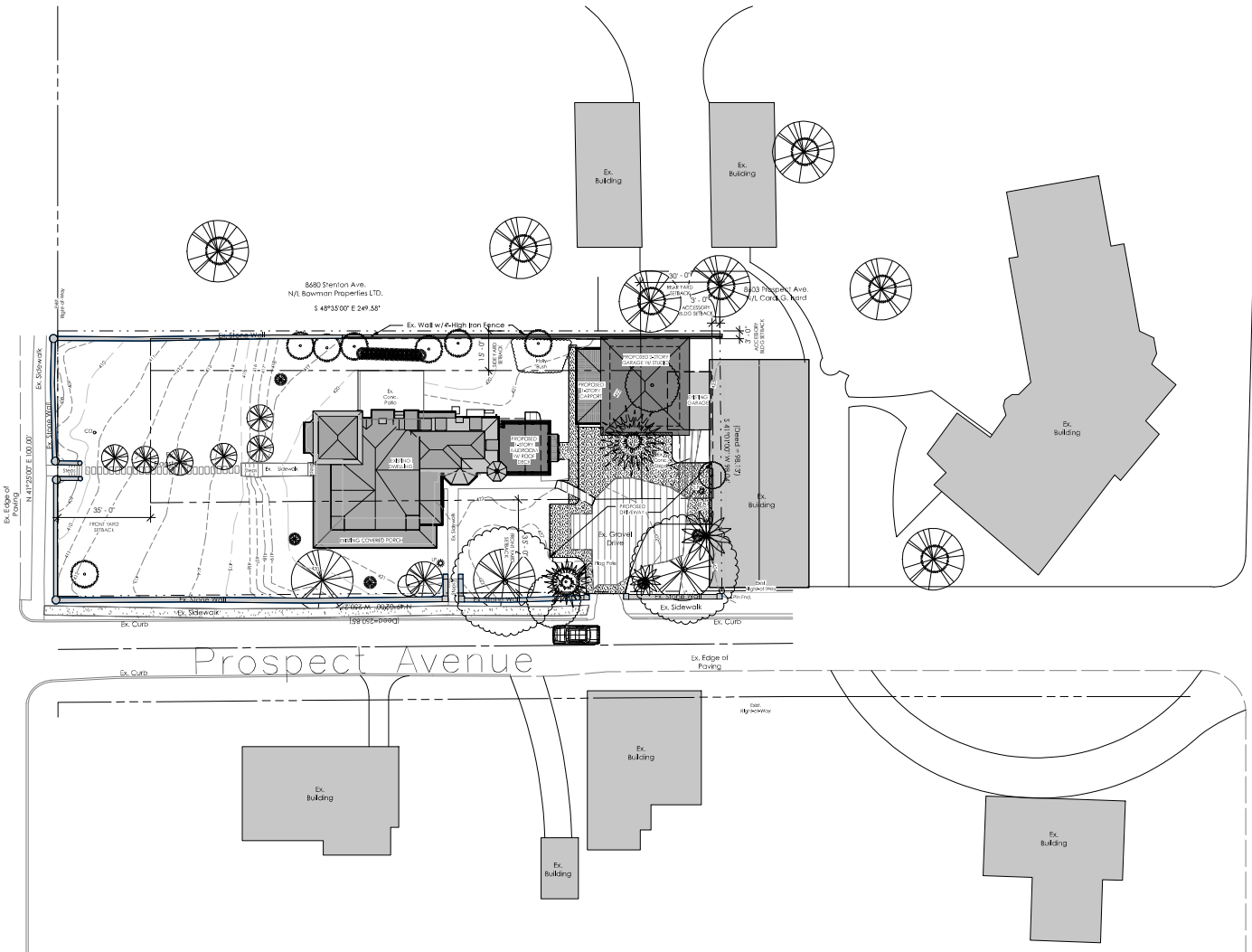


Revised

Summit Street



8880 Stenton Ave.
 N/L Bowman Properties LTD.
 S 48°33'00" E 249.58'

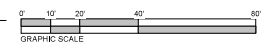
833 Prospect Ave.
 N/L Conk, G. Inc.

SITE PLAN LEGEND

- | | | | |
|----|-----------------|-----|--------------|
| AC | AIR CONDITIONER | GU | GUTTER |
| BF | BASEMENT FLOOR | GV | GAS VALVE |
| BW | BOTTOM OF WALL | INV | INVERT |
| CO | CLEANOUT | SL | STREET LIGHT |
| D | DRAIN | TG | TOP OF GRADE |
| DS | DOWNSPOUT | TR | TRASH BIN |
| FF | FIRST FLOOR | TW | TOP OF WALL |
| FH | FIRE HYDRANT | UDG | UNDERGROUND |
| GF | GARAGE FLOOR | UP | UTILITY POLL |
| GS | GARAGE SILL | WV | WATER VALVE |
| | | WW | WINDOW WELL |

- | | |
|--|----------------------------------------------------|
| | FENCE |
| | PROPERTY LINES |
| | BUILDING SETBACK LINES |
| | INDICATES EXISTING ROOF AREA |
| | INDICATES ADDITIONAL ROOF AREA |
| | INDICATES UNCOVERED HARDSURFACE AREA TO BE REMOVED |
| | INDICATES ADDITIONAL UNCOVERED HARDSURFACE AREA |

