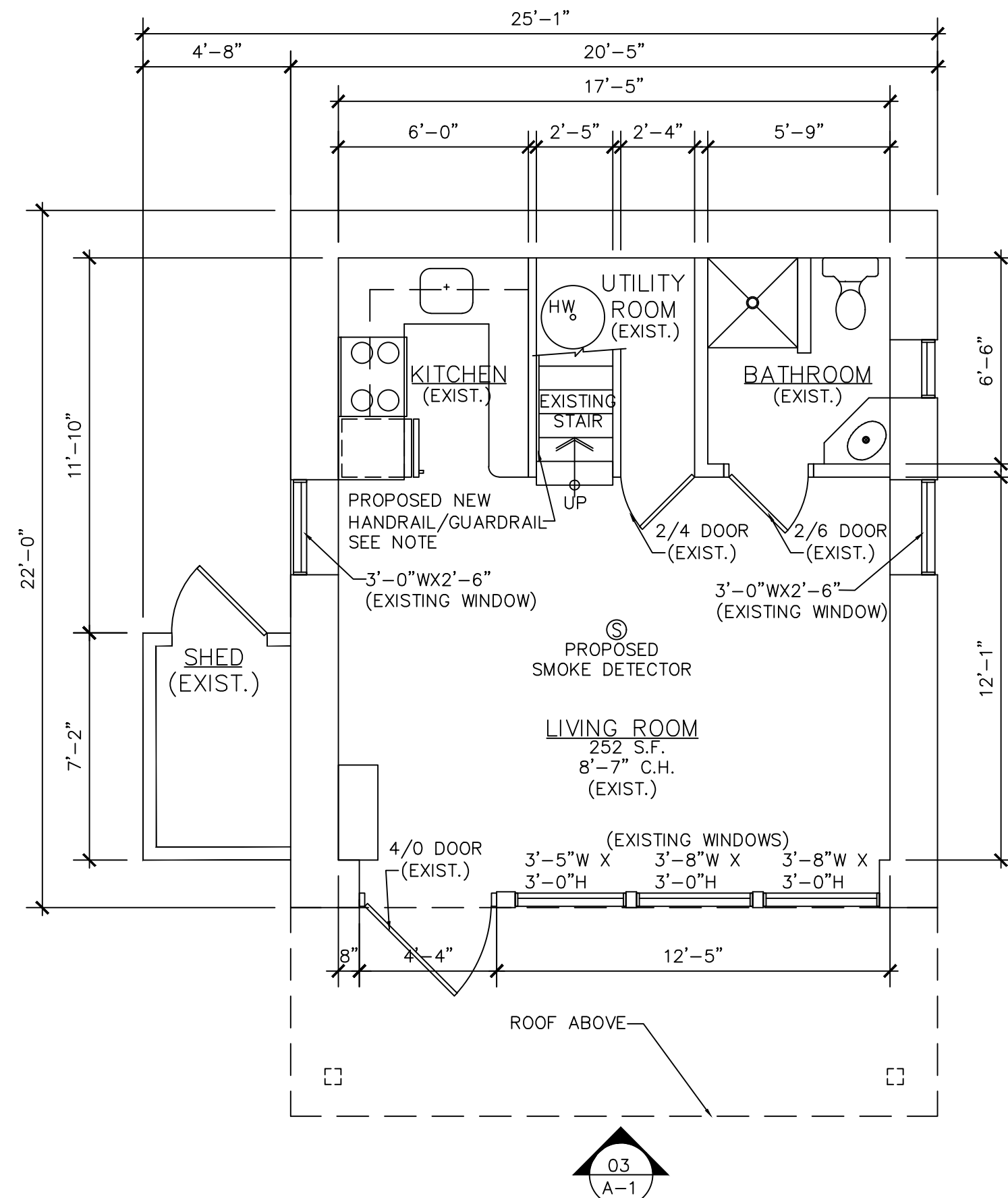
