

Blight Remediation
Beech Interplex, Inc.

MATERIAL SYMBOLS:

- EXISTING MASONRY WALLS TO REMAIN
- NEW LOAD BEARING EXTERIOR WALL
- EXISTING WALL TO REMAIN
- NEW FIRE RATED INTERIOR PARTITION
- NEW NON LOAD BEARING INTERIOR PARTITION
- NEW FLOOR AS PER CODE

BUILDING CODE DATA :

- APPLICABLE CODES
- 2018 INTERNATIONAL BUILDING CODE (IBC)
 - 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
 - 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - 2004 PHILADELPHIA PLUMBING CODE
 - 2018 PHILADELPHIA MECHANICAL AND GAS CODE
 - 2018 EDITION NFPA 70 NEC
- USE GROUP MIXED USE
- ZONING CMX-2
- CONSTRUCTION TYPE 1-5

GENERAL NOTES:

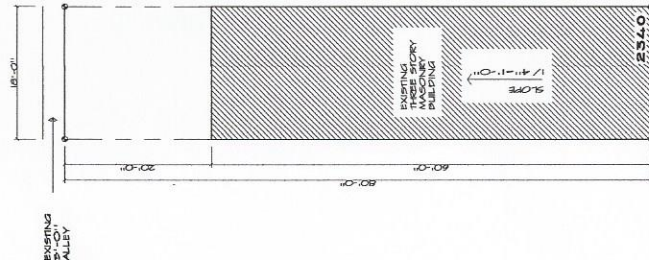
- 1) THE SET OF DRAWINGS HEREIN DESCRIBE INTENT AND ARE NOT COMPLETE IN EACH AND EVERY DETAIL. ALSO, ANY INCREASE IN COST ASSED THAT A PARTICULAR ITEM OF WORK IS BEYOND THE INTENT OF THESE DRAWINGS.
- 2) ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE CONSTRUCTION CODES AND ORDINANCES, THE CURRENT INTERNATIONAL BUILDING CODE AND CONSTRUCTION WORK AND THE INTERNATIONAL ELECTRICAL CODE. ALL CONSTRUCTION WORK AND ACTIVITIES AT THE CONSTRUCTION SITE SHALL HAVE SAFE AND HEALTHY WORKING CONDITIONS AND BE IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ASSOCIATION (OSHA).
- 3) THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, PERMITS FROM ALL APPLICABLE GOVERNING AGENCIES AND OR AUTHORITIES INCLUDING UTILITY COMPANIES BEFORE THE START OF ANY WORK.
- 4) ALL EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH ANY WORK SHALL BE ACCURATELY REFLECTED IN THE DRAWINGS. DIFFERENT FROM SITE CONDITIONS THE CONTRACTOR SHALL, BEFORE THE START OF ANY WORK, IMMEDIATELY INFORM THE ARCHITECT AND OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE ARCHITECT AND OBTAIN ALL NECESSARY APPROVALS FROM THE ARCHITECT BEFORE THE START OF ANY WORK.
- 5) THE CONTRACTOR IS TO VERIFY THE DEPTH AND LOCATION OF ALL EXISTING UTILITY LINES AND SERVICES INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE GOVERNING AGENCIES AND OR AUTHORITIES INCLUDING UTILITY COMPANIES BEFORE START OF ANY DIGGING.
- 6) ALL EXISTING MATERIALS TO REMAIN SHALL BE PROTECTED AND HAND EXCAVATION AS REQUIRED. INFORM CITY AGENCIES AND UTILITIES BEFORE ANY EXCAVATION.
- 7) ALL EXISTING MATERIALS TO REMAIN SHALL BE PROTECTED AND HAND EXCAVATION AS REQUIRED. INFORM CITY AGENCIES AND UTILITIES BEFORE ANY EXCAVATION.
- 8) ALL EXISTING MATERIALS TO REMAIN SHALL BE PROTECTED AND HAND EXCAVATION AS REQUIRED. INFORM CITY AGENCIES AND UTILITIES BEFORE ANY EXCAVATION.

ABBREVIATIONS:

- AT - AT
- BL - CENTER LINE
- CC - CONCRETE
- CMU - CONCRETE MASONRY UNIT
- DN - DOWN
- EN - END
- FR - FINISH
- GR - GRASS
- HE - HEAVY
- HT - HEIGHT
- IT - INTERIOR
- LD - LOAD
- MA - MASONRY
- ND - NUMBER
- N/E - NOT IN CONTRACT
- PA - PAVEMENT
- PN - FINISHING POOR
- PS - FINISH
- RE - REINFORCED CONCRETE
- RM - ROOM
- SM - SLOPE
- SUN - SUN
- SW - SLOPE
- TR - TRUSS
- UN - UNFINISHED
- VE - VENT
- VT - VENT
- WB - WEIGHT
- W - WEIGHT

