

# POINT BREEZE SCATTERED SITES REHABS

## PHILADELPHIA REDEVELOPMENT AUTHORITY RENOVATIONS TO 1637 S. 24th STREET, PHILADELPHIA, PA

### CODE INFORMATION

#### 1. CITY OF PHILADELPHIA ZONING CODE:

- ZONING DISTRICT RSA-5
- BUILDING USE: SINGLE-FAMILY RESIDENCE
- MIN. LOT WIDTH: 16'-0"
- MIN. LOT AREA: 1440 SF
- MIN. % OPEN SPACE: 30% (INTERMEDIATE), 20% (CORNER)
- FRONT SETBACK: MATCH EX'G. ADJACENT BUILDINGS, 3RD STORY SETBACK MUST BE 8'-0" FROM PROPERTY LINE IF BOTH IMMEDIATELY ADJACENT STRUCTURES ARE TWO STORIES IN HEIGHT.
- REAR YARD: THE GREATER OF 9FT OR 20% OF LOT DEPTH
- HEIGHT: 38 FT

#### 2. INTERNATIONAL BUILDING CODE + INTERNATIONAL RESIDENTIAL CODE, 2009:

- USE GROUP: RESIDENTIAL R3
- CONSTRUCTION TYPE: VB
- FIRE DISTRICT: CITY OF PHILADELPHIA
- CONSTRUCTION TYPE PERMITTED WITHIN FIRE DISTRICT: YES
- BUILDING HEIGHT & FIRE AREA LIMITATIONS

CONSTRUCTION USE GROUP	ALLOWABLE CLASSIFICATION	ALLOWABLE AREA S.F.	ALLOWABLE HEIGHT
R3	TYPE VB	UNLIMITED	3 STORIES

#### - BASEMENTS, HABITABLE SLEEPING ATTICS & SLEEPING ROOMS EMERGENCY EGRESS WINDOW SIZE REQUIREMENTS:

- MIN. NET CLEAR OPENING = 5.7 SF (5.0 SF ON GRADE FLOOR)
- MIN. NET CLEAR OPENING HEIGHT = 24 INCHES
- MIN. NET CLEAR OPENING WIDTH = 20 INCHES
- MAX. SILL HEIGHT = 44 INCHES

#### - STAIR REQUIREMENTS:

- MAX. RISER = 8 1/4 INCHES, MIN. TREAD 9 INCHES, MIN. WIDTH = 36 MAX. RISER VARIATION 3/8 INCH
- MIN. CLEAR HEADROOM = 6'-8" APPROX. 3/4" NOSING PROJECTION FOR CLOSED RISERS.

#### - HANDRAILS - REQUIRED ON ONE SIDE ONLY

- MIN. HEIGHT = MEASURED ABOVE NOSING: 34 INCHES, MAX. HEIGHT = 38 INCHES.

#### - GUARDRAILS - REQUIRED FOR STAIRS, PORCHES, BALCONIES, OR RAISED FLOORS MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW.

- MIN. HEIGHT = 36 INCHES MIN. AT BALCONIES AND FLOORS, 34" INCHES MIN. ABOVE NOSING OF STAIRS.
- MAX. OPENING BETWEEN INTERMEDIATE RAILS 4 INCHES

#### - SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN IMMEDIATE VICINITY OF BEDROOM/SLEEPING AREAS, IN ALL BEDROOMS, WITHIN EACH STORY INCLUDING THE BASEMENT.

#### 3. BUILDING AREAS:

	GSF	NSF	# BEDROOMS	# BATHROOMS
BASEMENT:				
FIRST FL:	(601 S.F.)	495 S.F.	3	1/2
SECOND FL:	643 S.F.	537 S.F.		1
TOTAL:	1846 S.F.	1032 S.F.	3	1 1/2

### LOCATION MAP (NTS)



### SYMBOL KEY

+ 461.0	EXISTING SPOT ELEVATION	(100-A)	DOOR/OPENING NUMBER
TB-2	TEST BORING	2'8"	NEW DOOR/DOOR SIZE
HIGH POINT OF ROOF EL. 20'-0"	LEVEL LINE	A1	REVISION NUMBER
2	COLUMN CENTER LINE	EXISTING CONSTRUCTION	
F1 A1.1	INTERIOR ELEVATIONS	NEW CONSTRUCTION	
F1 A1.1	WALL SECTION	CENTER LINE, FLOOR LINE	
F1 A1.1	BUILDING SECTION	PROPERTY LINE	
I A1.1	DETAIL REFERENCE	OVERHEAD CONDITIONS	
F1 A1.1	ELEVATION	ITEMS TO BE DEMOLISHED	
BEDROOM ROOM NAME CPT FLOOR FINISH		BREAK LINE	
DOORS & WINDOWS		DIMENSION TO CENTER LINE	
EXISTING DOOR		5'	DIMENSION LINE
PARTITION TYPE SEE SHEET A2.0		(1)	EQUIPMENT NUMBER
WINDOW TYPE		ANGLE	
ROOF VENT		PLATE	
		CENTER LINE	
		RADIUS POINT	
		SPECIAL NOTE	
		HOSE BIB	

### ABBREVIATIONS

AB ANCHOR BOLT	EA EACH	LAM LAMINATED	SCHED SCHEDULE
ABV ABOVE	EJ EXPANSION JOINT	LT LIGHT	SC SOLID CORE
ACT ACOUSTIC CEILING TILE	ELEC ELECTRIC(AL)	LVR LOUVER	SF SQUARE FEET
ADJ ADJACENT	EL ELEVATION	MANUF MANUFACTURE(R)	SHT SHEET
AFF ABOVE FINISHED FLOOR	ELEV ELEVATOR/ELEVATION	MAT MATERIAL	SIM SIMILAR
ALUM ALUMINUM	EQ EQUAL	MECH MECHANICAL	SL SEALANT
ACP ACOUSTIC CEILING PANELS	EST ESTIMATED	MTL METAL	SL & BR SEALANT & BACKER ROD
ARCH ARCHITECT(URAL)	ETR EXISTING TO REMAIN	MO MASONRY OPENING	SLF SHEET LINOLEUM FLOORING
@ AT	EVC EXHAUST COOLER	MR MOISTURE RESISTANT	SP SUMP PUMP
BACKSPL BACKSPASH	EXG EXISTING	MRBL MARBLE	SPECS SPECIFICATIONS
BD BOARD	EXIST EXISTING	MSNRY MASONRY	STC SOUND TRANSMISSION CLASS
BTWN BETWEEN	EXH EXHAUST	MTD MOUNTED	STD STANDARD
BLDG BUILDING	EXT EXTERIOR	NEC NECESSARY	STL STEEL
BLK BLOCK	FD FLOOR DRAIN	NIC NOT IN CONTRACT	STN STONE
BLKG BLOCKING	FE FIRE EXTINGUISHER	NO NUMBER	SSTL STAINLESS STEEL
BO BOTTOM OF	FEC FIRE EXTINGUISHER CABINET	NRC NOISE REDUCTION COEFFICIENT	STRUC STRUCTURE(AL)
BOC BOTTOM OF CURB	FIN FINISH(ED)	NTS NOT TO SCALE	SUSP SUSPEND(ED)
BOT BOTTOM	FLD FIELD	OC ON CENTER	SVF SHEET VINYL FLOORING
BRK BRICK	FLG FLASHING	OD OUTSIDE DIAMETER	T TREAD
BSMT BASEMENT	FLR FLOOR	OPPHD OPPOSITE HAND	TA TOILET ACCESSORY
BUR BUILT UP ROOFING	FO FACE OF	OPNG OPENING	TEMP TEMPORARY
CAB CABINET	FR FRAME	ORIG ORIGINAL	THK THICK/THICKNESS
CB CATCH BASIN	FRT FLAME RETARDANT TREATED	PERF PERFORATED	THRES THRESHOLD
CEM CEMENT	FRTG FIRE RATING	PL PLATE	TO TOP OF
CER CERAMIC	FUR FURRING	PLAM PLASTIC LAMINATE	TOC TOP OF CURB
CJ CONTROL JOINT	GA GAUGE	PLSTR PLASTER	TYP TYPICAL
CL CENTER LINE	GALV GALVANIZED	PLYWD PLYWOOD	UL UNDERWRITERS LABORATORIES
CLG CEILING	GC GENERAL CONTRACTOR	PNL PANEL	UNO UNLESS NOTED OTHERWISE
CMU CONCRETE MASONRY UNIT	GL GLASS	PR PAIR	VB VAPOR BARRIER
COL COLUMN	GWB GYPSUM WALL BOARD	PTD PAINTED	VCB VINYL COVE BASE
COMP COMPOSITE/COMPOSITION	GYP GYPSUM	QT QUARRY TILE	VCT VINYL COMPOSITION TILE
CONC CONCRETE	HC HOLLOW CORE	R RADIUS/RISE	VERT VERTICAL
CONTR CONTRACT(OR)	HDW HARDWARE	RCB RUBBER COVE BASE	VIF VERIFY IN FIELD
CORR CORRIDOR	HM HOLLOW METAL	RD ROOF DRAIN	W/ WITH
CPT CARPET	HOR HORIZONTAL	RECP RECEPTACLE	W/O WITHOUT
CS COURSE	HT HEIGHT	REFRB REFURBISH	WD WOOD
CTR COUNTER	HDWD HARDWOOD	REIN REINFORCED/REINFORCING	WDW WINDOW
CT CERAMIC	ID INSIDE DIAMETER	RELOC RELOCATE	WP WATERPROOFING
DTL DETAIL	INSUL INSULATION	REM REMOVE(D)	WRB WATER RESISTIVE BARRIER
DIA DIAMETER	INT INTERIOR	REQD REQUIRED	WSC WAINSCOT
DIM DIMENSION	JT JOINT	RF MEM ROOFING MEMBRANE	WWF WELDED WIRE FABRIC
DN DOWN	JST JOIST	RO ROUGH OPENING	
DS DOWNSPOUT		RWC RAINWATER CONDUCTOR	
DR DOOR			
DWG DRAWING			