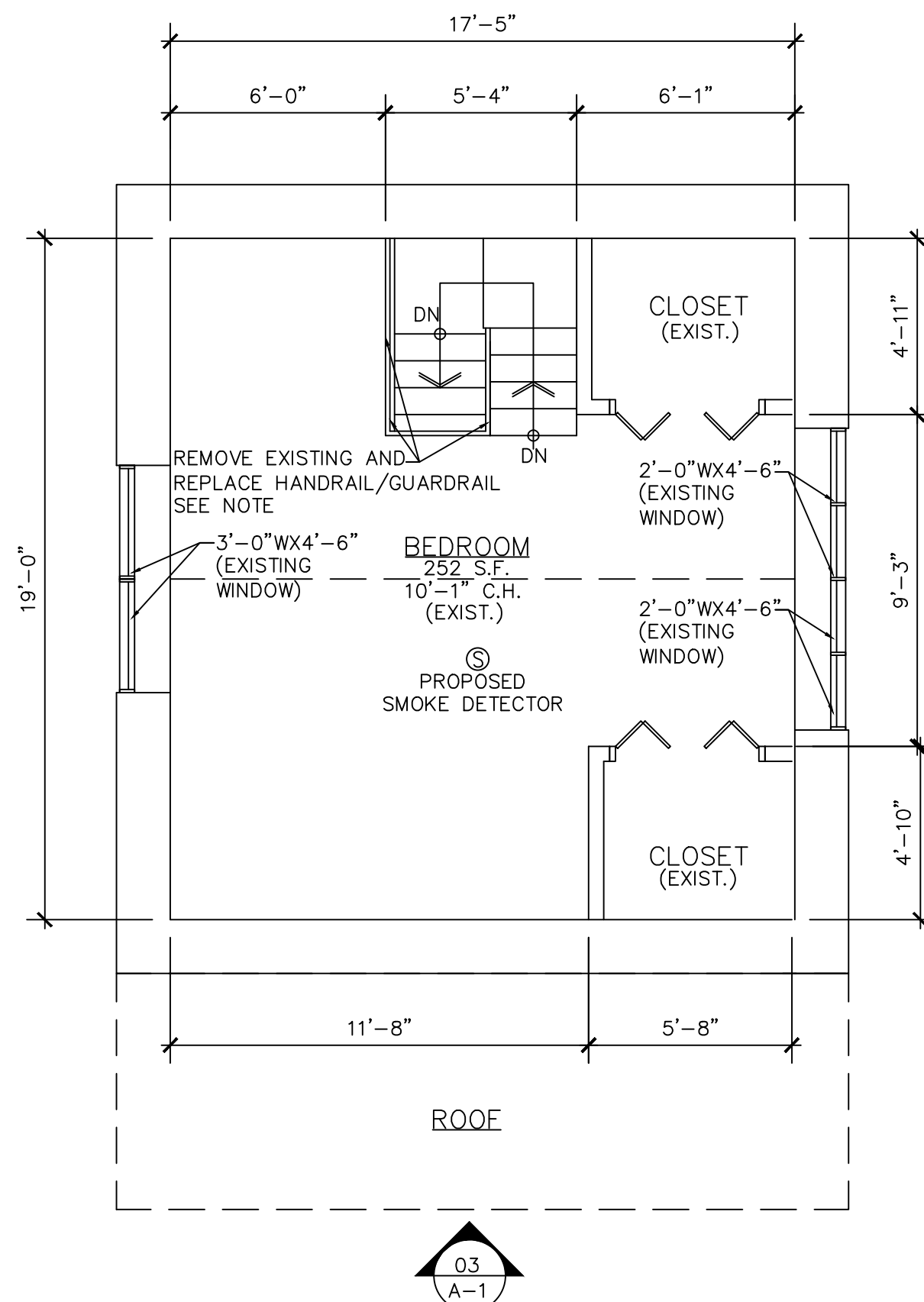


