B	EGRESS	4'-6"	2'-10"	2'-8"	7'-4"	0,32
C	NONE EGRESS	1'-6"	2'-10"	4'-6"	6'-6"	0,32
D	EGRESS WELL	5'-0"	3'-6"	1'-0"	3'-0"	0,32

GENERAL WINDOW & DOOR NOTES

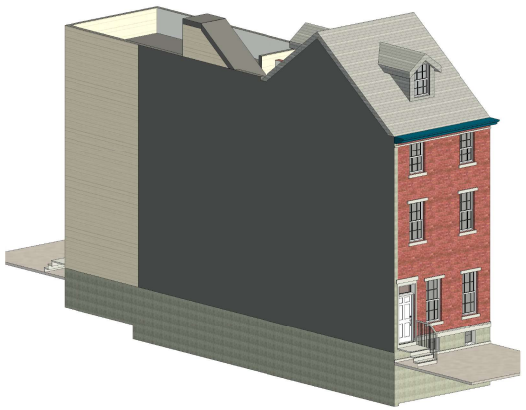
A. REFER TO BUILDING PLANS & ELEVATIONS FOR ADDITIONAL WINDOW & DOOR INFORMATION INCLUDING QUANTITIES + TEMPERED LOCATIONS.
B. COORDINATE ALL WINDOW AND DOOR ROUGH OPENING SIZES AND RE QUIREMENTS WITH SELECTED MANUFACTURER SPECIFICATIONS
C. ALL GLAZING TO BE LOW-E AND U-FACTORS TO BE MAX 0 32
D. ALL GLAZING IN WET AREAS AND / OR WITHIN 18" A.F.F. & 2' ADJACENT TO STAIRS AND SWINGING DOORS TO BE SAFETY GLAZING
E. WINDOWS MULLED AS PER ELEVATION. MULLION THICKNESS MAY VARY PER MANUFACTURER
F. OPERATIONAL WINDOWS WITHIN 24" OF FINISH FLOOR ARE TO BE EQUIPPED WITH A 4" RESTRICTER
G. VERIFY ALL WINDOWS AND DOOR ASSEMBLIES ARE TAPED,FLASHED/CAULKEDAT ALL HEADS, SILLS, AND JAMS PER MANUF. SPECIFICATIONS (TYP.)
H. ALIGN ALL WINDOW AND DOOR HEADERS HORIZONTALLY PER FLOOR U.N.O .
I. SAFETY GLAZING TO BE PROVIDED IN LOCATIONS AS OUTLINED IN SECTION 2406 OF 2018 IBC
J. VERIFY AND COORDINATE ALL DOOR SIZE S WI CHOSEN MANUFACTURER
K. DIMENSIONS GIVEN ARE FOR ACTUAL DOOR LEAF DIMENSION, COORDINATE ROUGH OPENINGS
L. DOOR JAMS ARE TO BE 4" OFF ADJ. WALL ON HINGE SIDE, UNO. 3" IS PERMITTED WITHIN RESIDENTIAL UNITS
M. CLOSET DOORS ARE CENTERED ON CLOSET WIDTH, UNO
N. ALL LATCHES TO BE LEVEL STYLE IN BUILDINGS REQUIRING ACCESSIBILITY
O. G.C. TO VERIFY ALL LOUVERED DOOR LOCATIONS WITH MEPREQUIREMENTS
P. ALL NEW FENESTRATION SHALL MEET THE FOLLOWING MAX. U-FACTOR. CONTRACTOR TO PROVIDE SPEC SHEETS FOR APPROVAL.
FIXED EXTERIOR WINDOW/DOOR= 0.38
OPERABLE WINDOW/DOOR= 0.45
ENTRANCE DOORS= 0.77



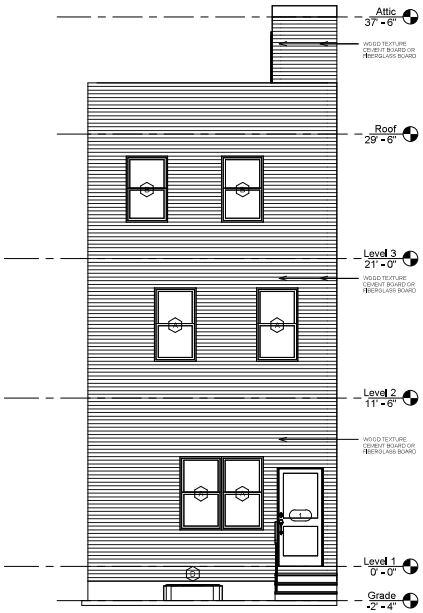
5 / A-200 South
SCALE: 1/8" = 1'-0"



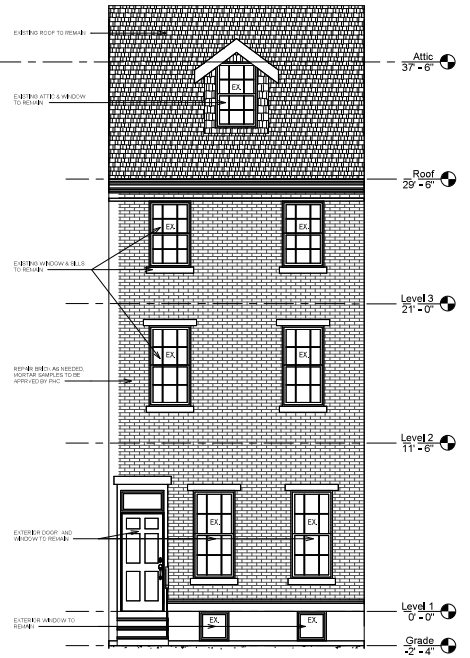
4 / A-200 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 / A-200 3D - FRONT
SCALE:



2 / A-200 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 / A-200 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROFESSIONAL SEALS

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Triplex Building

229 N Camac St, Philadelphia, PA 19107

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ELEVATIONS / DOOR& WINDOW SCHEDULE

A-200

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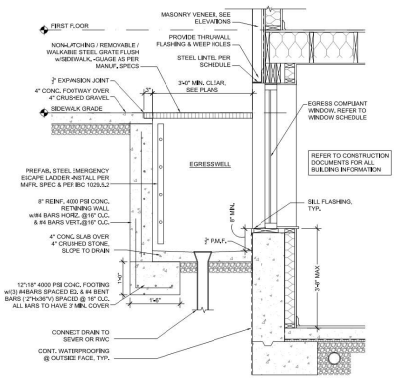
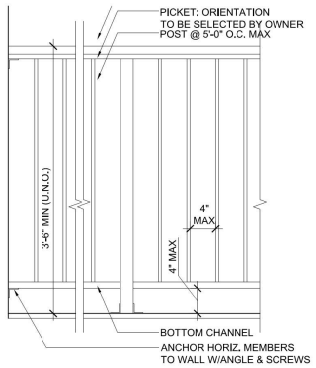
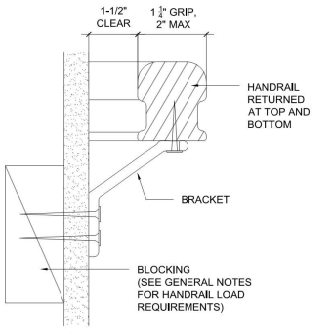


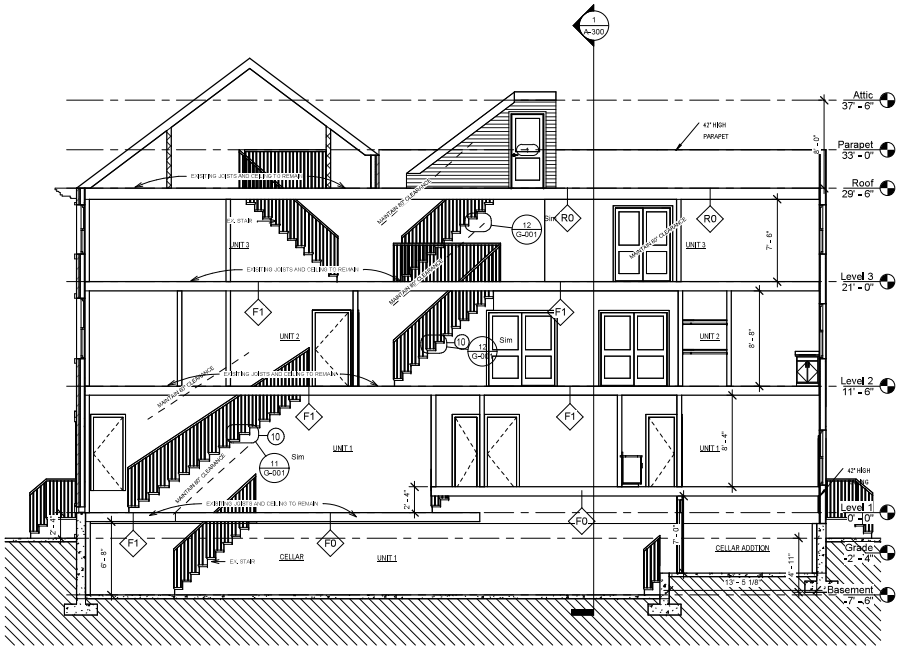
3 / A-300 TYP, EGRESS WELL DETAIL
SCALE: 1 1/2" = 1'-0"



6 / A-300 TYP, GUARDRAIL DETAIL
SCALE: 3/4" = 1'-0"



5 / A-300 TYP, HANDRAIL DETAIL
SCALE: 3/4" = 1'-0"



2 / A-300 SECTION - EW
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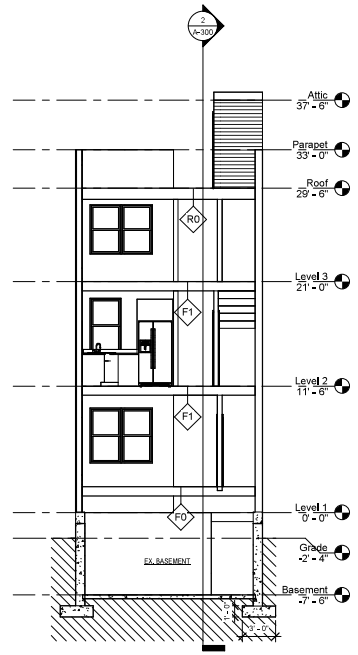

1 / A-300 SECTION - N
SCALE: 3/16" = 1'-0"

