

ADDRESS: 1108 S FRONT ST

Proposal: Legalize addition and roof deck

Review Requested: Final Approval

Owner: Lauren Revak

Applicant: William Klotz, Restoration Development Group

History: 1800

Individual Designation: 3/30/1965

District Designation: None

Staff Contact: Ted Maust, theodore.maust@phila.gov

OVERVIEW: Between December 2023 and March 2024, a significant addition was constructed at the rear of 1108 S. Front Street without a building permit or the Historical Commission's review or approval. The Historical Commission did approve interior demolition and make-safe permit applications in August and December 2023, respectively, but those permits did not cover the new construction. When a Historical Commission staff member visited the site, he saw that the unpermitted addition was under construction despite a Stop Work Order issued by the Department of Licenses and Inspections on 9 February 2024. A similar application for legalization was reviewed by the Architectural Committee and Historical Commission earlier this year, which was denied pursuant to Standards 9 and 10.

This new application includes elevation views of the addition and proposes a rear balcony and spiral stair to replace the pilot house which was constructed without Historical Commission approval. This application also proposes replacing the solid wall around the roof deck with a black metal railing. Current photographs show removal of front façade windows and alteration of the front dormer and cornice, for which restoration details are not provided.

SCOPE OF WORK:

- Remove pilot house; legalize rear addition, roof deck, and work to front façade.

STANDARDS FOR REVIEW:

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

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

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



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



1108 S. Front Street (center), 7/11/2024.



1108 S. Front Street, 7/11/2024.



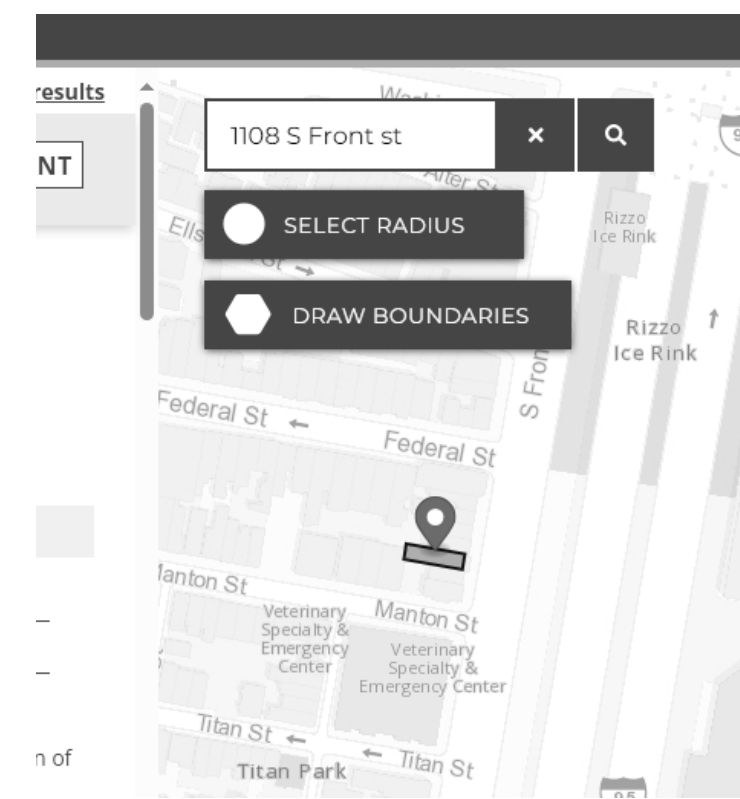
Rear of 1108 S. Front Street, 10/9/2023 prior to work.



Rear of 1108 S. Front Street, 7/11/2024.



Aerial view of 1108 S. Front Street prior to recent work.



BUILDING CONTRACTOR/HOME OWNER TO REVIEW AND VERIFY ALL DIMENSIONS, SPECS, AND CONNECTIONS BEFORE CONSTRUCTION BEGINS.