### DRAWING LIST

CS COVER SHEET
A1.1 FLOOR PLANS, DEMO PLANS & FRAMING PLANS
A1.2 REFLECTED CEILING PLANS
A2.1 INTERIOR AND EXTERIOR ELEVATIONS
A4.1 STAIR AND WALL SECTIONS & DETAILS
A6.1 SCHEDULES AND DETAILS
A6.2 SCHEDULES AND DETAILS

### GENERAL NOTES

- REMOVE ALL DEBRIS AND VEGETATION FROM SITE. DEMOLISH ALL EXISTING REAR YARD PAVING + CURBS, COMPLETE. DEMOLISH GARDEN/SITE WALLS UNLESS INDICATED TO REMAIN ON PLANS. COORDINATE WITH NEIGHBORING PROPERTIES AS REQUIRED. INSTALL NEW 4" CONC. PAVING WITH LANDSCAPING BEDS AS INDICATED ON PLANS. SLOPE CONC. PAVING TO NEW AREA DRAIN.
- DEMO EXISTING ROOF SYSTEM, COMPLETE. INSTALL NEW LOW-SLOPE MODIFIED BITUMEN ROOF WITH GRANULAR WHITE COATING. FURNISH AND INSTALL NEW ALUM. COPING, SCUPPER AND DOWNSPOUTS, TYP.
- DEMO ALL INTERIOR WALLS, FINISHES & TRIM, HVAC, PLUMBING & ELECTRICAL SYSTEMS. DEMO ALL EXISTING WINDOWS AND INSTALL NEW WINDOWS IN EX'G OPENINGS. INSTALL NEW EXTERIOR DOORS, WITH STORM DOORS AT ALL REAR DOORS AND SECURITY STORM DOOR WHERE INDICATED AT FRONT DOORS.
- DEMO ALL EXISTING NON-FUNCTIONING CHIMNEYS, COMPLETE.
- NEW INTERIOR PARTITIONS ARE TO BE WALL TYPE (B) U.O.N. PROVIDE NEW INTERIOR STANDING AND RUNNING TRIM AND DOORS.
- INSTALL CLOSET ROD & SHELF AT ALL CLOSETS EXCEPT AT LINEN CLOSETS. INSTALL NEW VENTILATED WHITE WIRE SHELVING AT ALL LINEN CLOSETS, (5) SHELVES PER LINEN CLOSET.
- ALL STAIRS SHALL HAVE 9" TREADS WITH 1" OVERHANG, 8 1/4" MAX. RISERS, & 80" HEAD CLEARANCES FROM FRONT OF TREAD TO BOTTOM OF CEILING.
- AIR SEAL ALL DRYWALL ASSEMBLIES. INSTALL CONTINUOUS SEALANT ALONG: (1) ALL EXTERIOR WALL BOTTOM AND TOP PLATES, (2) ALL TOP PLATES AT INSULATED CEILINGS, (3) ROUGH OPENING PERIMETERS, (4) BOTH SIDES OF THE FIRST INTERIOR STUD OF PARTITION WALLS, (5) ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS, AND (6) ALL ELECTRIC BOX PENETRATIONS.
- DEMO ALL EXISTING FENCES. COORDINATE W/ NEIGHBORING PROPERTIES. INSTALL NEW 6'-0" WOOD SHADOWBOX STYLE PERIMETER FENCE W/ 3'-0" SWINGING GATE AT ALL REAR YARDS.
- CLEAN AND REPOINT ALL BRICK FRONT FACADES.
- DEMO EXISTING SLABS IN BASEMENTS AND EXCAVATE FOR NEW SLAB AND DRAINAGE FILL. DO NOT EXCAVATE BELOW THE LEVEL OF THE BOTTOM OF THE EXISTING BASEMENT FOUNDATION WALLS. INSTALL NEW 4" CONC SLAB ON 4" DRAINAGE FILL & VAPOR BARRIER WITH PERIMETER PERFORATED DRAIN PIPE SLOPED TO DRAIN TO NEW SUMP PIT.
- PARGE INTERIOR FACE OF ALL EXISTING BASEMENT WALLS.
- PARGE INTERIOR FACE OF ALL EXISTING MASONRY WALLS AT FIRST FLOOR AND SECOND FLOOR INCLUDING PARTY WALL.
- CONTRACTOR TO CONTACT PENNSYLVANIAN ONE CALL SYSTEM, 1-800-242-1776, FOR LOCATION OF ALL SITE UTILITIES IN SIDEWALK AND STREET PRIOR TO THE START OF ANY EXCAVATION.

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS FOR THIS SITE. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES HAVING JURISDICTION. © 2014 CICADA ARCHITECTURE/PLANNING, INC.

REVISIONS:	DESCRIPTION:	BY:	DATE:
No:			

CONSULTANTS:

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T: 215.247.1430 F: 215.247.1433  
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PROJECT: POINT BREEZE SCATTERED SITES REHABS  
PHILADELPHIA REDEVELOPMENT AUTHORITY  
PHILADELPHIA, PA

SHEET TITLE: COVER SHEET  
1637 S. 24th ST.

PROJECT NO.: 419.00

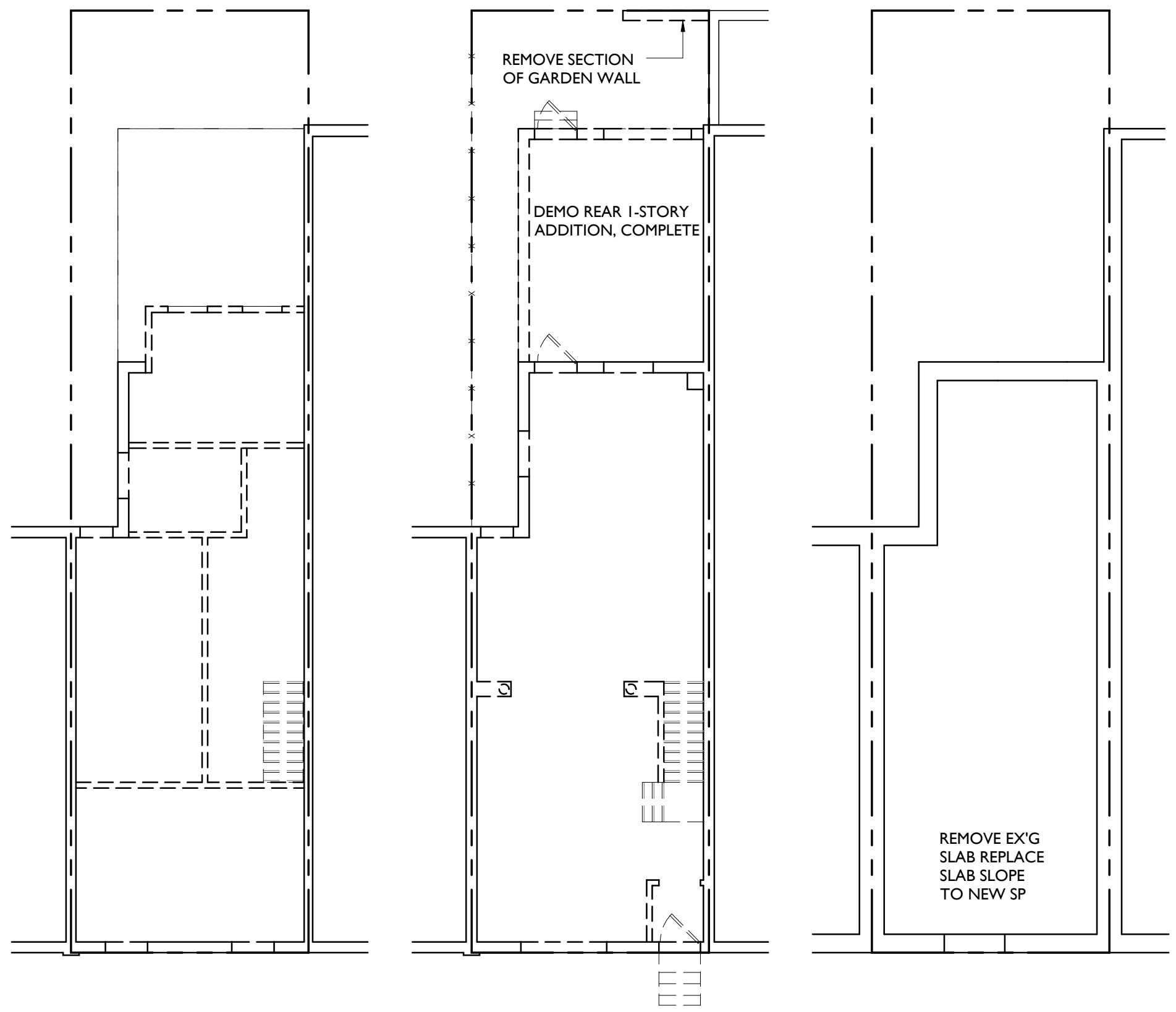
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DRAWN BY: TS  
APPROVED: MB  
DATE: 07/28/2014  
DRAWING NO.: CS