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Triplex Building

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BUILDING SECTIONS

A-300

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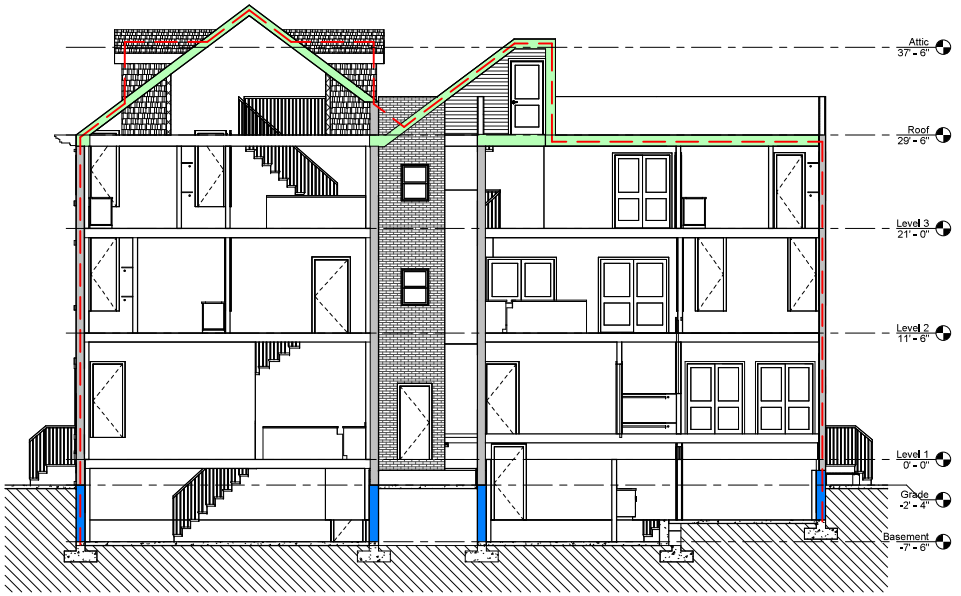

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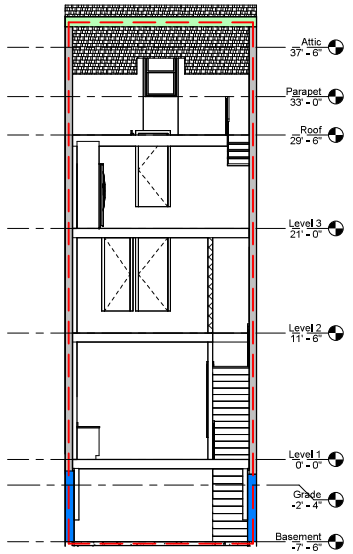

2 A-301 SECTION - N Copy 1
SCALE: 3/16" = 1'-0"

TABLE R4021.2
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT[a]

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

NR = Not Requirec.
For SI: 1 foot = 304.8 mm.

a. *R*-values are minimums. *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 he insulation shall be not less than the *R*-value specified n the table.
b. The fenestration *U*-factor column excludes skylights. The SHGC column applies tc all glazed fenestrtion.
Exception: In Climate Zones 1 through 3, skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 3.30.
c. "10/13" means I-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation on tie interior of the basement wall. "15/19" means I-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. Alternatively, compliance with "15/19" shall be I-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the house.
d. R-5 insulation skall be provided under the full 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 elge insulation for heated slobs shall not be required to extend below the slal.
e. There are no SHGC requirements is the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R30. 1 and Table R301.1.
g. Alternatively, instlation sufficient o fill the framing cavity and providing not less lian an *R*value of R-19.
h. The first value s cavity insulatice, the second value is continuous insulation. Tnerefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insultion.
i. Mass walls shallbe in accordance with Section R402.2.5. The second *R*-value applies where nore than half of the insulation is on the interior of the mass wall.

ENERGY CONSERVATION		
	THERMAL ENVELOPE OUTLINE	
TYPE	MATERIAL	R-VALUE
EXTERIOR WALL	BRICK WALL +2X4 FURRING	R-13
EXTERIOR WALL	2X6 WITH VINYL SIDING	R-21
PARTY WALL		
ROOF	FIBERGLASS ROOFING SYSTEM	R-49
FLOOR		R-30
FOUNDATION WALL		R-13

PROFESSIONAL SEALS

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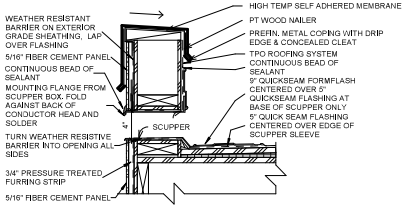
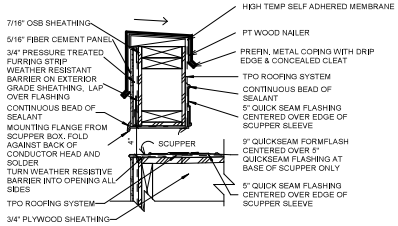
ENERGY ENVELOPE

