

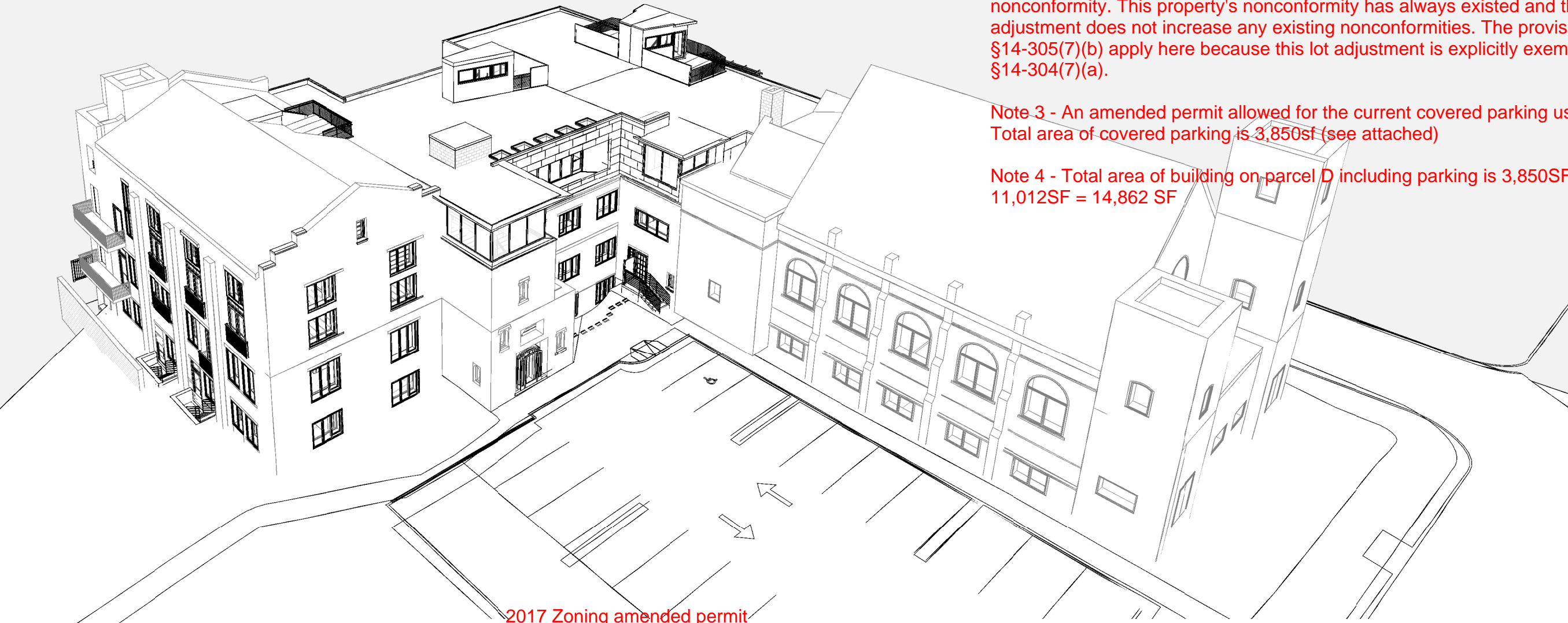
Responses to property subdivision - L&I Comments

Note 1 - Gross area of building is 5,266sf including decorative pilasters
This is under the threshold to require a variance (5,532sf Cited)

Note 2 - Per §14-305(7)(b), any nonconforming lots produced by this subdivision must be permitted where the lot adjustment does not increase an existing nonconformity. This property's nonconformity has always existed and this lot adjustment does not increase any existing nonconformities. The provisions of §14-305(7)(b) apply here because this lot adjustment is explicitly exempted under §14-304(7)(a).

Note 3 - An amended permit allowed for the current covered parking use per Total area of covered parking is 3,850sf (see attached)

Note 4 - Total area of building on parcel D including parking is 3,850SF + 11,012SF = 14,862 SF



2017 Zoning amended permit

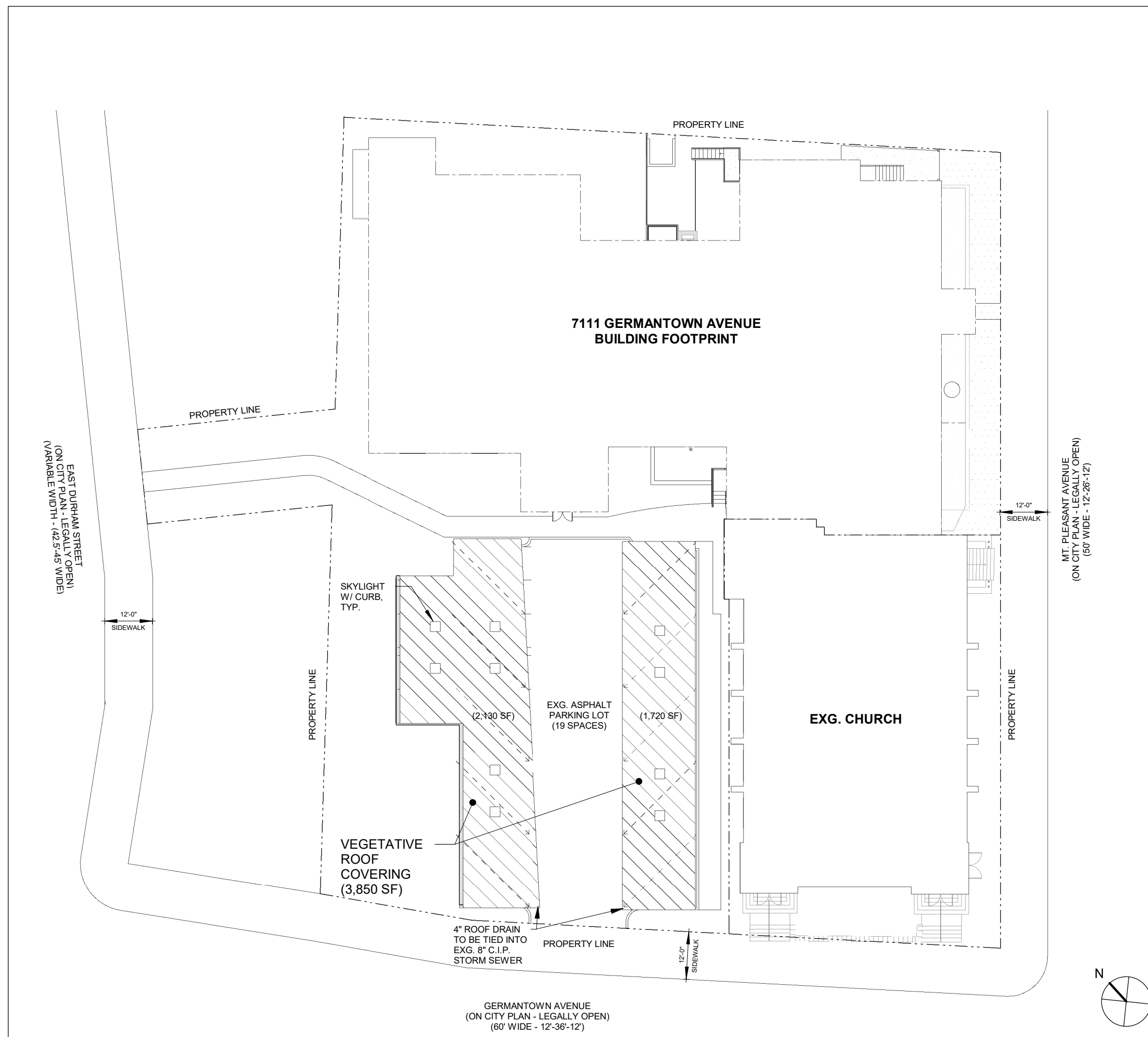
BUILDING AREA:

<u>FLOOR</u>	<u>EXISTING BUILDING AREA*</u>	<u>PROPOSED BUILDING AREA*</u>
LOWER LEVEL	15,287 SF	15,287 SF
MAIN LEVEL	16,278 SF	16,278 SF
UPPER LEVEL	10,786 SF	10,786 SF
PENTHOUSE	0 SF	8,873 SF
	<u>42,351 SF</u>	<u>51,224 SF</u>

* THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS OR OTHER FEATURES.



1 SCHEMATIC PERSPECTIVE 1
SK-100



1 Site Plan
P-100 1:300

CODE SUMMARY

SUMMARY OF WORK:

CONSTRUCTION OF VEGETATIVE ROOF CANOPY OVER PAVED PARKING AREA.

APPLICABLE CODES AND STANDARDS: IBC 2018 W/ PHILADELPHIA MODIFICATIONS

PROPOSED OCCUPANCY CLASSIFICATION (IBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION):

U UTILITY AND MISCELLANEOUS

CONSTRUCTION TYPE: TYPE V-B 1-STORY

IBC TABLE 406.2.4 - MOTOR VEHICLE RELATED OCCUPANCIES - FLOOR SURFACES:

EXCEPTION 1: ASPHALT PARKING SURFACES SHALL BE PERMITTED AT GROUND LEVEL FOR PUBLIC PARKING GARAGES AND PRIVATE CARPORTS

ALLOWABLE HEIGHT AND AREA (PER TABLE 504.3): U 40 FEET IN HEIGHT

ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE (PER TABLE 504.4): U 1 STORIES

ALLOWABLE AREA (PER TABLE 506.2): U 5,500 SF

ACTUAL BUILDING HEIGHTS AND AREAS:

ACTUAL HEIGHT: 10'-0" **COMPLIES**

ACTUAL STORIES: 1 **COMPLIES**

FLOOR U **TOTAL COVERED AREA**

PARKING LOT GRADE 5,500 SF 3,850 SF **COMPLIES**

REQUIRED FIRE RATED CONSTRUCTION (PER TABLE 601): TYPE VB

BUILDING COMPONENT	REQ'D	PROPOSED
STRUCTURAL FRAME	0	0
BEARING WALLS		
EXTERIOR	0	0
INTERIOR	0	0
NONBEARING WALLS & PARTITIONS		
EXTERIOR	N/A	N/A
INTERIOR	N/A	N/A
FLOOR CONSTRUCTION	N/A	N/A
ROOF CONSTRUCTION	0	0

TABLE 602 - FIRE RESISTANT RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE (FT): 10 TO LESS THAN 15

1. FOR BUILDINGS CONTAINING ONLY A GROUP U OCCUPANCY PRIVATE GARAGES OR CARPORT, THE EXTERIOR WALL SHALL NOT BE REQUIRED TO HAVE A FIRE-RESISTANCE RATING WHERE THE FIRE SEPARATION DISTANCE IS 5 FEET OR GREATER.

705.2 - EXTERIOR WALLS - MINIMUM DISTANCE OF PROJECTION

FIRE SEPARATION DISTANCE (FT): 2 TO LESS THAN 3 MIN. DISTANCE FROM LINE USED TO DETERMINE FSD: 24"

705.8.1 - EXTERIOR WALLS - ALLOWABLE AREA OF OPENINGS

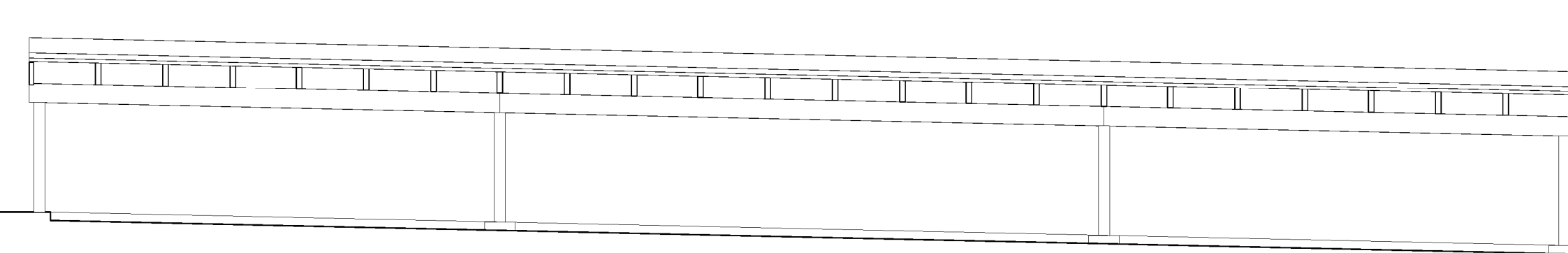
EXCEPTION 2: BUILDINGS WHOSE EXTERIOR BEARING WALLS, EXTERIOR NON-BEARING WALLS, AND EXTERIOR PRIMARY STRUCTURAL FRAME ARE NOT REQUIRED TO BE FIRE RESISTANCE RATED SHALL BE PERMITTED TO HAVE UNLIMITED UNPROTECTED OPENINGS.

TABLE 2304.11 - MINIMUM DIMENSIONS OF HEAVY TIMBER STRUCTURAL MEMBERS

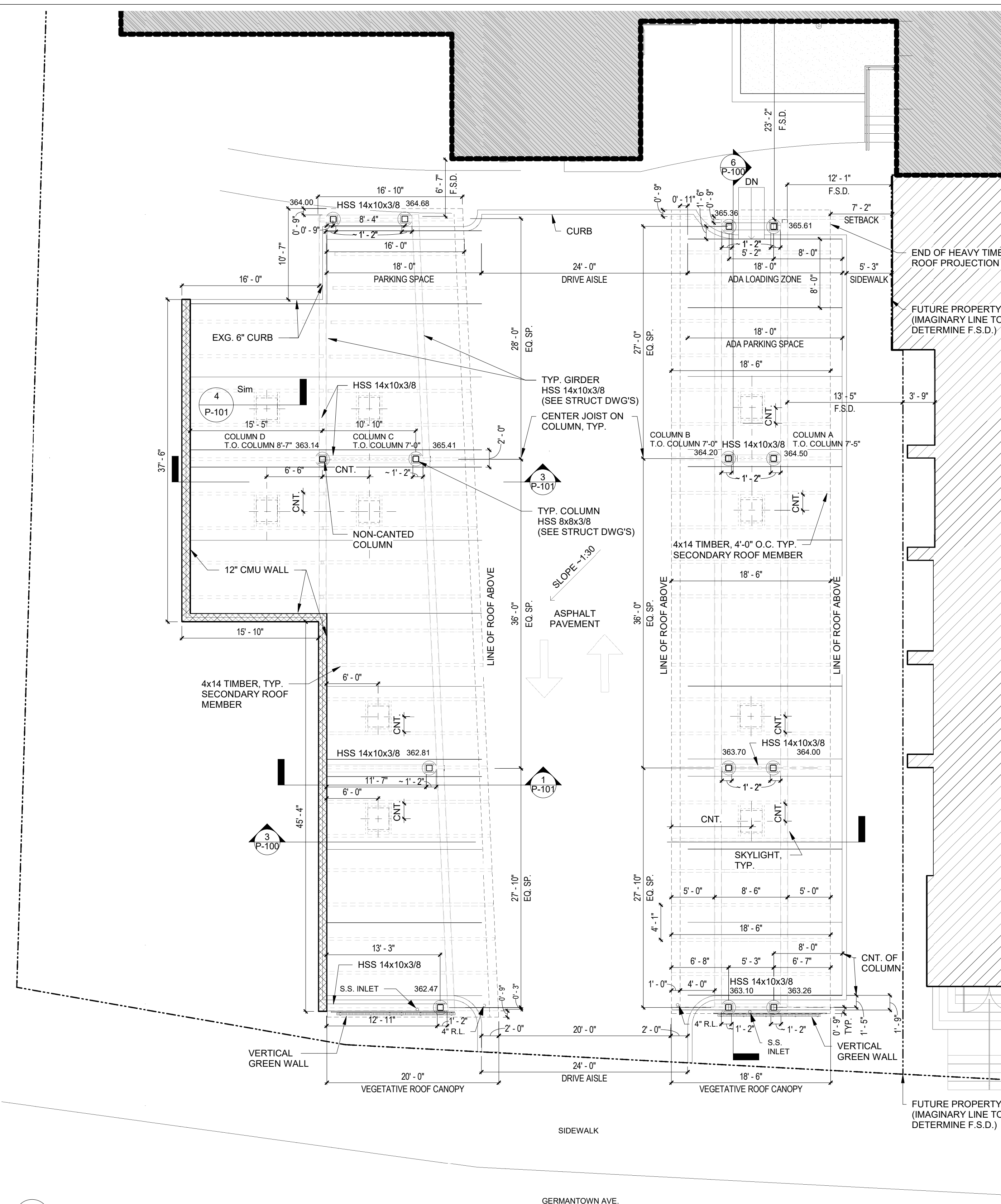
ROOF LOADS ONLY: FRAMED TIMBER AND OTHER ROOF FRAMING:

MIN. NOMINAL SOLID SAWN SIZE: WIDTH, 4 IN DEPTH, 6 IN

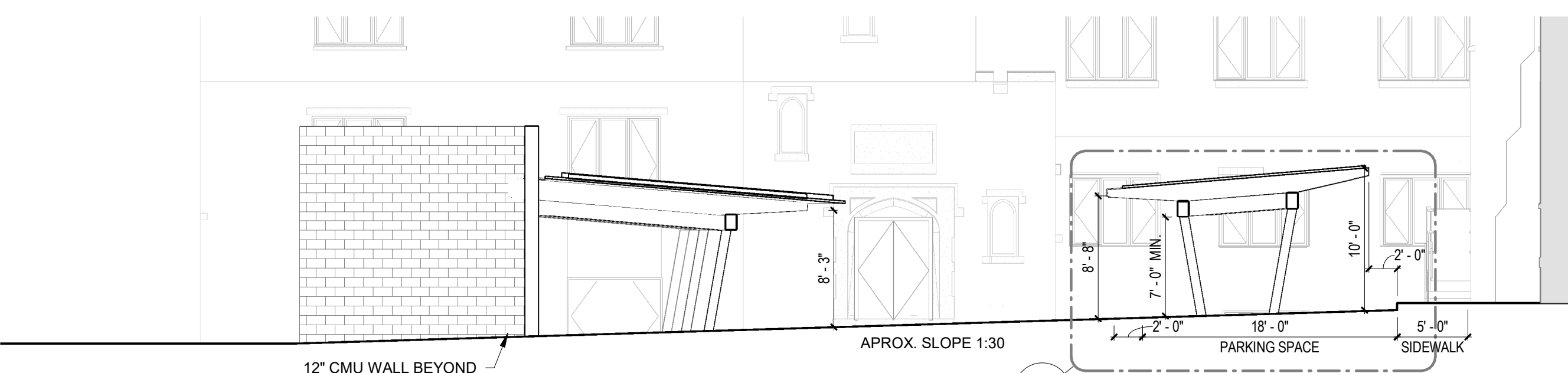
PLANE OF ROOF TO BE PARALLEL TO PLANE OF PARKING LOT GRADE



6 VEGETATIVE ROOF CANOPY SECTION E-W
P-100 1/8" = 1'-0"



2 SITE PLAN - VEGETATIVE ROOF CANOPY
P-100 1/8" = 1'-0"



3 VEGETATIVE ROOF CANOPY N-S SECTION
P-100 1/8" = 1'-0"

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2018 IBC INTERNATIONAL BUILDING CODE. WHERE ANY STANDARDS SEEM IN CONFLICT WITH THESE CODES, NOTIFY THE PROFESSIONAL FOR DIRECTION PRIOR TO PROCEEDING WITH WORK.
- ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE PRIOR TO PROCEEDING WITH THE WORK. ANY DISCREPANCY BETWEEN THE DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE PROFESSIONAL FOR CORRECTIVE ACTION PRIOR TO PROCEEDING WITH WORK.
- IN THE EVENT THAT EXTRAORDINARY CONCEALED CONDITIONS REQUIRING ATTENTION ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL IMMEDIATELY. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE PROFESSIONAL IMMEDIATELY.
- WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT THE CORRESPONDING PLACES SHALL BE REPEATED.
- CONTRACTOR SHALL HAVE ALL REQUIRED SUBMITTAL APPROVALS PRIOR TO BEGINNING THE WORK OR ORDERING MATERIALS.
- WHERE ALTERATIONS INVOLVE THE EXISTING SUPPORTING STRUCTURE, THE CONTRACTOR SHALL PROVIDE REQUIRED ENGINEERED SHORING AND PROTECTION TO INSURE THE STRUCTURAL INTEGRITY OF THE EXISTING STRUCTURE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY PROCEDURES, MEANS AND METHODS, SEQUENCING AND COORDINATION FOR ALL WORK.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED, EXPERIENCED PERSONNEL.
- FIELD DRAWINGS REQUIRE REVIEW AND WRITTEN APPROVAL BY THE PROFESSIONAL PRIOR TO EXECUTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ANY CONDITIONS DAMAGED BY CONSTRUCTION OR DEMOLITION ACTIVITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PROTECTION OF VEHICULAR AND PEDESTRIAN TRAFFIC RELATED TO THE WORK. ALL MEASURES SHALL BE IN CONFORMANCE WITH OSHA AND LOCAL AUTHORITIES HAVING JURISDICTION OVER TRAFFIC CONTROL UNLESS OTHERWISE NOTED. ALL ITEMS ARE EXISTING TO REMAIN AND ADJACENT TO "NEW WORK", TO BE PROTECTED DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE OWNER OF DAMAGE TO EXISTING CONDITIONS BEFORE BEGINNING WORK. OTHERWISE THE REPAIR OF SUCH DAMAGE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- STAIR, DOOR, AND EMERGENCY EGRESS PATHS MUST BE KEPT CLEAR DURING THE WORK.

ARCHITECTURAL PLAN SYMBOLS

	EXISTING WALL TO REMAIN		NEW WOOD FRAMED FLOOR
	PROPOSED PARTITION		CONCRETE SLAB INFILL
	EXISTING WALLS TO BE DEMOLISHED		WALL TYPE
	EXISTING WINDOW TO BE DEMOLISHED		WINDOW NUMBER
	EXISTING DOOR AND FRAME TO BE DEMOLISHED, (U.N.O.)		DOOR NUMBER
	EXISTING DOOR TO REMAIN		KEYNOTE TAG (REFER TO KEYNOTES)
	PROPOSED DOOR		PROPERTY LINE

PLAN GENERAL NOTES

- ALL EXISTING ITEMS AND SURFACES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION.
- G.C. TO PROVIDE COMPLETE SPECIFICATIONS FOR GREEN ROOF SYSTEM AND INSTALL SYSTEM ABOVE STRUCTURE IN ACCORDANCE WITH ALL MNF. SPECS. G.C. TO COORDINATE COMPATIBILITY OF ALL GREEN ROOF COMPONENTS WITH DRAINAGE LAYER AND CONFIRM USE OF ROOT BARRIER IN ACCORDANCE WITH MNF SPECS.
- GC TO PROVIDE MTL DRIP CAPS FOR ALL EXPOSED 1' LENGTHS OF HEAVY TIMBER JOISTS.
- G.C. TO OIL FINISH ENDS OF EXPOSED JOISTS WITH EXTERIOR GRADE PENETRATING OIL PER MNF. SPECS.
- G.C. TO CHAMFER TOP EDGE OF ALL CONCRETE FOOTINGS 1".
- ALL GRADE ELEVATIONS, AND STEEL DIMENSIONS, ARE APPROX. G.C. TO DETERMINE ALL EXISTING GRADES AND CONFIRM ALL STEEL SIZES, LENGTHS AND HEIGHTS, BASED ON FINISHED GRADES.
- G.C. TO REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL SIZING, SPACING, AND CONNECTIONS. COORDINATE DETAILS WITH ARCHITECTURAL DRAWINGS.
- G.C. TO CREATE STEEL SHOP DRAWINGS FROM STRUCTURAL DRAWINGS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO SUBMISSION OF STEEL SHOPS.



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7111 GERMANTOWN ASSOCIATES

7111 GERMANTOWN AVENUE

No.	REVISIONS / SUBMISSIONS	Date

VEGETATIVE ROOF CANOPY - CODE SUMMARY, SITE PLAN, ROOF PLAN, SECTION, ELEVATION

Seal	Designed MZ	Date 03/05/20
	Drawn BJ	Scale AS NOTED
	Checked BJ	Drawing Number
	Reviewed MZ	P-100
	Project Number 9-214	OF