A  
B  
C  
D  
E

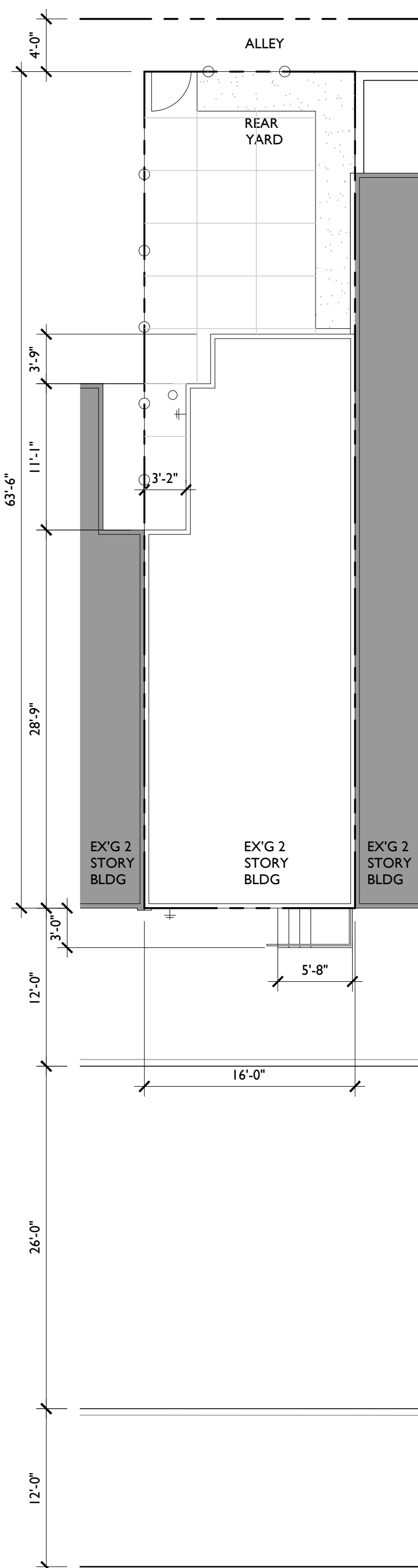


**C1** STRUCTURAL FRAMING PLANS  
1/8" = 1'-0"

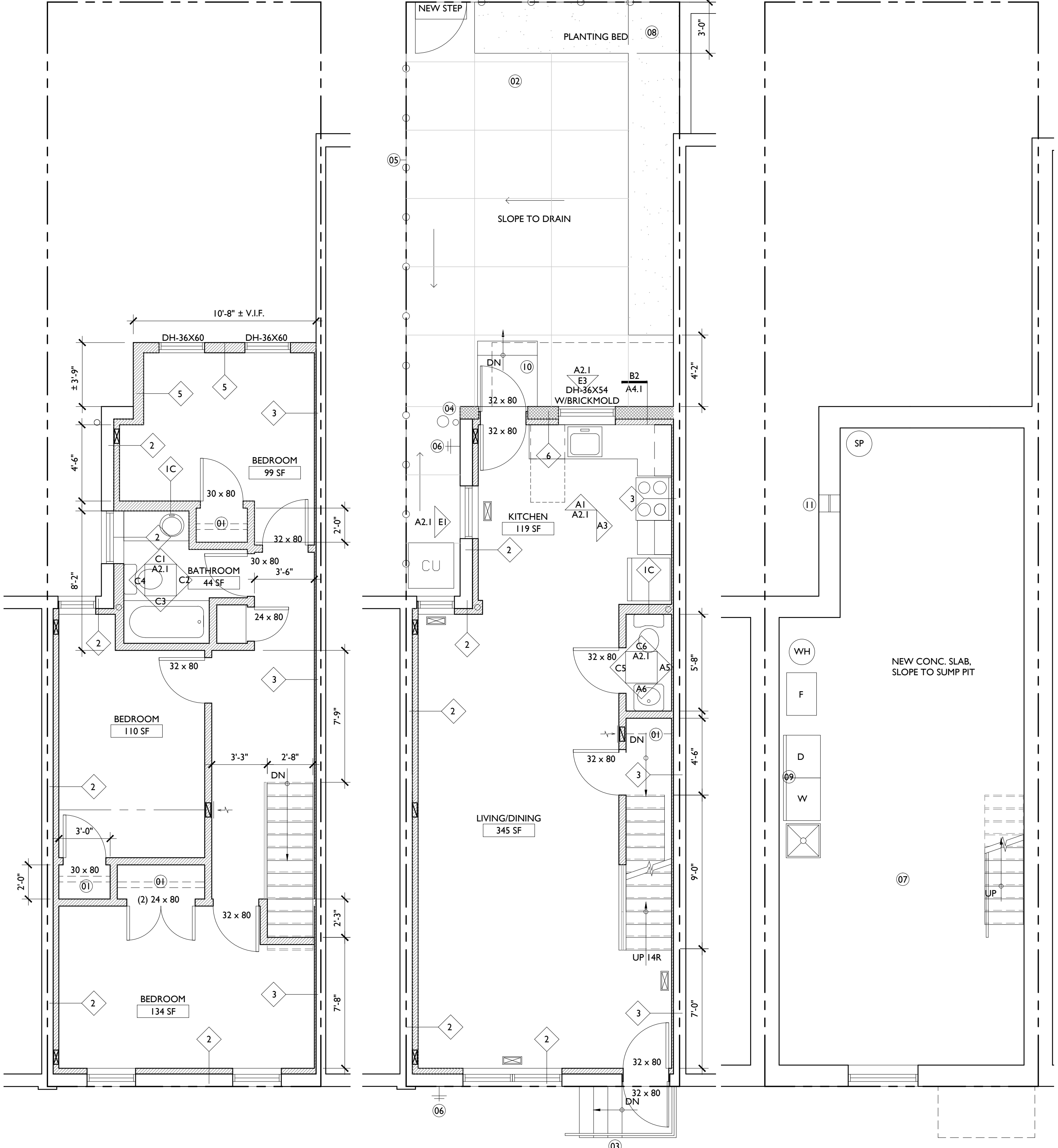
DEMO - FRAMING NOTE  
1. DEMO TO STRUCTURE, DEMO ALL FLOOR JOISTS AND ROOF RAFTERS, COMPLETE. PROVIDE ALL NEW 2X10'S AT 16" O.C. FOR FLOOR AND ROOF FRAMING MEMBERS. FRAME FOR NEW STAIR, SEE SECTION B4/A4.1 AND DETAILS E2 & E3/A4.1.



**E1** DEMOLITION PLANS  
1/8" = 1'-0"



**E3** ROOF/SITE PLAN  
1/8" = 1'-0"



**E4** SECOND FLOOR PLAN  
1/4" = 1'-0"

**E5** FIRST FLOOR PLAN  
1/4" = 1'-0"

**E6** BASEMENT FLOOR PLAN  
1/4" = 1'-0"

**LIGHTING/POWER SYMBOLS:**

☎ TELEPHONE/DATA	⚡ SWITCH	Ⓜ ELEC PANEL
📺 TV CABLE	🌀 EXHAUST FAN	🔔 DOOR BELL
⊖ RECESSED FIXTURE	⚡ ELECTRIC OUTLET	☑ 2X4 SURFACE FLUORESCENT
🗑 WALL-MTD FIXTURE	🚬 SMOKE DETECTOR	🔌 UNDERCABINET LIGHT SIZE TO SUIT CONDITIONS
💡 PENDANT FIXTURE	🚬 SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR	
🔌 JUNCTION BOX	☑ CEILING-MTD FIXTURE	
⚡ HOSE BIB	🌀 CEILING FAN w/ Light	

- KEY NOTES**
- CLOSET ROD AND SHELF.
  - NEW CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN.
  - NEW EXTERIOR STAIR AND LANDING WITH HANDRAIL SEE DET. E4/A4.1
  - NEW GUTTER/SCUPPER, DOWNSPOUT, CAST IRON BOOT AND AREA DRAIN. PROVIDE NEW STORMWATER LINE AND CLEANOUT IN BASEMENT.
  - NEW 6'-0" WOOD SHADOWBOX TYPE FENCE AND 3'-0" W GATE W/ LOCKING HARDWARE.
  - NEW HOSE BIBB.
  - NEW 4" CONCRETE SLAB; SLOPE TO SUMP PUMP. EXCAVATE TO ACHIEVE MIN. 7'-6" CLG HT IN BASEMENT. INSTALL NEW 4" PERF. DRAINAGE PIPE AROUND SLAB PERIMETER + CONNECT TO SUMP PUMP.
  - SEED + SOD PLANTING BED.
  - PROVIDE WASHER/DRYER HOOK-UPS BOX.
  - NEW EXTERIOR STAIR AND LANDING.
  - NEW BLOCK VENT.

**DRAWING KEY**

	NEW PARTITION
	NEW WORK
	EX'G. TO REMAIN
	EX'G. TO BE DEMOLISHED
	2 HR FIRE RATED CONSTR.
	SUPPLY GRILLE
	RETURN GRILLE
	SUPPLY DUCT
	RETURN DUCT
	WALL RETURN

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ON SITE. THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE JURISDICTION. © 2014 CICAADA ARCHITECTURE/PLANNING, INC.

REVISIONS:

No.	DATE	DESCRIPTION

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PROJECT: **POINT BREEZE SCATTERED SITE REHABS**  
PHILADELPHIA REDEVELOPMENT AUTHORITY  
PHILADELPHIA, PA

SHEET TITLE: **FLOOR PLANS, DEMO & FRAMING**  
1637 S. 24th ST.