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

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

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

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

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

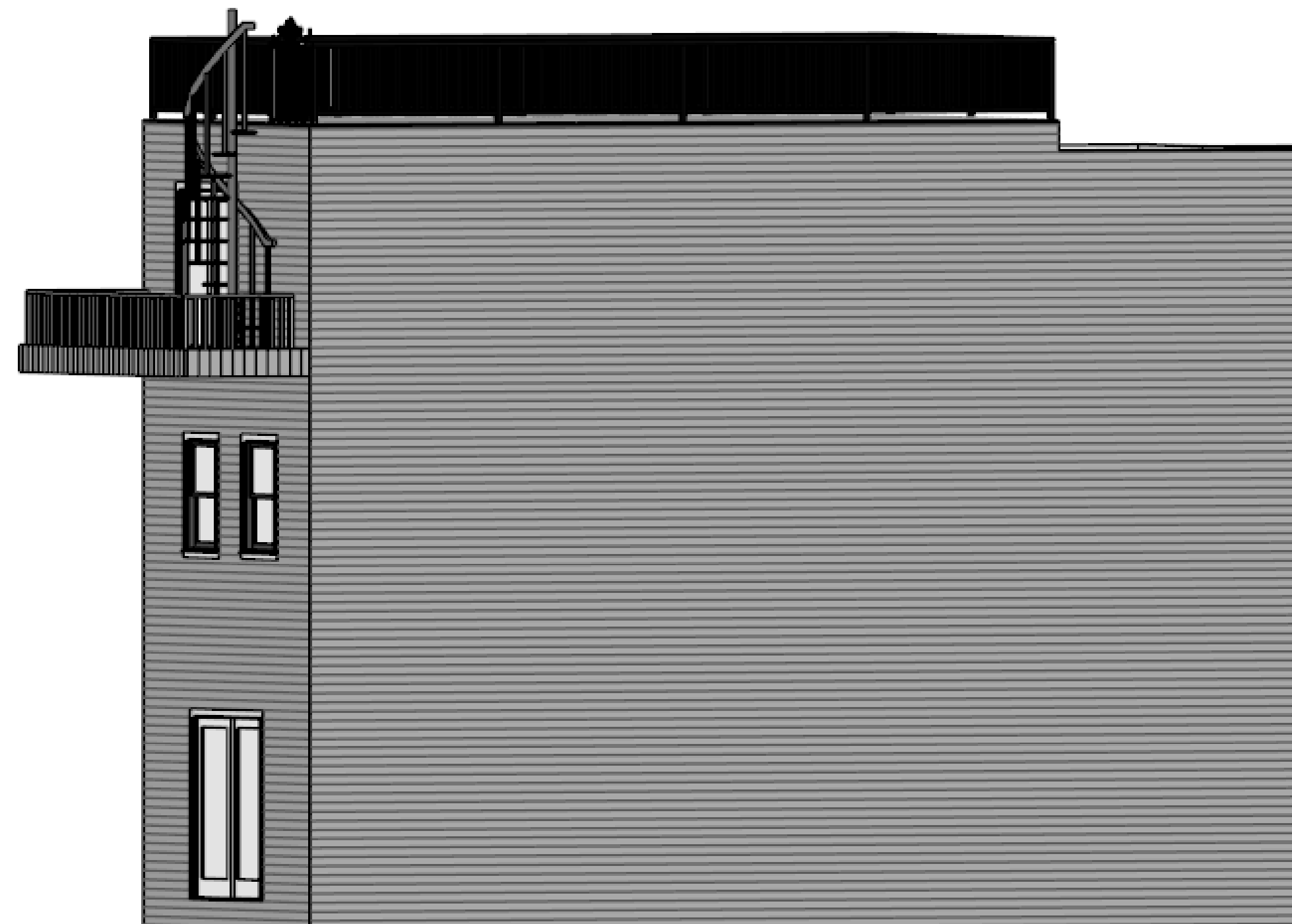
HOME OWNER: N/A
PROJECT ADDRESS: 1108 S Front St Philadelphia, PA 19148
LEGAL ADDRESS: Single Family Dwelling
FIRE DISTRICT: PFD
WATER DISTRICT: PWD
STORM WATER#: N/A
BLDG PERMIT#: Not Obtained
BUILDING AREA: FLOOR 1: 600 SQ. FT.
FLOOR 2: 600 SQ. FT.
FLOOR 3: 600 SQ. FT.
FOUNDATION: N/A SQ. FT.
GARAGE: N/A SQ. FT.
TOTAL: 1800 SQ. FT.
DECKS 250 SQ. FT.
LIVABLE AREA: SQ. FT.



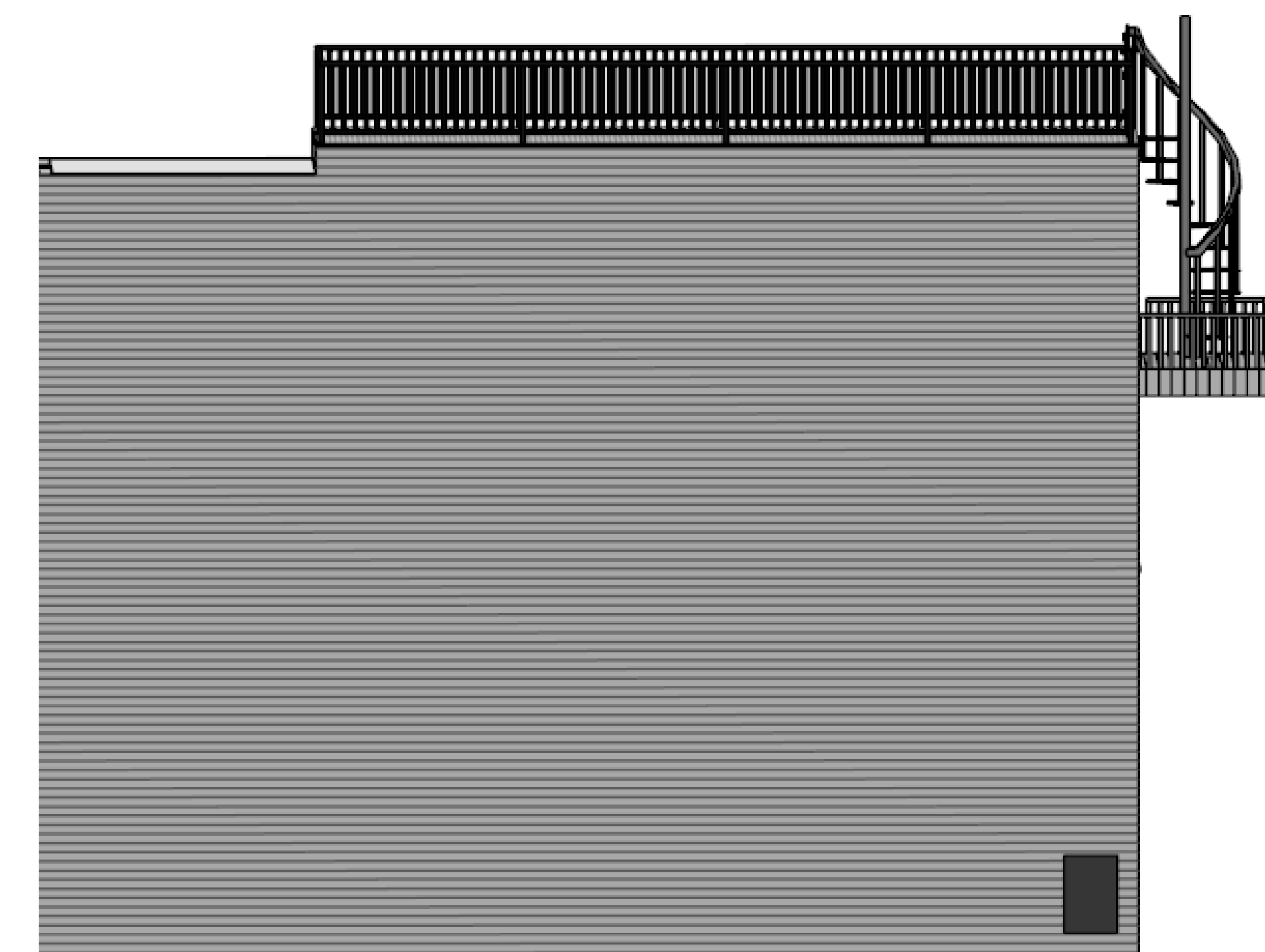
existing front elevation



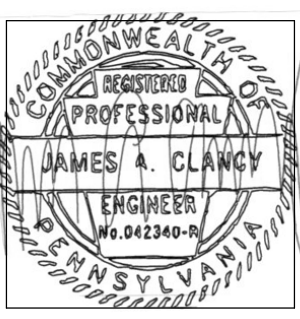
rear elevation



side elevation south



side elevation north



NUMBER	DATE	REVISION	DESCRIPTION

1108 S Front St
Civil

1108 S Front St
Civil

DRAWINGS PROVIDED BY:
MK
Com. Liberty Design Build
Registration # 056430

DATE:

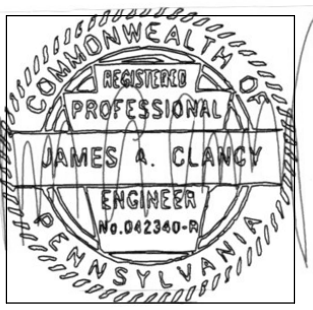
6/14/2024

SCALE:

no scale

SHEET:

C - 1



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

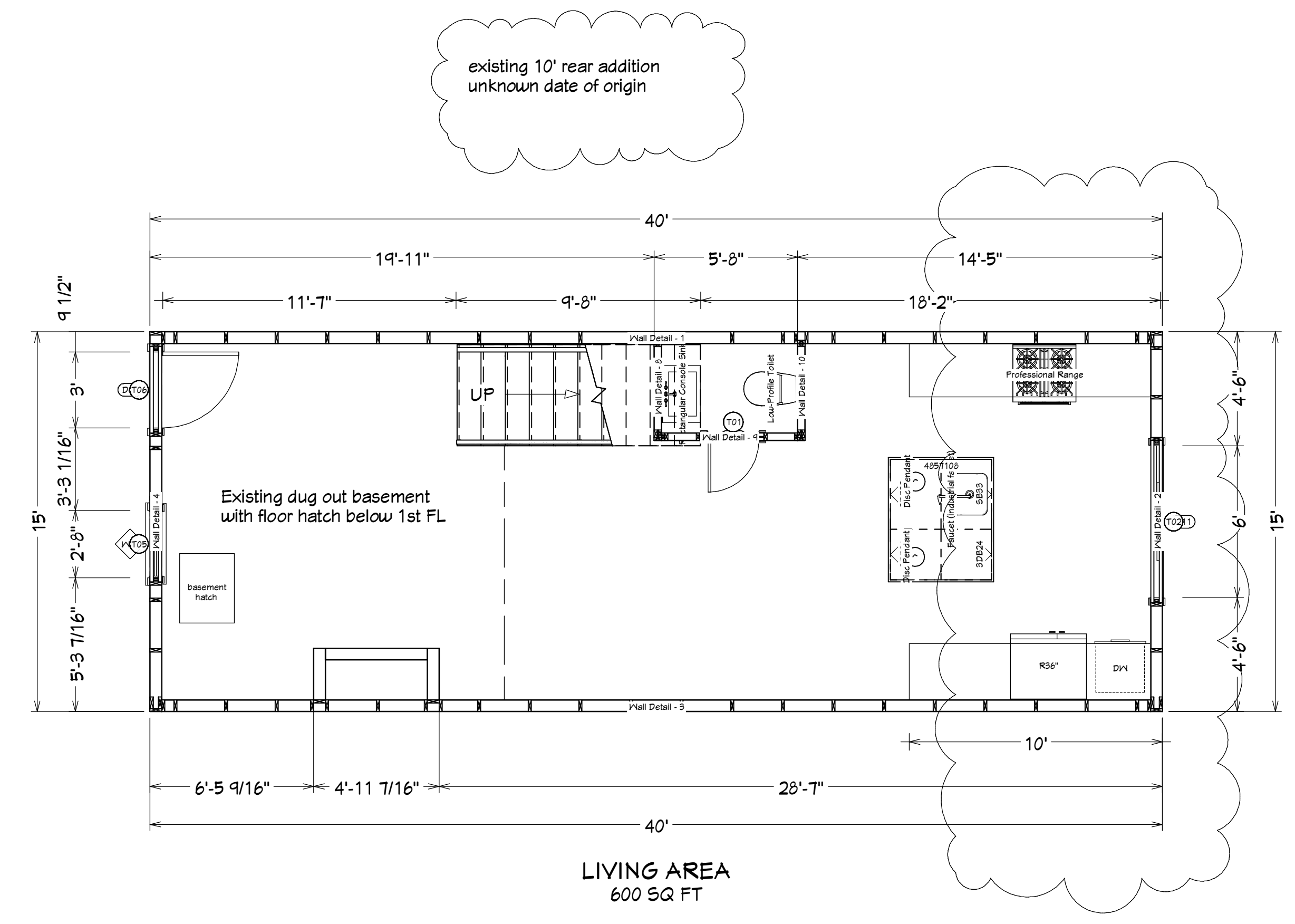
1108 S Front St
first floor

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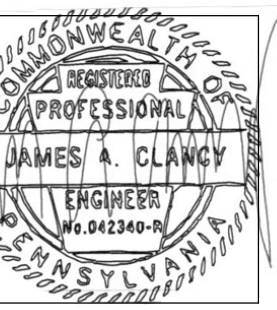
DATE:
6/14/2024

SCALE:
1/4" = 1'

