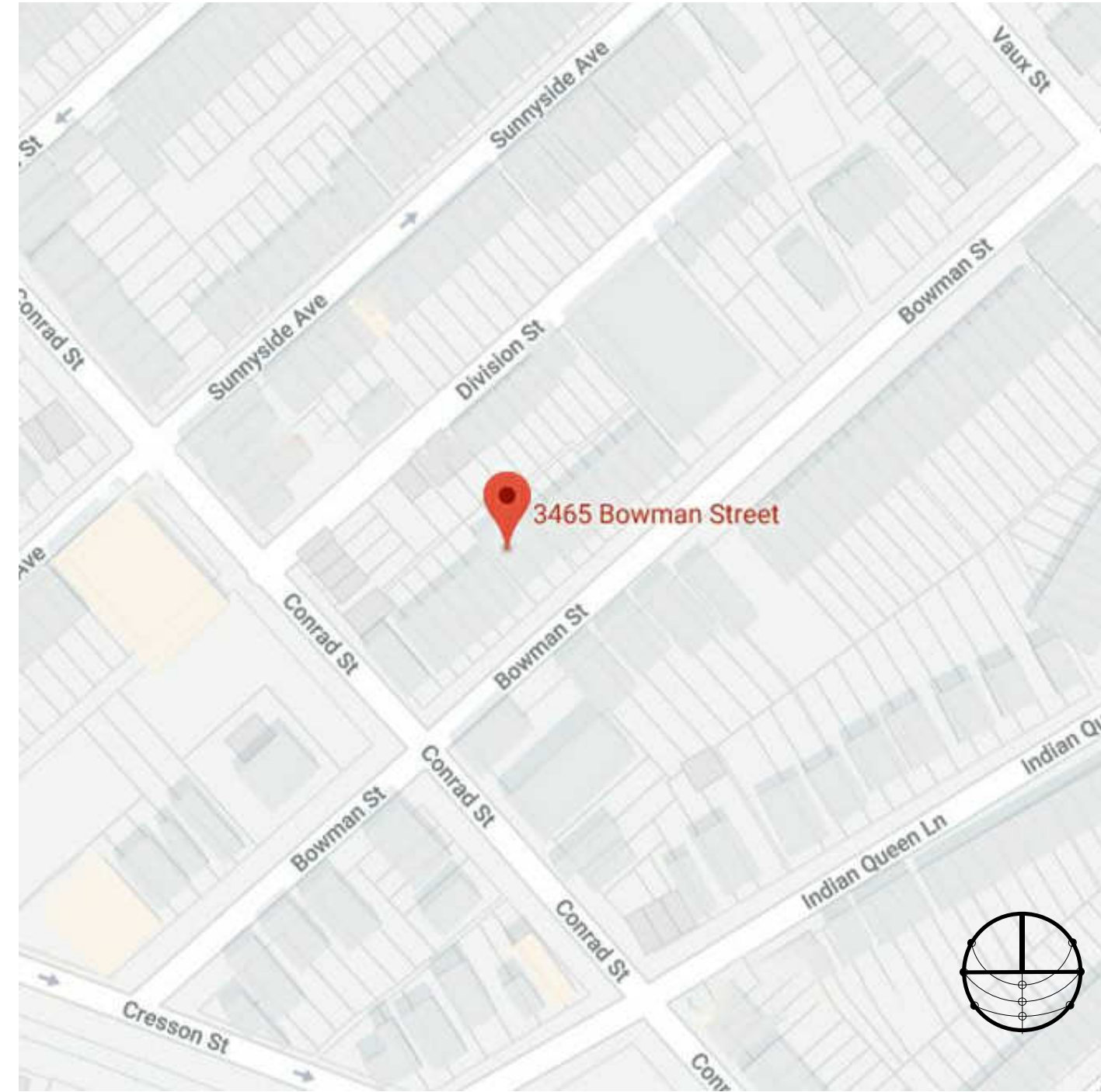


REVISIONS

BOWMAN STREET RESIDENCE

LOCATION PLAN



3465 BOWMAN STREET
PHILADELPHIA, PA 19129

ARCHITECT:
PJA ARCHITECTURE, P.C.
4450 STATE ROAD
DREXEL HILL, PA 19026
(610) 394 - 6558
WWW.PJARCH.COM



EXISTING REAR YARD ELEVATION



EXISTING BOWMAN STREET ELEVATION



PROPOSED EXTERIOR RENDERING

CODE SUMMARY

ISSUE	IBC 2009	
AREA SUMMARY	2086 SF	OFFICE AREA
CLASS. OF WORK	405.1	LEVEL THREE
OCCUPANCY	IBC 304.1	OFFICE AREA = 1 PER 100 GROSS SF 21 PEOPLE --> NOT TO EXCEED
HEIGHT & AREA	IBC 503	4 STORIES / 19000 SF SQ. FT PER FLOOR
CONSTRUCTION TYPE	IBC 601	TYPE VB
SPRINKLER	804.1 IBC 903.2	NOT REQUIRED
FIRE ALARM	804.2	NOT REQUIRED
EMERGENCY LIGHTING	805.2	REQUIRED
EXIT SIGNAGE	805.3	REQUIRED
ENERGY CONSERV.	808.1	REQUIRED FOR NEW CONSTRUCTION ONLY
FIRE EXTINGUISHER	IBC 906.1	REQUIRED

LIST OF ABBREVIATIONS

A.B.	ANCHOR BOLT	EXT.	EXTERIOR	MTD	MOUNTED	RWC	RAIN WATER CONDUCTOR
A.F.F.	ABOVE FINISHED FLOOR	F.E.	FIRE EXTINGUISHER	MTL	METAL	SQ.	SQUARE