PROJECT NO.: 419.00

SCALE: AS NOTED

DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
DRAWING No:	

**A1.1**

**LIGHTING/POWER SYMBOLS:**

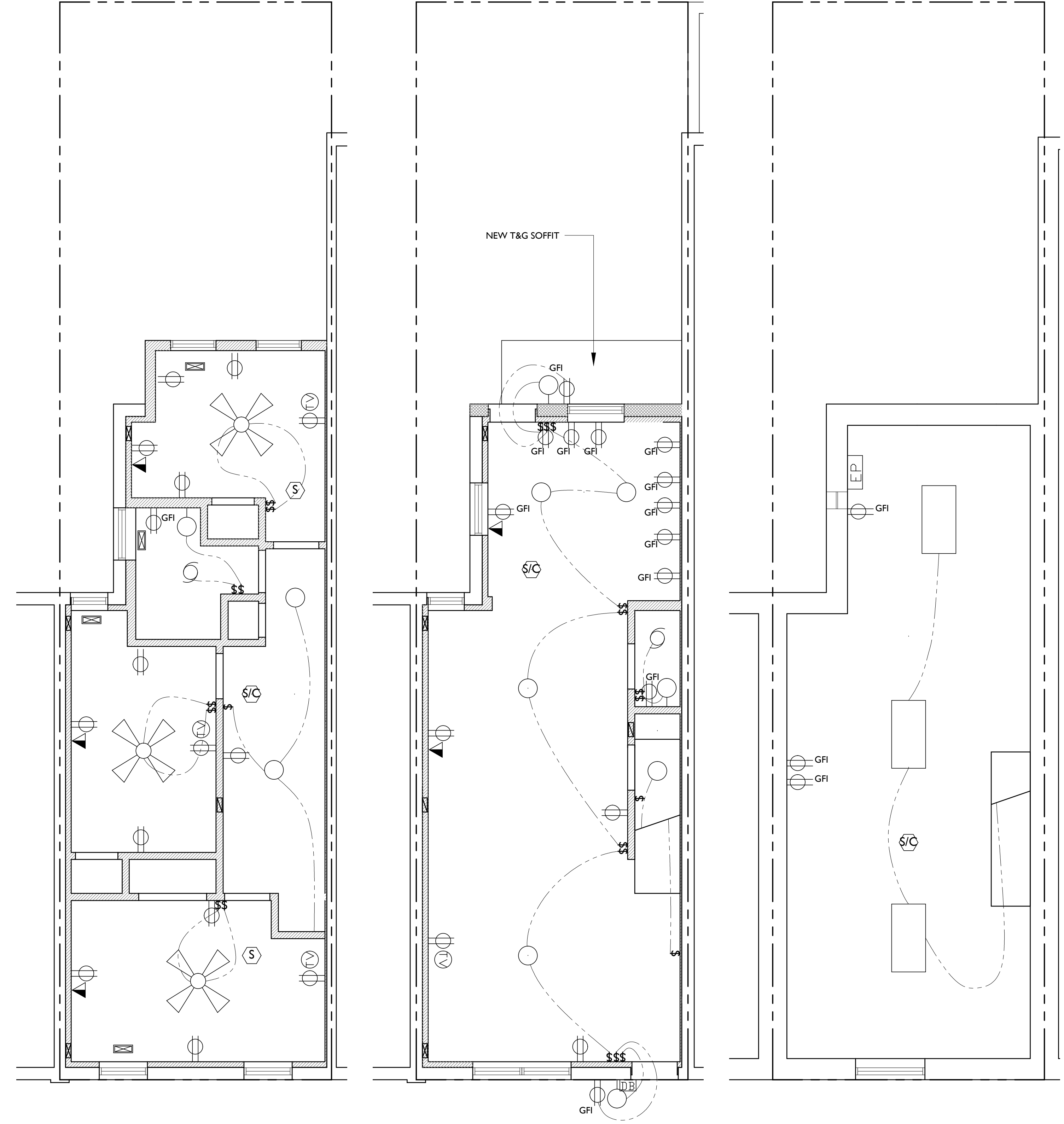
▼ TELEPHONE/DATA	§ SWITCH	EP ELEC PANEL
TV CABLE	○ EXHAUST FAN	DB DOOR BELL
○ RECESSED FIXTURE	○ ELECTRIC OUTLET	2X4 SURFACE FLUORESCENT
○ WALL-MTD FIXTURE	○ SMOKE DETECTOR	UNDERCABINET LIGHT SIZE TO SUIT CONDITIONS
○ PENDANT FIXTURE	○ SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR	
○ JUNCTION BOX	○ CEILING-MTD FIXTURE	
⊕ HOSE BIB	○ CEILING FAN w/ Light	

**KEY NOTES**

- 01 CLOSET ROD AND SHELF.
- 02 NEW CONCRETE PAVING WITH CONTROL JOINTS AS SHOWN.
- 03 NEW EXTERIOR STAIR AND LANDING WITH HANDRAIL SEE DET. E4/A4.1
- 04 NEW GUTTER/SCUPPER, DOWNSPOUT, CAST IRON BOOT AND AREA DRAIN. PROVIDE NEW STORMWATER LINE AND CLEANOUT IN BASEMENT.
- 05 NEW 6'-0" WOOD SHADOWBOX TYPE FENCE AND 3'-0"W GATE W/ LOCKING HARDWARE.
- 06 NEW HOSE BIBB.
- 07 NEW 4" CONCRETE SLAB; SLOPE TO SUMP PUMP. EXCAVATE TO ACHIEVE MIN. 7'-6" CLG HT IN BASEMENT. INSTALL NEW 4" PERF. DRAINAGE PIPE AROUND SLAB PERIMETER + CONNECT TO SUMP PUMP.
- 08 SEED + SOD PLANTING BED.
- 09 PROVIDE WASHER/DRYER HOOK-UPS BOX.
- 10 NEW EXTERIOR STAIR AND LANDING.
- 11 NEW BLOCK VENT.

**DRAWING KEY**

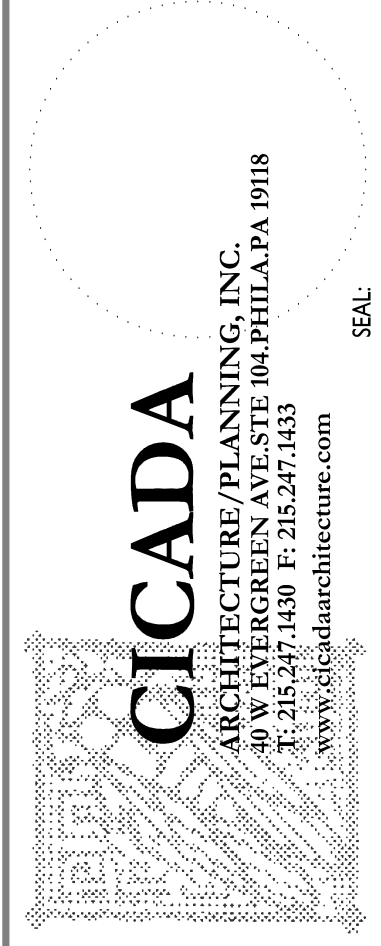
▨ NEW PARTITION
— NEW WORK
- - - EX'G. TO REMAIN
- - - EX'G. TO BE DEMOLISHED
— 2 HR FIRE RATED CONSTR.
□ SUPPLY GRILLE
□ RETURN GRILLE
□ SUPPLY DUCT
□ RETURN DUCT
↔ WALL RETURN



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REVISIONS:	DESCRIPTION:
No.   DATE	

CONSULTANTS:



**PROJECT:**  
POINT BREEZE  
SCATTERED SITE  
REHABS  
PHILADELPHIA REDEVELOPMENT AUTHORITY  
PHILADELPHIA, PA

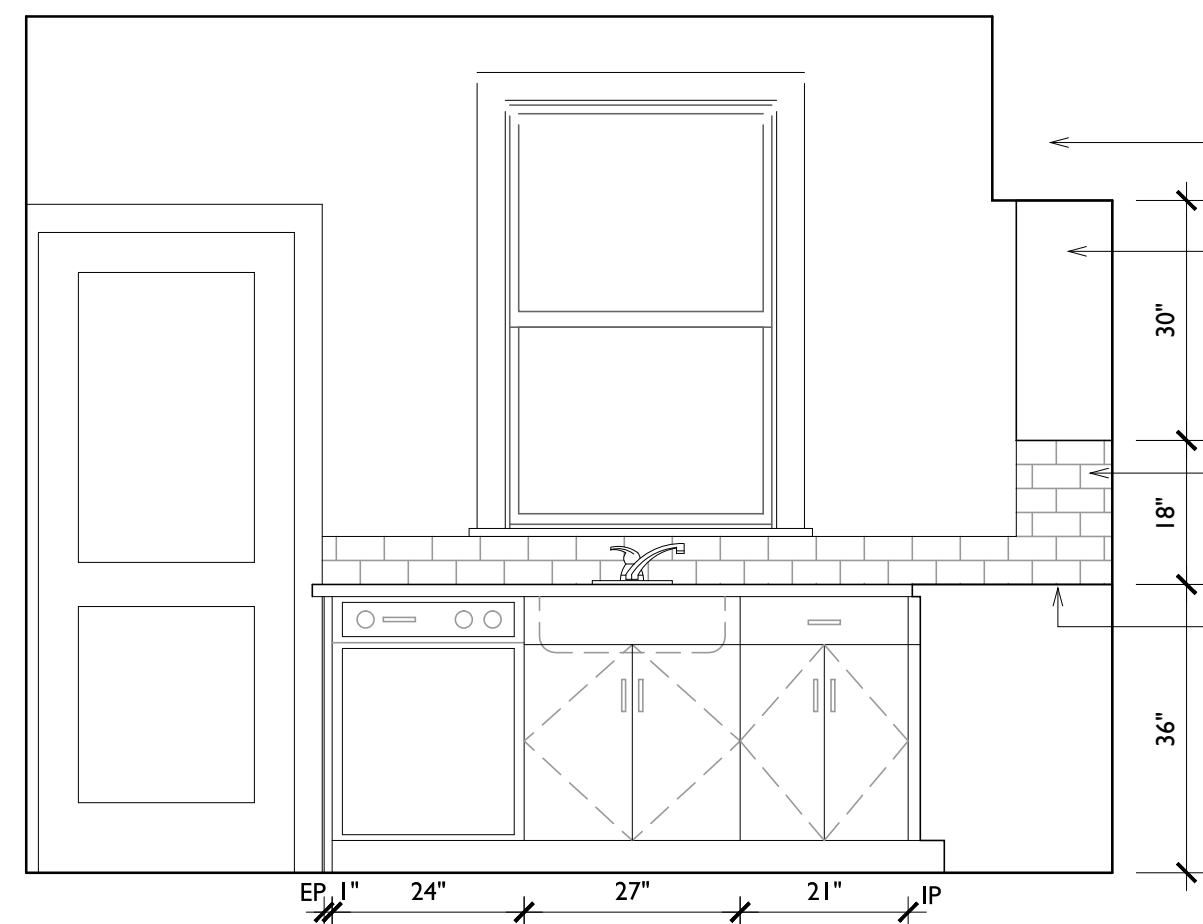
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REFLECTED CLG PLAN  
1637 S. 24th ST.