1 SITE PLAN
 20.2
 1" = 20'-0"



PROJECT: **FARRAGUT RESIDENCE**
 1956 Summit Street, Philadelphia, PA, USA
 CLIENT: Ryan & Nori Farragut
 rfarragut@barclay.com | 610.633.7698

ARCHITECT PROJECT NUMBER: **2307**
 REVISION DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS	
No.	Date

SHEET TITLE: **SITE PLAN EXPANDED**

SHEET NUMBER

Z0.2

Revised

DATE

DATE

CONSULTANTS

CONSULTANTS

PROJECT: **FARRAGUT RESIDENCE**
1958 Summit Street, Philadelphia, PA, USA
ARCHITECT PROJECT NUMBER:
CLIENT: Ryan & Noral Farragut
rfarragut@krieger.com | 610.632.7698

2307
DATE: FEBRUARY 6, 2025

STATUS: FOR REVIEW

REVISIONS

No.	Date

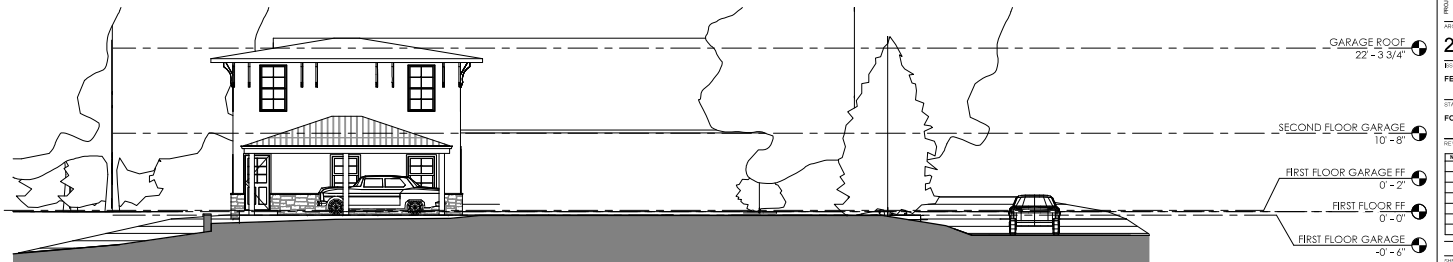
SHEET TITLE: PARTIAL SITE SECTION

SHEET NUMBER

Z0.3



2 EXTERIOR ELEVATION - FROM PROSPECT
1/8" = 1'-0"



1 PARTIAL SITE SECTION
1/8" = 1'-0"



Revised



1 3D View - View from Prospect Ave
3D



2 3D View - Driveway looking West
3D



3 3D View - Driveway looking East
3D



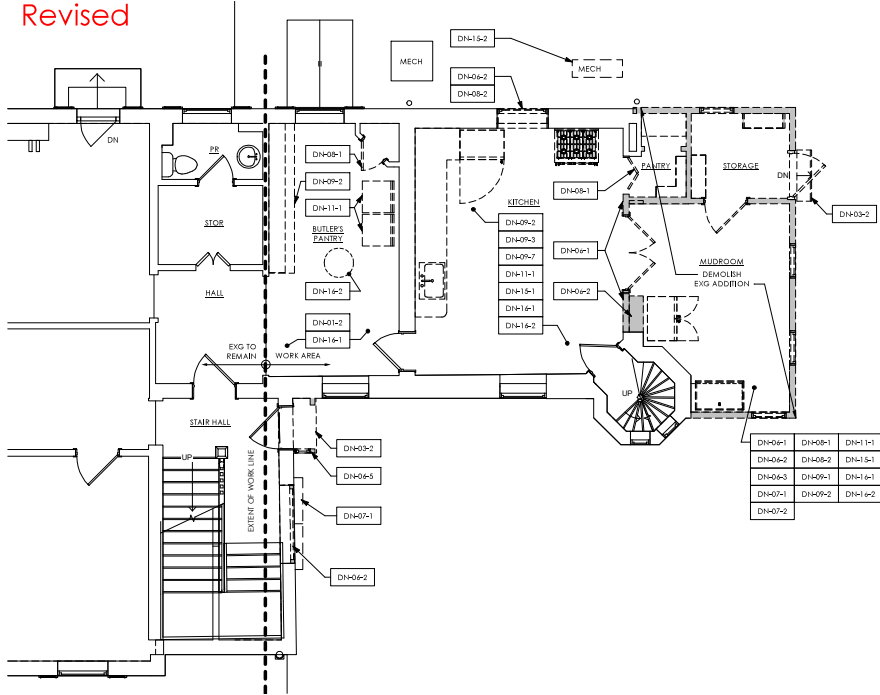
4 3D View - Addition
3D

FARRAGUT RESIDENCE

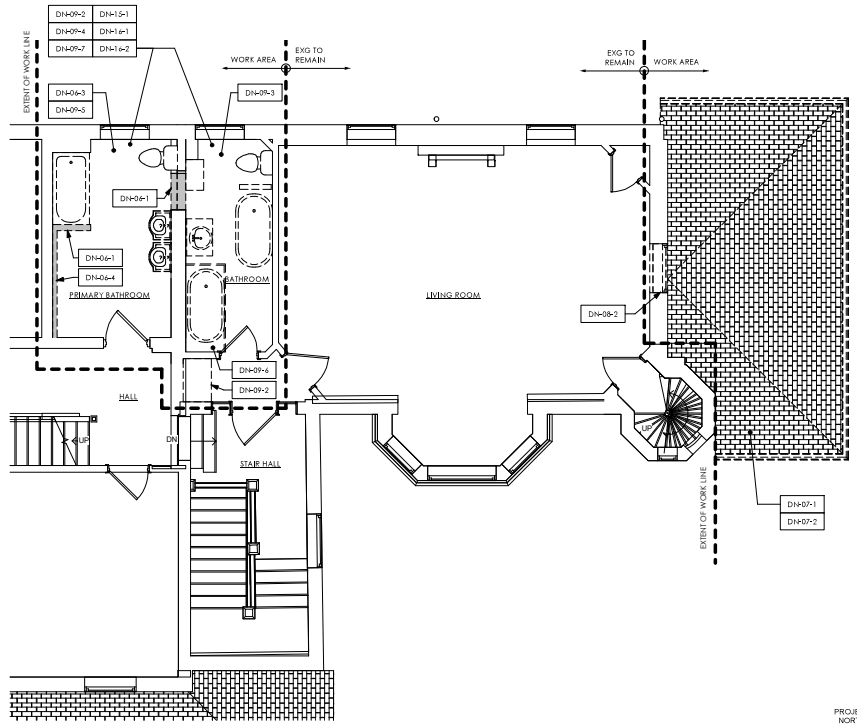
Ryan & Kerri Farragut
KRIEGER + ASSOCIATES ARCHITECTS

FEBRUARY 6, 2025
3D

Revised



1
A1.1
FIRST FLOOR DEMOLITION
PLAN - PHASE A
1/4" = 1'-0"



2
A1.1
SECOND FLOOR DEMOLITION
PLAN - PHASE C
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- - - - EXISTING ITEM TO BE DEMOLISHED
- █ EXISTING WALL TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

1. SEE FLOOR PLAN FOR DIMENSIONS AND DETAILS OF PROPOSED OPENINGS IN EXISTING BUILDING.
2. SALVAGE EXISTING DOORS FOR REUSE, UNO.
3. DEMOLITION WORK BY GC, UNO.
4. ASSESS THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY THAT EXISTING IS ADEQUATE TO SUPPORT PROPOSED WORK.
5. DEMOLITION PERMIT SET IS FOR NON-STRUCTURAL DEMOLITION ONLY.