SHEET:
A - 1



1st Floor



NUMBER	DATE	REVISION TABLE	DESCRIPTION

1108 S Front St

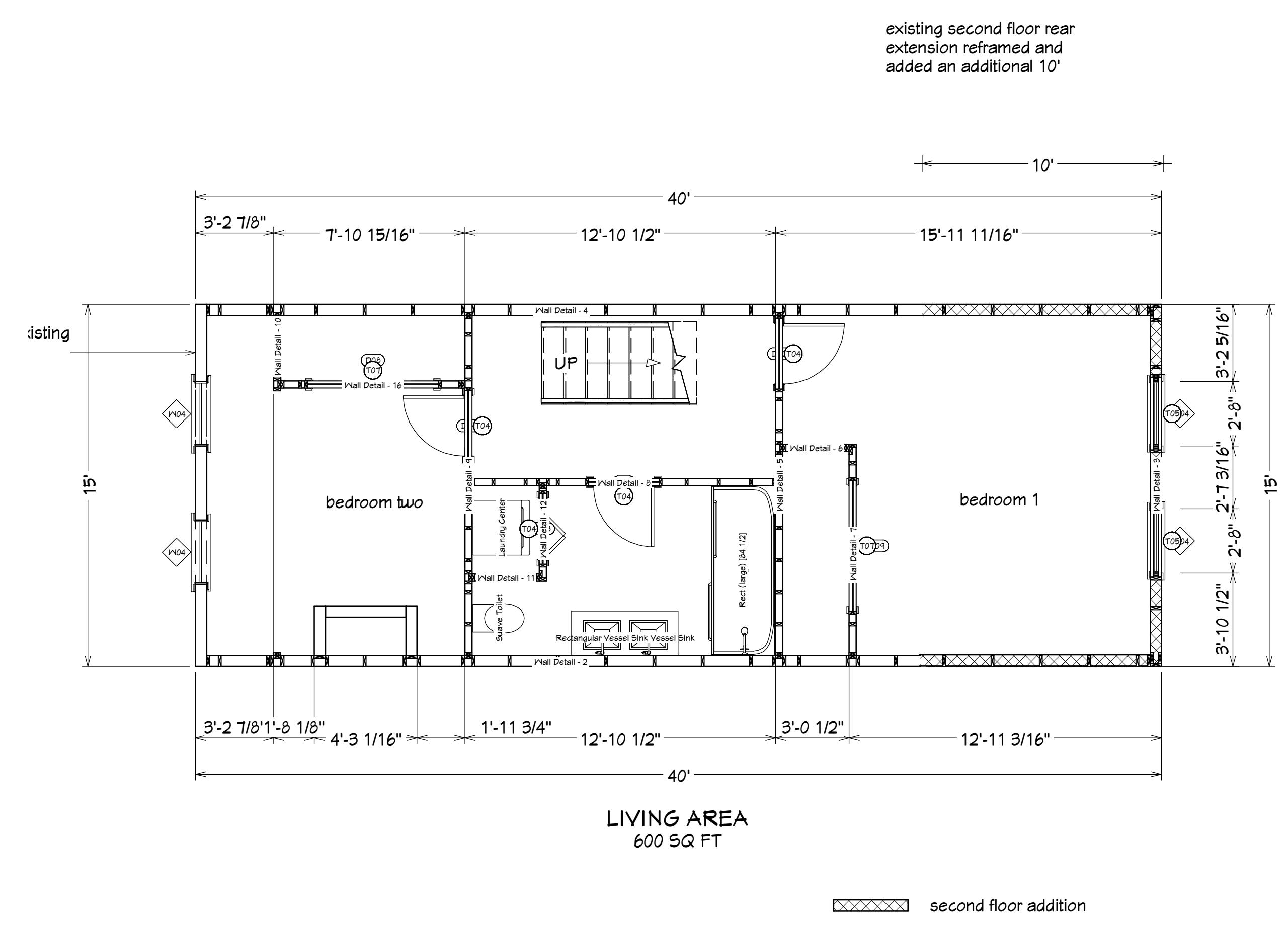
second floor

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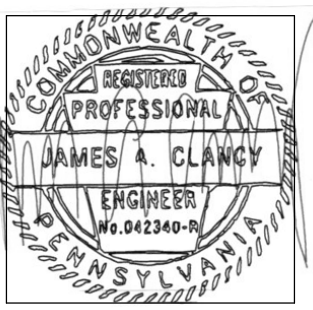
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SCALE:
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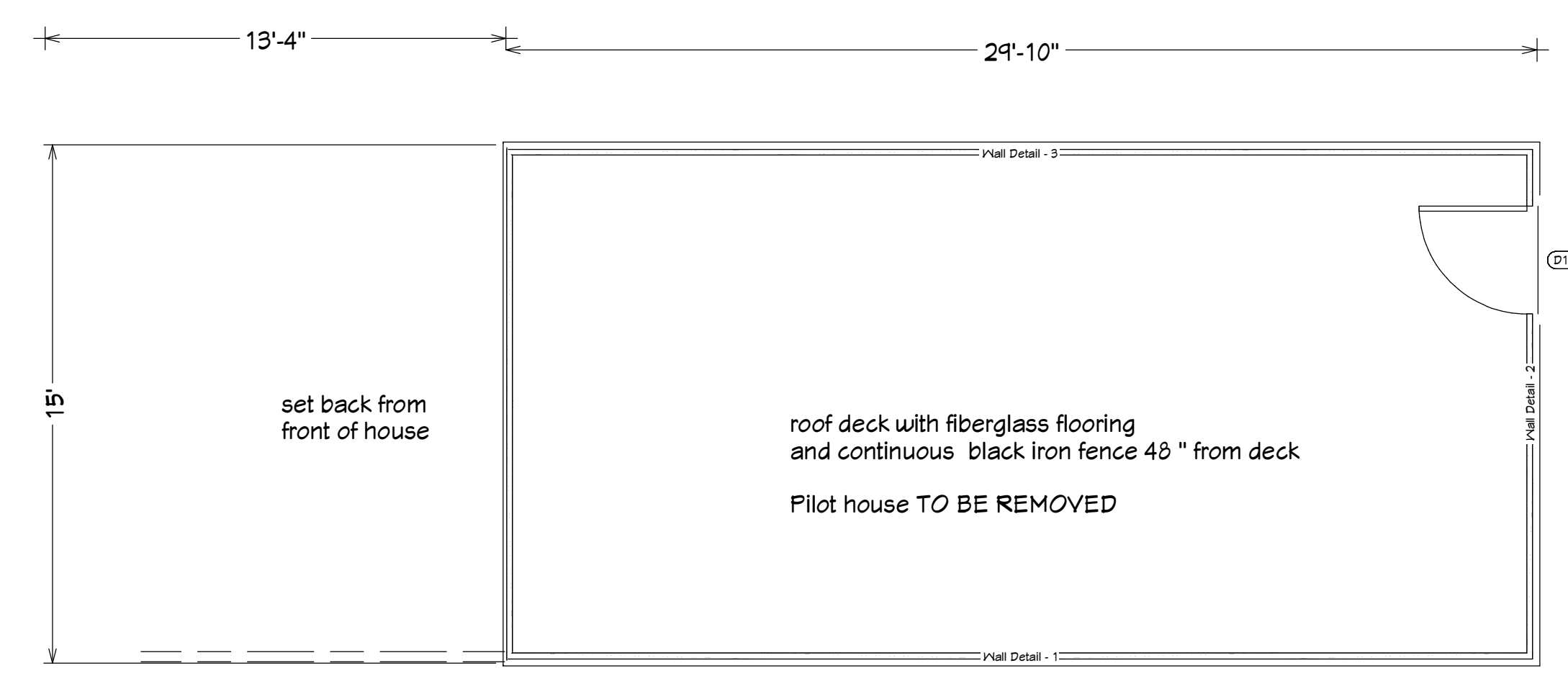
SHEET:
 A-2