**PROJECT NO.:** 419.00

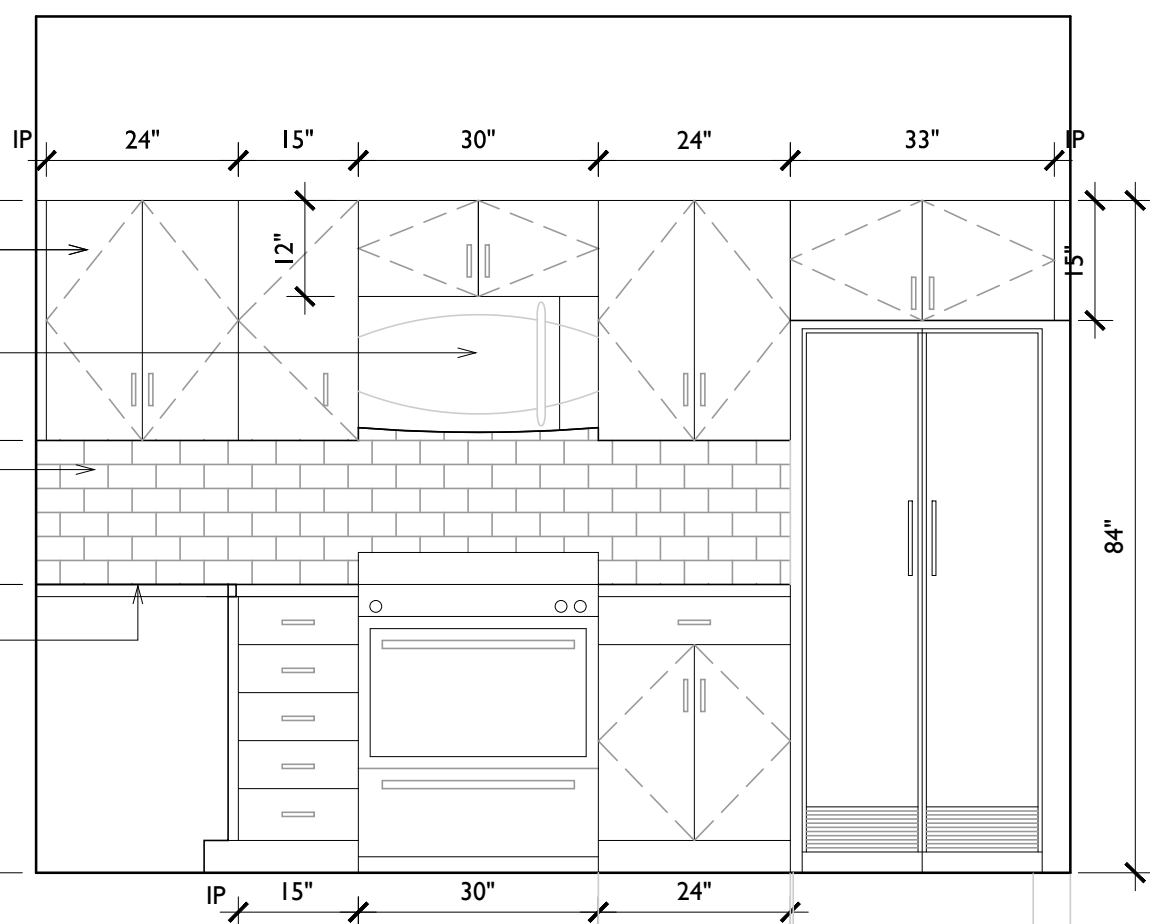
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DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
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**A1.2**

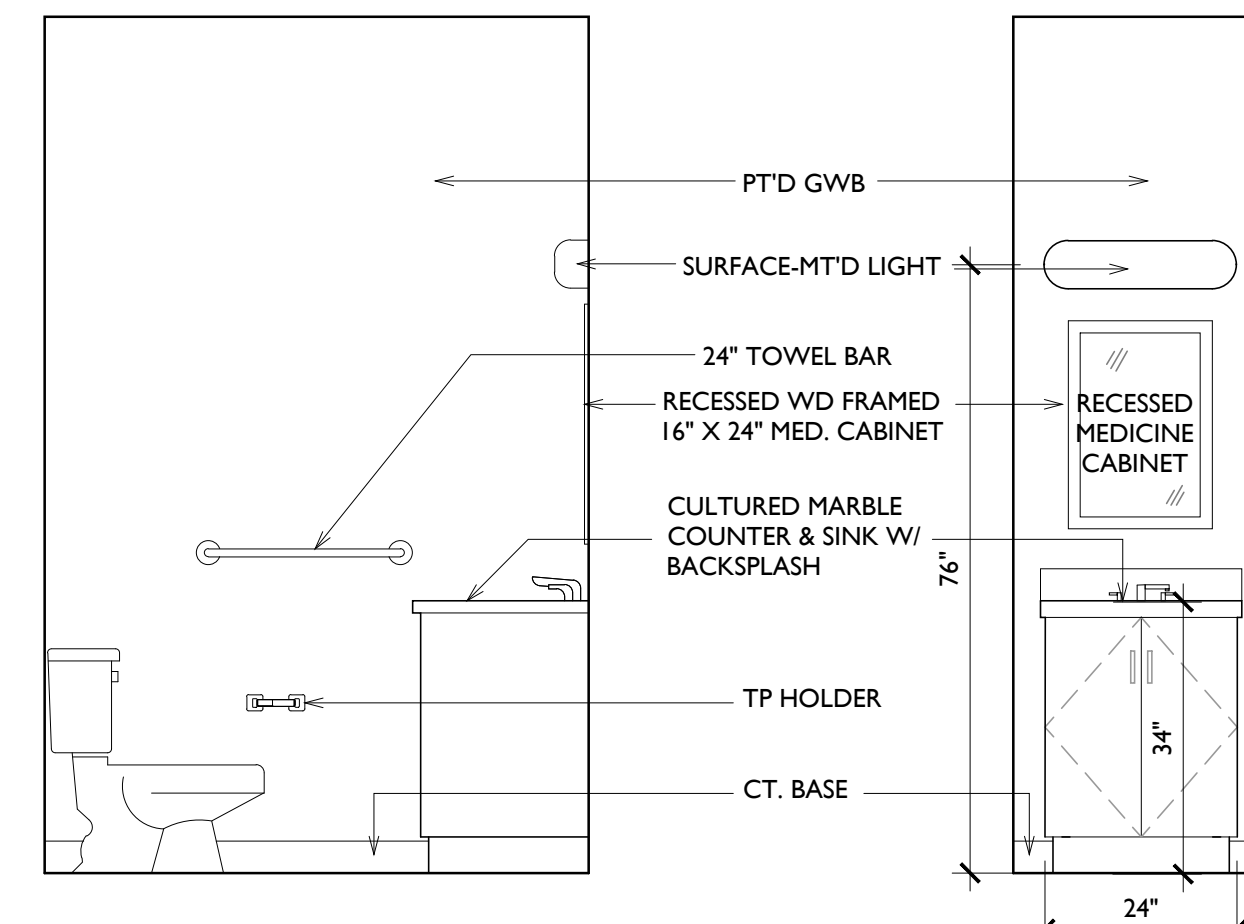
**E4 REFLECTED CEILING PLANS**  
1/4" = 1'-0"



