

Addition and Renovations to the PELLEGRINO RESIDENCE 872 HENRY DRIVE, YARDLEY PA 19067 LOWER MAKEFIELD TOWNSHIP, BUCKS COUNTY

OWNER

MR AND MRS PELLEGRINO **872 HENRY DRIVE** YARDLEY, PA 19067

ARCHITECT

TARA INGLESBY, AIA, NCARB 15 CASEY ROAD CHURCHVILLE, PA 18966

STRUCTURAL

PROVIDENCE ENGINEERING 252 WEST SWAMP ROAD UNIT 55 DOYLESTOWN, PA

ZONING REVIEW PARCEL 20-059-267 PROPERTY: 872 HENRY AVENUE ZONING DISTRICT: R-2 SINGLE FAMILY RESIDENTIAL USE: BUILDING SINGLE FAMILY TYPE: DETACHED REQUIREMENTS MAX/MIN SF REQ EXIST/PROPOSED LOT AREA: LOT 16,500 SF EXISTING FRONTAGE: LOT WIDTH: 110' MIN EXISTING EXISTING YARD SETBACK: REAR 30' MIN 61' YARD SETBACK: SIDE EXISTING MAX BUILDING MAX LOT 22.7% (3760 SF) COVERAGE MAX BLDG HEIGHT: EXISTING SQUARE FOOTAGE DATA EXISTING PROPOSED TOTAL 2390 SF DRIVEWAY AND WALKWAY: 1370 SF - SF 1370 SF GROSS LOT 3682 SF 3760.SE

CODE REVIEW- INFORMATION

CONSTRUCTION CODES STATE WIDE BUILDING CODE, PA ACT 45, UNIFORM CONSTRUCTION CODE (UCC). THE FOLLOWING CODES ARE ENFORCED UNDER THE UCC:

2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE NFPA 70 (NATIONAL ELECTRICAL CODE-2017 EDITION) 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 ENERGY CONSERVATION CODE 2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE 2018 INTERNATIONAL FIRE CODE

2018 INTERNATIONAL EXISTING BUILDING CODE

ADDITION TO FIRST FLOOR: ADDITION TO SECOND FLOOR:

358 SF 438 SF

CODE SUMMARY

USE GROUP: RESIDENTIAL - SINGLE-FAMILY (R-2)

TYPE OF CONSTRUCTION-

VB- WOOD FRAME, UNPROTECTED BUILDING- 35'

AREA LIMITATIONS

INTERIOR SPACE DIMENSIONS:

MIN CEILING HT-

7'-6"

STORY-

THE FOLLOWING SHALL BE CONSIDERED HAZARDOUS LOCATIONS REQUIRING TEMPERED GLAZING:

- 1. GLAZING IN STORM DOORS, GLAZING IN SWINGING DOORS.
- 2. GLAZING IN FIXED DOOR ASSEMBLIES.
- 3. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUB AND SHOWERS.
- 4. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING ABOVE ELEMENTS.
- 5. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR.

DRAWING LIST

COVER SHEET

DEMOLITION PLANS NOTES AND SCHEDULES A-1 A-2

A-3 **ROOF PLAN AND ELEVATIONS** A-4

ELEVATIONS AND BUILDING SECTIONS WALL SECTIONS AND DETAILS

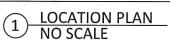
A-5 A-6 FIREPLACE DETAILS POWER PLANS

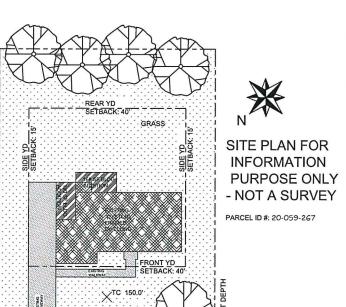
STRUCTURAL NOTES AND DETAILS

S-1 S-2 STRUCTURAL PLANS



EXISTING ELEVATION SCALE: n.t.s.