2nd Floor



NUMBER	DATE	REVISION	DESCRIPTION



LIVING AREA
455 SQ FT

4th Floor

1108 S Front St
roof deck

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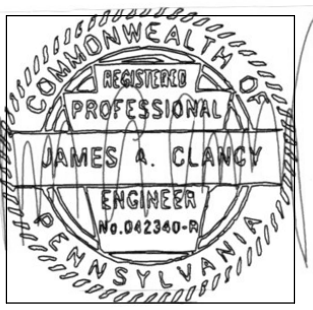
6/14/2024

SCALE:

1/4" = 1'

SHEET:

A - 4



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2060	1	1	2060 R IN	24"	80"		26"X82 1/2"	HINGED-DOOR P04	2"X6"X29" (2)	1 3/8"		
D02	2660	2	2	2660 L IN	30"	80"		32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"		
D03	2660	1	2	2660 R	30"	80"		32"X82 1/2"	2 DR. BIFOLD-LOUVERED	2"X6"X35" (2)	1 3/8"		
D04	2660	1	2	2660 R IN	30"	80"		32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"		
D05	2660	2	3	2660 L IN	30"	80"		32"X82 1/2"	HINGED-DOOR P04	2"X6"X35" (2)	1 3/8"		
D06	5060	1	3	5060 R EX	60"	80"		62"X83"	EXT. SLIDER-GLASS PANEL	2"X8"X65" (2)	1 3/4"		
D07	3060	1	1	3060 L EX	36"	80"		38"X83"	EXT. HINGED-DOOR E21	2"X6"X41" (2)	1 3/4"		
D08	5060	1	2	5060 L IN	60"	80"		62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"		
D09	5060	1	2	5060 R IN	60"	80"		62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"		
D10	5060	1	3	5060 R IN	60"	80"		62"X82 1/2"	SLIDER-DOOR P04	2"X8"X65" (2)	1 3/8"		
D11	6060	1	1	6060 R EX	72"	80"		74"X83"	EXT. SLIDER-GLASS PANEL	2"X10"X77" (2)	1 3/4"		
D12	3240	1	4	3240 R EX	37 1/2"	48"		39 1/2"X51"	EXT. HINGED-WROUGHT IRON GATE	2"X6"X39 1/2" (2)	1 3/4"		

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

ELECTRICAL SCHEDULE											
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION	CODE	MANUFACTURER	COMMENTS	NUMBER
E12	2	1	4"	4"	36"	CEILING	DISC PENDANT				E12

WALL SCHEDULE	
2D SYMBOL	WALL TYPE(S)
	BRICK-6
	INTERIOR RAILING
	INTERIOR-4
	ROOM DIVIDER
	SIDING-6
	FRAME-5 1/2

FIXTURE SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
A01	ELONGATED TOILET	1	3	19 3/16"	32 5/8"	31"	ELONGATED TOILET			
A02	FAUCET (INDUSTRIAL FAUCET)	1	1	4 7/8"	15 15/16"	26 1/2"	FAUCET (INDUSTRIAL FAUCET)			
A03	LAUNDRY CENTER	1	2	27 1/4"	28"	71 3/4"	LAUNDRY CENTER			
A04	LOW-PROFILE TOILET	1	1	16 1/16"	25 1/8"	18"	LOW-PROFILE TOILET			
A05	PROFESSIONAL RANGE	1	1	30"	28"	41 3/16"	PROFESSIONAL RANGE			
A06	RECT (LARGE) [79 9/16]	1	3	79 9/16"	41"	79 9/16"	RECT (LARGE) [79 9/16]			
A07	RECT (LARGE) [84 1/2]	1	2	84 1/2"	32 7/8"	79 9/16"	RECT (LARGE) [84 1/2]			
A08	RECTANGULAR CONSOLE SINK	1	1	27"	17 15/16"	41 11/16"	RECTANGULAR CONSOLE SINK			
A09	RECTANGULAR SINK [20]	2	3	20"	16"	12 1/4"	RECTANGULAR SINK [20]			
A10	RECTANGULAR VESSEL SINK	2	2	18 7/16"	17 3/16"	15 3/4"	RECTANGULAR VESSEL SINK			
A11	SINGLE 24" (UNDERMOUNT) [20 5/16W]	1	1	20 5/16"	17 1/8"	11 9/16"	SINGLE 24" (UNDERMOUNT) [20 5/16W]			
A12	SUAVE TOILET	1	2	14 9/16"	25 7/16"	17 3/8"	SUAVE TOILET			
A13	DWV	1	1	24"	25 3/4"	34"	DISHWASHER 1			
A14	R36"	1	1	36"	32"	66"	SIDE-BY-SIDE REFRIGERATOR 2			

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W03	2840DH	1	1	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"X6"X36" (2)			
W04	2840DH	4	2	2840DH	32"	48"	33"X49"		DOUBLE HUNG	2"X6"X36" (2)			