**A1 KITCHEN ELEVATION**  
1/2" = 1'-0"

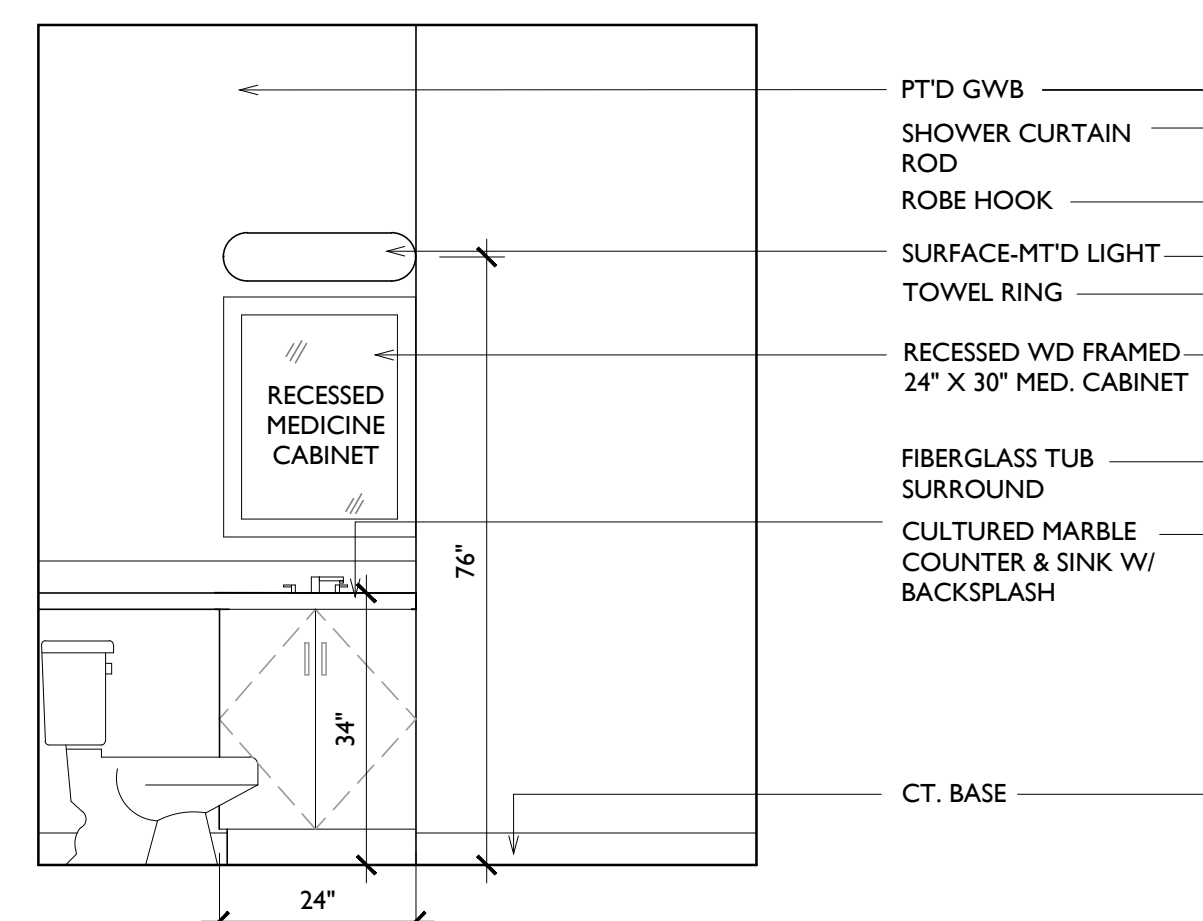


**A3 KITCHEN ELEVATION**  
1/2" = 1'-0"

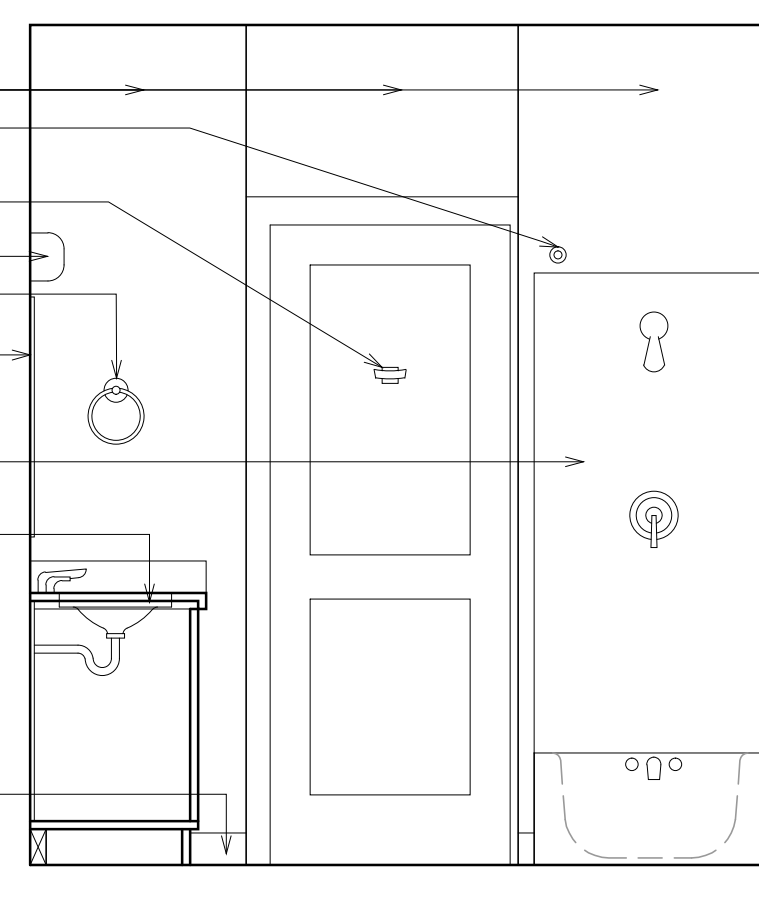


**A5 POWDER ROOM ELEVATION**  
1/2" = 1'-0"

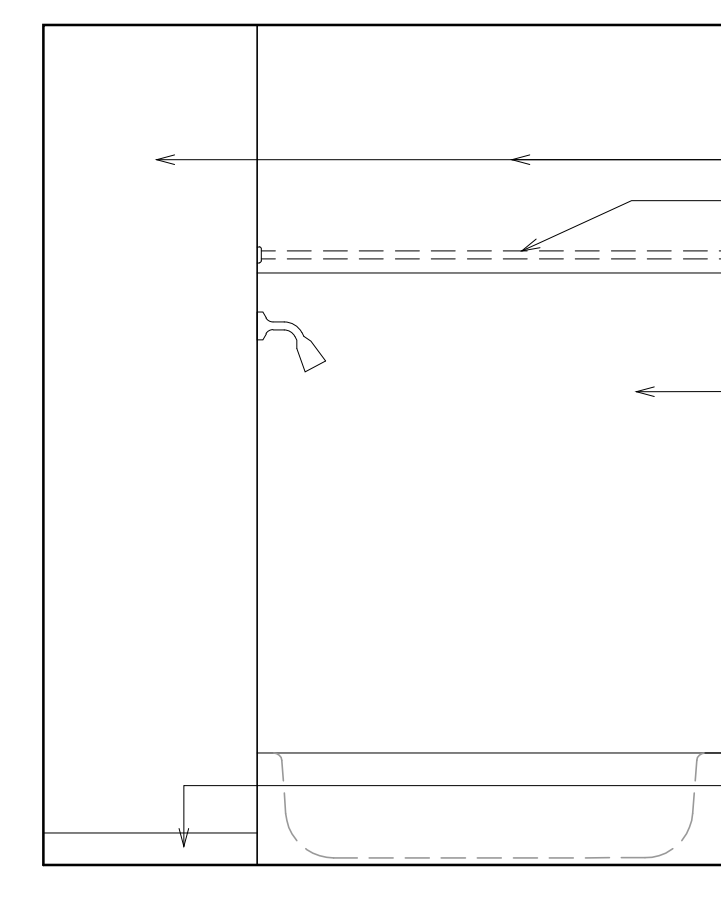
**A6 POWDER ROOM ELEVATION**  
1/2" = 1'-0"



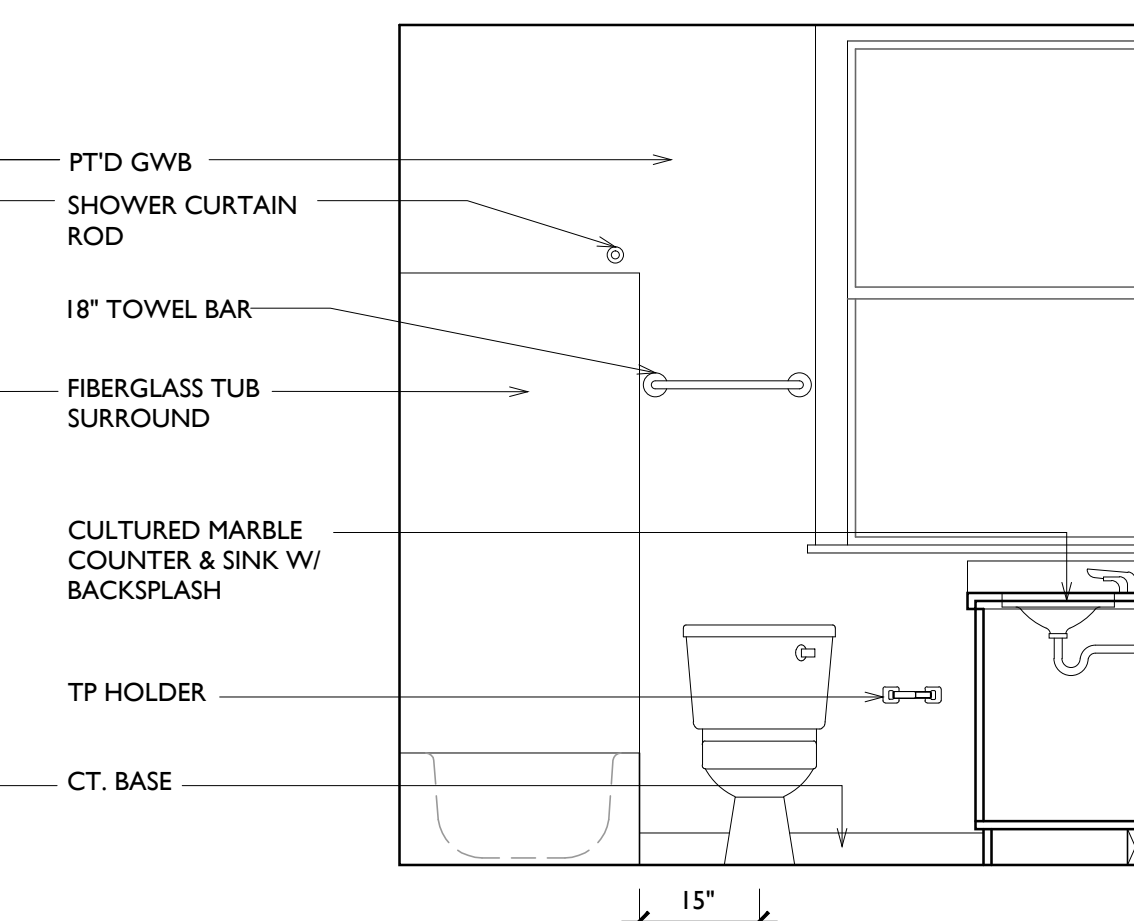
**C1 BATH ELEVATION**  
1/2" = 1'-0"