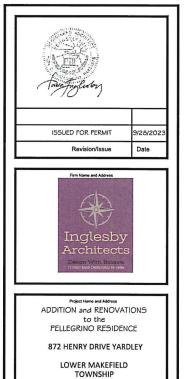


HENRY ROAD

110'-0" LOT WIDTH

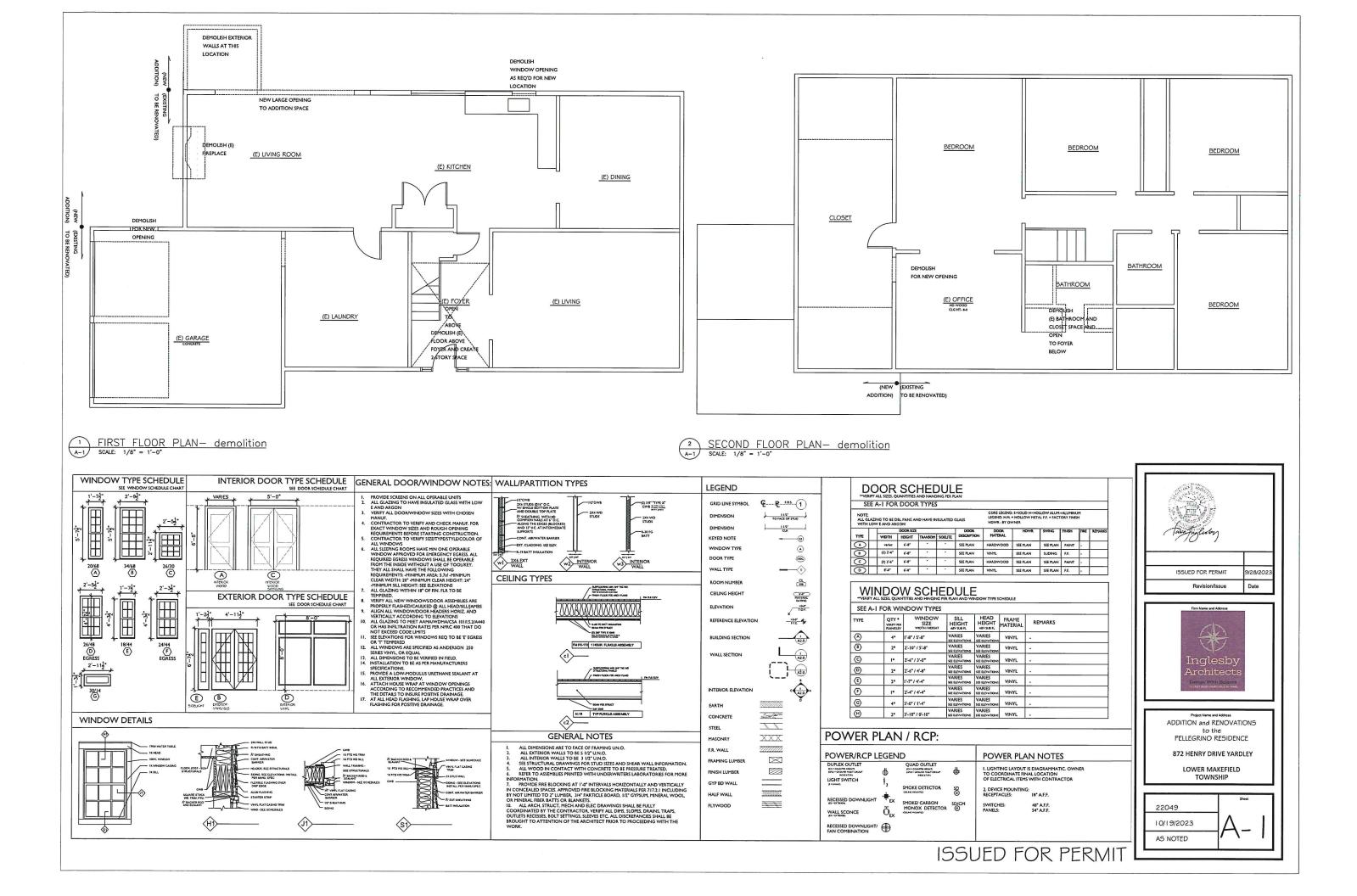
3 SITE PLAN SCALE: n.t.s.