A-301

1/17/2026 11:48:46 AM

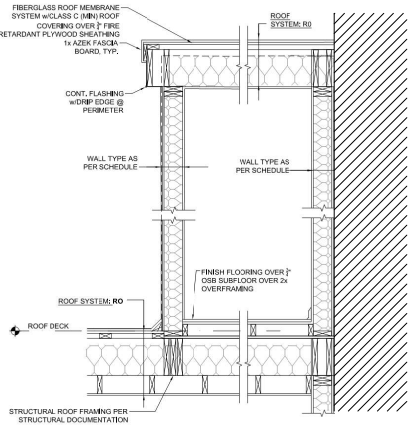


5 A-400 OVERFLOW SCUPPER
SCALE: 1 1/2" = 1'-0"

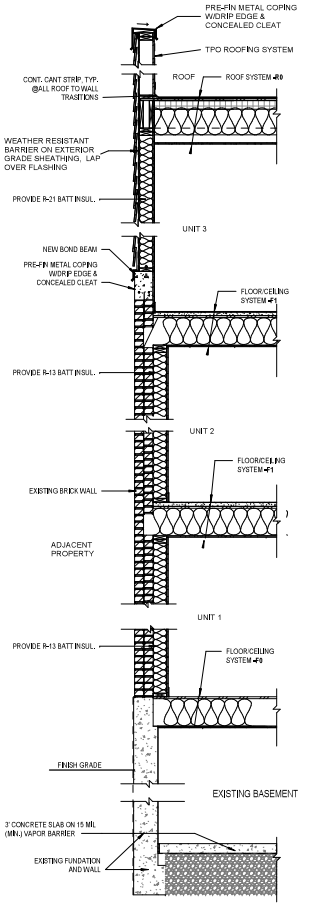


4 A-400 ROOF SCUPPER @ DOWNSPOUT
SCALE: 1 1/2" = 1'-0"

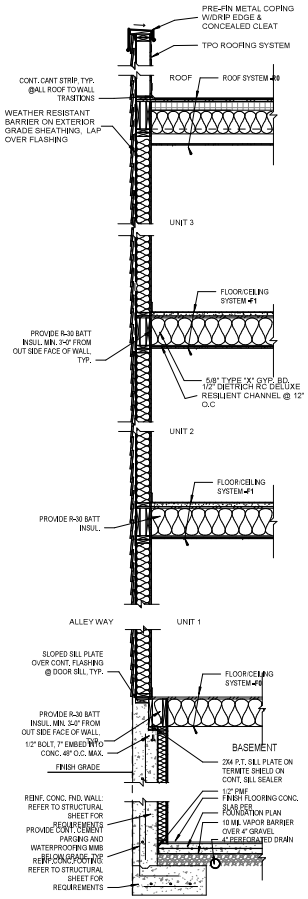
THE INSULATION IS NOT INDICATED FOR CLARITY. PLEASE SEE G-001 FOR DETAILS. ALL NEW EXTERIOR WALLS TO HAVE R-21 BATT INSULATION AND NEW ROOF TO HAVE R-49 INSULATION



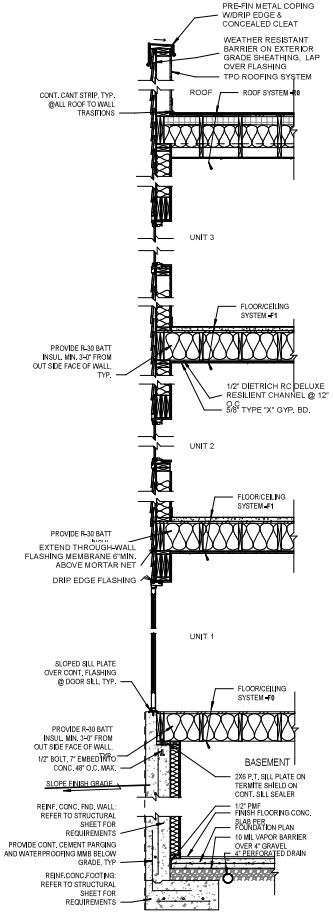
1 PILOT HOUSE CORSS SECTION
1 1/2" = 1'-0"



7 A-400 ADDITION ON TOP WALL SECTION
SCALE: 1/2" = 1'-0"



2 A-400 REAR SIDE WALL SECTION
SCALE: 1/2" = 1'-0"



3 A-400 REAR WALL SECTION
SCALE: 1/2" = 1'-0"

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

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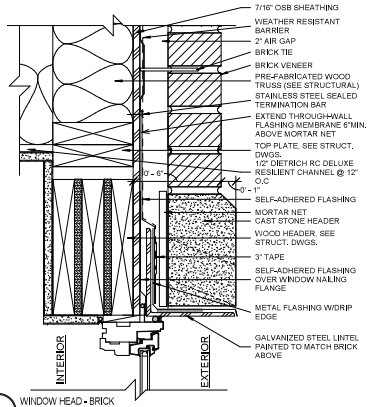
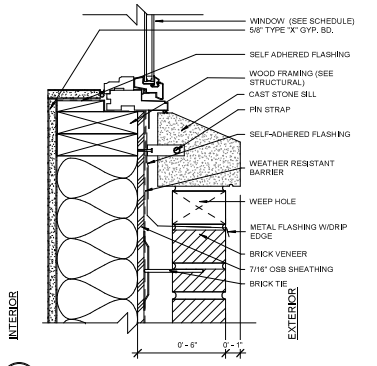
WALL SECTIONS & DETAILS