**ZONING CODE :
DISTRICT - CMX-2**

REQUIRED / ALLOWED	EXISTING	PROPOSED
LOT WIDTH	18'-0"	SAME
LOT AREA	1440 SQ.FT.	SAME
OCCUPIED AREA	75% MAX. 990 SQ.FT. 25% MIN. 180 SQ.FT.	1000 SQ.FT. 75% 340 SQ.FT. 25%
FRONT YARD	N/A	N/A
REAR YARD	9'-0" MIN.	0'-0"
REAR YARD AREA	244 SQ.FT. MIN.	260 SQ.FT.
BUILDING HEIGHT	35'-0" (MAX)	35'-0"



EXISTING SIDE WALL

CECIL B. MOORE

1 SITE PLAN
SCALE 1/8"=1'-0"

2 EXISTING FRONT ELEVATION
SCALE 1/8"=1'-0"

PLAN NO. 1
SP
SHEET 1 OF 3

CAD DRAFTING INC.
CAD DRAFTING SERVICES
555 CHESTER ST. 3R
SEAFORD DEL. PA 19779
LIC# 714003
EMAIL: CADPDRFTNGINC@GMAIL.COM
I.W.S.
07/20/2020 2020-067 2340

SITE PLAN AND ELEVATION
PROPOSED DESIGN
2340 CECIL B. MOORE AVENUE
PHILADELPHIA, PA 19121

Blight Remediation
Beech Interplex, Inc.

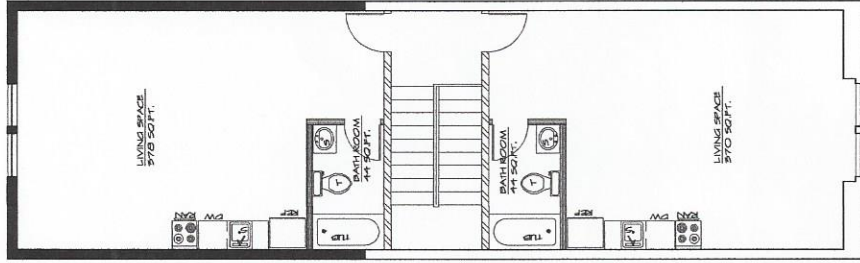
PW32.102.1
A1
SHEET 2 OF 2

CAD DRAFTING INC.
CAD DRAFTING SERVICES
555 CHESTER PIKE, SR
SEASON HILL, PA 19079
LIC# 714803
EMAIL: CADDRAFTINGINC@GMAIL.COM
DRAWN BY: DATE: 07/20/2020
PROJECT NUMBER: 2020-057 2340

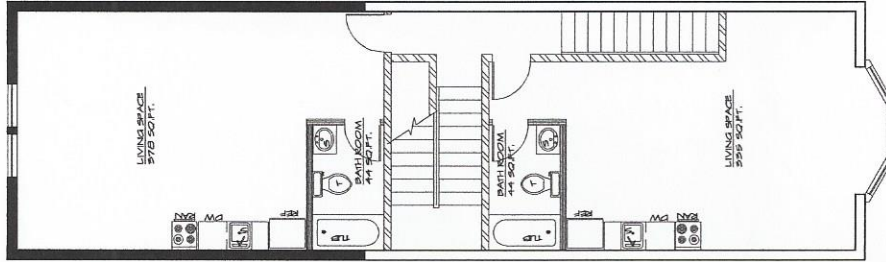
REVISIONS:

NO.	DATE	DESCRIPTION

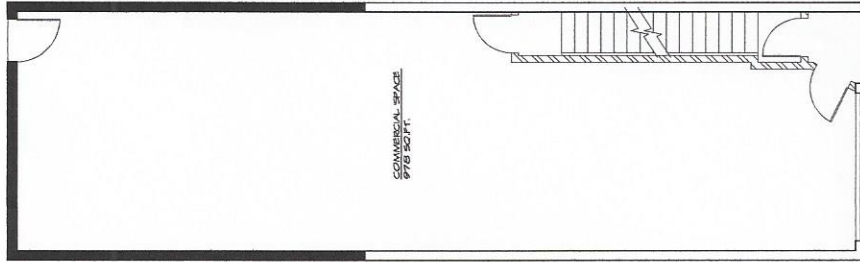
PROPOSED FLOOR PLANS
PROPOSED DESIGN
2340 CECL B MOORE AVENUE
PHILADELPHIA, PA 19121