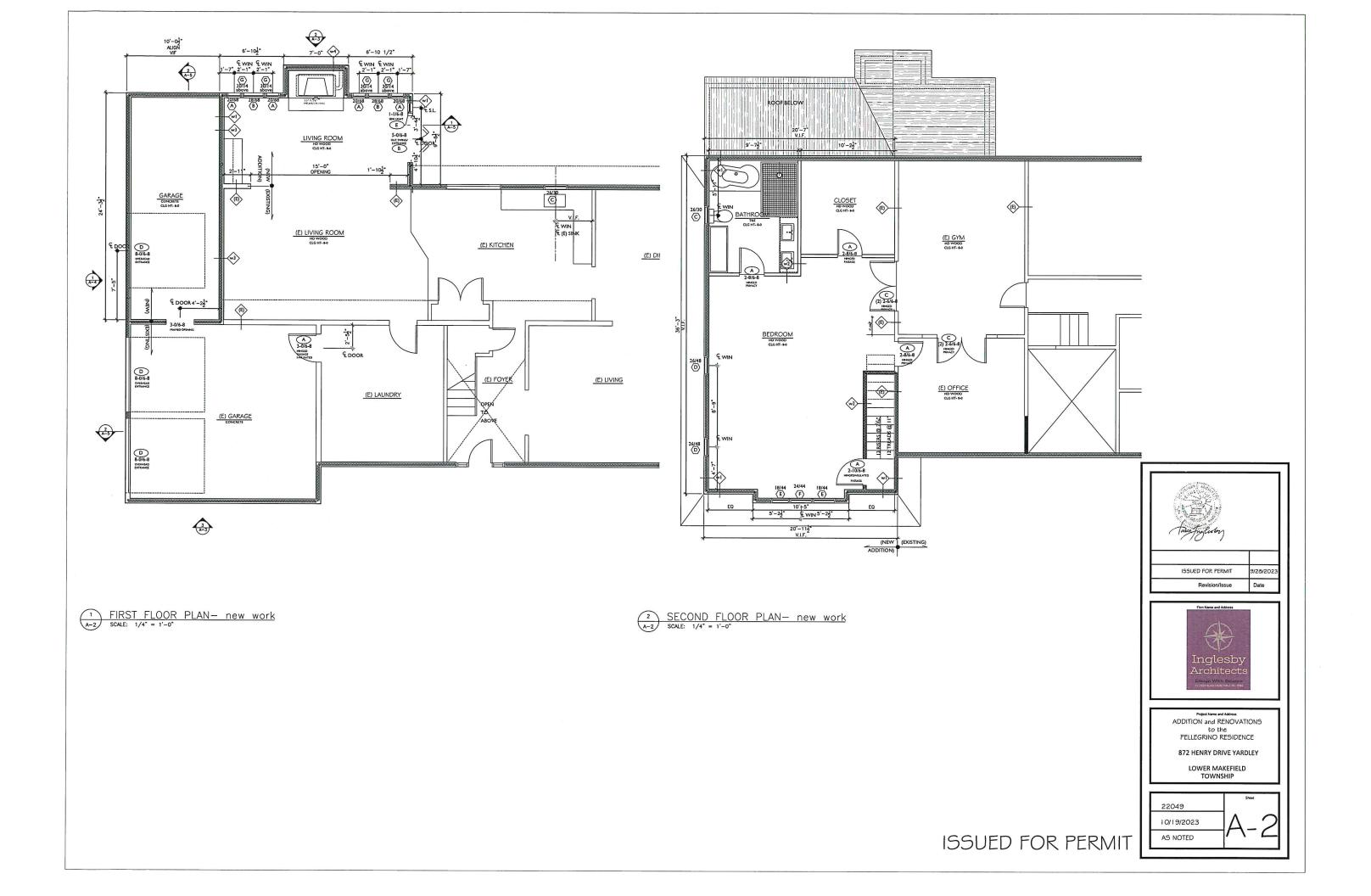
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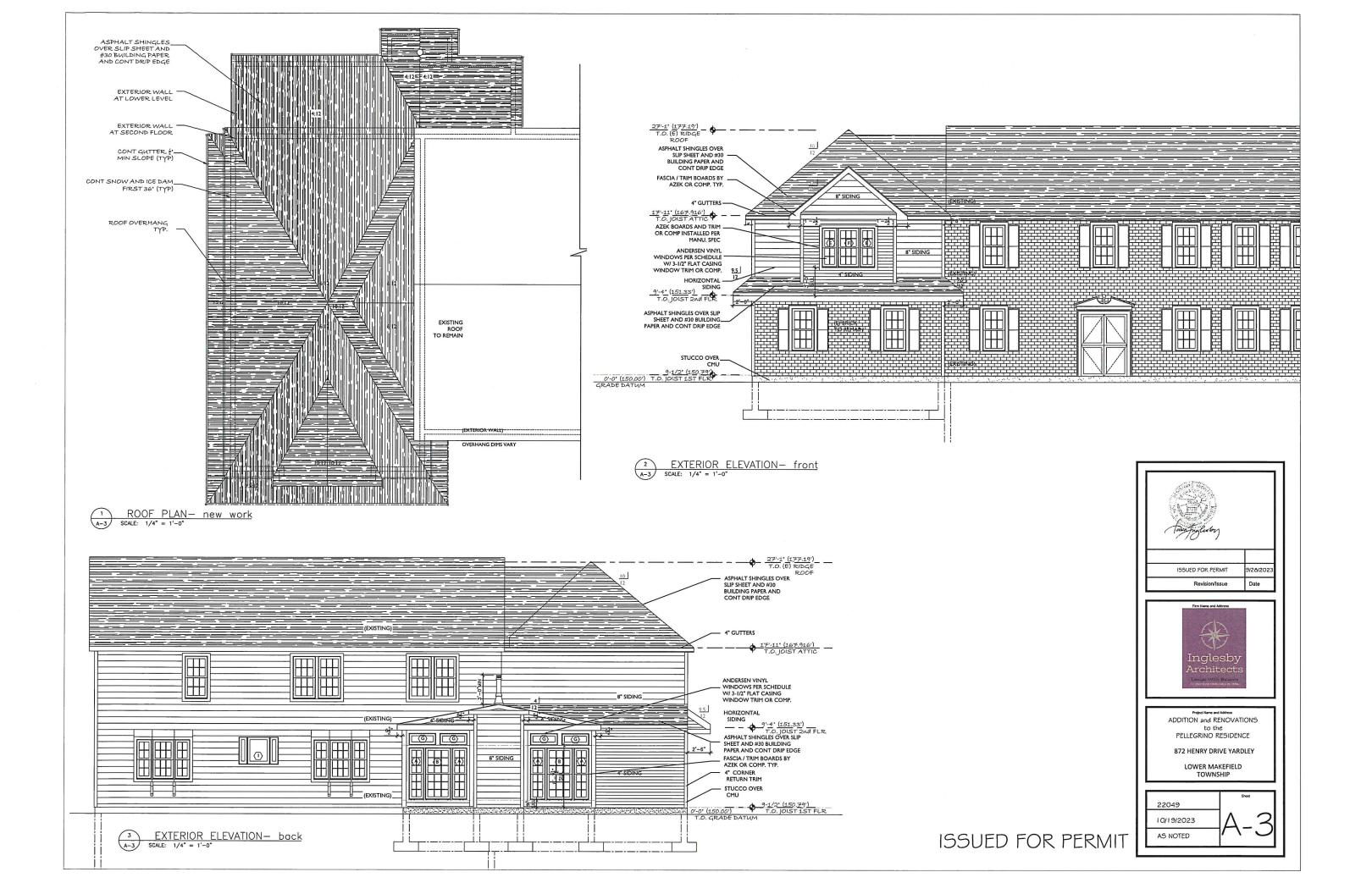


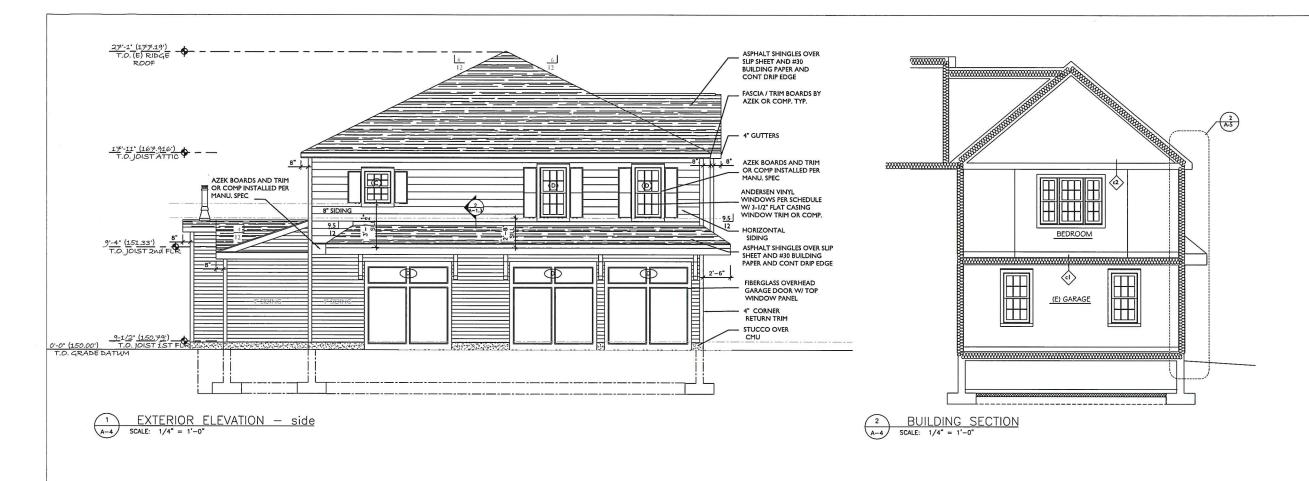
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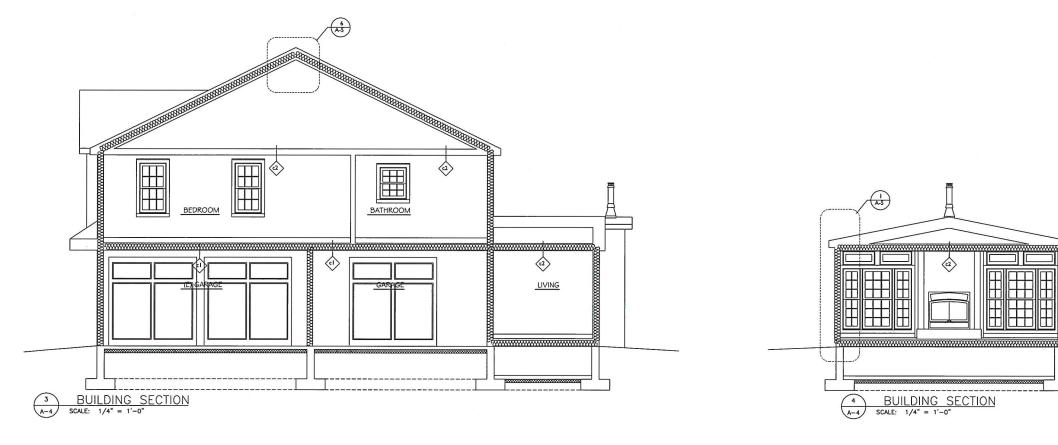
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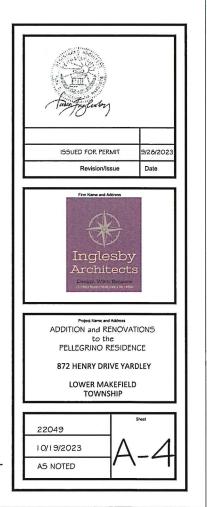


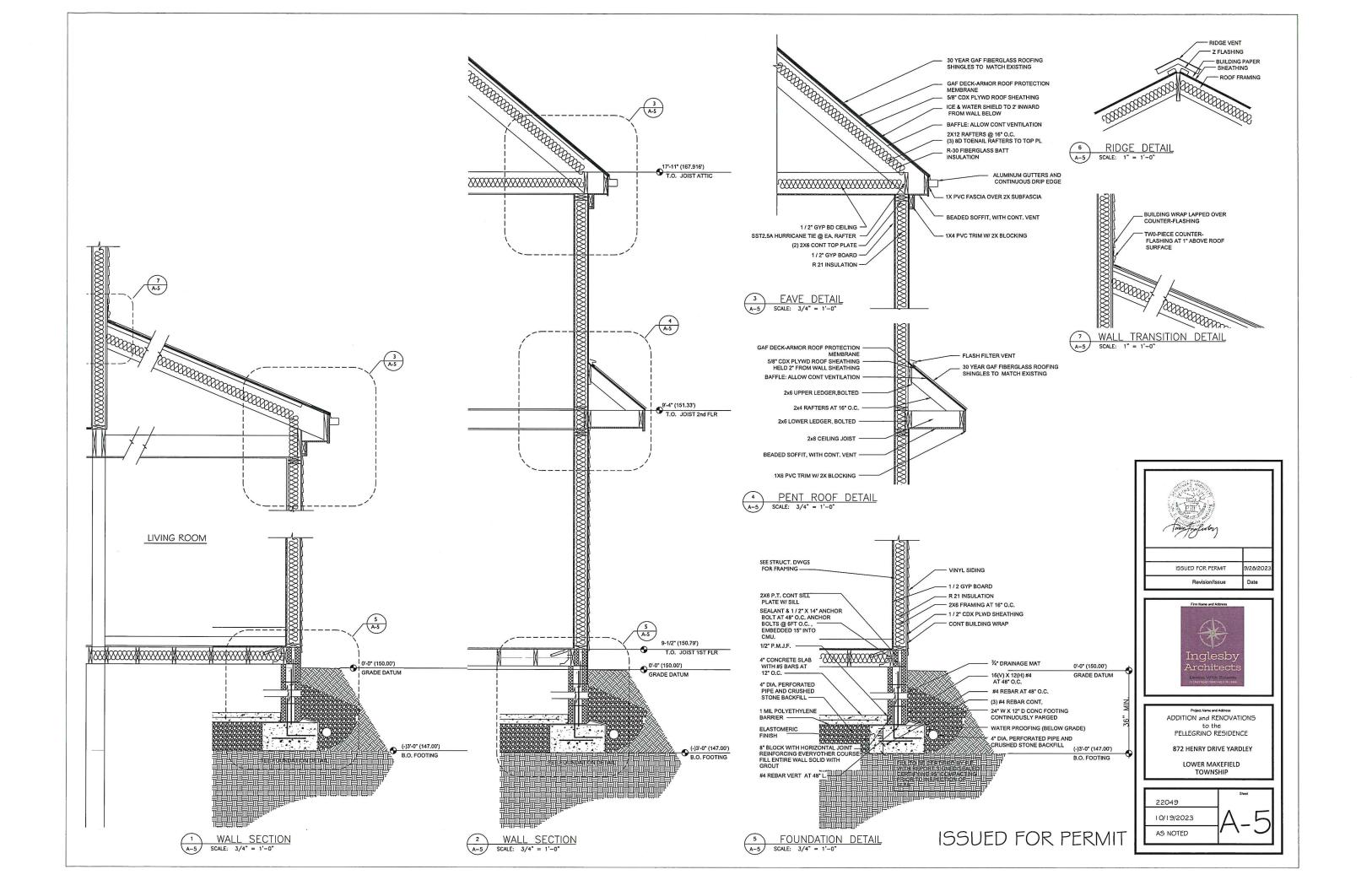


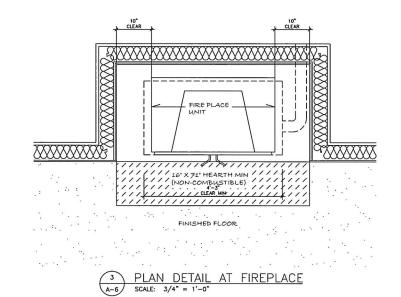


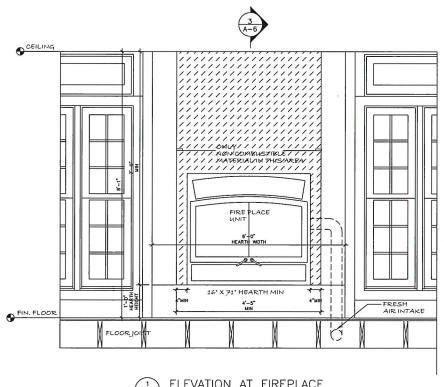


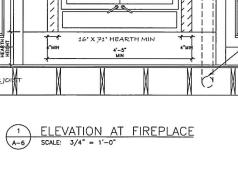


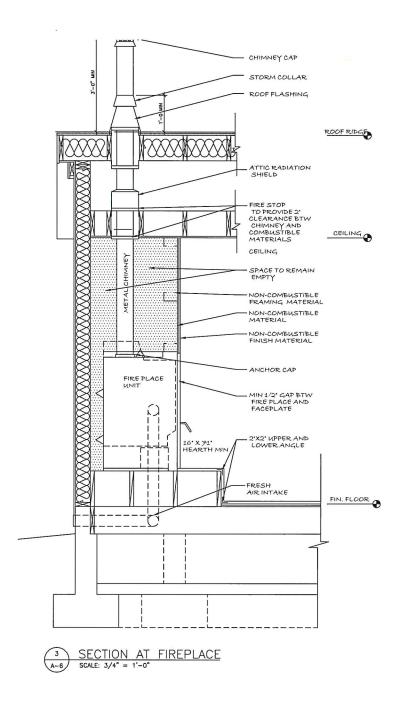


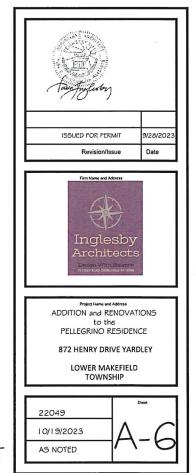


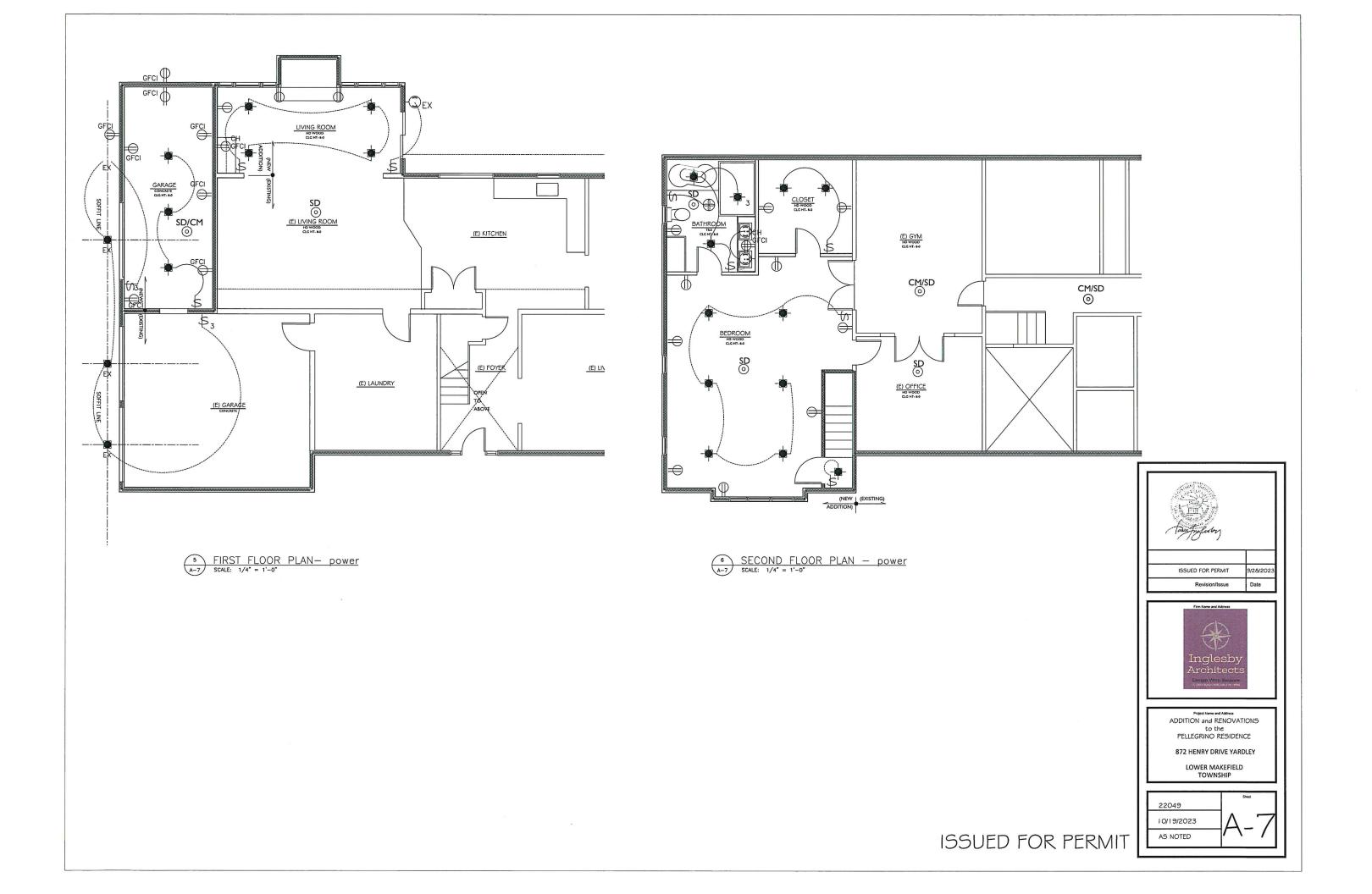












GENERAL STRUCTURAL NOTES: (CONTINUED) STRUCTURAL NOTES: DESIGN CODES AND 3 IMPOUNT BUILDING CODE REQUIRS STRUCTURES, TMS 602". I. THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN. CONSTRUCTION AND QUALITY CONTROL OF ALL WORK PERFORMED ON THE PROJECT. ALL EXTRIOR FOUNDATIONS SHALL BEAR A MINIMUM OF Z=T SELOW FINISHED GRADE. IN CASE OF CONFLIC NOTIFY THE STRUCTURAL ENGINETS IN ADVANCE OF ANY CONSTRUCTION TO ALLOW FOR ADJUSTMENT, FOOTINGS SHALL BEAR ON APPROVED UNDESTURED MATERIAL OR STRUCTURA FILE. A . "INTERNATIONAL BUILDING CODE - 2018" INTERNATIONAL CODE COUNCIL INC. ASTM C270 - TYPE S (ABOVE GRADE) ASTM C270 - TYPE M (BELOW GRADE AND RETAINING WALLS) B. LOCAL AUTHORITY - HAVING - JURISDICTION'S LATEST ADOPTION OF AMENDMENTS OF THE ABOVE CODE c. GROUT C. "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES", (ANSI/ASCE 7) AMERICAN SOCIETY OF CIVIL ENGINEERS. # HORIZONTAL KOINT BEINFORCING 2. ADDITIONAL DESIGN STANDARDS FOR MATERIALS SHALL BE FOUND IN THE APPROPRIATE SECTIONS THAT FOLLOW. SEE THOSE SECTIONS FOR THE APPLICABLE CODES. IRC GENERAL STRUCTURAL L PRISM STRENGTH (UNIT STRENGTH METHOD) FYM = 2,000 PSI (HOLLOW AND SOUID CMU) NOTES: PROVIDE STANDARD WEIGHT LADDER TYPE GALVANIZED HORIZONTAL JOINT REINFORCEMENT IN WALLS AND PARTITIONS AT 16" O.C. UNLESS OTHERWISE SHOWN OR NOTED. PROVIDE ONE PIECE PREFABRICATED UNITS AT I, THE FOLLOWING CODES AND STANDARDS, INCLUDING ALL SPECIFICATIONS REFERENCED WITHIN, SHALL APPLY TO THE DESIGN, CONSTRUCTION AND QUALITY CONTROL OF ALL WORK FEROMATE ON THE RENGLECT. "INTERNATIONAL RESIDENTIAL CODE - 2018 INTERNATIONAL CODE COUNCIL, INC. O.C. AT ALL WALL CORNERS AND INTERSECTIONS. PROVIDE ADDITIONAL JOINT REINFORCING ABOVE ANI ALL OPENINGS. EXTEND A MINIMUM OF 24° BEYOND EDGE OF OPENING. A. ROOF (WOOD FRAMED) ASPHALT SHINGLES WOOD SHEATHING WOOD TRUSSES INSULATION 2 PSF B. ATTIC FLOOR (WOOD FRAMED) WOOD SHEATHIN WOOD FRAMING MECH/ELEC CEILING (DRYWALL) | OPTINING WIDTH | ANGLE SIZE | BEARING LENGTH | UP TO 3'-0" | L1-1/2X3-1/2X5/16 (LLV) | 6" | S'-1" TO 8'-0" | L6X1-1/2X5/16 (LLV) | 6" | S'-1" TO 8'-0" | L6X1-1/2X5/16 (LLV) | 8" | C.FLOORS (WOOD FRAMED) | SURJECTION | STRUCTURE | SURJECTION | SURJ MECHANICAL/ELECTRICAL CEILING f. <u>wood</u> ATTICS WITHOUT STORAGE ATTICS WITH LIMITED STORAGE HABITABLE ATTICS ASTM CS95, ASTM C989, ASTM C618 (CLASS C OF BALCONIES AND DECKS PERCENT OF TOTAL IN ACCORDANCE WITH ACI 318 d. COARSE AGGREGATES 1 1/2" MAK. / 1" TOP SIZE FOR SLABS ON GROUND LESS THAN 6" THICK 1 1/2" MAK. / 1" TOP SIZE FOR ALL OTHER WORK 4. GRAVITY - ROOF LIVE LOADS: IVE LOAD 20 PSF (REDUCIBLE OR NOT) 5.FROST LINE DEPTH: OF FOOTING BELOW GRADE) BASIC WIND SPEED (3 SECOND GUST) TOPOGRAPHIC EFFECTS **GENERAL STRUCTURAL NOTES:** c. ALL HEADERS TO BE A MINIMUM OF (2)2X12 OR (3)2X10, UNLESS SHOWN OTHERWISE ON PLAN. IE CONTRACTOR. BETWEEN THE GENERAL NOTES AND DRAWINGS, THE MOST RIGID REQUIREMENT SHALL

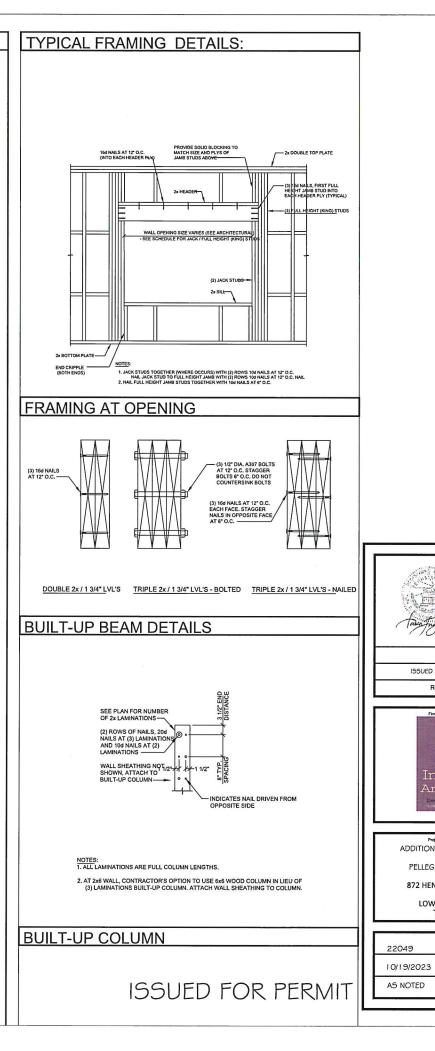
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TO DAMAGE CARLICLEN ADDISING CONTINUES, DAMAGE SHALL BE REPARRED TO THE SATISFACTION OF THE ARCHITECT AND ATTH COPPAGE OF THE CONTRACTOR.

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Architect

ADDITION and RENOVATIONS to the PELLEGRINO RESIDENCE

872 HENRY DRIVE YARDLEY

LOWER MAKEFIELD

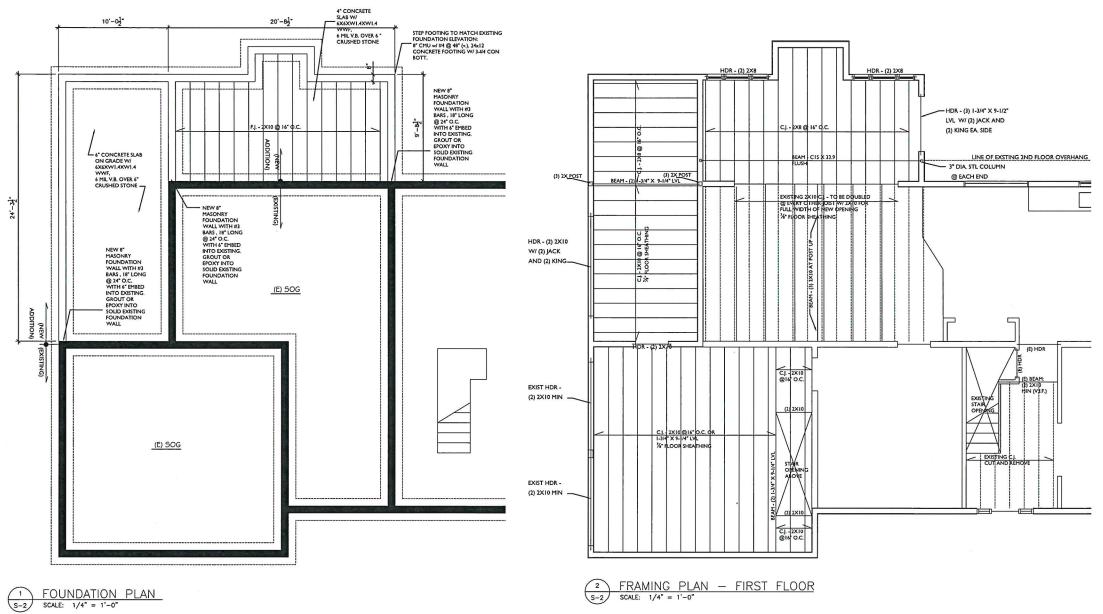
TOWNSHIP

RUCTURAL SHEATHING

a. FACTORY-MARK EACH CONSTRUCTION PANEL WITH APA TRADEMARK EVIDEN
WILLUTTARY PRODUCT STANDARD PS1, PS2, OR APA PRF-108.

e. ALL FASTENERS USED IN THE ATTACHMENT OF FIRE-RETARDANT LUMBER AND PLYWOOD SHALL BE GAI STEEL OR OTHER SUITABLE MATERIAL PROVEN TO BE CORROSNE RESISTANT.

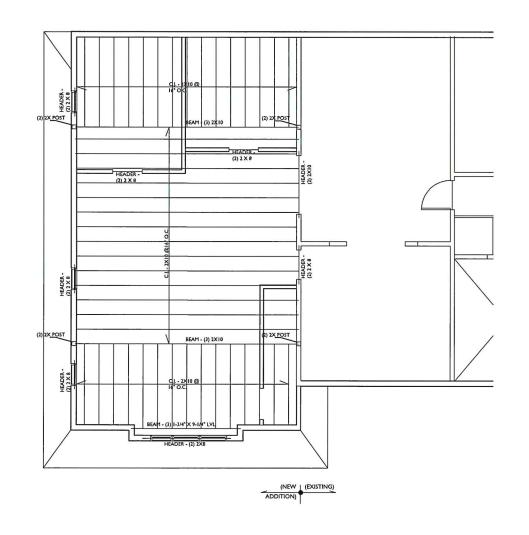
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE TEMPORARY BRACING OF ALL BUILDING ELEMENTS. TEMPORARY BRACING SHALL NOT BE REMOVED UNTIL PERMANENT BRACING IS INSTALLED, ATTACHED, AND CAPABLE OF SUPPORTHIS LIDAD.

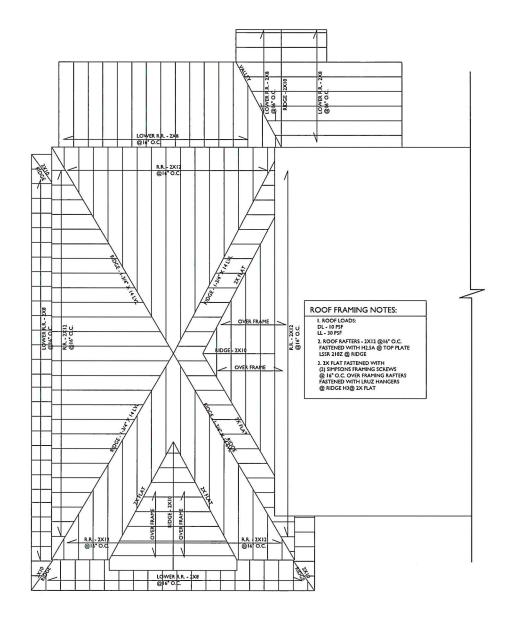


ISSUED FOR PERMIT Project Name and Address

ADDITION and RENOVATIONS
to the

PELLEGRINO RESIDENCE 872 HENRY DRIVE YARDLEY LOWER MAKEFIELD TOWNSHIP 22049 10/19/2023 AS NOTED





FRAMING PLAN — SECOND FLOOR

S-3 SCALE: 1/4" = 1'-0"

FRAMING PLAN - ROOF
S-3 SCALE: 1/4" = 1'-0"