A-400

1/17/2026 11:48:48 AM



1 A-403 WINDOW HEAD - BRICK
SCALE: 3" = 1'-0"



2 A-403 WINDOW SILL - BRICK
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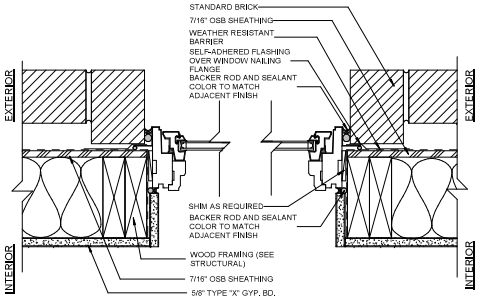
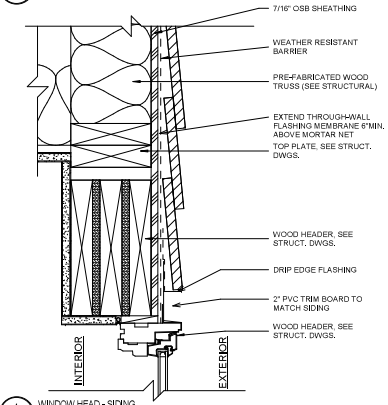
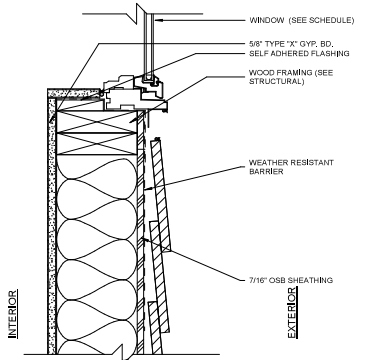


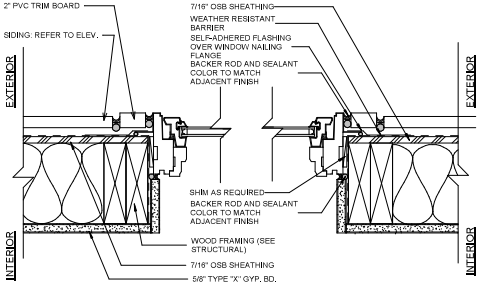
3 A-403 WINDOW JAMB - BRICK
SCALE: 3" = 1'-0"



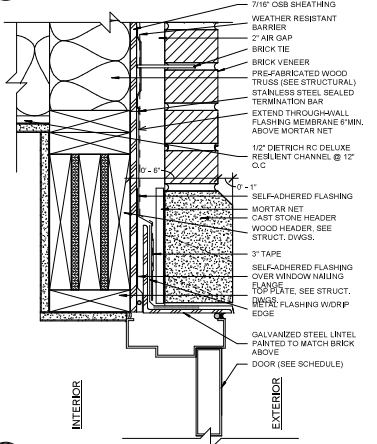
4 A-403 WINDOW HEAD - SIDING
SCALE: 3" = 1'-0"



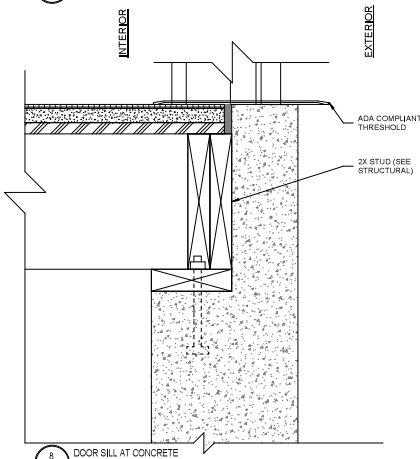
5 A-403 WINDOW SILL - SIDING
SCALE: 3" = 1'-0"



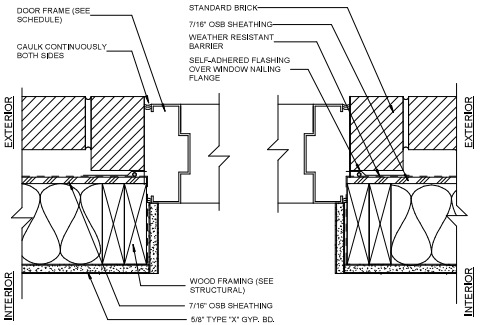
6 A-403 WINDOW JAMB - SIDING
SCALE: 3" = 1'-0"



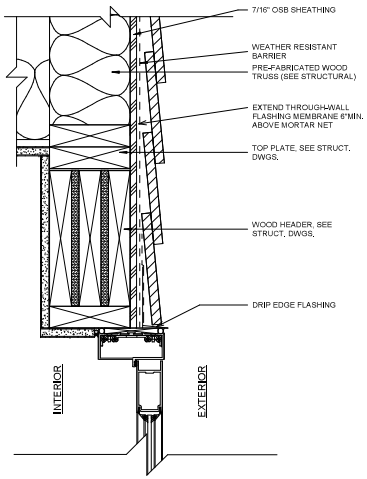
7 A-403 DOOR HEAD AT BRICK
SCALE: 3" = 1'-0"



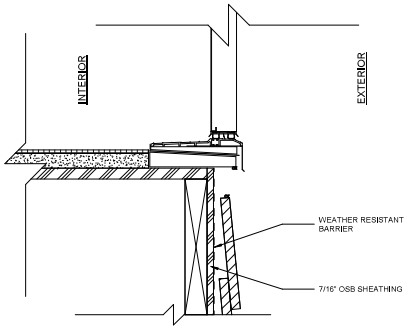
8 A-403 DOOR SILL AT CONCRETE
SCALE: 3" = 1'-0"



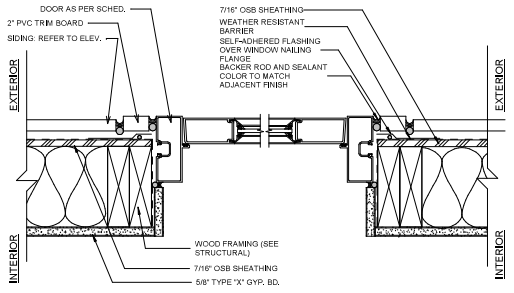
9 A-403 DOOR JAMB AT BRICK
SCALE: 3" = 1'-0"