ALT.	ALTERNATE	F.O.M.	FACE OF MASONRY	N.I.C.	NOT IN CONTRACT	SS	STAINLESS STEEL
ALUM.	ALUMINUM	FIN. FLR	FINISHED FLOOR	O.C.	ON CENTER	STRUCT.	STRUCTURAL
B.O.	BOTTOM OF	FT	FOOT	O.D.	OUTSIDE DIMENSION	T&G	TONGUE AND GROOVE
CL	CENTER LINE	FTG	FOOTING	OH	OVERHEAD	T.O.S.	TOP OF SLAB
CLG	CEILING	G.C.	GENERAL CONTRACTOR	P.T.	PRESSURE TREATED	TYP.	TYPICAL
COL.	COLUMN	GA.	GAUGE	PLYWD	PLYWOOD	V.I.F.	VERIFY IN FIELD
CONC.	CONCRETE	GALV.	GALVANIZED	PREFAB.	PREFABRICATED	V.T.R.	VENT THROUGH ROOF
CONT.	CONTINUOUS	GWB	GYPSON WALLBOARD	PSF	POUNDS / SQUARE FOOT	VERT.	VERTICAL
COORD.	COORDINATE	H.B.	HOSE BIB	PSI	POUNDS / SQUARE INCH	VEST.	VESTIBULE
CTR	CENTER	H.W.	HOT WATER	PVC	POLYVINYL CHLORIDE	W.C.	WATER CLOSET
DIA.	DIAMETER	HT	HEIGHT	R.D.	ROOF DRAIN	W.H.	WATER HEATER
DWVG	DRAWING	INSUL.	INSULATION	REF.	REFERENCE	W.P.	WATER PROOF
ELEV.	ELEVATION	LAV.	LAVATORY	REINF.	REINFORCING	WD	WOOD
EQ.	EQUAL	MAX.	MAXIMUM	REQ.	REQUIRED	WWF	WELDED WIRE FABRIC
EQUIP.	EQUIPMENT	MECH.	MECHANICAL	RM	ROOM	WWW	WELDED WIRE MESH
EXIST.	EXISTING	MIN.	MINIMUM				