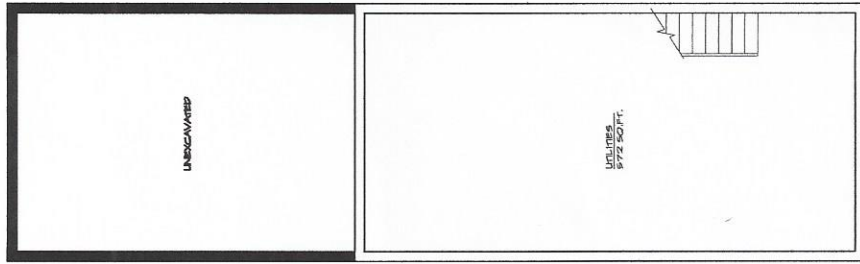
4 THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

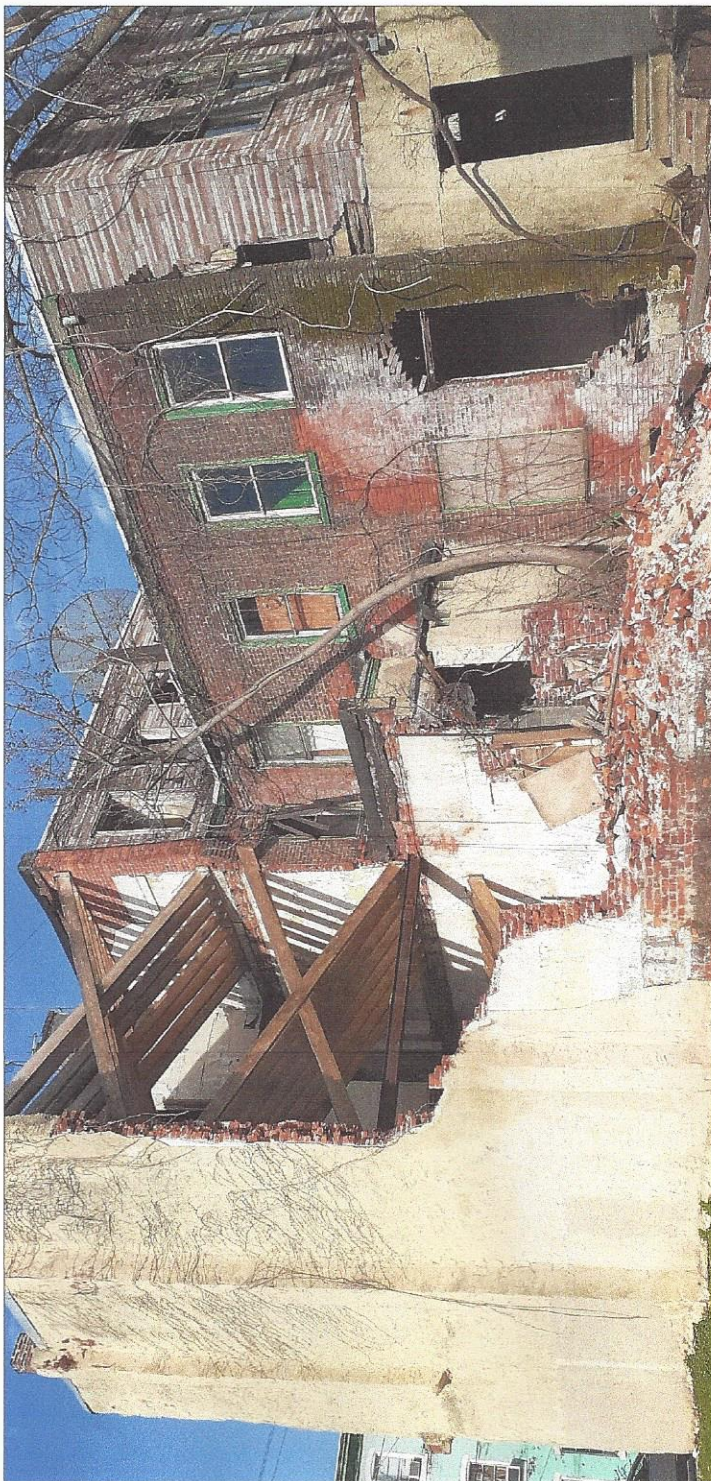
Blight Remediation
Beech Interplex, Inc.

DWG. NO.:

A2

SHEET 3 OF 3

CAD DRAFTING INC.
CAD DRAFTING SERVICES
455 CHESTER PIKE, 3R
SEAFON HILL, PA 19079
LIC.# 714603
PHONE: 215-758-1191
EMAIL: CADDRAFTINGINC@GMAIL.COM
J.W.S. 07/20/2020 2020-067 2340



1 EXISTING SIDE ELEVATION
AZ ARCHITECTURE



2 EXISTING REAR ELEVATION
AZ ARCHITECTURE

PICTURES OF EXISTING CONDITIONS

PROPOSED DESIGN

2340 CECIL B. MOORE AVENUE
PHILADELPHIA, PA 19121