10 A-403 DOOR HEAD - SIDING
SCALE: 3" = 1'-0"



11 A-403 DOOR SILL - SIDING
SCALE: 3" = 1'-0"



12 A-403 DOOR JAMB - SIDING
SCALE: 3" = 1'-0"

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

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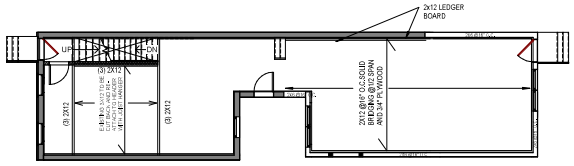
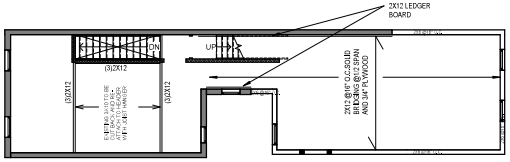
HEAD/SILL/JAMB DETAILS

A-403

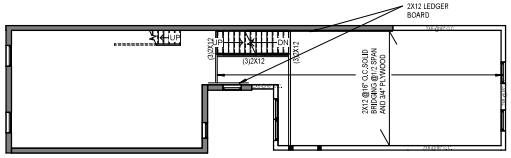
1/17/2026 11:48:50 AM



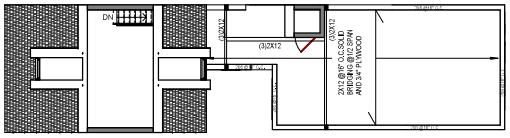
1 FIRST FLOOR-S
1/8" = 1'-0"



2 SECOND FLOOR-S
1/8" = 1'-0"

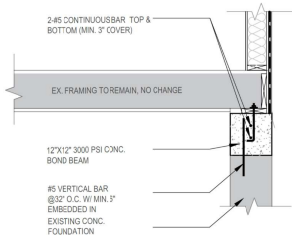


3 THIRD FLOOR-S
1/8" = 1'-0"

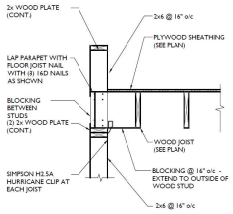


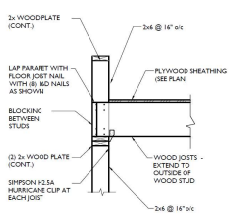
5 Roof.
1/8" = 1'-0"

PROVIDE (3) 2X6 OR 2X4 GLUED AND NAILED TOGETHER AT ALL POINT LOADS, ALL THE WAY TO THE FOUNDATION

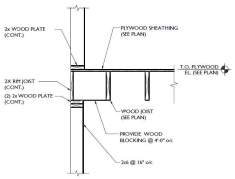


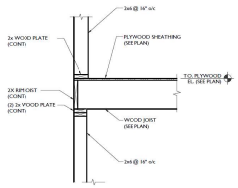
BONDING BEAM DETAILS POURED ON EX. CONC. FOUNDATION AND MASSONRY WALL



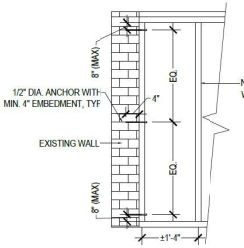


ROOF FRAMING DETAILS

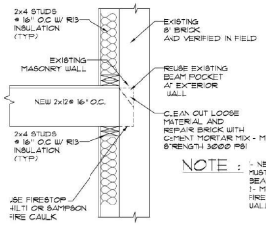




FLOOR FRAMING DETAILS

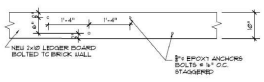


TYP. NEW STUD WALL-EXISTING MASONRY DETAIL

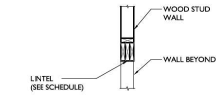


TYPICAL WOOD JOST SUPPORT AT EXISTING PARTY WALL

IF THE EXISTING JOIST POCKET CAN NOT BE USED DUE TO THE PLANNED NEW ELEVATION AT THE REAR, INFILL THE EXISTING JOIST POCKETS WITH MIN. 3,000 PSI CONCRETE AND INSTALL 2X10 LEDGER BOARD WITH 3/8" BOLT & WASHER AT EVERY 12" STAGGERED WITH HILTI EPOXY ANCHOR EMBED MIN. 4".



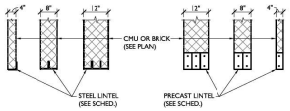
LEDGER BOARD DETAILS



TYPICAL HEADER DETAIL

NON-LOAD BEARING WALL WOOD STUD TYPICAL HEADER SCHEDULE

WIDTH OF OPENING	WOOD STUD LINTEL SIZE	JAMB ST.DS
UP TO 8'-0"	(3) 2x8	(2) STUDS
8'-0" TO 12'-0"	(3) 2x10	(2) STUDS
12'-0" TO 14'-0"	(3) 2x12	(2) STUDS



STEEL & PRECAST NON-BEARING LINTEL SCHEDULE
(4", 8" AND 12" NON-BEARING CMU & BRICK WALLS)