**CURRENT ZONING: RSA3**  
**SINGLE FAMILY RESIDENTIAL**  
**CONSTRUCTION TYPE: IIB**  
**LAND AREA: 7,130 S.F.**  
**LAND IMPROVEMENT AREA: 3,344 S.F.**  
**ACCESSORY PROPERTY: 449 S.F.**  
**BUILDING CODE USED: IRC 2015**



01 FIRST FLOOR PLAN  
 A-1 SCALE: 1/4"=1'-0"



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



03 EXISTING ELEVATION  
 A-1 SCALE: 1/4"=1'-0"

**HANDRAIL/GUARDRAIL NOTES**  
 UNLESS NOTED OTHERWISE

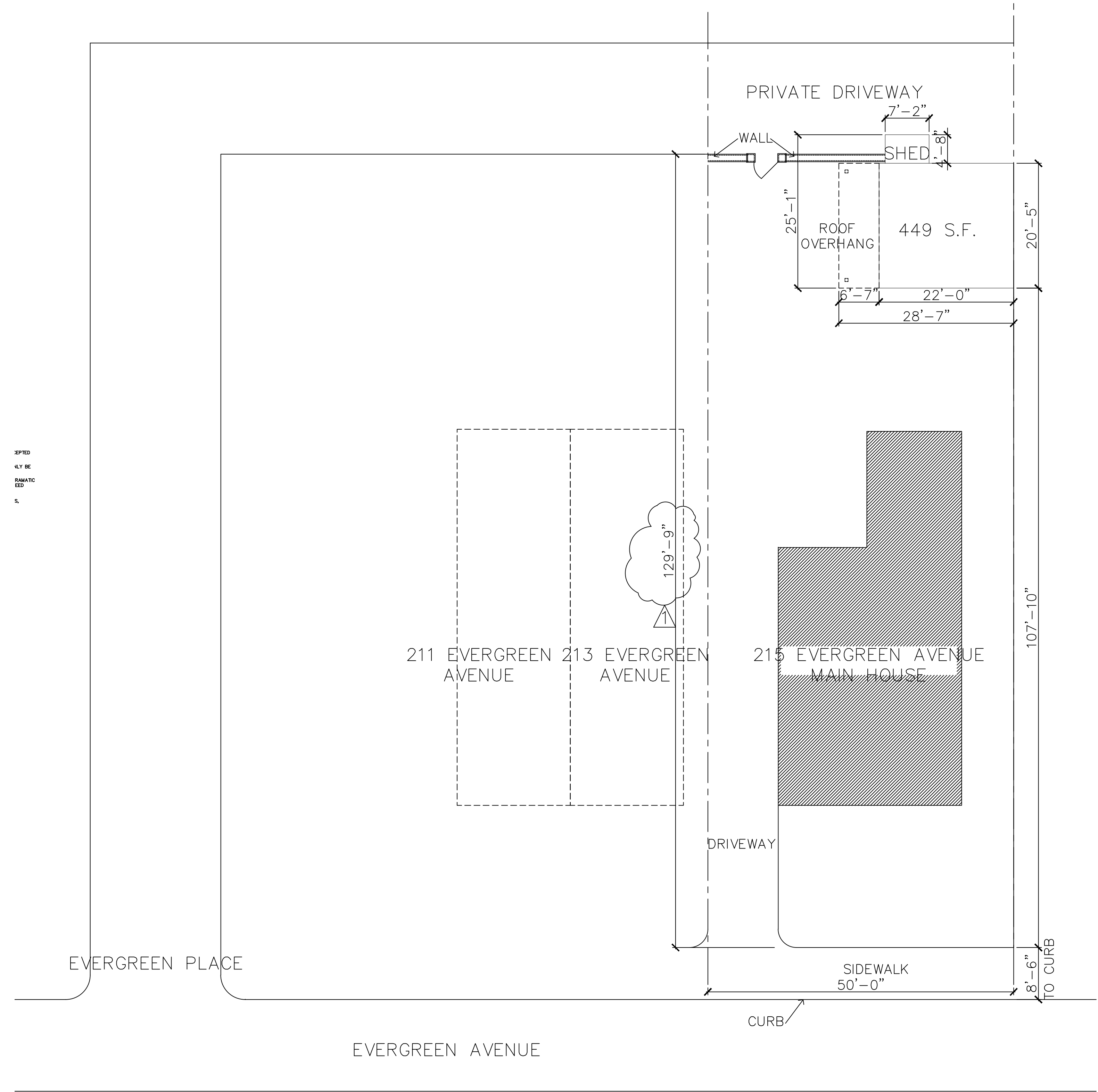
- HANDRAILS SHALL BE 34" ABOVE NOSING, TYP.
- GUARDRAILS SHALL BE 36" ABOVE FLOOR, TYP.
- ALL BALUSTERS SHALL BE SPACED LESS THAN 4" APART (INTERIOR and EXTERIOR)

**SMOKE DETECTORS**  
 ALL SMOKE DETECTORS TO BE WIRED TOGETHER TO PROVIDE A SIMULTANEOUS ALARM. SMOKE DETECTORS SHALL BE 110 VOLT, W/ BATTERY BACK-UP

NOTE: ALL EXIST. DIMENSIONS +/- UNLESS NOTED OTHERWISE VERIFY IN FIELD.

- GENERAL PROJECT NOTES**
1. WORK SHALL CONFORM WITH ALL APPLICABLE CITY, STATE, FEDERAL, CONSTRUCTION, SAFETY, ACCESSIBILITY, HEALTH AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
  2. THE GC IS RESPONSIBLE FOR FILING FOR, OBTAINING AND PAYING THE ASSOCIATED FEES FOR ANY PERMITS REQUIRED TO COMPLETE THE CONTRACTED WORK. COPIES OF THOSE PERMITS MUST BE SUBMITTED TO THE OWNER PRIOR TO COMMENCING WORK. THE GC IS RESPONSIBLE FOR ARRANGING FOR AND MEETING WITH THE VARIOUS INSPECTORS TO OBTAIN THE REQUIRED APPROVALS, INCLUDING BUILDING CODE OFFICIALS. POST ALL PERMITS ON SITE AS REQUIRED.
  3. THE GC SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGN PROFESSIONAL IN WRITING BEFORE WORK BEGINS. OWNER AND GC MUST AGREE IN WRITING TO RELATED CONSTRUCTION DOCUMENT CHANGES BEFORE WORK BEGINS.
  4. SITE CONDITIONS THAT IMPACT UPON LAYOUT, COST OR PROJECT TIME DISCOVERED AFTER PROJECT IS UNDERWAY MUST BE BROUGHT TO THE OWNER'S IMMEDIATE ATTENTION FOR RESOLUTION.

5. ALL WORK PERFORMED AND MATERIAL USED SHALL MEET ACCEPTED INDUSTRY/TRADE/CODE STANDARDS. SUBSTITUTIONS FOR SPECIFIED PROJECT COMPONENTS WILL ONLY BE ALLOWED UPON WRITTEN APPROVAL OF THE OWNER.
6. THE DRAWINGS ARE NOT TO BE SCALED. DRAWINGS ARE DIAGRAMATIC ONLY. GC SHALL REVIEW WITH OWNER ANY ELEMENTS THAT NEED FURTHER DOCUMENTATION.
7. GC IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.



04 EXISTING PLOT PLAN  
 A-1 SCALE: 3/32"=1'-0"

**FLOOR PLANS / PLOT PLAN / ELEVATIONS**  
**215 EAST EVERGREEN AVENUE**  
**PHILADELPHIA, PA 19118**

NO.	REVISION	DATE	SCALE	DRAWN BY	DATE
1	REVIEW FOR ZBA APPEAL	09/16/20	AS NOTED	FM	07/12/20

**A-1**