POINT BREEZE
SCATTERED SITES REHABS
PHILADELPHIA REDEVELOPMENT AUTHORITY
RENOVATIONS TO 1637 S. 24TH STREET, PHILADELPHIA, PA

CODE INFORMATION

LOCATION MAP (NTS)

1. CITY OF PHILADELPHIA COATING CODE
   - ZONING DISTRICT: R-3 A
   - BUILDING USE: SINGLE-FAMILY RESIDENCE
   - MIN. LOT WIDTH: 18.0'  
   - MIN. LOT AREA: 1440 SF
   - MIN. 1/2, 1/2, 1/2 (INTERIM), 1/2 (CORNER)

   2. ITEM NO. 7: EXISTING EAVES, ADJACENT EAVES, 300 STORY SETBACKS MUST BE 4' FROM PROPERTY LINE IF BOTH IMMEDIATELY ADJACENT STRUCTURES ARE TWO STORIES IN HEIGHT.

3. BUILDING AREAS

   1. FIRST FLOOR
      - GSF: 1032 S.F.
      - NSF: 1846 S.F.
   2. SECOND FLOOR
      - GSF: 602 S.F.
      - NSF: 1032 S.F.
   3. BEDROOMS, HALLWAYS
      - GSF: 300 S.F.
      - NSF: 528 S.F.

SYMBOL KEY

DRAWING LIST

GENERAL NOTES

1. REMOVE ALL DEBRIS AND VEGETATION FROM SITE. DEMOLISH ALL EXISTING ASADA HARD PLANK + CURBS COMPLETE. DUMP ALL EXISTING MATERIALS UNTIL RECOMMEND TO REMAIN ON SITE. CLEANUP WITH NEIGHBORING PROPERTIES AS RECOMMENDED. REQUIRE NEW 4" CONCRETE PAVING WITH LANKING AS INDICATED ON PLANS. SHEET CONCRETE PAVING TO NEW ASADA.

2. DEMO EXISTING ROOF SYSTEM, COMPLETE INSTALL NEW LOW-SLOP MODIFIED BITUMEN ROOF WITH GRANULAR WHITE COATING. FURNISH AND INSTALL NEW ALUM. COPING, SCUPPER AND DOWNSPOUTS, TYP.

3. REMOVE ALL DEBRIS AND VEGETATION FROM SITE. DEMOLISH ALL EXISTING REAR YARD PAVING + CURBS, COMPLETE.

4. DEMO ALL EXISTING NON-FUNCTIONING CHIMNEYS, COMPLETE.

5. INSTALL NEW INTERIOR PARTITIONS ARE TO BE WALL TYPE 1B U.O.N. PROVIDE NEW INTERIOR STANDING AND RUNNING TRIM AND CEILING TRIM.

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7. EXISTING DOORS.

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NEW T&G SOFFIT

KEY NOTES

SUPPLY GRILLE
RETURN GRILLE
SUPPLY DUCT
RETURN DUCT
WALL RETURN

LIGHTING/POWER SYMBOLS:

RECESSED FIXTURE
WALL-MTD FIXTURE
CEILING-MTD FIXTURE
PENDANT FIXTURE
CEILING FAN w/ Light
SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
HOSE BIB
ELEC PANEL
DOOR BELL
2X4 SURFACE FLUORESCENT
UNDERCABINET LIGHT SIZE TO SUIT CONDITIONS

DRAWING KEY

NEW WORK
DOORS TO BE EXPOSED
NEW PREFAB CONSTRUCT. SUPPLY CABLE
NEW PREFAB DUCT
NEW PREFAB DUCT RETURN DUCT
NEW HOSE BIB
NEW EXTERIOR STAIR AND LANDING
NEW EXTERIOR STAIR AND LANDING WITH HANDRAIL, SEAT, BANISTER
NEW GUTTER/SCUPPER, DOWNSPOUT, CAST IRON BOOT AND AREA DRAIN.
NEW 6'-0" WOOD SHADOWBOX TYPE FENCE AND 3'-0" W GATE W/ LOCKING HARDWARE.
NEW 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.
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PREP AND PAINT CORNICE

REMOVE EXISTING WDWS AND ANY INFILL BACK TO ORIGINAL MASONRY OPENING, INSTALL NEW WINDOWS, TYP.

REPLACE MISSING CORBEL

REMOVE EX'G PAINT FROM ALL BRICKWORK, CLEAN BRICK AND REPOINT AS NECESSARY

REMOVE EXISTING STEPS, INSTALL NEW CONC STEPS WITH PT'D STEEL RAILING

REMOVE EX'G DOOR AND FRAME INCLUDING TRANSOM, INSTALL NEW DOOR AND FRAME WITH TRANSOM

REPOINT OPEN BRICK JOINTS
RESET AND REPOINT BRICK ARCH AND BRICKS ABOVE
REPLACE MISSING BRICK

REPLACE CONC SIDEWALK FROM BUILDING TO CURB

INSTALL NEW OUTDOOR WALL LIGHT

REMOVE STEEL GRATING

NEW MAIL BOX AND HOUSE NUMBERS

NEW HOSE BIBB

NEW MTL COPING 3'-0" SILL HT
DH-36X54 W/BRICKMOLD
DH-36X60

NEW MTL COPING
NEW SCUPPER
NEW STUCCO
NEW FIBERCEMENT SIDING W/ FIBERCEMENT CORNER BOARDS, WDW TRIM AND BOTTOM EDGE TRIM

NEW BAY WINDOW
NEW LIGHT FIXTURE
NEW WINDOW
NEW WINDOW
RANGE HOOD EXHAUST
NEW STAIRS

REPLACE WOOD WDW LINTELS WITH PRECAST CONC LINTELS. TYP.
REPLACE WOOD SILLS WITH PRECAST STONE SILLS TYP.

NEW MTL COPING
NEW DOWNSPOUT AND SCUPPER
NEW STUCCO
NEW FIBERCEMENT SIDING W/ FIBERCEMENT CORNER BOARDS, WDW TRIM AND BOTTOM EDGE TRIM
NEW FIBERCEMENT SOFFIT
HOSE BIBB
NEW DOWNSPOUT BOOT W/ AREA DRAIN
NEW BLOCK VENT
NEW STAIRS