WIDTH OF OPENING	STEEL FOR EACH 4" OF WALL THICKNESS	REINF. CONC. FOR EACH 4" OF WALL THICKNESS	REMARKS
UP TO 3'-11"	L 3 1/2 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
3'-0" TO 3'-11"	L 4 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
4'-0" TO 5'-11"	L 5 x 3 1/2 x 5/16	(1) #4 TOP & BOTTOM	
6'-0" TO 8'-0"	L 6 x 3 1/2 x 5/16	(1) #5 TOP & BOTTOM	

NOTES:
1) ALL CONCRETE LINTELS SHALL BE 4000 PSI CONCRETE AT 28 DAYS WITH GRADE 60 REINFORCING
2) ALL STEEL LINTELS SHALL BE ASTM A-36.
3) FILL C.M.U. VOIDS SOLID (2) COURSES BELOW LINTEL BEARING.
4) ALL LINTELS SHALL HAVE 8" MINIMUM BEARING U.N.O.

BEAM HANGER SCHEDULE

MEMBER SIZE	CONN. TYPE	HANGER NO.	MEMBER SIZE	CONN. TYPE	HANGER NO.
2x8	FM	LUS28	1 3/4x9 1/4 LVL	TF	LBV1.81/9.25
(2) 2x8	FM	LUS28-2	(2) 1 3/4x9 1/4 LVL	TF	GLTV3.56/9.25
(3) 2x8	FM	LUS28-3	(3) 1 3/4x9 1/4 LVL	TF	GLTV5.50/9.25
2x10	FM	LUS210	1 3/4x11 7/8 VL	TF	LBV1.81/1.88
(2) 2x10	FM	LUS210-2	(2) 1 3/4x11 7/8 LVL	TF	GLTV3.56/1.88
(3) 2x10	FM	LUS210-3	(3) 1 3/4x11 7/8 LVL	TF	GLTV5.50/1.88
2x12	FM	LUS212	1 3/4x14 LVL	TF	LBV1.81/14
(2) 2x12	FM	LUS212-2	(2) 1 3/4x14 VL	TF	GLTV3.56/14
(3) 2x12	FM	LUS212-3	(3) 1 3/4x14 VL	TF	GLTV5.50/14
			1 3/4x16 LVL	TF	LBV1.81/16
			(2) 1 3/4x16 VL	TF	HGLTV3.516
			(3) 1 3/4x16 VL	TF	HGLTV5.516

NOTES:
1. CONNECTION TYPE, DESCRIBES TYPE OF CONNECTION USED:
A. (FM) FACE MOUNT HANGER
B. (TF) TOP FLANGE HANGER
2. ALL HANGER & FASTENERS EXPOSED TO OUTDOOR ENVIRONMENTS SHALL BE "SST300" STAINLESS STEEL

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

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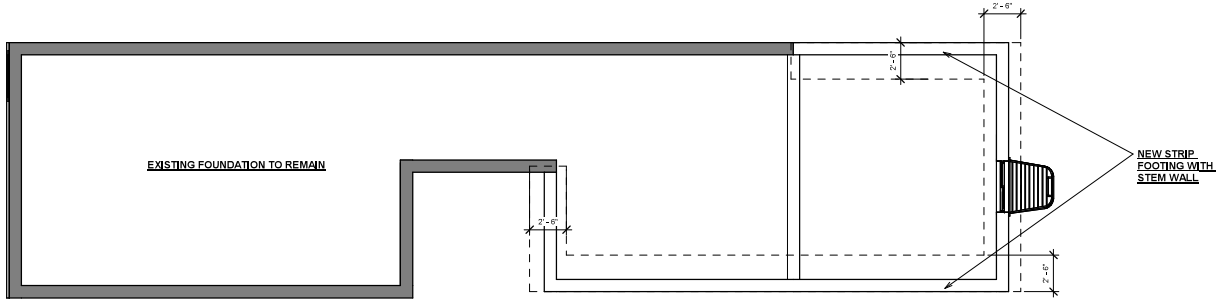
CHECKED BY: Checker

FRAMING PLANS AND DETAILS

S-101

1/17/2026 11:48:52 AM

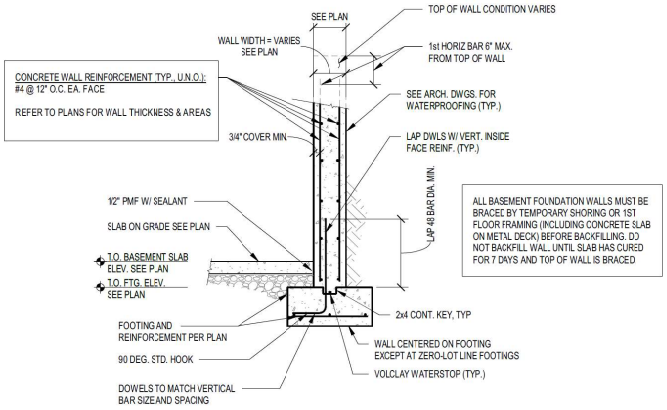


1 S-102 Basement
SCALE: 1/4" = 1'-0"

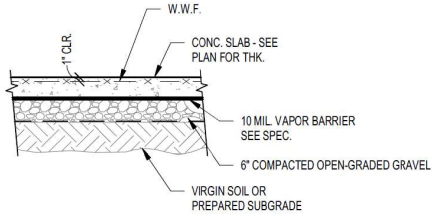
*PRESUMPTIVE BEARING CAPACITY: 1500 psf
*FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW COMPACTED STRUCTURAL FILL
*STRIP FOOTING SIZE: 30" W. x 12" T. (CONT.)
REBAR: (3) #5 LWB; #5 @ 12" SWB
*STEM CONCRETE WALL SIZE: 10" W. x 60" T. (CONT.)
REBAR: #4 @ 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 315, 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"x2" 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.