KEYNOTE NUMBER	DESCRIPTION OF WORK
DN-01-2	EXISTING FLOORING TO REMAIN.
DN-03-2	REMOVE EXISTING CONCRETE STAIR AND/OR LANDING.
DN-08-1	REMOVE EXISTING INTERIOR PARTITION INCLUDING WALL FRAMING AND FINISH MATERIAL.
DN-08-2	REMOVE EXISTING EXTERIOR WALL INCLUDING FRAMING, SHEATHING, INSULATION AND FINISH MATERIALS.
DN-06-3	REMOVE EXISTING CEILING AND/OR SOFFIT, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-4	REMOVE EXISTING FURRED OUT PARTITION, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-5	REMOVE EXISTING FINISH ROOFING MATERIAL, INCLUDING UNDERLAMENT AND RELATED ROOF FLASHING.
DN-07-1	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, INCLUDING ALL HANGERS AND ACCESSORIES.
DN-08-1	REMOVE DOOR, FRAME, AND HARDWARE. SEE GENERAL DEMOLITION NOTES FOR ADDITIONAL INFORMATION.
DN-08-2	REMOVE WINDOW AND FRAME. SALVAGE FOR REUSE.
DN-09-1	REMOVE EXISTING FLOOR FINISHES AND SUBFLOOR.
DN-09-2	REMOVE EXISTING CABINERY/CASEWORK.
DN-09-3	REMOVE EXISTING WALL TILE. SALVAGE FOR REUSE.
DN-09-4	REMOVE EXISTING WOOD WAINSCOT. SALVAGE FOR REUSE.
DN-09-5	RETAIN HARDWOOD FLOORING AT UPPER LEVEL PRIMARY BATHROOM. PATCH AND REFINISH PREP FLOOR TO RECEIVE SALVAGED AND PROPOSED MARBLE INSERTS BENEATH TOILET AND TUB.
DN-09-6	REMOVE EXISTING HARBLESTEIN FLOOR INSERTS. SALVAGE FOR REUSE.
DN-09-7	REMOVE EXISTING FLOOR FINISHES AND PREP SUBFLOOR FOR PROPOSED WORK.
DN-11-1	REMOVE EXISTING APPLIANCES AND SALVAGE FOR REUSE.
DN-15-1	REMOVE EXISTING PLUMBING FIXTURE AND/OR FAUCETS. SALVAGE FOR REUSE.
DN-15-2	REMOVE AND RELOCATE EXISTING MECHANICAL EQUIPMENT AS REQUIRED FOR PROPOSED WORK.
DN-16-1	REMOVE EXISTING ELECTRICAL DEVICES, SWITCHES, AND OUTLETS.
DN-16-2	REMOVE EXISTING LIGHTING FIXTURES AND SALVAGE FOR REUSE.