SHEET INDEX

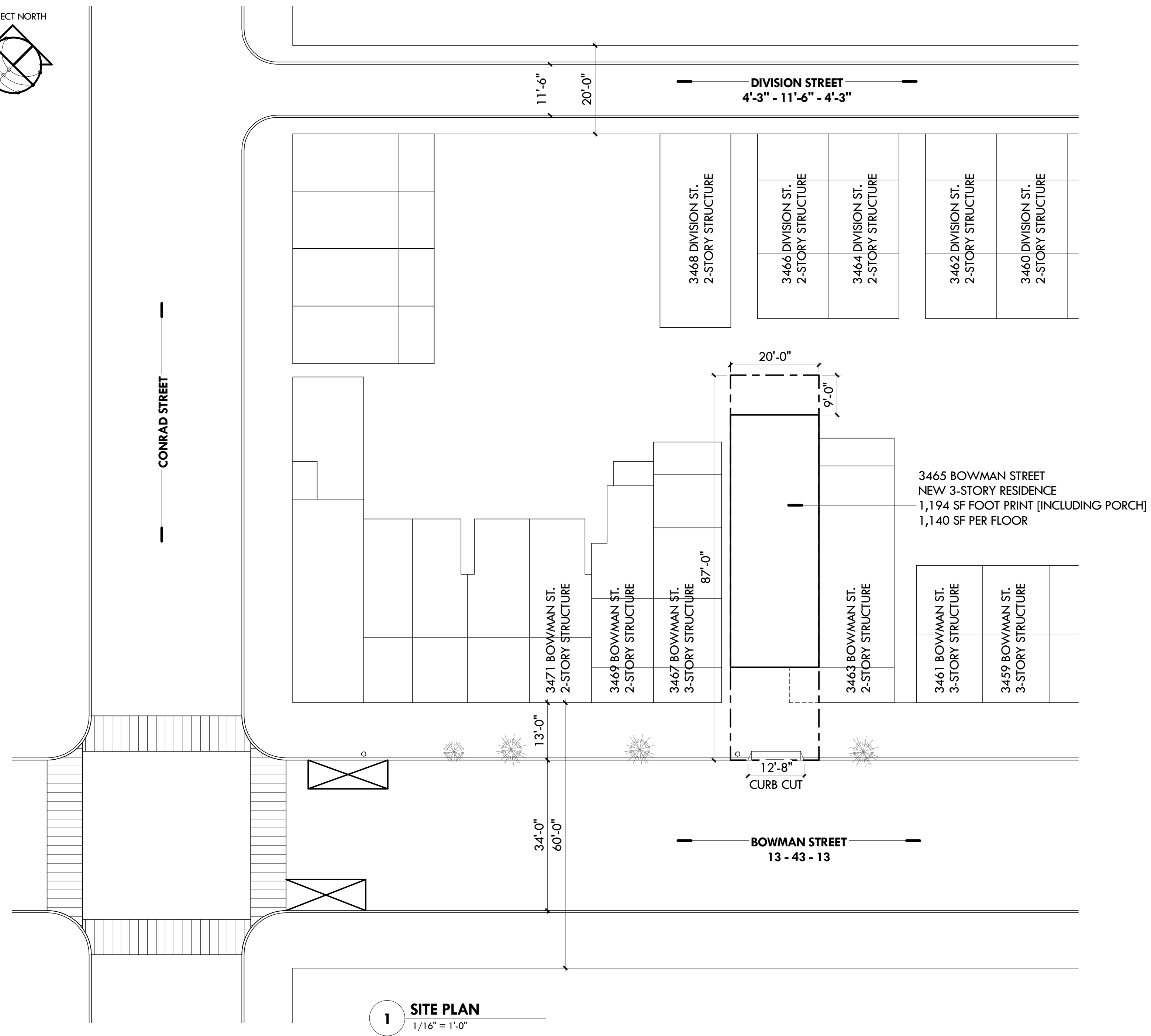
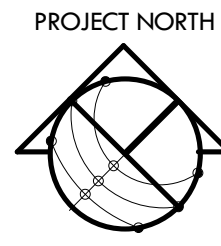
- SP1.01 SITE PLAN
- A1.01 PLANS

ZONING INFORMATION

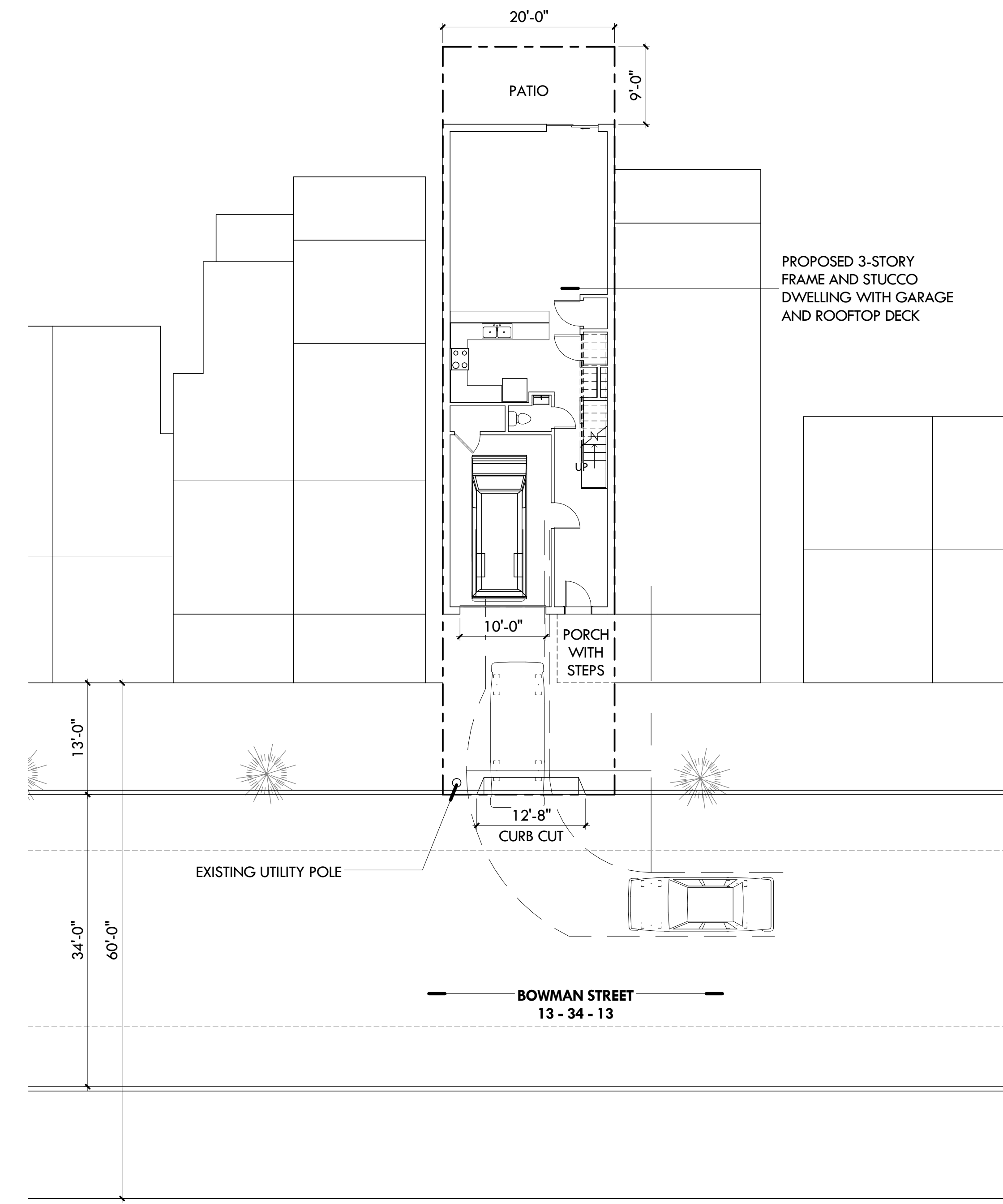
	ZONING STANDARD	PROPOSED	DESCRIPTION
ZONING CLASSIFICATION	RSA-5	NO CHANGE	
LOT AREA	1,740 [EXISTING]	1,740 [NO CHANGE]	
BUILDING / OPEN AREA	75%/25%	69%/31%	1,194 SF / 546 SF
MAX. BUILDING HEIGHT	38 FEET	38 FEET	
MIN. FRONT YARD DEPTH	0-8 FEET [DETERMINED BY ADJACENT PROPERTIES]	0 FEET	
MIN. SIDE YARD DEPTH	N/A	N/A	
MIN. REAR YARD DEPTH	9 FEET	9 FEET	
PROPOSED DWELLING UNITS	1		
PARKING	0 REQUIRED	0	
BIKE PARKING	0 REQUIRED	0	
STREET TREES	0 REQUIRED	0	

SYMBOLS

	EARTH / COMPACT FILL		BATT / LOOSE FILL		DOOR SYMBOL		SMOKE DETECTOR
	CONCRETE BLOCK		ROUGH		REVISION		HEAT DETECTOR
	COMMON FACE		BLOCKING		WALL TYPE		EMERGENCY LIGHTING
	POROUS FILL/GRAVEL		DETAIL REF.		WINDOW TYPE		FIRE EXTINGUISHER
	GWB		BUILDING SECTION REF.		PHONE/DATA		PULL STATION
	STEEL		ELEVATION REF.		DUPLEX		FIRE ALARM HORN
	PLYWOOD						FIRE ALARM STROBE
	RIGID INSULATION						SPRINKLER



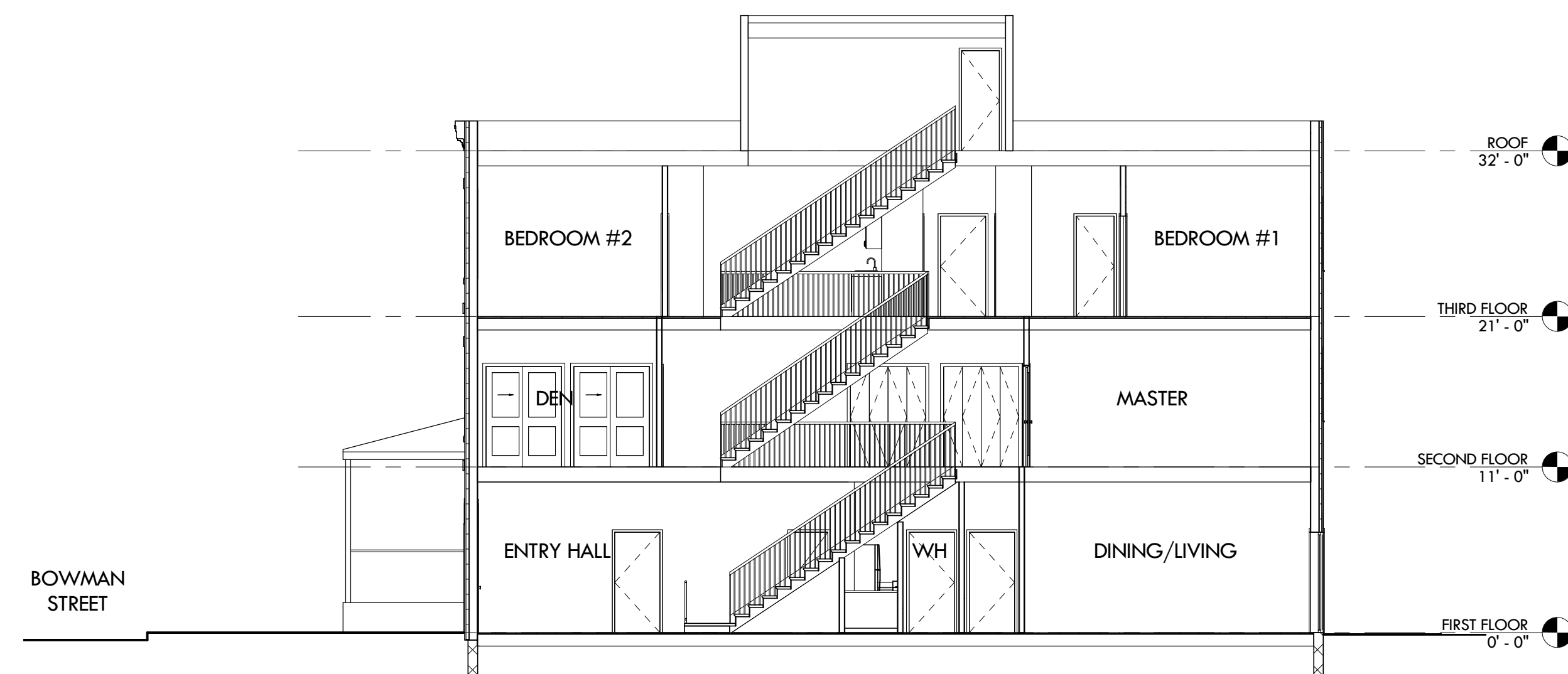
1 SITE PLAN
1/16" = 1'-0"



2 PLOT PLAN
1" = 10'-0"



3 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



4 PROPOSED SITE SECTION
1/8" = 1'-0"

REVISIONS

(C) 2018 PJA ARCHITECTURE, P.C.
A COPYRIGHT IS CLAIMED ON THIS MATERIAL TO THE FULLEST EXTENT OF THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT. THIS MATERIAL IS AN INSTRUMENT OF SERVICES RENDERED BY PJA ARCHITECTURE, P.C. AND IS TO BE USED SOLELY WITH RESPECT TO THIS PROJECT. NO FURTHER USE OR DISTRIBUTION OF THIS MATERIAL IS ALLOWED WITHOUT THE WRITTEN PERMISSION OF PJA ARCHITECTURE, P.C.

PROJECT
BOWMAN STREET RESIDENCE

3465 BOWMAN STREET
PHILADELPHIA, PA 19129

SHEET TITLE
SITE PLAN

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY CONDITIONS AND CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH ANY WORK.

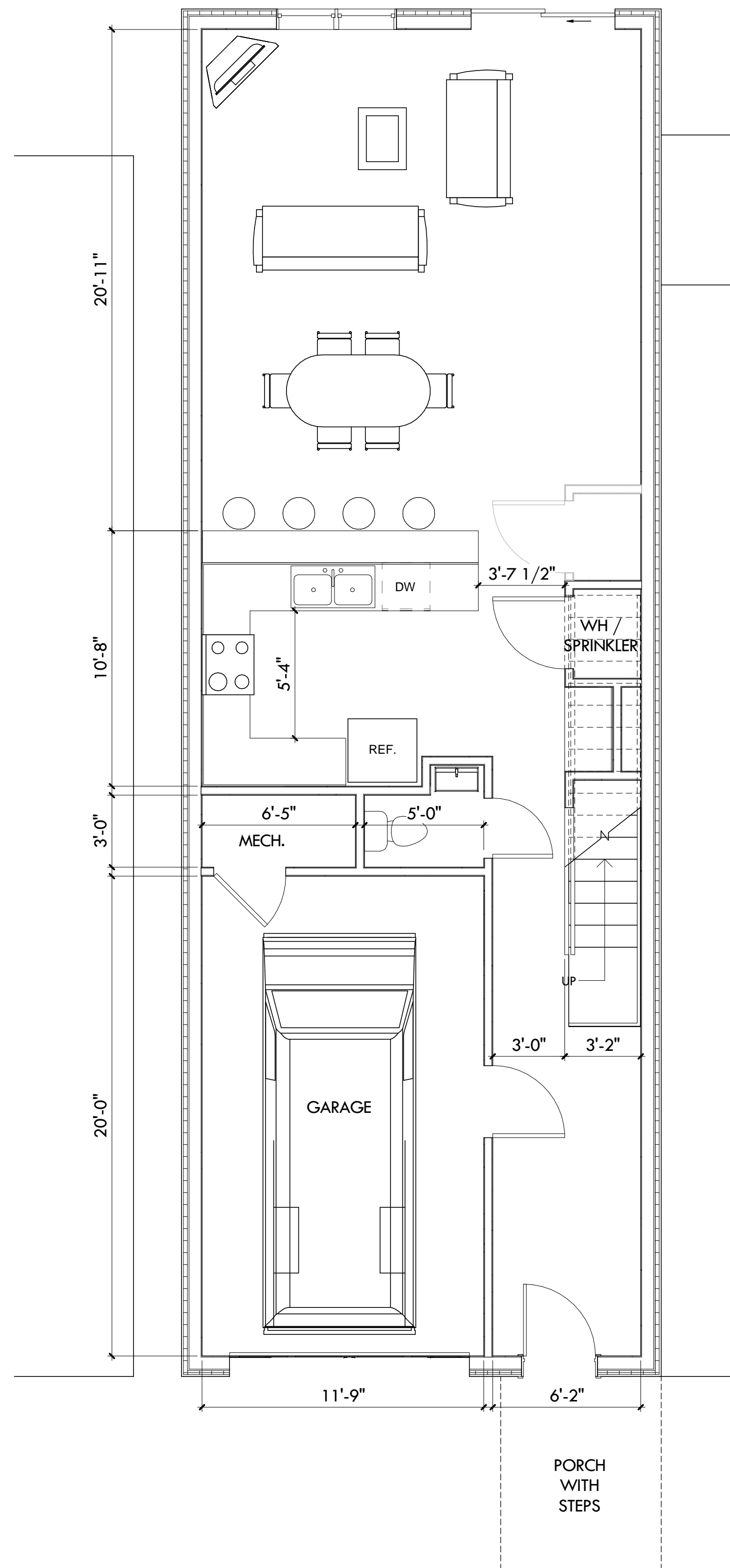
SCALE
As indicated

FILE NUMBER
000.000

DATE
1/15/18

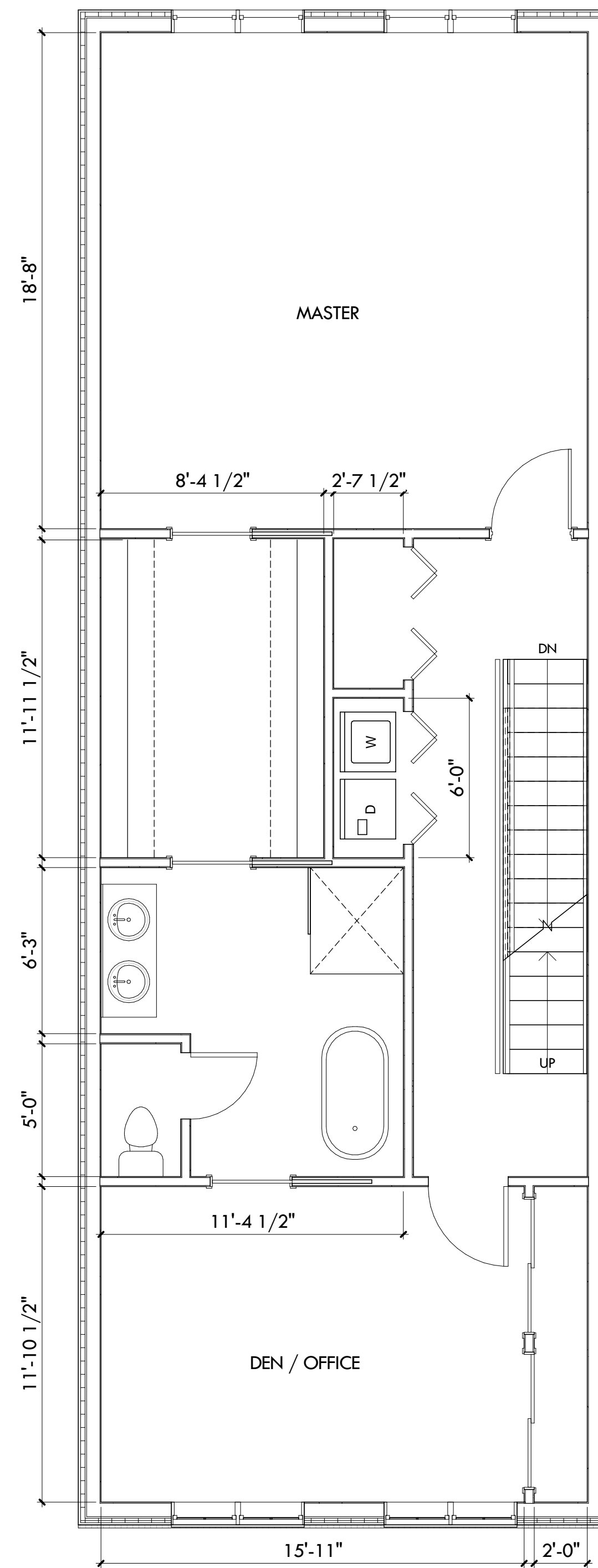
DRAWN BY
PJA

SHEET NUMBER
SP1.01



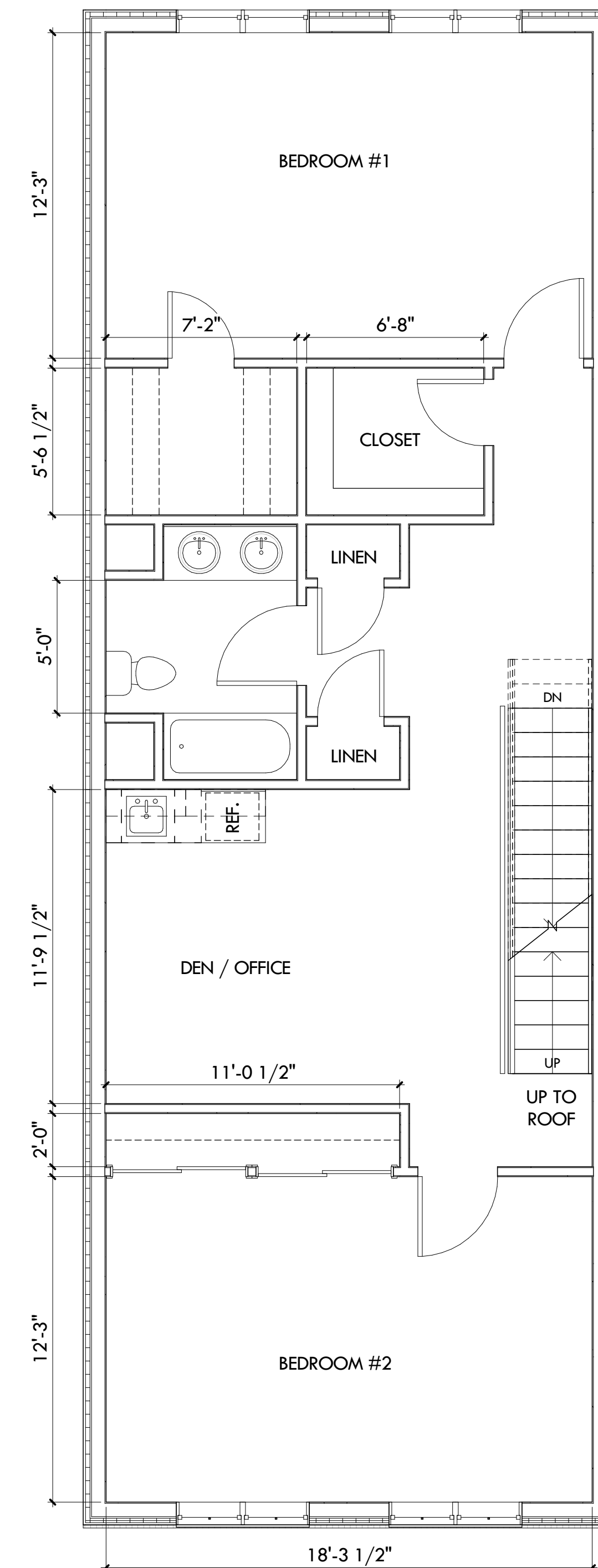
1,140 SF
[1,194 INCLUDING PORCH]

2 PROPOSED FIRST FLOOR
1/4" = 1'-0"



1,140 SF

3 PROPOSED SECOND FLOOR
1/4" = 1'-0"



1,140 SF

4 PROPOSED THIRD FLOOR
1/4" = 1'-0"

REVISIONS

(C) 2018 PJA ARCHITECTURE, P.C.
A COPYRIGHT IS CLAIMED ON THIS MATERIAL TO THE
FULLEST EXTENT OF THE ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT. THIS MATERIAL IS AN
INSTRUMENT OF SERVICES RENDERED BY PJA
ARCHITECTURE, P.C. AND IS TO BE USED SOLELY WITH
RESPECT TO THIS PROJECT. NO FURTHER USE OR
DISTRIBUTION OF THIS MATERIAL IS ALLOWED WITHOUT
THE WRITTEN PERMISSION OF PJA ARCHITECTURE, P.C.

PROJECT
BOWMAN STREET RESIDENCE

3465 BOWMAN STREET
PHILADELPHIA, PA 19129

SHEET TITLE
PLANS

SCALE
1/4" = 1'-0"

FILE NUMBER
000.000

DATE
1/15/18

DRAWN BY
PJA

SHEET NUMBER
A1.01