ADDITONAL 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

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

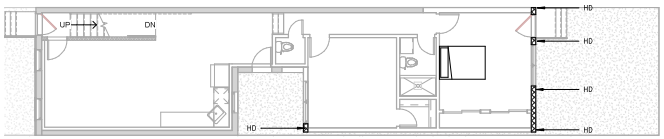
Triplex Building
229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:
CONFIG:
DRAWN BY: Author
CHECKED BY: Checker

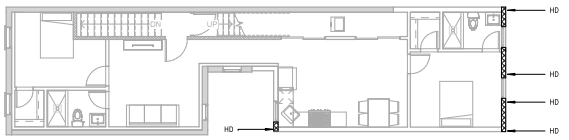
FOUNDATION PLAN AND DETAILS

S-102

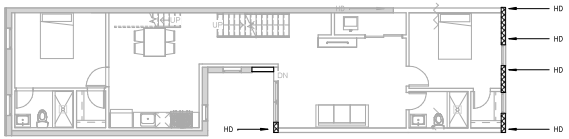
1/17/2026 11:48:52 AM



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, RECESSES, BOLT SETTINGS, SLEEVES, ECT. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

HATCH DENOTES WALL AREA WHERE PLYWOOD SHEATHING REQUIRES SPECIFIED NAILING PATTERN

HD — MARKER THAT DENOTES LOCATIONS OF SIMPSON SSTB HOLD-DOWNS AT 1ST FLOOR AND/OR STRAP LOCATIONS AT 2ND FLOOR AND/OR FLOOR LEVELS AT LOCATION AT THE 2ND& 3RD FLOORS WHERE THE COIL STRAP CANNOT BE INSTALLED USE SIMPSON HDU4 HOLD-DOWNS

LATERAL BRACING NOTES:

ON ALL FLOORS, INSTALL 7/16" OSB SHEATHING & COIL STRAPS TO EXTERIOR SIDE OF ENTIRE FRONT, REAR WALLS, & 2'-0" SIDE RETURNS. (SEE FRAMING PLANS FOR 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. RETURNS ON SIDE WALLS WHERE SHAFT WALLS OCCUR.

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

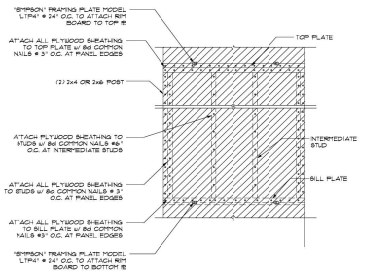
SHEATHING MUST BE INSTALLED & FASTENED IN ALL AREAS ABOVE DOORS, & ABOVE & BELOW WINDOW OPENINGS.

NAIL SHEATHING EDGES TO STUDS @ 3" O.C. w/ 8d NAILS AT INTERMEDIATE STUDS, NAIL AT 6" O.C. w/ 8D NAILS (SEE 1/S-2).

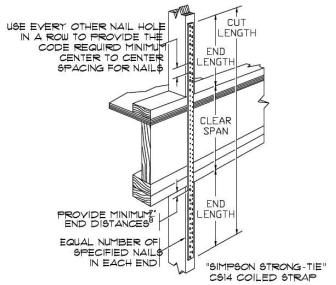
ALL HARDWARE IN CONTACT w/ PRESSURE TREATED (P.T.) LUMBER TO BE GALVANIZED IF HARDWARE IS NOT GALVANIZED, PLACE A PRESERVATIVE-TREATED BARRIER BETWEEN P.T. LUMBER & HARDWARE

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

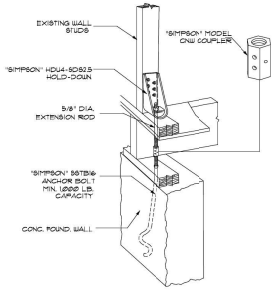
INSTALL "SIMPSON" MODEL HDU4-SDS2.5 HOLD-DOWNS TO 1ST FLOOR STUDS AT SAME LOCATIONS OF "SIMPSON" MODEL SSTB ANCHORS. CONNECT HOLD-DOWNS TO SSTB ANCHORS w/ 5/8" DIA. EXTENSION ROD & "CNW" COUPLER (SEE 3/S-2)



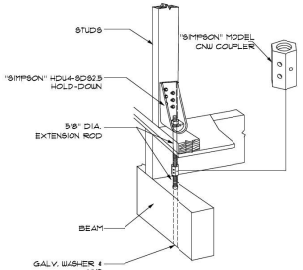
BRACED WALL PANEL 1/S2



"CS" STRAP INSTALLATION 2/S2



HOLD-DOWN AT CONCRETE WALL 3/S2



HOLD-DOWN AT BEAM 4/S2

PROFESSIONAL SEALS

REVISIONS

DATE	NO.	DESCRIPTION

Triplex Building

229 N Camac St, Philadelphia, PA 19107

PROJECT NUMBER:

CONFIG:

DRAWN BY: Author

CHECKED BY: Checker

LATERAL BRACING PLAN

S-103

1/17/2026 11:48:54 AM