1108 S Front St
schedule

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Registration # 056430

DATE:

6/14/2024

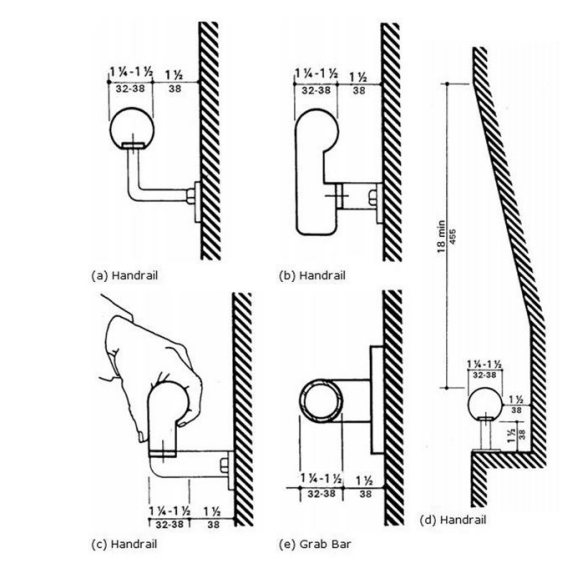
SCALE:

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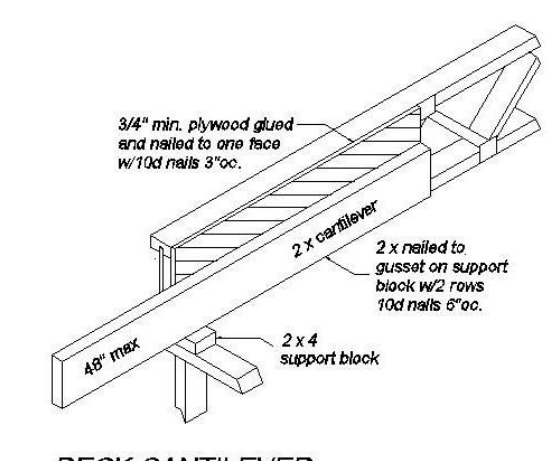
NUMBER	DATE	REVISION	DESCRIPTION



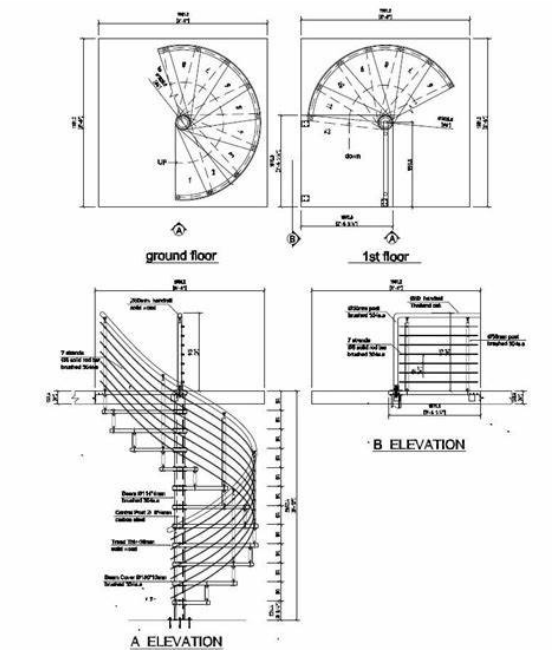
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	IECC 2015	IECC 2018	RAEP 2021
Fenestration U-factor	0.32	0.30	0.30
Skylights U-factor	0.55	0.55	0.55
Glazed Fenestration SHGC	N/R	N/R	N/R
Ceiling R-value	49	49	49
Wood Frame Wall R-value	20 ^a or 13+5	20 ^a or 13+5	20 ^a or 13+5
Mass Wall R-value	13/17	13/17	13/17
Floor R-value	30 ^b	30 ^b	30 ^b
Basement Wall R	15/19	15/19	10/13
Slab R-value and depth	10, 2 ft	10, 2 ft	10, 2 ft
Crawlspace Wall R-value	15/19	15/19	10/13