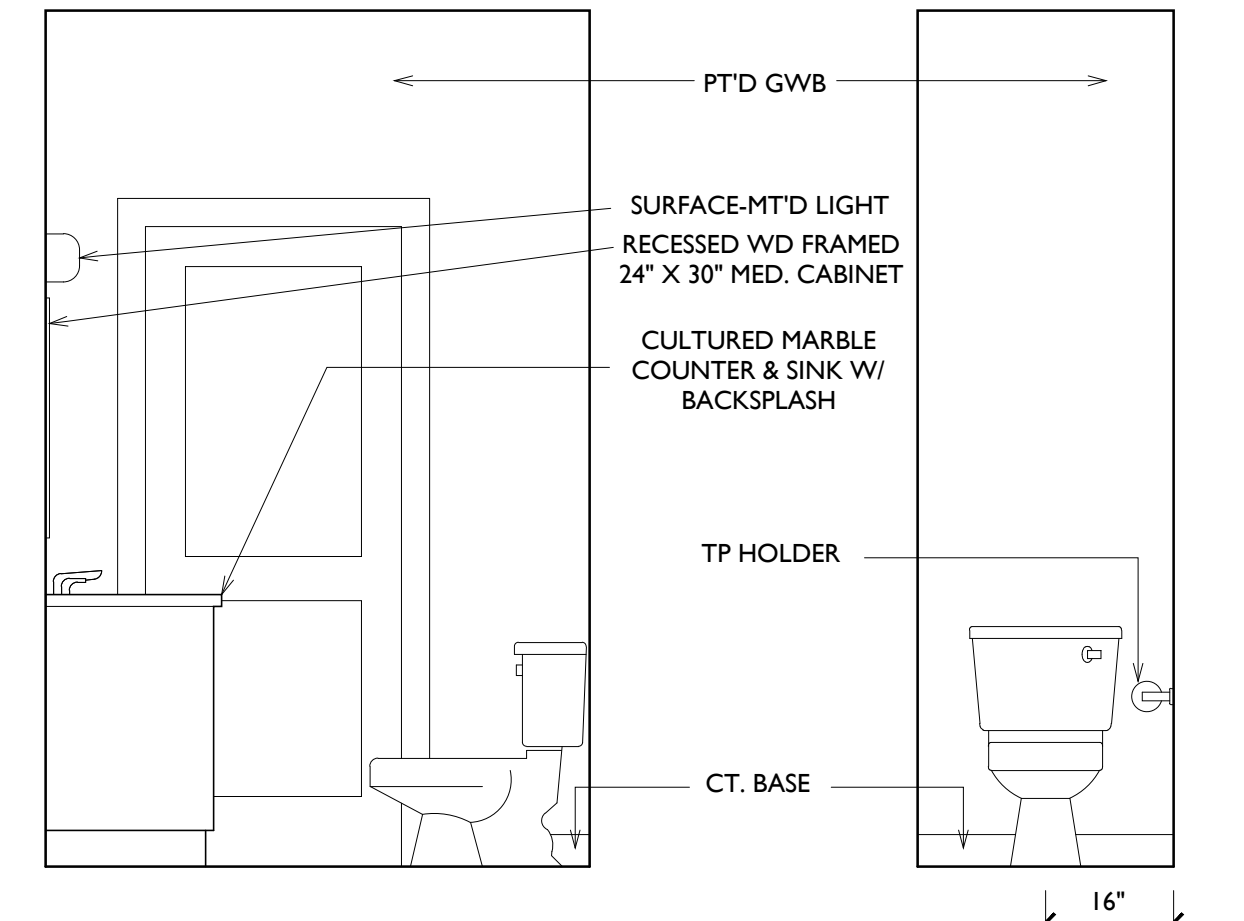
**C2 BATH ELEVATION**  
1/2" = 1'-0"



