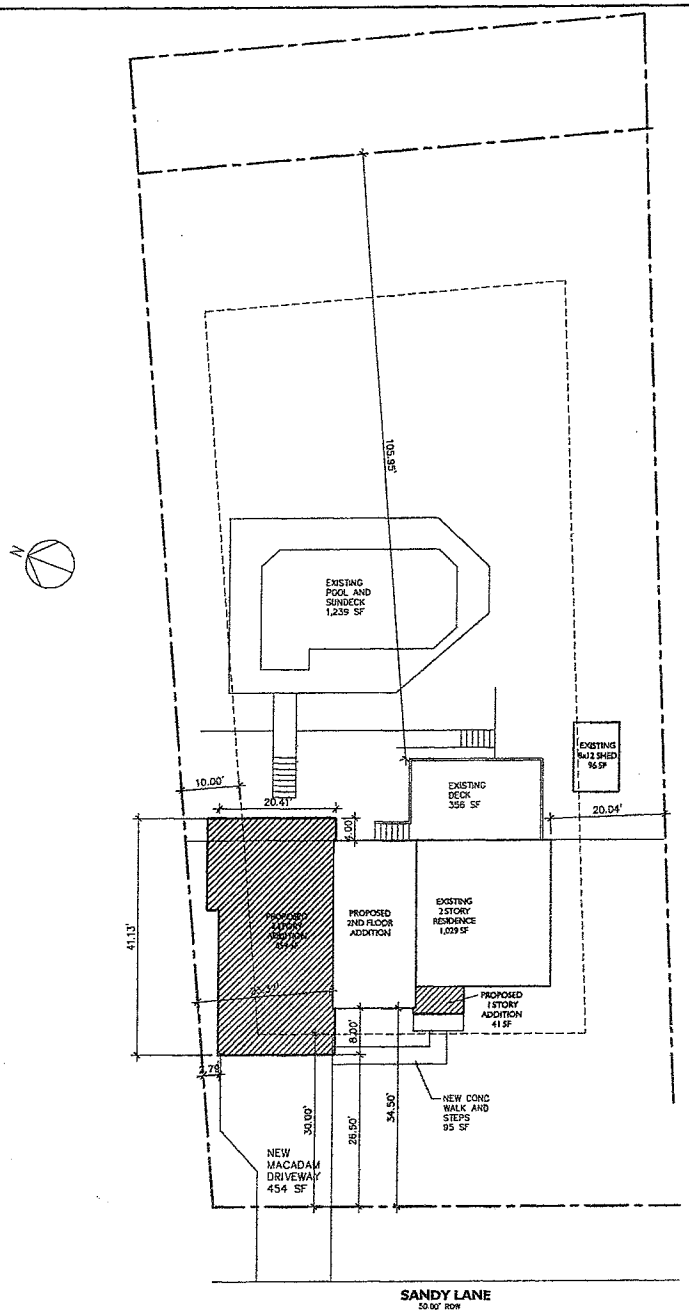


WILLISTOWN TOWNSHIP
ZONING DATA
R-3 - RESIDENTIAL DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	12,000 SF	17,533 SF	17,533 SF
FRONT YARD SETBACK	30.00'	34.50'	26.50' **
SIDE YARD SETBACK	10.00' MIN/25.00' AGG	20.04'/43.41' AGG	2.79'/22.83' AGG **
REAR YARD SETBACK	25.00'	105.95'	105.95'
BLDG COVERAGE	20%	5.86% – 1,029 SF	9.09% – 1,929 SF
IMPERVIOUS COVERAGE	25%	19.92% – 3,494 SF	23.8% – 4,169 SF

** VARIANCES REQUIRED :
FRONT YARD SETBACK
MIN SIDE YARD SETBACK
AGGREGATE SIDEYARD SETBACK

NOTE:
SITE PLAN INFORMATION WAS TAKEN FROM DEED DESCRIPTION AND LIMITED FIELD INFESTATION. NO ATTEMPT HAS BEEN MADE TO VERIFY CLOSURE

GHC ARCHITECTS, LLC
189 LANCASTER AVENUE PAOLI, PA. 19301
(610) 543-7881 INFO@GHCNET

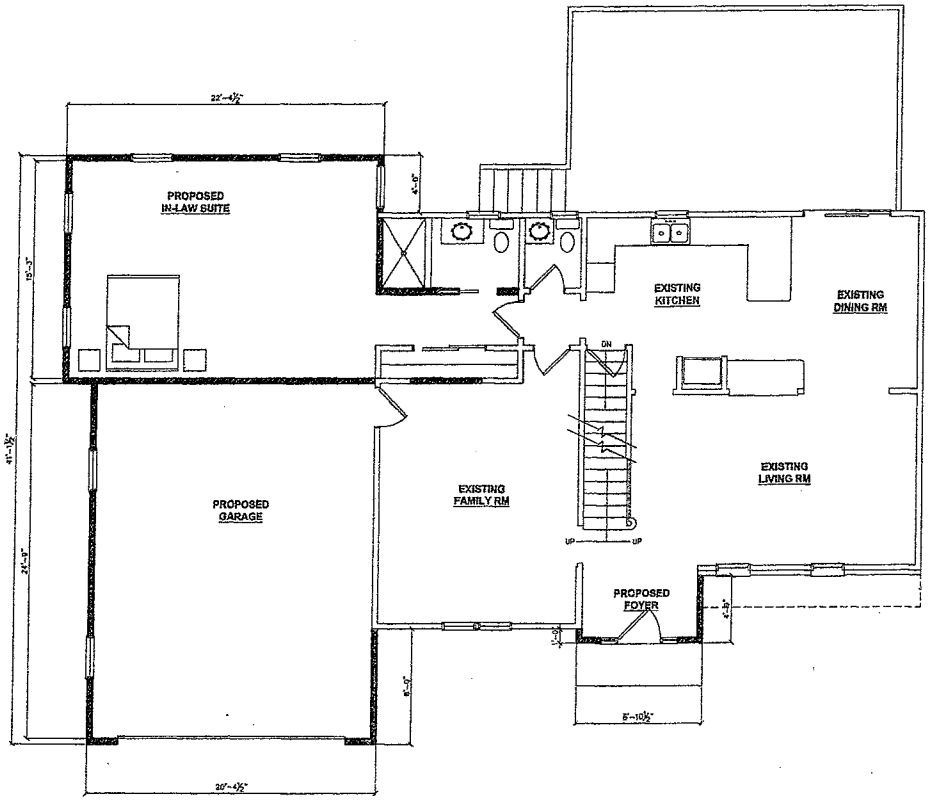
SHEET TITLE: PROPOSED SITE PLAN

PROJECT: PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

ISSUED DRAWINGS: NO.	DESCRIPTION	DATE

DATE: 02/26/10
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.
SP1.0



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

FIRST FLOOR LIVING SPACE = 1,423 SF
SECOND FLOOR LIVING SPACE = 1,920 SF
TOTAL LIVING SPACE = 3,343 SF

GENERAL NOTES

1.) ALL WORK SHALL BE IN ACCORDANCE WITH ALL CURRENT LOCAL, STATE AND FEDERAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO: 2009 INTERNATIONAL RESIDENTIAL CODE
2.) ONE WINDOW FROM EACH BEDROOM TO BE IN ACCORDANCE WITH 2009 IRC EGRESS REQUIREMENTS
3.) PROVIDE ½" THICK WATERRESISTIVE GYP. BD. AT ALL WALLS OF ALL BATHROOMS
4.) PROVIDE ½" THICK CEMENT BACKER BOARD COMPLYING WITH ASTM C1288, C1325, C1178 OR C1278 OVER BITUTHENE 3000 SHEET MEMBRANE @ ALL AREAS SCHEDULED TO RECEIVE TILE, GRANITE, MARBLE OR OTHER SURFACES AT MOIST AREAS, TYP.
5.) ALL DOORS TO BE 5'-8" TALL, 1⅜" THICK SOLID WOOD (3) PANEL DOOR, FINAL DESIGN STYLE, HARDWARE AND FINISH TO BE AS DIRECTED BY OWNER. DOOR WIDTH IS TO BE AS NOTED ON THE PLANS ie. (30")
6.) WINDOW AND FRENCH DOOR DESIGNATIONS ARE AS MANUFACTURED BY PELLA WINDOWS DESIGNER SERIES WITH TRIPLE LOW "E" INSULATING GLASS.
7.) ALL FIXTURES AND FINISHES TO BE SELECTED BY OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
8.) ALL KITCHEN EQUIPMENT, MILLWORK, COUNTERTOPS TO BE SELECTED BY THE OWNER & INSTALLED BY THE GENERAL CONTRACTOR.
9.) PROVIDE EXHAUST VENT FOR ALL TOILET ROOMS DIRECTLY TO THE EXTERIOR
10.) PROVIDE METAL DRAIN PAN UNDER THE WASHING MACHINE & PIPE TO DRAINAGE SYSTEM
11.) PROVIDE 4" EXHAUST VENT FOR DRYER DIRECTLY TO EXTERIOR
12.) PROVIDE 2X FIRE BLOCKING AT ALL DROPPED CEILING, CHASES, SOFFITS AND CONCEALED SPACES. FIRE CAULK ALL PIPE, WIRE AND DUCT PENETRATIONS THRU THE FLOOR
13.) PROVIDE 2X WIND BLOCKING AT ALL TUB/SHOWERS ON OUTSIDE WALLS, EXTERIOR FIREPLACES, AND KNEE WALLS PER PHRC 2009

LEGEND

- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW INTERIOR FRAME WALL — NEW 2x4 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. EA. SIDE (ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE).
- NEW EXTERIOR FRAME WALL — 2x6 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. @ INTERIOR FACE AND (1) LAYER ½" CDX PLYWOOD SHEATHING & 1/2" RIGID INSULATION BD (R-2.5) @ EXTERIOR FACE, OMIT INSULATION BOARD @ CAST STONE VENEER. PROVIDE R-19 BATT INSULATION.
- NEW (1) HOUR RATED WALL – UL DESIGN No. U305 — 2x4 WOOD STUDS @ 16" O/C W/(1) LAYER OF ⅝" TYPE "X" FIRECODE GYP. BD. ON EA. SIDE W/ R-11 BATT INSULATION.
- NEW CONCRETE FOUNDATION WALL 12" POURED CONCRETE FOUNDATION WALL ON NEW 12"x24" CONCRETE FOOTING
- ALIGN W/ ADJACENT
- SD — HARDWIRE SMOKE DETECTOR WITH BATTERY BACKUP PER R314.3. ONE DETECTOR PER FLOOR IN COMMON AREA SHALL BE A DUAL SMOKE DETECTOR & CARBON MONOXIDE DETECTOR PER R315.2

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI #318 AND #301 LATEST EDITIONS. CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE" (ACI 315).
2. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS:

FOOTINGS:	3000 PSI
SLABS ON GRADE:	4000 PSI
ALL EXPOSED CONCRETE:	4000 PSI
ALL OTHER CONCRETE U.O.N.:	3000 PSI

CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER ONE DAY IN ADVANCE OF ALL CONCRETE POURS.

3. ALL CONCRETE REINFORCING BARS SHALL BE ASTM A615-85 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL BE ASTM A185
4. ALL CONCRETE IN INTERIOR OF BUILDING TO RECEIVE A STEEL TROWEL SMOOTH FINISH.
5. COMPACT SUB-GRADE UNDER NEW SLABS TO 95% DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL AND/OR CONTROLLED COMPACTED FILL PROVIDING A MINIMUM BEARING PRESSURE OF 3000 PSF.

MASONRY NOTES:

1. ALL CMU SHALL BE GRADE C90, UNLESS OTHERWISE NOTED. MORTAR TYPE SHALL BE TYPE S, UNLESS OTHERWISE NOTED
2. SOLID GROUT ALL CORES AND BOND BEAMS WITH 3000 PSI SHALL AGGREGATE MIX OR MORTAR MEETING THE REQUIREMENTS OF ASTM C476, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL BOND BEAMS ARE TO BE CONTINUOUS FOR ENTIRE LENGTH OF WALL UNLESS OTHERWISE NOTED.
4. GROUT ALL BLOCK CELLS (VOIDS) FOR THE NUMBER OF COURSES ABOVE THE BOND BEAM NOTED ON THE LINTEL SCHEDULE AT THE SAME TIME THE BOND BEAM CONCRETE IS POURED. IT IS THE INTENTION OF THIS DESIGN AND SPECIFICATION TO GROUT THE BOND BEAM AND NUMBER OF COURSES ABOVE SLAB TO PERFORM AS A MONOLITHIC UNIT.
5. PROVIDE (1) #5 BAR GROUTED SOLID ON EACH SIDE OF ALL MASONRY OPENINGS FROM ONE COURSE BELOW SILL OR TOP OF FOOTING ON SUPPORTING SLAB TO BOTTOM OF LINTEL.

FRAMING NOTES:

1. ALL HEADERS WHICH ARE NOT CALLED OUT TO BE PARALLAM PSL 2¾"x11⅞" MIN
2. ALL MEMBERS AND BEAMS TO HAVE 4x4 (MIN) POST EACH END AND SIMPSON POST CAP AND BASE UNLESS OTHERWISE NOTED
3. ALL FRAMING & NAILING SHALL BE IN ACCORDANCE WITH 2009 EDITION INTERNATIONAL RESIDENTIAL CODE.
4. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS SHALL BE PREPARED BY TRUSS AND BEAM MANUFACTURER.
5. SUBMIT SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS FOR REVIEW BY OWNER'S STRUCTURAL ENGINEER.
6. SUB FLOOR SHALL BE ¾" T&G APA PLYWOOD, GLUE AND NAIL TO JOISTS
7. TRUSS NOTES
   8.1. TRUSSES SHALL BE DESIGNED FOR:
   ROOF TOP CHORD: 30 PSF LL
   10 PSF DL
   ROOF BOTTOM CHORD: 30 PSF LL
   10 PSF DL

GHC ARCHITECTS, LLC
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INFO@GHCNET

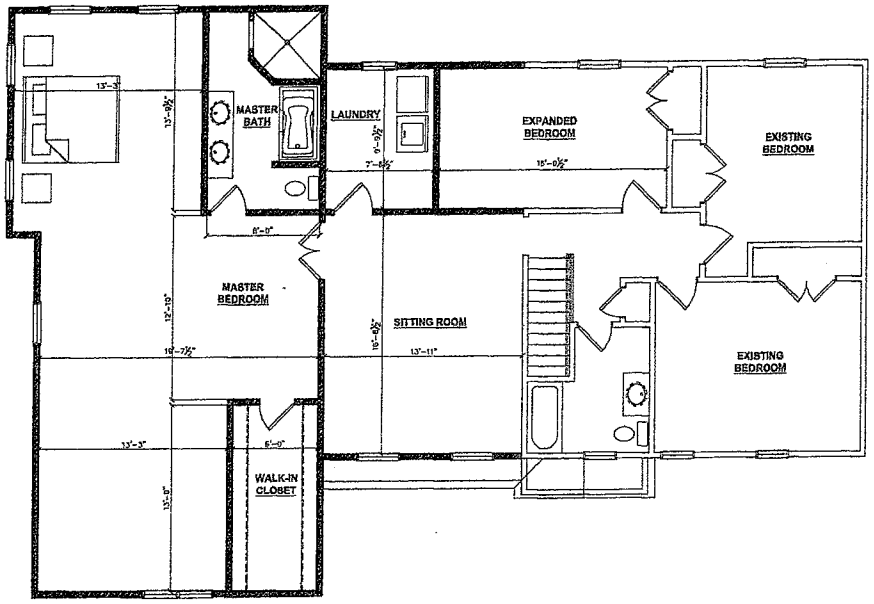
SHEET TITLE: PROPOSED FIRST FLOOR PLAN

PROJECT: PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

ISSUED FOR PERMITS:	
NO.	DESCRIPTION	DATE

DATE: 03/26/13
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.
A1.1



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

FIRST FLOOR LIVING SPACE = 1,423 SF
SECOND FLOOR LIVING SPACE = 1,920 SF
TOTAL LIVING SPACE = 3,343 SF

GENERAL NOTES

1.) ALL WORK SHALL BE IN ACCORDANCE WITH ALL CURRENT LOCAL, STATE AND FEDERAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO: 2009 INTERNATIONAL RESIDENTIAL CODE
2.) ONE WINDOW FROM EACH BEDROOM TO BE IN ACCORDANCE WITH 2009 IRC EGRESS REQUIREMENTS
3.) PROVIDE ½" THICK WATERRESISTIVE GYP. BD. AT ALL WALLS OF ALL BATHROOMS
4.) PROVIDE ½" THICK CEMENT BACKER BOARD COMPLYING WITH ASTM C1288, C1325, C1178 OR C1278 OVER BITUTHENE 3000 SHEET MEMBRANE @ ALL AREAS SCHEDULED TO RECEIVE TILE, GRANITE, MARBLE OR OTHER SURFACES AT WOET AREAS. TYP.
5.) ALL DOORS TO BE 6'-8" TALL, 1¾" THICK SOLID WOOD (5) PANEL DOOR. FINAL DESIGN STYLE, HARDWARE AND FINISH TO BE AS DIRECTED BY OWNER. DOOR WIDTH IS TO BE AS NOTED ON THE PLANS i.e. (30")
6.) WINDOW AND FRENCH DOOR DESIGNATIONS ARE AS MANUFACTURED BY PELLA WINDOWS DESIGNER SERIES WITH TRIPLE LOW "E" INSULATING GLASS.
7.) ALL FIXTURES AND FINISHES TO BE SELECTED BY OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.
8.) ALL KITCHEN EQUIPMENT, MILLWORK, COUNTERTOPS TO BE SELECTED BY THE OWNER & INSTALLED BY THE GENERAL CONTRACTOR.
9.) PROVIDE EXHAUST VENT FOR ALL TOILET ROOMS DIRECTLY TO THE EXTERIOR
10.) PROVIDE METAL DRAIN PAN UNDER THE WASHING MACHINE & PIPE TO DRAINAGE SYSTEM
11.) PROVIDE 4" EXHAUST VENT FOR DRYER DIRECTLY TO EXTERIOR
12.) PROVIDE 2X FIRE BLOCKING AT ALL DROPPED CEILING, CHASES, SOFFITS AND CONCEALED SPACES. FIRE CAULK ALL PIPE, WIRE AND DUCT PENETRATIONS THRU THE FLOOR
13.) PROVIDE 2X WOOD BLOCKING AT ALL TUB/SHOWERS ON OUTSIDE WALLS, EXTERIOR FIREPLACES, AND KNEE WALLS PER BHBC 2003

LEGEND

- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW INTERIOR FRAME WALL — NEW 2x4 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. EA. SIDE (ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE).
- NEW EXTERIOR FRAME WALL — 2x6 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. @ INTERIOR FACE AND (1) LAYER ½" CDX PLYWOOD SHEATHING & 1/2" RIGID INSULATION BD (R-2.5) @ EXTERIOR FACE, UNIT INSULATION BOARD @ EAST STONE VENEER. PROVIDE R-19 BATT INSULATION.
- NEW (1) HOUR RATED WALL – UL DESIGN No. U305 — 2X4 WOOD STUDS @ 16" O/C W/(1) LAYER OF ½" TYPE "X" FIRECODE GYP. BD. ON EA. SIDE W/ R-11 BATT INSULATION.
- NEW CONCRETE FOUNDATION WALL 12" POURED CONCRETE FOUNDATION WALL ON NEW 12"x24" CONCRETE FOOTING
- ALIGN W/ ADJACENT
- (S) SD — HARDWARE SMOKE DETECTOR WITH BATTERY BACKUP PER R314.3. ONE DETECTOR PER FLOOR IN COMMON AREA SHALL BE A DUAL SMOKE DETECTOR & CARBON MONOXIDE DETECTOR PER R315.2

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI #318 AND #301 LATEST EDITIONS. CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE" (ACI 315).
2. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS:

FOOTINGS:	3000 PSI
SLABS ON GRADE:	4000 PSI
ALL EXPOSED CONCRETE:	4000 PSI
ALL OTHER CONCRETE U.O.N.:	3000 PSI

CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER ONE DAY IN ADVANCE OF ALL CONCRETE POURS.

3. ALL CONCRETE REINFORCING BARS SHALL BE ASTM A615–85 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL BE ASTM A185
4. ALL CONCRETE IN INTERIOR OF BUILDING TO RECEIVE A STEEL TROWEL SMOOTH FINISH.
5. COMPACT SUB-GRADE UNDER NEW SLABS TO 95% DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL AND/OR CONTROLLED COMPACTED FILL PROVIDING A MINIMUM BEARING PRESSURE OF 3000 PSF.

MASONRY NOTES:

1. ALL CMU SHALL BE GRADE CBU, UNLESS OTHERWISE NOTED. MORTAR TYPE SHALL BE TYPE S, UNLESS OTHERWISE NOTED
2. SOLID GROUT ALL CORES AND BOND BEAMS WITH 3000 PSI SMALL AGGREGATE MIX OR MORTAR MEETING THE REQUIREMENTS OF ASTM C476, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL BOND BEMS ARE TO BE CONTINUOUS FOR ENTIRE LENGTH OF WALL UNLESS OTHERWISE NOTED.
4. GROUT ALL BLOCK CELLS (VGUOS) FOR THE NUMBER OF COURSES ABOVE THE BOND BEAM NOTED ON THE LINTEL SCHEDULE AT THE SAME TIME THE BOND BEAM CONCRETE IS POURED. IT IS THE INTENTION OF THIS DESIGN AND SPECIFICATION TO GROUT THE BOND BEAM AND NUMBER OF COURSES ABOVE SLID TO PERFORM AS A MONOLITHIC UNIT.
5. PROVIDE (1) #5 BAR GROUTED SOLID ON EACH SIDE OF ALL MASONRY OPENINGS FROM ONE COURSE BELOW SILL OR TOP OF FOOTING OR SUPPORTING SLAB TO BOTTOM OF LINTEL.

FRAMING NOTES:

1. ALL HEADERS WHICH ARE NOT CALLED OUT TO BE PARALLAM PSL 3½"x11⅞" MIN
2. ALL HEADERS AND BEAMS TO HAVE 4x4 (MIN) POST EACH END AND SIMPSON POST CAP AND BASE UNLESS OTHERWISE NOTED
3. ALL FRAMING & NAILING SHALL BE IN ACCORDANCE WITH 2009 EDITION INTERNATIONAL RESIDENTIAL CODE.
4. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS SHALL BE PREPARED BY TRUSS AND BEAM MANUFACTURER.
5. SUBMIT SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS FOR REVIEW BY OWNER'S STRUCTURAL ENGINEER.
6. SUB FLOOR SHALL BE ¾" T&G APA PLYWOOD, GLUE AND NAIL TO JOISTS
7. TRUSS NOTES
   - 8.1. TRUSSES SHALL BE DESIGNED FOR:
     - ROOF TOP CHORD: 30 PSF LL, 10 PSF D.L
     - ROOF BOTTOM CHORD: 30 PSF L.L, 10 PSF D.L

EGHC ARCHITECTS, LLC
189 W. LANCASTER AVENUE PAOLI, PA. 19301
(610) 543-7881 INFO@EGHC.NET

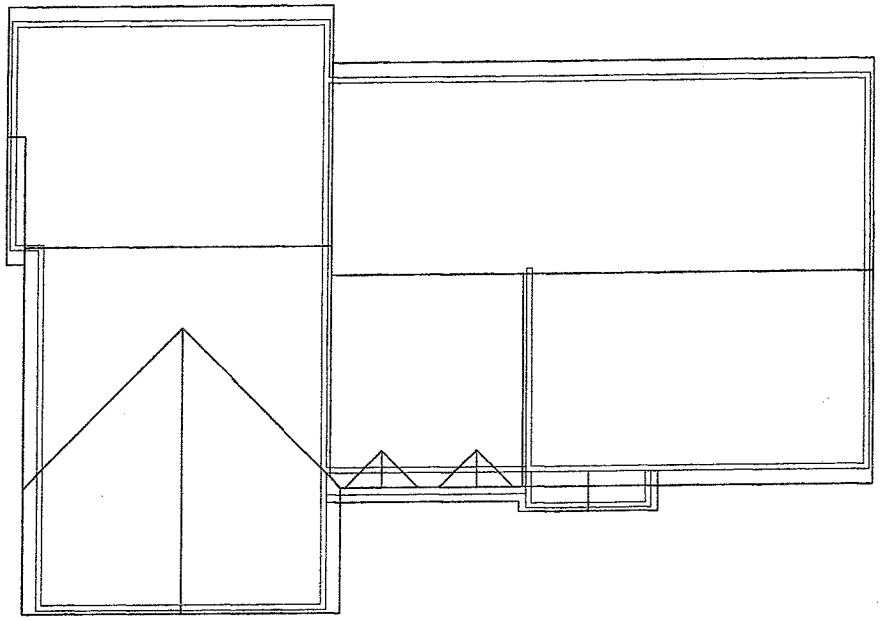
SHEET TITLE: PROPOSED SECOND FLOOR PLAN

PROJECT: PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

ISSUED DRAWINGS: NO	DESCRIPTION	DATE

DATE: 09/20/12
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.
A1.2



A1.3 ROOF PLAN
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING SPACE = 1,848 SF
SECOND FLOOR LIVING SPACE = 615 SF
TOTAL LIVING SPACE = 2,263 SF

GENERAL NOTES

1.) ALL WORK SHALL BE IN ACCORDANCE WITH ALL CURRENT LOCAL, STATE AND FEDERAL BUILDING CODES, INCLUDING BUT NOT LIMITED TO: 2009 INTERNATIONAL RESIDENTIAL CODE

2.) ONE WINDOW FROM EACH BEDROOM TO BE IN ACCORDANCE WITH 2009 IRC EGRESS REQUIREMENTS

3.) PROVIDE ½" THICK WATERRESISTIVE GYP. BD. AT ALL WALLS OF ALL BATHROOMS

4.) PROVIDE ½" THICK CEMENT BACKER BOARD COMPLYING WITH ASTM C1288, C1325, C1178 OR C1278 OVER BITUMINE 2000 SHEET MEMBRANE @ ALL AREAS SCHEDULED TO RECEIVE TILE, GRANITE, MARBLE OR OTHER SURFACES AT MOIST AREAS, TYP.

5.) ALL DOORS TO BE 6'-8" TALL, 1¾" THICK SOLID WOOD (5) PANEL DOOR. FINAL DESIGN STYLE, HARDWARE AND FINISH TO BE AS DIRECTED BY OWNER. DOOR WIDTH IS TO BE AS NOTED ON THE PLANS ie. (30")

6.) WINDOW AND FRENCH DOOR DESIGNATIONS ARE AS MANUFACTURED BY PELLA WINDOWS DESIGNER SERIES WITH TRIPLE LOW "E" INSULATING GLASS.

7.) ALL FIXTURES AND FINISHES TO BE SELECTED BY OWNER AND INSTALLED BY THE GENERAL CONTRACTOR.

8.) ALL KITCHEN EQUIPMENT, MILLWORK, COUNTERTOPS TO BE SELECTED BY THE OWNER & INSTALLED BY THE GENERAL CONTRACTOR.

9.) PROVIDE EXHAUST VENT FOR ALL TOILET ROOMS DIRECTLY TO THE EXTERIOR

10.) PROVIDE METAL DRAIN PAN UNDER THE WASHING MACHINE & PIPE TO DRAINAGE SYSTEM

11.) PROVIDE 4" EXHAUST VENT FOR DRYER DIRECTLY TO EXTERIOR

12.) PROVIDE 2X FIRE BLOCKING AT ALL DROPPED CEILING, CHASES, SOFFITS AND CONCEALED SPACES. FIRE CAULK ALL PIPE, WIRE AND DUCT PENETRATIONS THRU THE FLOOR

13.) PROVIDE 2X WIND BLOCKING AT ALL TUB/SHOWERS ON OUTSIDE WALLS. EXTERIOR DRYWALL AND FIRE WALLS PER BUC 2009

LEGEND

- EXISTING FOUNDATION WALL TO REMAIN
- EXISTING WALL TO BE REMOVED
- NEW INTERIOR FRAME WALL — NEW 2x4 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. EA. SIDE (ALL INTERIOR PARTITIONS UNLESS NOTED OTHERWISE).
- NEW EXTERIOR FRAME WALL — 2x6 STUDS @ 16" O/C W/ (1) LAYER OF ½" THICK GYP. BD. @ INTERIOR FACE AND (1) LAYER ½" CDX PLYWOOD SHEATHING & 1/2" RIGID INSULATION BD (R-2.5) @ EXTERIOR FACE, DUIT INSULATION BOARD @ CAST STONE VENEER. PROVIDE R-19 BATT INSULATION.
- NEW (1) HOUR RATED WALL ~ UL DESIGN No. U305 — 2X4 WOOD STUDS @ 16" O/C W/(1) LAYER OF ⅝" TYPE 'X' FIRECODE GYP. BD. ON EA. SIDE W/ R-11 BATT INSULATION.
- NEW CONCRETE FOUNDATION WALL — 12" POURED CONCRETE FOUNDATION WALL ON NEW 12"x24" CONCRETE FOOTING
- ALIGN W/ ADJACENT
- SD — HARDWIRE SMOKE DETECTOR WITH BATTERY BACKUP PER R314.3. ONE DETECTOR PER FLOOR IN COMMON AREA SHALL BE A DUAL SMOKE DETECTOR & CARBON MONOXIDE DETECTOR PER R315.2

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN CONFORMANCE WITH "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI #318 AND #301 LATEST EDITIONS. CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF STANDARD PRACTICE" (ACI 315).
2. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS:

FOOTINGS:	3000 PSI
SLABS ON GRADE:	4000 PSI
ALL EXPOSED CONCRETE:	4000 PSI
ALL OTHER CONCRETE U.O.N.:	3000 PSI

CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER ONE DAY IN ADVANCE OF ALL CONCRETE POURS.

3. ALL CONCRETE REINFORCING BARS SHALL BE ASTM A615-65 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL BE ASTM A185
4. ALL CONCRETE IN INTERIOR OF BUILDING TO RECEIVE A STEEL TROWEL SMOOTH FINISH.
5. COMPACT SUB-GRADE UNDER NEW SLABS TO 95% DENSITY.
6. ALL FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL AND/OR CONTROLLED COMPACTED FILL PROVIDING A MINIMUM BEARING PRESSURE OF 3000 PSF.

MASONRY NOTES:

1. ALL CMU SHALL BE GRADE E90, UNLESS OTHERWISE NOTED. MORTAR TYPE SHALL BE TYPE S, UNLESS OTHERWISE NOTED
2. SOLID GROUT ALL CORES AND BOND BEAMS WITH 3000 PSI SHALL AGGREGATE MIX OR MORTAR MEETING THE REQUIREMENTS OF ASTM C476, WITH A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. ALL BOND BEAMS ARE TO BE CONTINUOUS FOR ENTIRE LENGTH OF WALL UNLESS OTHERWISE NOTED.
4. GROUT ALL BLOCK CELLS (VOIDS) FOR THE NUMBER OF COURSES ABOVE THE BOND BEAM NOTED ON THE LINTEL SCHEDULE AT THE SAME TIME THE BOND BEAM CONCRETE IS POURED. IT IS THE INTENTION OF THIS DESIGN AND SPECIFICATION TO GROUT THE BOND BEAM AND NUMBER OF COURSES ABOVE SUD TO PERFORM AS A MONOLITHIC UNIT.
5. PROVIDE (1) #5 BAR GROUTED SOLID ON EACH SIDE OF ALL MASONRY OPENINGS FROM ONE COURSE BELOW SILL OR TOP OF FOOTING OR SUPPORTING SLAB TO BOTTOM OF LINTEL.

FRAMING NOTES:

1. ALL HEADERS WHICH ARE NOT CALLED OUT TO BE PARALLAM PSL 5¼"x11⅞" MIN
2. ALL HEADERS AND BEAMS TO HAVE 4x4 (6SN) POST EACH END AND SIMPSON POST CAP AND BASE UNLESS OTHERWISE NOTED
3. ALL FRAMING & NAILING SHALL BE IN ACCORDANCE WITH 2009 EDITION INTERNATIONAL RESIDENTIAL CODE.
4. SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS SHALL BE PREPARED BY TRUSS AND BEAM MANUFACTURER.
5. SUBMIT SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR ALL FRAMING MEMBERS FOR REVIEW BY OWNER'S STRUCTURAL ENGINEER.
6. SUB FLOOR SHALL BE ⅞" TAG APA PLYWOOD, GLUE AND NAIL TO JOISTS
7. TRUSS NOTES
   - 7.1. TRUSSES SHALL BE DESIGNED FOR:
     - ROOF TOP CHORD: 50 PSF LL, 10 PSF D.L
     - ROOF BOTTOM CHORD: 50 PSF LL, 10 PSF D.L

EGHC ARCHITECTS, LLC
189 LANCASTER AVENUE PAOLI, PA. 19301
(610) 543-7881 INFO@EGHC.NET

SHEET TITLE: PROPOSED ROOF PLAN

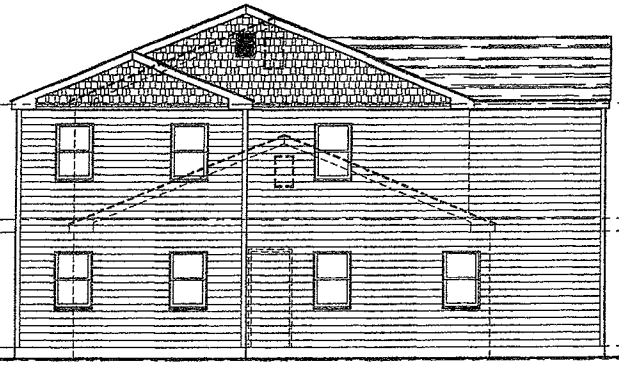
PROJECT: PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

ISSUED DRAWINGS:		
NO.	DESCRIPTION	DATE

DATE: 10/07/15
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.
A1.3

1 A2.0 FRONT ELEVATION - OPTION I
SCALE: 1/4"=1'-0"



2 A2.0 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

GHC ARCHITECTS, LLC
189 LANCASTER AVENUE PAOLI, PA. 19301
(610) 543-7831 INFO@3GHC.NET

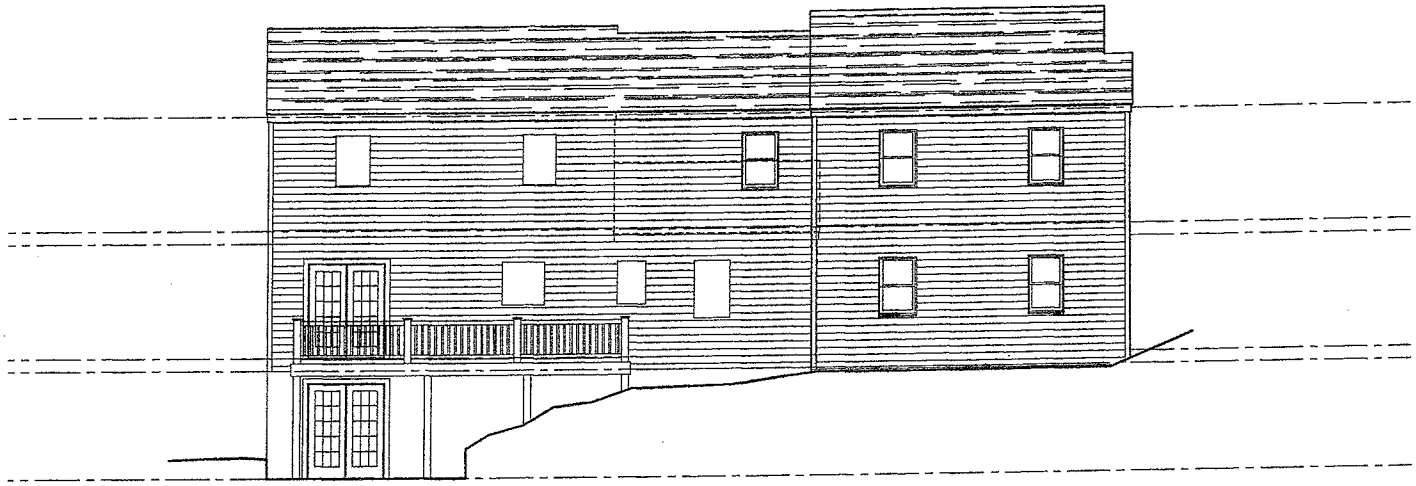
SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT:
PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

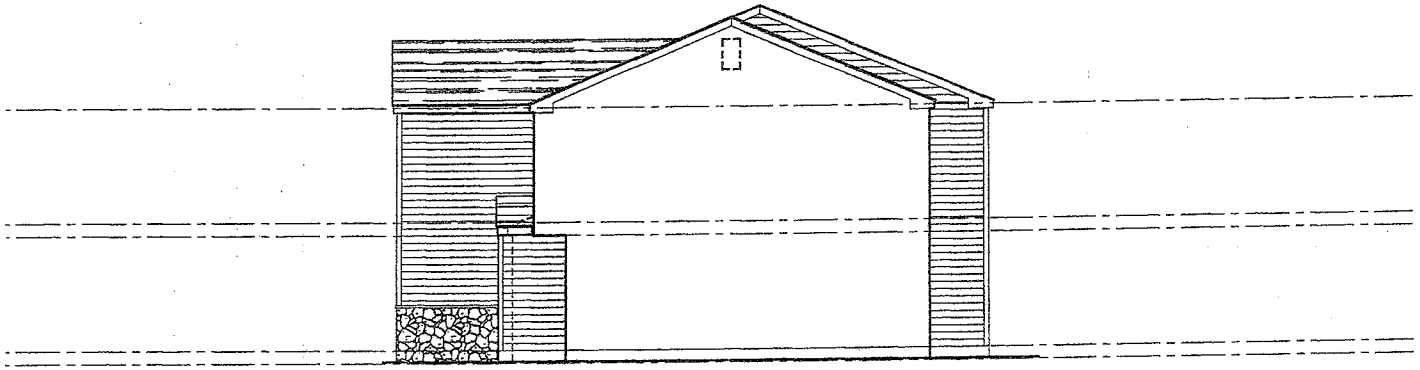
ISSUED DRAWINGS:		
NO.	DESCRIPTION	DATE

DATE: 01/05/16
SCALE: AS NOTED (UNLESS OTH.)
DRAWN BY: PROJECT #:

SHEET NO.
A2.0



2 A2.1 REAR ELEVATION
SCALE: 1/4"=1'-0"



2 A2.1 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

GHC ARCHITECTS, LLC
189 LANCASTER AVENUE PAOLI PA. 19301
(610) 543-7881 INFO@GHCNET

SHEET TITLE:
PROPOSED ELEVATIONS

PROJECT:
PROPOSED ADDITION
23 SANDY LANE
PAOLI, PA. 19301

ISSUED DRAWINGS

NO.	DESCRIPTION	DATE

DATE: 07/19/14
SCALE: AS NOTED
DRAWN BY:
CHECKED BY:
PROJECT #:

SHEET NO.
A2.1