Work By Owner Schedule

ITEMS TO BE PURCHASED, DELIVERED AND INSTALLED BY OWNER UNO. CONTRACTOR TO COORDINATE SCHEDULE WITH OWNER THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE OWNER AND ARE NOT IN THE CONTRACT SUM.

Item	Description
LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM)	LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM) TO BE PURCHASED AND INSTALLED BY OWNER.
ROOFING (EXCLUDING SHEATHING)	PROPOSED ROOFING, EXCLUDING SHEATHING, TO BE PURCHASED AND INSTALLED BY OWNER.
APPLIANCES	APPLIANCES TO BE PURCHASED AND INSTALLED BY OWNER.
CABINERY	CABINETS TO BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR OR OTHERS.
SECURITY SYSTEM	CONTRACTOR TO COORDINATE INSTALLATION BY OTHERS.
CABLE/SATELLITE DISH/DATA WIRING	CABLE/SATELLITE DISH/DATA WIRING TO BE PURCHASED AND INSTALLED BY OWNER.
AUDIOVISUAL SYSTEM	AUDIOVISUAL SYSTEM, INCLUDING SPEAKERS AND WIRING, TO BE PURCHASED AND INSTALLED BY OWNER.
WINDOW TREATMENTS	BLINDS, DRAPES AND INTERIOR SHUTTERS TO BE PURCHASED AND INSTALLED BY OWNER.
PRIMARY BATHROOM MIRROR	PRIMARY BATHROOM MIRROR TO BE PROVIDED AND INSTALLED BY OWNER.

Alternate Schedule

AN ALTERNATE IS AN AMOUNT PROPOSED BY BIDDER FOR CERTAIN WORK THAT MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID AMOUNT IF OWNER ACCEPTS THE ALTERNATE. THE COST OR CREDIT FOR EACH ALTERNATE IS THE ADDITION TO OR DEDUCTION FROM CONTRACT SUM TO INCORPORATE THE ALTERNATE INTO THE WORK. NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.

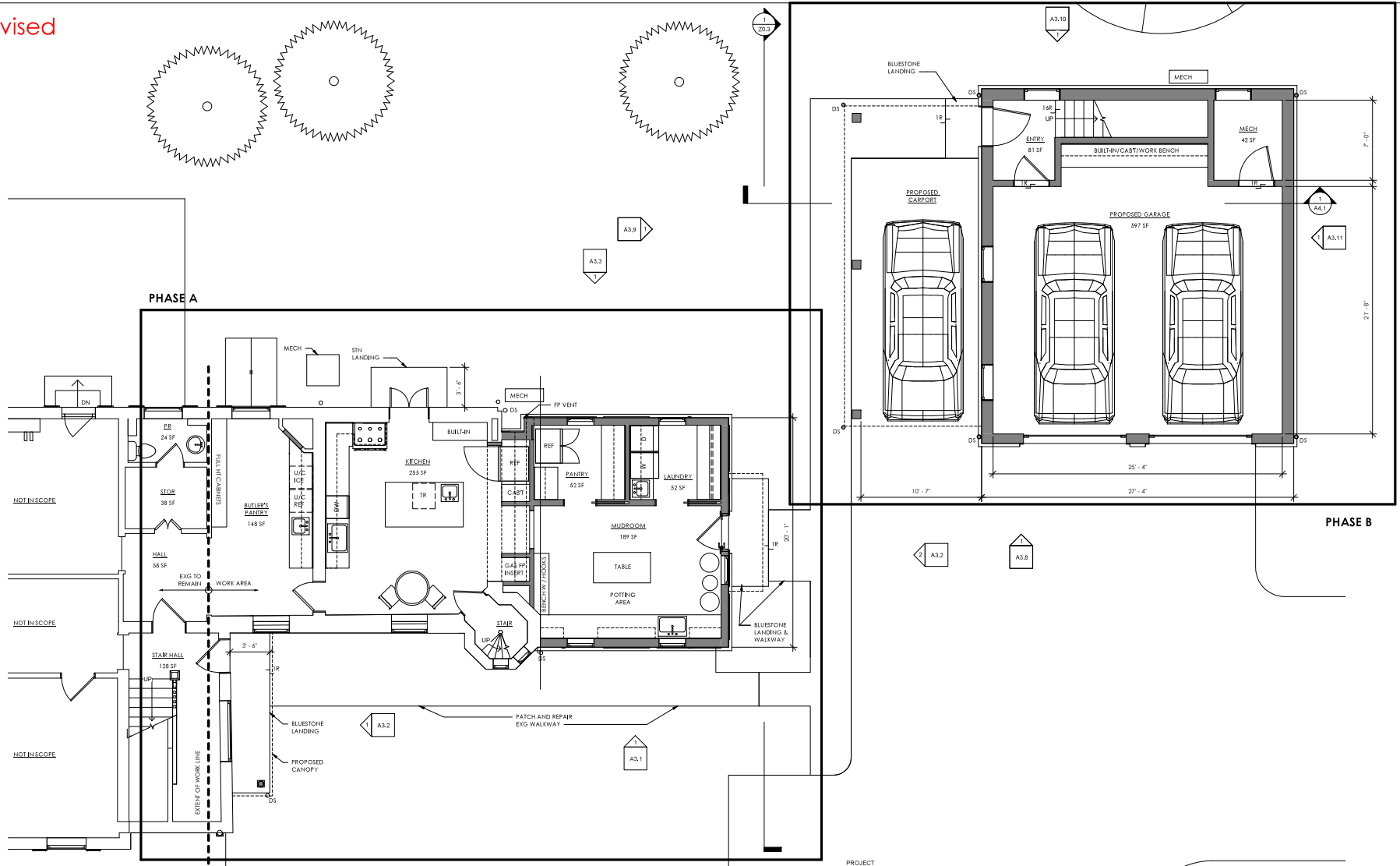
INDICATE ON THE BID FORM AMOUNTS TO BE DEDUCTED FROM OR ADDED TO CONTRACT SUM FOR THE FOLLOWING ALTERNATES.