**C3 BATH ELEVATION**  
1/2" = 1'-0"

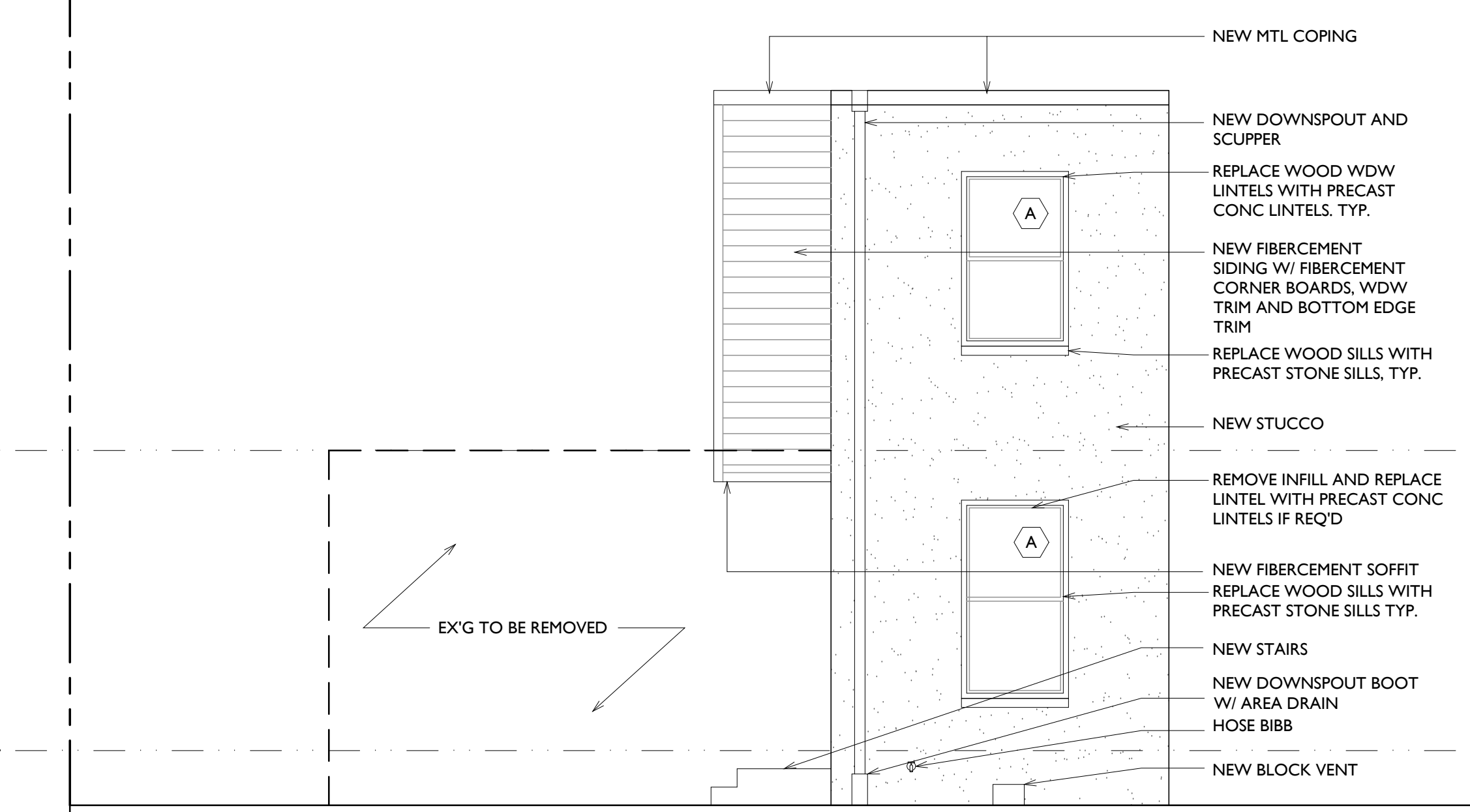


**C4 BATH ELEVATION**  
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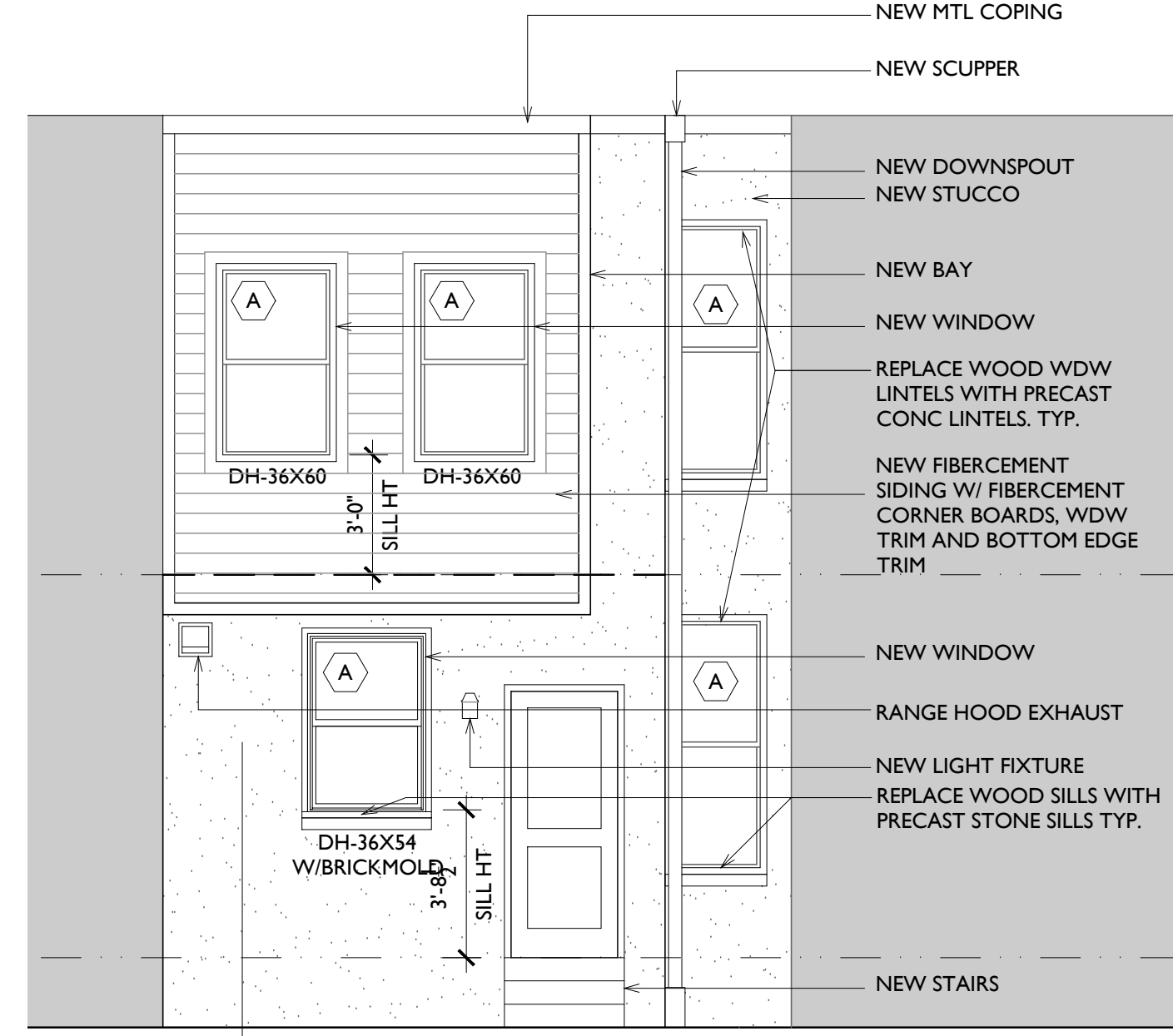


**C5 POWDER ROOM ELEVATION**  
1/2" = 1'-0"

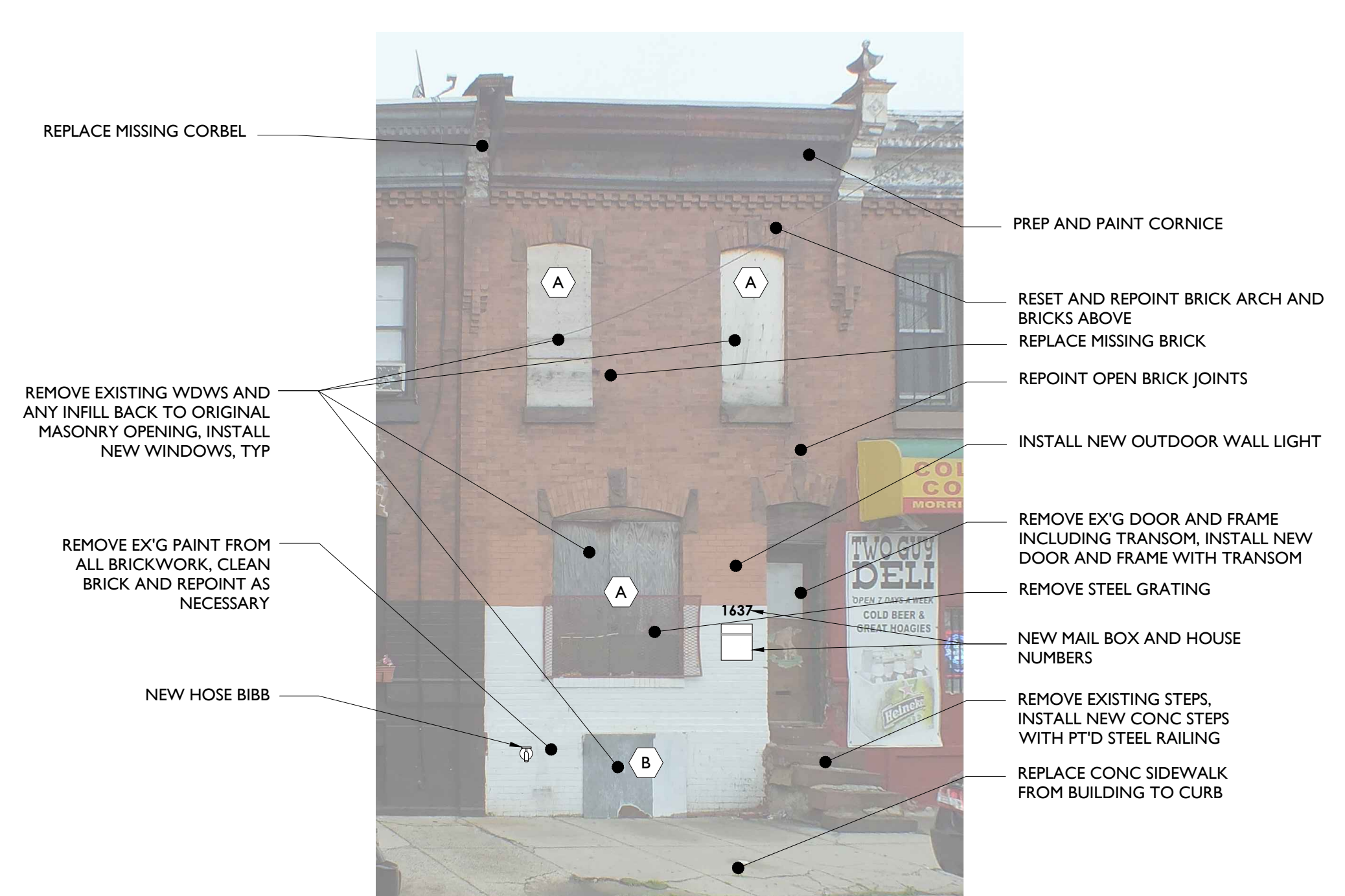
**C6 POWDER ROOM ELEVATION**  
1/2" = 1'-0"



**E1 SIDE ELEVATION**  
1/4" = 1'-0"



**E3 REAR ELEVATION**  
1/4" = 1'-0"

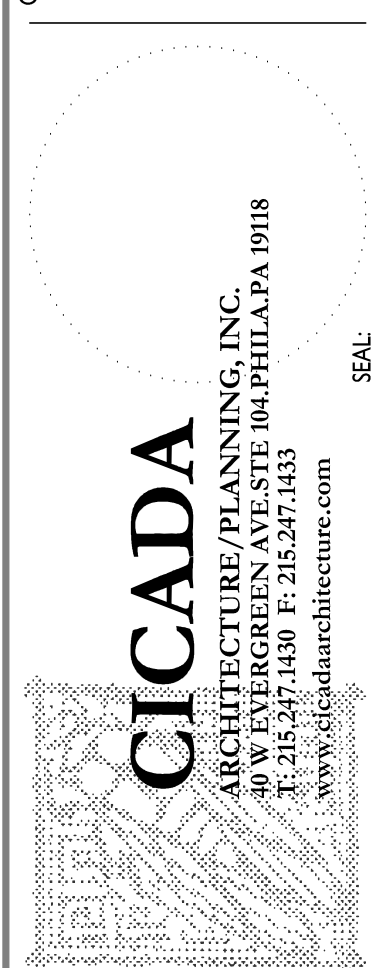


**E5 FRONT ELEVATION**  
1/4" = 1'-0"

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REVISIONS:	NO.	DATE	DESCRIPTION

CONSULTANTS:



**POINT BREEZE SCATTERED SITE REHABS**  
PHILADELPHIA REDEVELOPMENT AUTHORITY  
PHILADELPHIA, PA

**INTERIOR & EXTERIOR ELEVATIONS**  
1637 S. 24th ST.  
PROJECT NO.: 419.00

SCALE:	AS NOTED
DRAWN BY:	TS
APPROVED:	MB
DATE:	07/28/2014
DRAWING NO.:	

**A2.1**