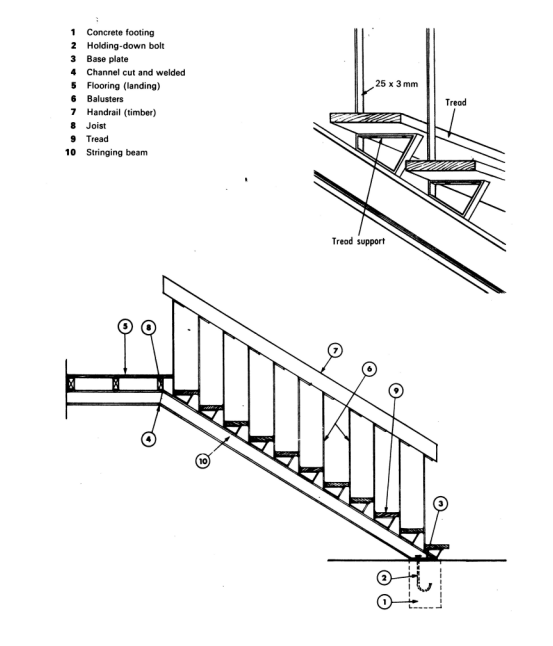
2018 insulation chart



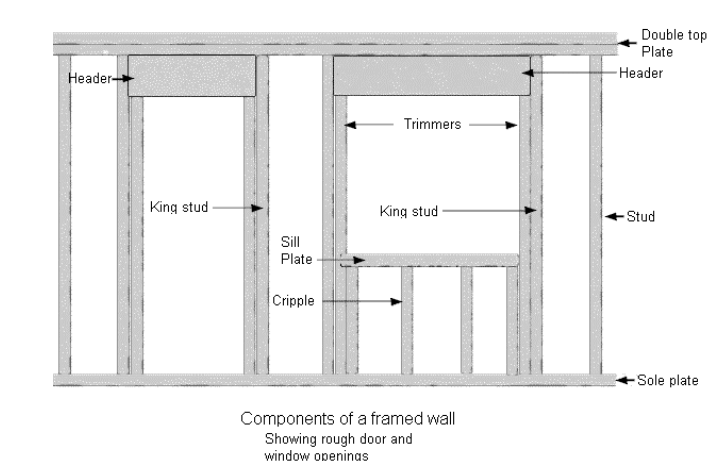
606_Deck_Cantilever_Detail



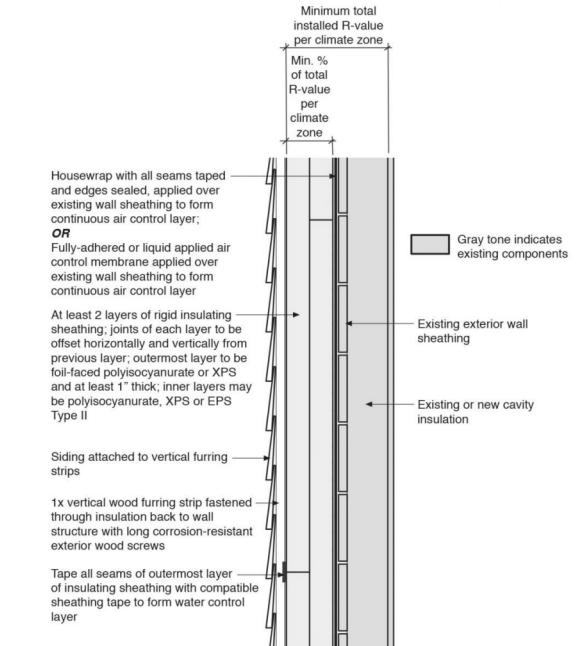
spiral stair detail



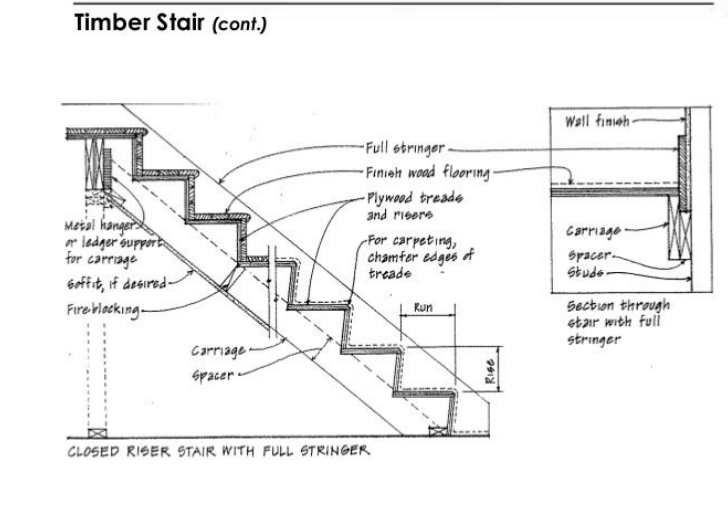
stair rail detail



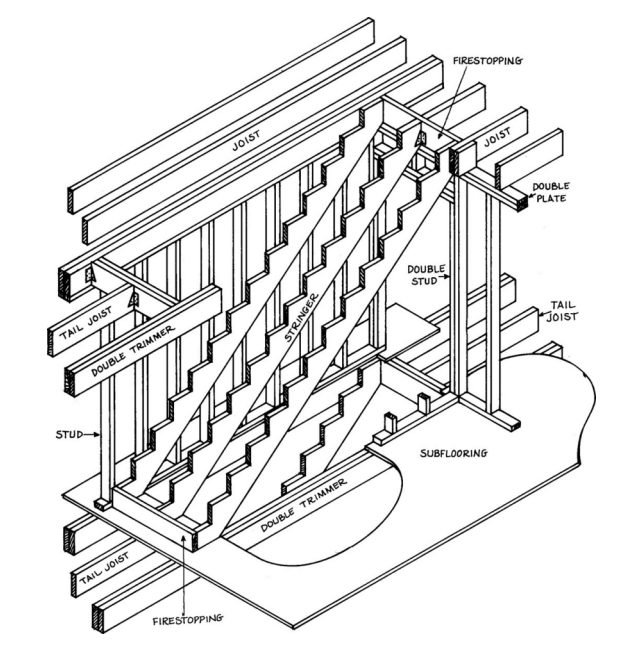
wdw and door framing detail



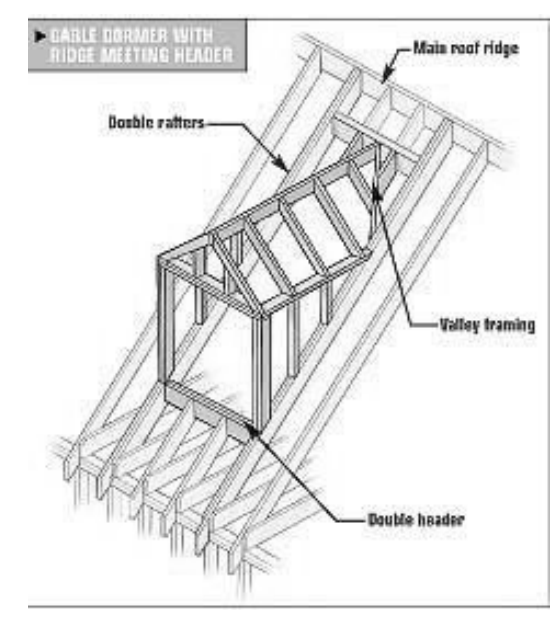
siding detail



stair framing details



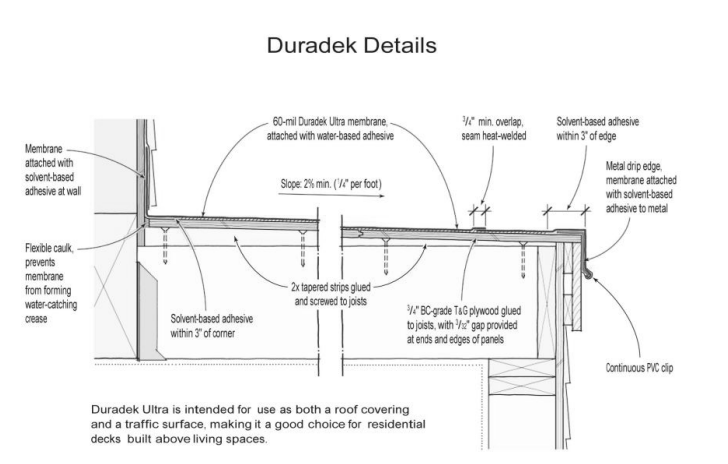
stair opening detail



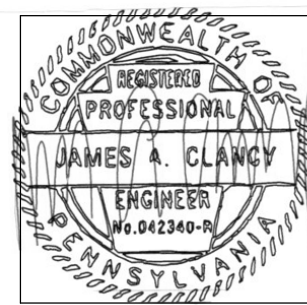
dormer details



roof comies detail



duradek-detail



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

1108 S Front St
general notes

DRAWINGS PROVIDED BY:
PKK
Com Liberty Design Build
Registration # 056490

DATE:

6/14/2024

SCALE:

no scale

SHEET:

N - 1

GENERAL NOTES AND SPECIFICATIONS

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

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

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2018 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL
 *7 PSF BOTTOM CHORD DL
 *5 PSF NET WIND UPLIFT.
 FLOOR: 40 PSF LL
 *10 PSF TOP CHORD DL
 *5 PSF BOTTOM CHORD DL
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED), TO BE AT TIME OF EXCAVATION
 FROST DEPTH: "2'-0"
 SEISMIC ZONE: C
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.

THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

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

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

INSULATE WASTE LINES FOR SOUND CONTROL.

EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

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

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

GENERAL NOTES:

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

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

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

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

STRUCTURAL ENGINEER: James Clancy
 Phone: (856) 981-4660, License Numbers: 051782, 055119
 DESIGNER: James Clancy
 Phone: (856) 981-4660, License Numbers: 051782, 055119
 BUILDER: Restoration Specialist Inc.
 267-912-9733
 Philadelphia contractors license # 057570

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

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

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

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

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

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

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

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

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

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

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

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

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

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

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO: OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.

FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO: NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED. MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL. PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE. MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

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

WALL PANEL NOTES:

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

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

A.B.P. ALTERNATE BRACED WALL PANEL
 2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAD22 OR STD10)

CARPENTRY:

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

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