Item	Description
ALTERNATE NUMBER 1	PROVIDE IN-FLOOR HEATING AT GARAGE SLAB
ALTERNATE NUMBER 2	PROVIDE NEW WINDOWS AT MUDROOM ADDITION
ALTERNATE NUMBER 3	PROVIDE @ GARAGE 1ST FLOOR WALLS, 8" CMU W/ 3-5/8" MTL STUD FURRING, FILL FURRING CAVITIES W/ 2LB HIGH DENSITY CLOSED-CELL SPRAY FOAM INSULATION (R-20 MIN) + 5/8" GWB WALL FINISH

DATE	
PROJECT	
CONTRACT	
CONTRACTANTS	
CONTRACTANTS	

REVISIONS	No.	Date

Revised



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNLESS NOTED OTHERWISE.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOLISTACK LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- - - - - UPPER CABINETS

DATE:	
PROJECT:	
CONSULTANTS:	
CONSULTANTS:	

PROJECT: **FARRAGUT RESIDENCE**
1958 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Norri Farragut
rfarragut@summitcorp.com | 610.633.7668

ARCHITECT PROJECT NUMBER: **2307**
REVISION DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS:

No.	Date

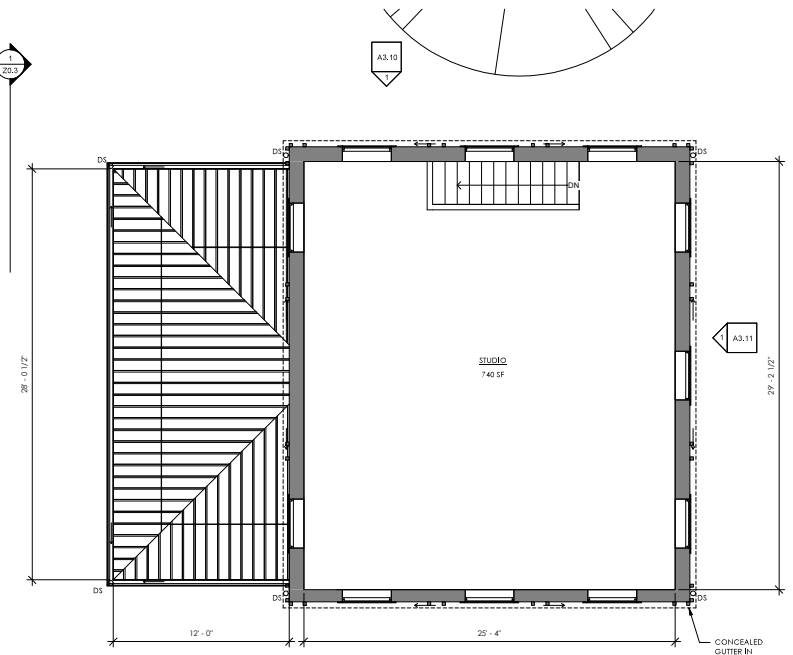
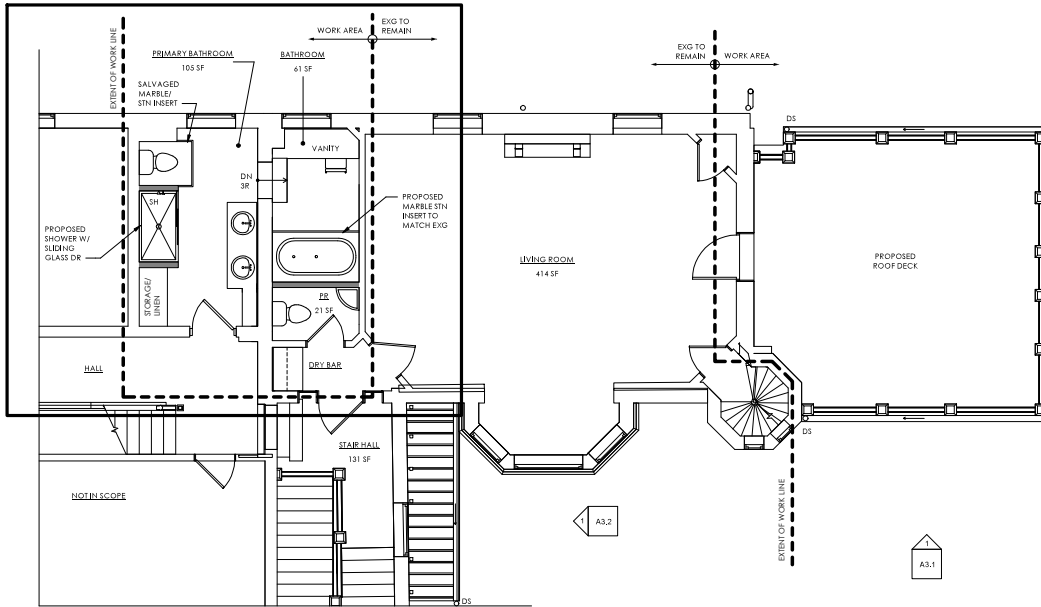
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SHEET NUMBER:

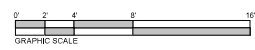
A2.1

Revised

PHASE C - BY OTHERS



1 SECOND FLOOR PLAN_ALT
A2.2 1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNDO.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOLISTICAL LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- - - - UPPER CABINETS

PROJECT: **FARRAGUT RESIDENCE**
195 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
rfarragut@krieger.com | 610.633.7688

ARCHITECT PROJECT NUMBER: **2307**
REVISION DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS:

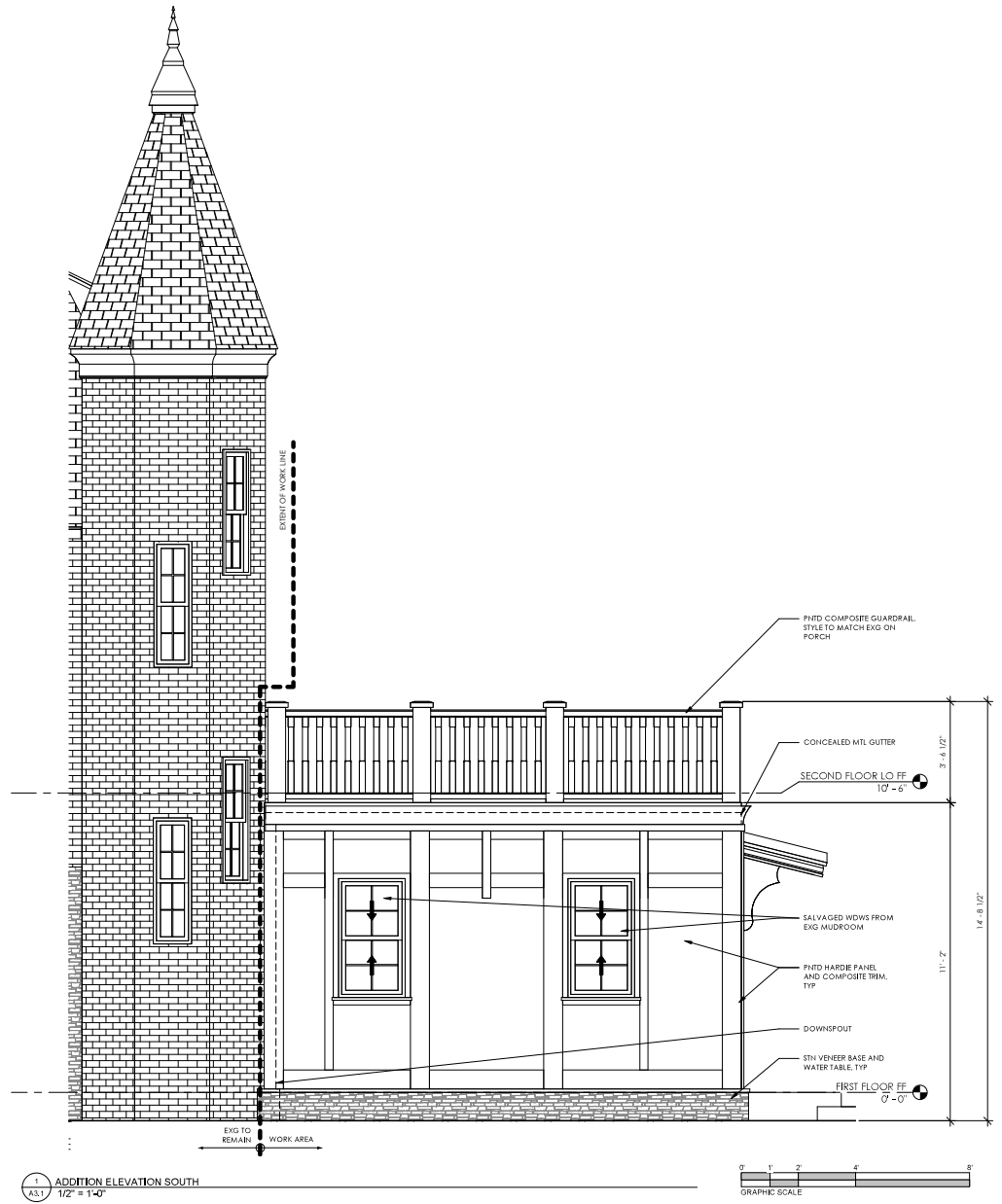
No.	Date

SHEET TITLE: **SECOND FLOOR PLAN**

SHEET NUMBER:

A2.2

Revised



1
A3.1 ADDITION ELEVATION SOUTH
1/2" = 1'-0"

DATE:

--

DESCRIPTION:

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CONSULTANTS:

--

CONSULTANTS:

--

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
PROJECT NUMBER: rffarragut@krieger.com | 610.633.7688

2307
DATE: FEBRUARY 6, 2025

STATUS: **FOR REVIEW**

REVISIONS:

No.	Date

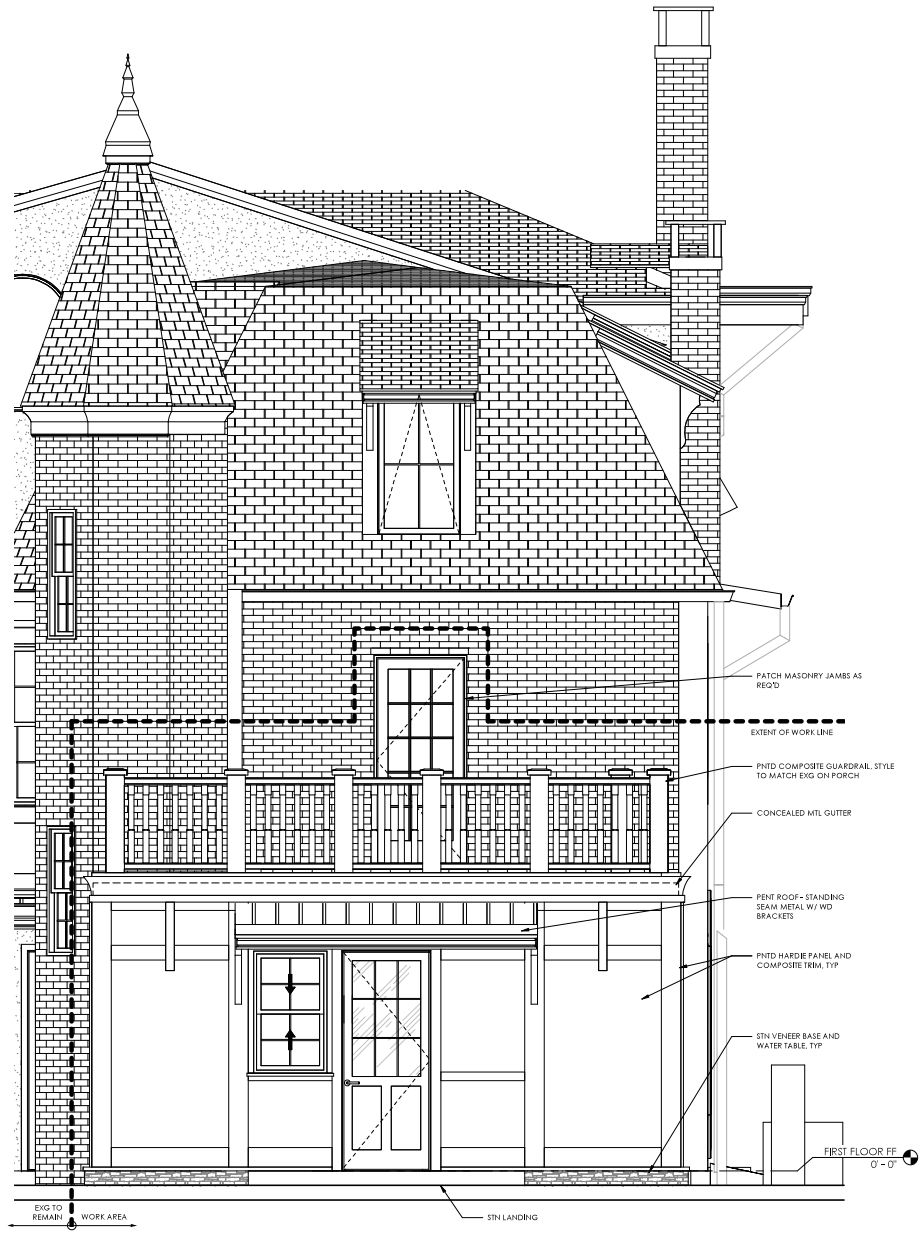
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SHEET NUMBER

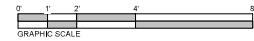
Revised



1 ENTRY ELEVATION
1/2" = 1'-0"



2 ADDITION ELEVATION EAST
1/2" = 1'-0"



DATE:

--

CLIENT:

--

CONSULTANTS:

--

CONSULTANTS:

--

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
ARCHITECT PROJECT NUMBER: 2307
DATE: February 6, 2025
STATUS: FOR REVIEW
REVISIONS:

No.	Date

DESCRIPTION:
EXTERIOR ELEVATION - ADDITION

SHEET NUMBER:
A3.2

Revised

DATE

DESCRIPTION

CONSULTANTS

CONSULTANTS



1
A3.3 ADDITION ELEVATION NORTH
1/2" = 1'-0"

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Norri Farragut
rfarragut@krieger.com | 610.633.7698

ARCHITECT PROJECT NUMBER: **2307**

REVISION DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS:

No.	Date

SHEET TITLE: **EXTERIOR ELEVATION - ADDITION**

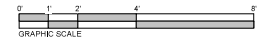
SHEET NUMBER:

A3.3

Revised



1 GARAGE ELEVATION SOUTH - B
A3.8 1/2" = 1'-0"



DATE: _____

DESCRIPTION: _____

CONSULTANTS: _____

CONSULTANTS: _____

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
rfarragut@krieger.com | 610.831.7688

ARCHITECT PROJECT NUMBER: **2307**
REVISION DATE: **FEBRUARY 6, 2025**
STATUS: **FOR REVIEW**

REVISIONS:

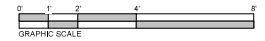
No.	Date

SHEET TITLE: **GARAGE SCHEME B**
SHEET NUMBER: _____

Revised



1 GARAGE ELEVATION WEST - B
A3.9 1/2" = 1'-0"



DATE

DESCRIPTION

CONSULTANTS

CONSULTANTS

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
rfarragut@krieger.com | (610) 633-7688

ARCHITECT PROJECT NUMBER: **2307**

REVISION DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS

No.	Date

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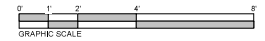
SHEET NUMBER

A3.9

Revised



A3.10 GARAGE ELEVATION NORTH - B
1/2" = 1'-0"



DATE:

DATE:

CONSULTANTS:

CONSULTANTS:

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
rfarragut@krieger.com | 610.633.7688

ARCHITECT PROJECT NUMBER:
2307

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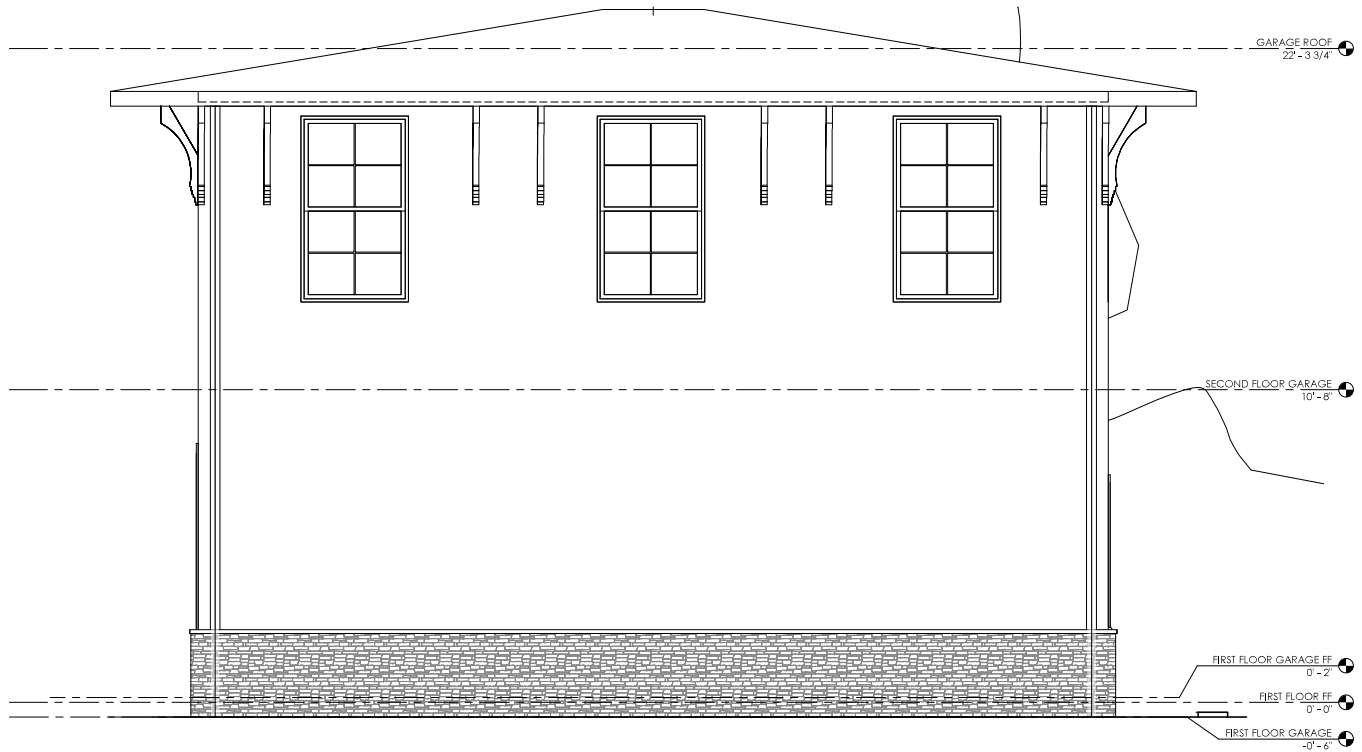
No.	Date

ISSUE FILE:
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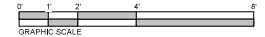
ISSUE NUMBER:

A3.10

Revised



1 GARAGE ELEVATION EAST - B
A3.11 1/2" = 1'-0"



DATE:

DATE PLOTTED:

CONSULTANTS:

CONSULTANTS:

PROJECT: **FARRAGUT RESIDENCE**
198 Summit Street, Philadelphia, PA, USA
OWNER: Ryan & Noral Farragut
rfarragut@krieger.com | 610.633.7688

ARCHITECT PROJECT NUMBER: **2307**

ISSUE DATE: **FEBRUARY 6, 2025**

STATUS: **FOR REVIEW**

REVISIONS:

No.	Date

ISSUE TYPE: **GARAGE SCHEME B**

ISSUE NUMBER: