

1,417 SF 181 SF 608 SF

130 SF

50A 36.4%

1,258 SF 159 SF

30' 10'...20' agg. 25' 35' 30% 21%

exist lot



- CONSTRUCTION NOTES:

  1. All lumber to be hem-fir #2.
  2. All exterior walls to be 2x6 studs @ 16" oc. w/ 1/2" plywood sheathing.
  3. Typical interior wall to be 2x4 studs @ 16" oc. 4. All drywall to be finished & painted.
  5. All tile to be on 1/2" cement board.
  6. Provide trim, painted 5 1/4" base & 3 1/4" casings 7. All doors/hardware, fixtures as selected by owner 6. All LVL beam to post connection to have Simpson CC brackets.
  8. Shear wall shall be 1/2" CDX Plywood nailed @ 4" o.c. See Elevations for locations.
  8. Windows are Andersen 400 Series.
  9. Provide 5" K-gutters & 2x3 downspouts. Verify Final location of downspouts. Drain from structure.
  10. Provide all blocking for cabinets, & MEP contractors. Verify final location of all MEP equipment.
- 11. All exhaust fans to vent to exterior. Provide fire-safing caulk and insul. @ all MEP penetrations.

12.

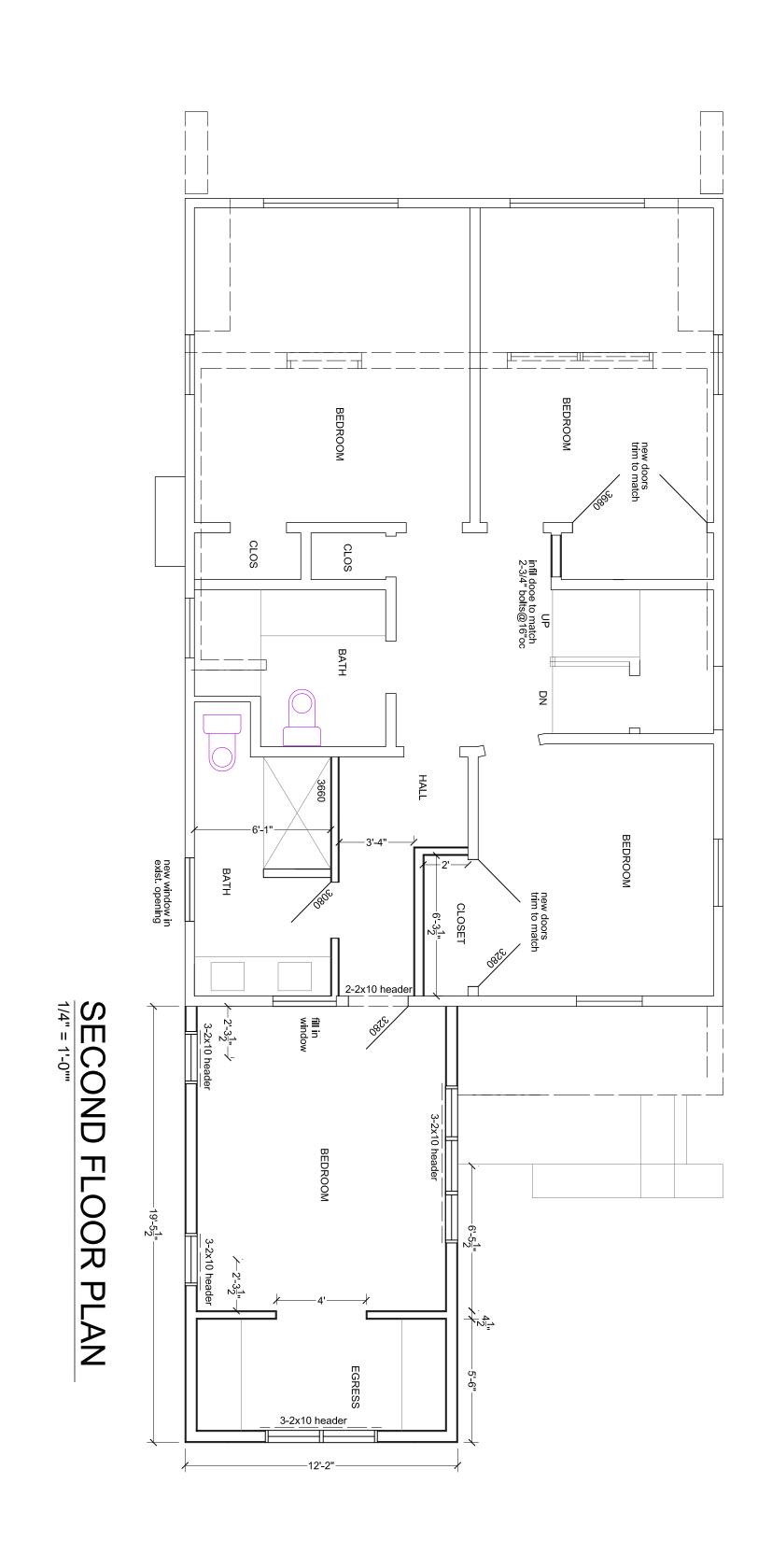
13. Extend exist. Mechanical system to new addition balance as necessary.14. Wall bracing meets 602.10 of the 2006 "Wall Bracing" and meets R-301.1.3 for Engineered Bracing. See Dwgs for locations Lap all sheathing over structural connections 6" min.

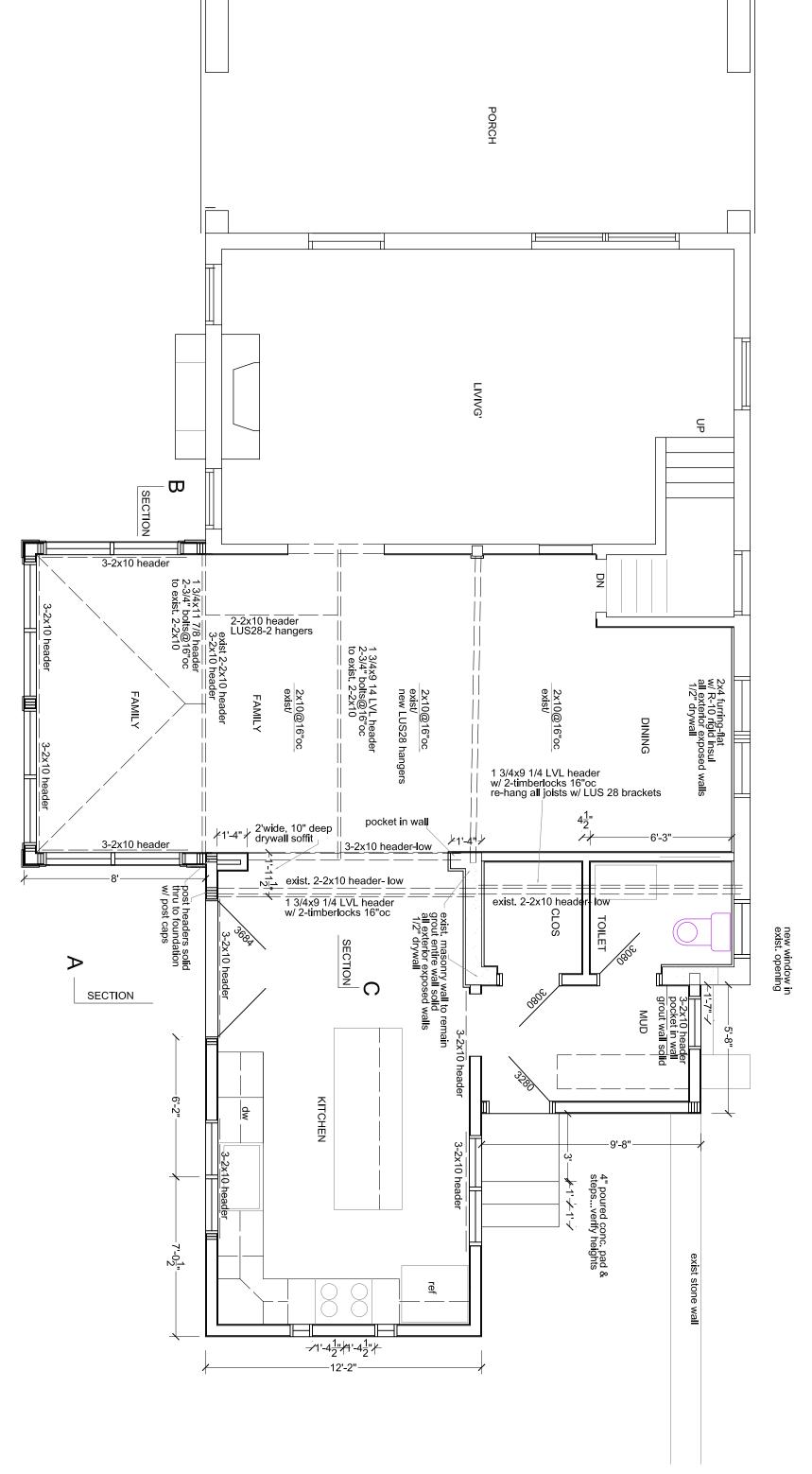
- GENERIAL NOTES:
   Contractor to follow IRC 2009 Building Regulations and all local building regulations and inspections.
   ResCheck 4.4.3 is used for energy codes.
   All Electrical Work to be 'UL' Approved and inspeced.
   Install temporary electric as approved for Work.
   Contractor to field verify all existing conditions prior to Work.
   Contractor to maintain a clean and safe construction area Remove all debris from site regularly.
   Shore and Protect existing structure to remain during Wo

area.

Locate all underground utilities prior to excavation.
Wall bracing meets 602.10 of the 2006 "Wall Bracing" and
meets R-301.1.3 for Engineered Bracing. See Dwgs for locations Work.

7 6





| Project | Client | Seal | 484-620-0441<br>Email: lenehanjeff@yahoo.com | 1613 Vance Avenue<br>West Chester, PA 19380 | JEFF LENEHAN REGISTERED ARCHITECT License #RA013866X |  |
|---------|--------|------|--|---|--|--|

ADDITION AND RENOVATIONS FOR 23 NARBROOK PARK NARBERTH, PA

1ST FLOOR PLAN 2ND FLOOR PLAN PLOT PLAN

| ſ |                |                |
|---|----------------|----------------|
|   | Drawing 1 of 1 | <b>&gt;</b> -1 |

FIRST

FLOOR PLAN