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

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

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

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

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

ROOF FRAMING / TRUSS NOTES:

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

ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.

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

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

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

ALL ROOF FRAMING 24" O.C.

ALL OVERHANGS 16".

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

ATTIC VENTILATION: REQUIRED ABOVE HOUSE.

MIN. SNOW LOAD 50 LBS PER SQUARE FOOT.

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

ROOF & FLOOR TRUSS MANUFACTURER: _____

GENERAL PLUMBING & HVAC NOTES:

1. HVAC SHALL HAVE THREE ZONES, ONE FOR EACH FLOOR.
2. THE FURNACE AND WATER HEATER ON FLOOR 3 SHALL SERVE FLOOR 3.
3. THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2.
4. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND.
5. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER.
6. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER.
7. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F.
8. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE.
9. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE.
10. TRAP DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE.
11. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
12. INSULATE WASTE LINES FOR SOUND CONTROL.
13. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

MATERIAL:

W AND WT SHAPES: ASTM A 992, FT = 50 KSI
 M, MT, S, ST, HP, C, MC AND L SHAPES: ASTM A 36, FT = 36 KSI
 STEEL PIPE: ASTM A 53, GRADE B, FT = 35 KSI
 STEEL HSS SECTIONS (ROUND, SQUARE, RECTANGULAR):
 COLD ROLLED: ASTM A 500, GRADE B, FT = 46 KSI
 HOT ROLLED: ASTM A-501
 STEEL PLATES: ASTM A 36; FT = 36 KSI
 HEADED STUDS: ASTM A 108, GRADES 1010 THROUGH 1016 INCLUSIVE. CONNECT ALL MEMBERS WITH HIGH-STRENGTH BOLTS.
 BEARING TYPE CONNECTIONS, TYPE N:
 PROVIDE ASTM A 325, TYPE N BOLTS AT ALL LOCATIONS NOT NOTED ON DRAWINGS AS TYPE SC.
 PROVIDE HARDENED WASHERS CONFORMING TO ASTM F 436 UNDER ELEMENTS TO BE TIGHTENED. PROVIDE NUTS CONFORMING TO ASTM A 563. TIGHTEN TYPE N BEARING BOLTS TO A SNUG TIGHT CONDITION.
 INSTALL HIGH-STRENGTH BOLTS ACCORDING TO ASTM STANDARDS. DO NOT WELD TO HIGH-STRENGTH BOLTS.
 GALVANIZED BOLTS (WHERE SHOWN ON DRAWINGS): HOT-DIPPED GALVANIZED ACCORDING TO ASTM A 153, CLASS C.
 ANCHOR BOLTS:
 ASTM A 307, GRADE A.
 PROVIDE WITH STANDARD WASHERS AND NUTS.
 GALVANIZE BOLTS (WHERE NOTED ON DRAWINGS) ACCORDING TO ASTM A 153, CLASS C. OVER-TAP NUTS TO CLASS 2A FIT BEFORE GALVANIZING, ACCORDING TO ASTM A 563.
 PROVIDE BEVELED WASHERS AT BOLT HEADS OR NUTS BEARING ON SLOPING SURFACES.
 WELDING:
 CONFORM WITH AWS WABO SPECIFICATIONS.
 WELDERS TO BE QUALIFIED UNDER AWS WABO SPECIFICATIONS.
 WELDS MATERIAL: 70 KSI FILLER METAL, UNLESS NOTED OTHERWISE.
 PROVIDE LOW-HYDROGEN FILLER METALS AT MOMENT FRAME WELDS.
 WELDS TO METAL DECK, METAL STUDS OR OTHER COLD-FORMED METALS:
 CONFORM TO AWS D1.3.

ELECTRICAL, DATA, & AUDIO NOTES:

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

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

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

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

DOOR AND WINDOW NOTES:

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

ALL WALK-THRU DOORS SHALL BE SOLID CORE

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

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

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

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS