

INTERIOR RENOVATION TO EXISTING 2 STORY BUILDING

1863 OLD YORK ROAD
ABINGTON, PA



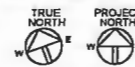
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ARCHITECTS
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ARCHITECTURE PLUMBING INTERIOR DESIGN ENGINEERING
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DATE: 10-24-19
REVISION: REVISED PER PERMIT COMMENTS

LOCATION MAP



SITE LOCATION MAP



BUILDING CODE DATA

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE/2015 INTERNATIONAL EXISTING BUILDING CODE
PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2014 NATIONAL ELECTRICAL CODE NFPA 70
FIRE CODE: 2015 INTERNATIONAL FIRE CODE
ACCESSIBILITY: 2009 ICC A117.1

BUILDING AREA:
BASEMENT: +/- 1,210 SF
FIRST FLOOR: +/- 2,370 SF
SECOND FLOOR: +/- 1,521 SF

CONSTRUCTION CLASSIFICATION: BUSINESS GROUP B & RESIDENTIAL GROUP R3
USE GROUP:

BUILDING DEPARTMENT: 1179 OLD YORK ROAD, ABINGTON PA 19001, 267-536-1000
THIRD PARTY REVIEW: BUILDING INSPECTION UNDERWRITERS, 302 E. PENNSYLVANIA BLVD., FEASTERSVILLE, PA 19053

OCCUPANCY CALCULATIONS: (TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT)

MECHANICAL/UTILITIES:	AREA	LOAD FACTOR	OCCUPANTS
	1,210 SF	(200)	= 6
FIRST FLOOR			
BUSINESS:	782 SF	(1100)	= 7
RESIDENTIAL:	1,727 SF	(200)	= 9
RESTROOM/CORRIDOR/STAIRS:	809 SF		= 0
TOTAL FIRST FLOOR OCCUPANT LOAD:			= 16
SECOND FLOOR			
OFFICE:	1,308 SF	(1100)	= 13
RESTROOM/CORRIDOR/STAIRS:	212 SF		= 0
TOTAL SECOND FLOOR OCCUPANT LOAD:			= 13
TOTAL OCCUPANTS:			= 33

SYMBOL LEGEND

DETAIL	ELEVATION	KEY NOTE INDICATOR	EQUIPMENT LIST
SECTION	DOOR NUMBER	PARTITION KEY	COLUMN GRID
		REVISIONS	

INDEX OF DRAWINGS

SHEET#	DESCRIPTION	ISSUE RECORD	
		DATE	PERMIT SET
	<ul style="list-style-type: none"> ○ ISSUED ● ISSUED WITH REVISION ⊗ NOT ISSUED 		
ARCHITECTURAL DRAWINGS			
CS-1	COVER SHEET / BUILDING INFORMATION		
SP-1	SITE PLAN		
EX-1	EXISTING BASEMENT & FIRST FLOOR PLAN		
EX-0	EXISTING DEMOLITION FIRST & SECOND FLOOR PLAN		
A-1.0	PROPOSED SECOND & FIRST FLOOR PLAN		
LS-1	BASEMENT & FIRST FLOOR EGRESS PLAN		
LS-1.1	FIRST & SECOND FLOOR EGRESS PLAN		

NO. 1

DATE: 10-24-19

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DOCUMENTS PREPARED FOR: Torjman Properties, Inc., 1.228 S BROAD ST PHILADELPHIA, PA 19146

PROPOSED PROJECT: EXISTING COMMERCIAL BUILDING LEGALIZATION, 1863 OLD YORK RD ABINGTON, PA 19001

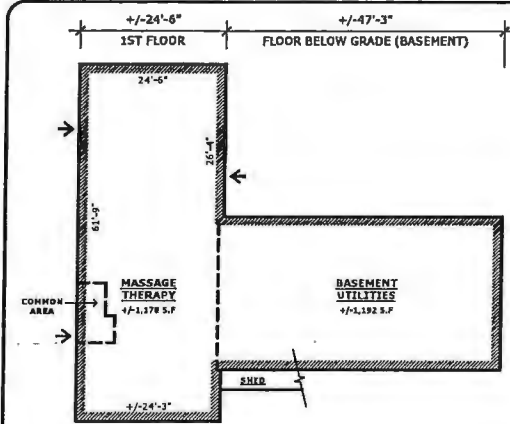
JOB #ATA190110.20

SCALE: AS NOTED

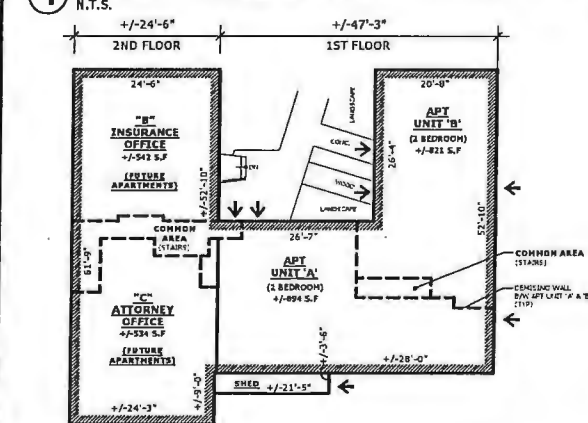
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DATE: 10-01-2019

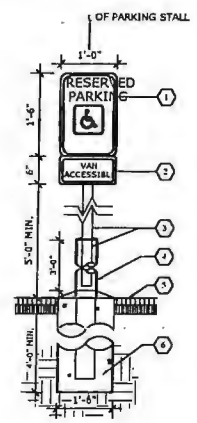
SHEET: CS-1



1 FIRST FLOOR & BASEMENT KEY PLAN
N.T.S.

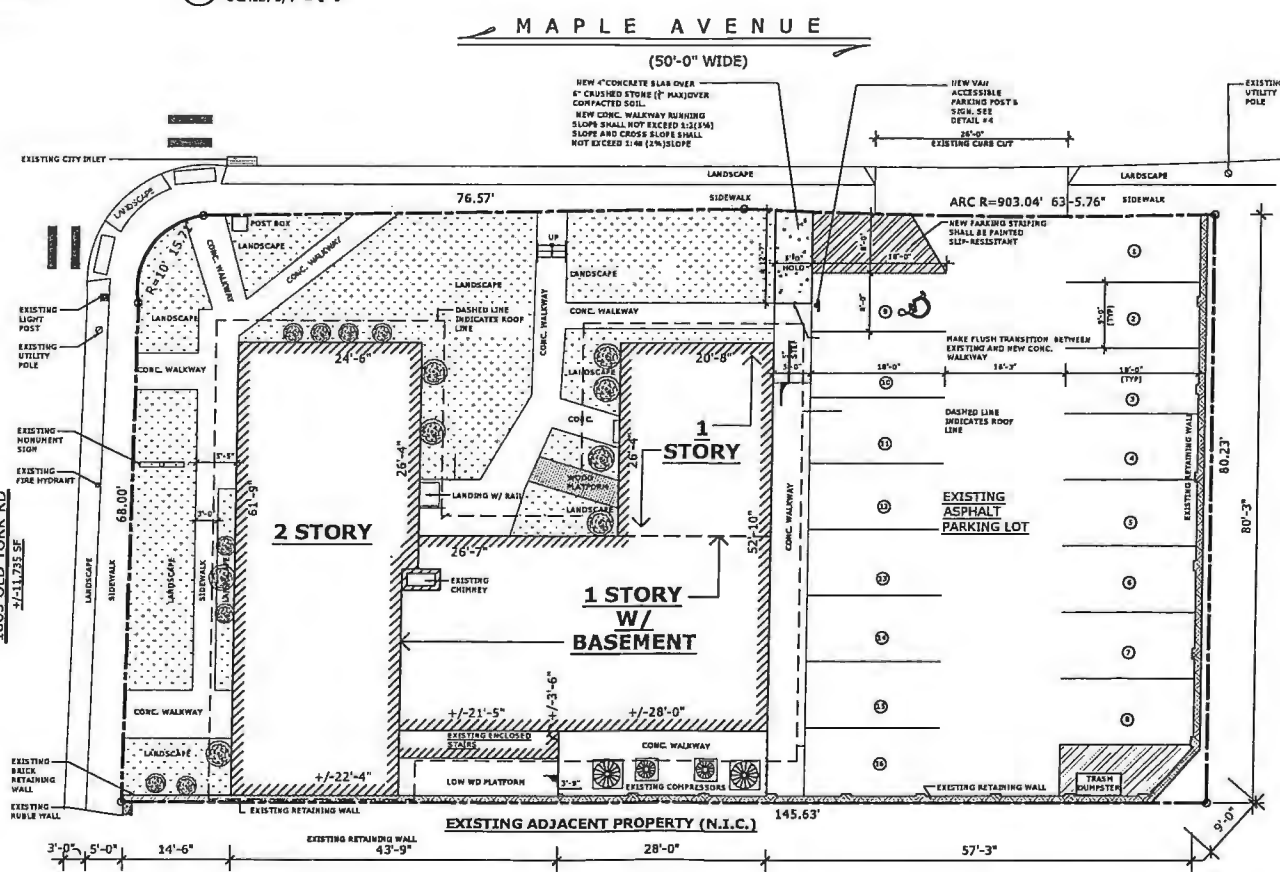


2 2ND & 1ST FLOOR KEY PLAN
N.T.S.



- KEYED NOTES**
- STANDARD USDOT R7-9 SIGN.
 - SUPPLEMENTAL SIGN, "VAN ACCESSIBLE" WHERE APPLICABLE.
 - 2"x2" STEEL TUBE EXTENDED INTO CONCRETE FILLED 6" DIA METAL PIPE.
 - 6" DIA. STANDARD STL PIPE CONCRETE FILLED BOLLARD, PAINT YELLOW.
 - FINISHED GRADE.
 - 18"Ø CONCRETE FOUNDATION 6" BELOW FROST LINE (4 FT. MINIMUM BELOW FIN. GRADE).

4 ACCESSIBLE PARKING SIGN
SCALE: 3/4" = 1'-0"



3 SITE PLAN
SCALE: 1" = 10'-0"

LEGAL DESCRIPTION

File No.: 16-0223 Commitment No.: 16-0223

Tax ID / Parcel No. 30-00 6008-00-5

ALL THAT CERTAIN lot or piece of ground 6.846 in Overlook Hills, Abington Township, Montgomery County, Pennsylvania, and described according to a Plan thereof made by Charles F. Ghemelus, Registered Professional Engineer dated May 25, 1962, as follows, to wit:

BEGINNING at a point of tangency on the Southeastern side of Maplewood Avenue (50 feet wide), said point of tangency being the distance of 16.71 feet measured on the arc of a circle curving to the right having a radius of 10 feet from a point of curve on the Southeastern side of Old York Road (75 feet wide); thence extending from said point of beginning South 67 degrees 23 minutes East along the said side of Maplewood Avenue 76.57 feet to a point of curve in the same; thence extending Southeastwardly along the said side of Maplewood Avenue on the arc of a circle curving to the left having a radius of 803.04 feet the arc distance of 83.46 feet to a point; thence extending South 32 degrees 37 minutes West 80.23 feet to a point; thence extending North 57 degrees 23 minutes West crossing the Southeastern side of Old York Road (60 feet wide) 145.63 feet to a point on the Southeastern side of Old York Road (75 feet wide) thence extending North 32 degrees 37 minutes East along the last mentioned side of Old York Road 68 feet to a point of curve in the same; thence extending on the arc of a circle curving to the right having a radius of 10 feet crossing the Southeastern side of Old York Road (60 feet wide) the arc distance of 15.71 feet to the last mentioned point of tangency and place of beginning.

BEING Lot Number 11 as shown on the above mentioned Plan.

EXCEPTING and reserving there from and there out that portion of the above described site within the site of Old York Road (60 feet wide) and also that portion of the above described site within the bed of Maplewood Avenue, being the same premises which John D. Rully by Deed dated 9-23-2004 and recorded 9-27-2004 in Montgomery County in Deed Book 5529 Page 1302 conveyed unto Thomas W. Morgan, in fee.

1863 OLD YORK ROAD TAX PARCEL No. 30-00-50068-00-5

USE	PARKING SPACE
FIRST FLOOR	
C-20: PERSONAL CARE BUSINESS (1,178 S.F. GROSS LEASABLE AREA)	
1 PARKING SPACE/100 S.F. GROSS LEASABLE FLOOR AREA	12
SECOND FLOOR	
C-21: PROFESSIONAL SERVICE BUSINESS (1,078 S.F. GROSS LEASABLE AREA)	
1 PARKING SPACE/250 S.F. GROSS LEASABLE FLOOR AREA	04
H-10: TWIN DWELLING UNIT (SINGLE FAMILY SEH-ATTACHED)	02
TOTAL PARKING SPACES REQUIRED	18
PUBLIC TRANSIT REDUCTION FACTOR	
1) COMPUTER RAIL STATION (5% REDUCTION)	02
2) WITHIN 200 FEET OF BUS SHELTER (2% REDUCTION)	
3) DEFINED PEDESTRIAN WALKWAY (3% REDUCTION)	
TOTAL REDUCTION PERCENTAGE	11%
TOTAL REQUIRED OFF STREET SPACES	16
EXISTING TOTAL OFF STREET SPACES (INCLUDING 1 ACCESSIBLE SPACE)	16



KEY PLAN
SCALE: N.T.S.

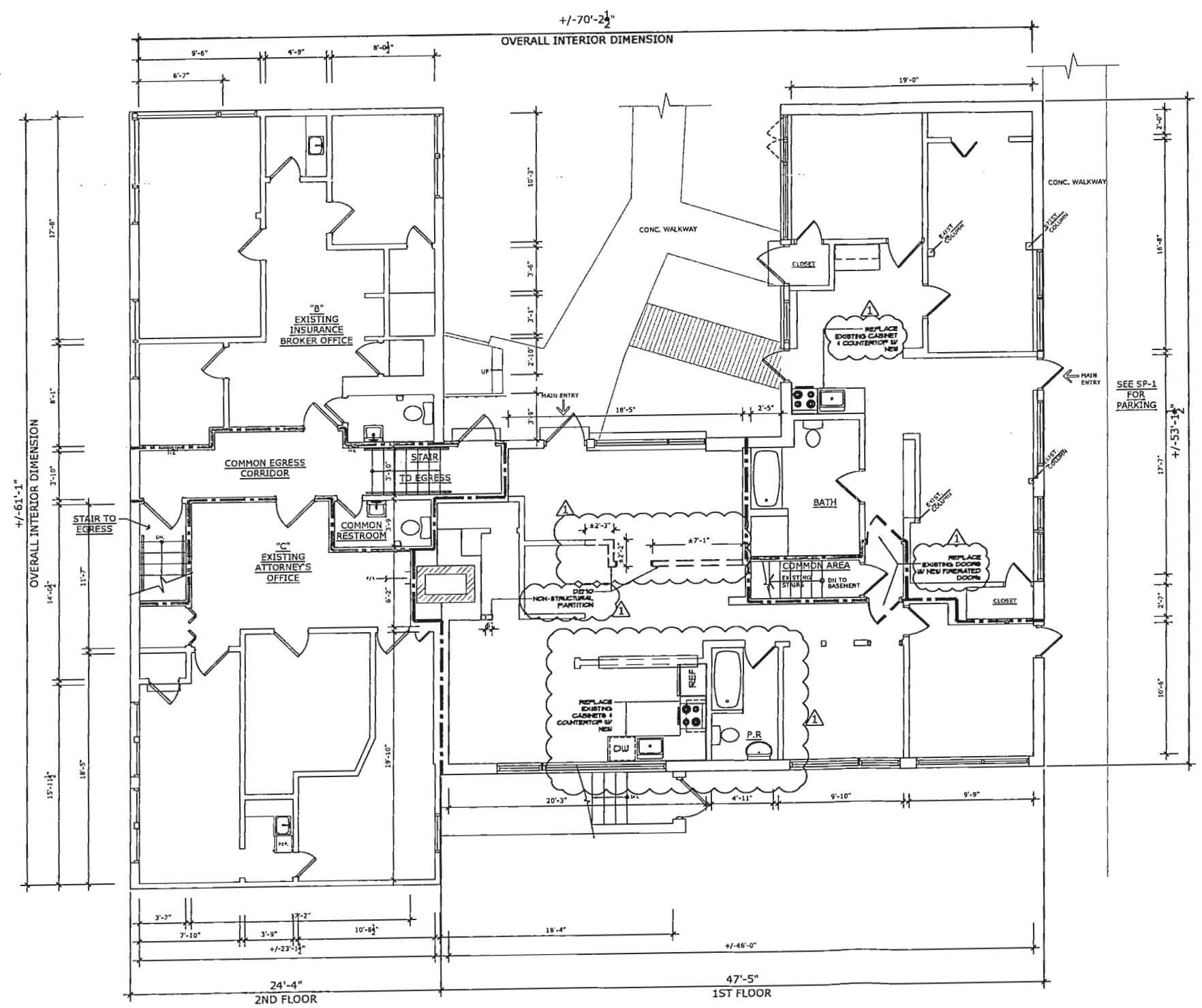
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DOCUMENTS PREPARED FOR
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PHILADELPHIA, PA 19146

PROPOSED PROJECT
EXISTING COMMERCIAL BUILDING LEGALIZATION
1863 OLD YORK RD
ABINGTON, PA 19001

JOB #: ATAI90110.20
SCALE: AS NOTED
DRAWN BY: PMA/SG
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SP-1



ARCHITECTURAL SYMBOLS

	EXISTING MASONRY WALL
	EXISTING WALL
	EXISTING WINDOW & FRAME
	EXISTING NON-LOAD BEARING PARTITION WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING ELECTRICAL PANEL

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DATE:
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NO.:
 1

DOCUMENTS PREPARED FOR:
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 1228 S BROAD ST
 PHILADELPHIA, PA 19146

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 EXISTING COMMERCIAL BUILDING LEGALIZATION
 1863 OLD YORK RD
 ABBINGTON, PA 19001

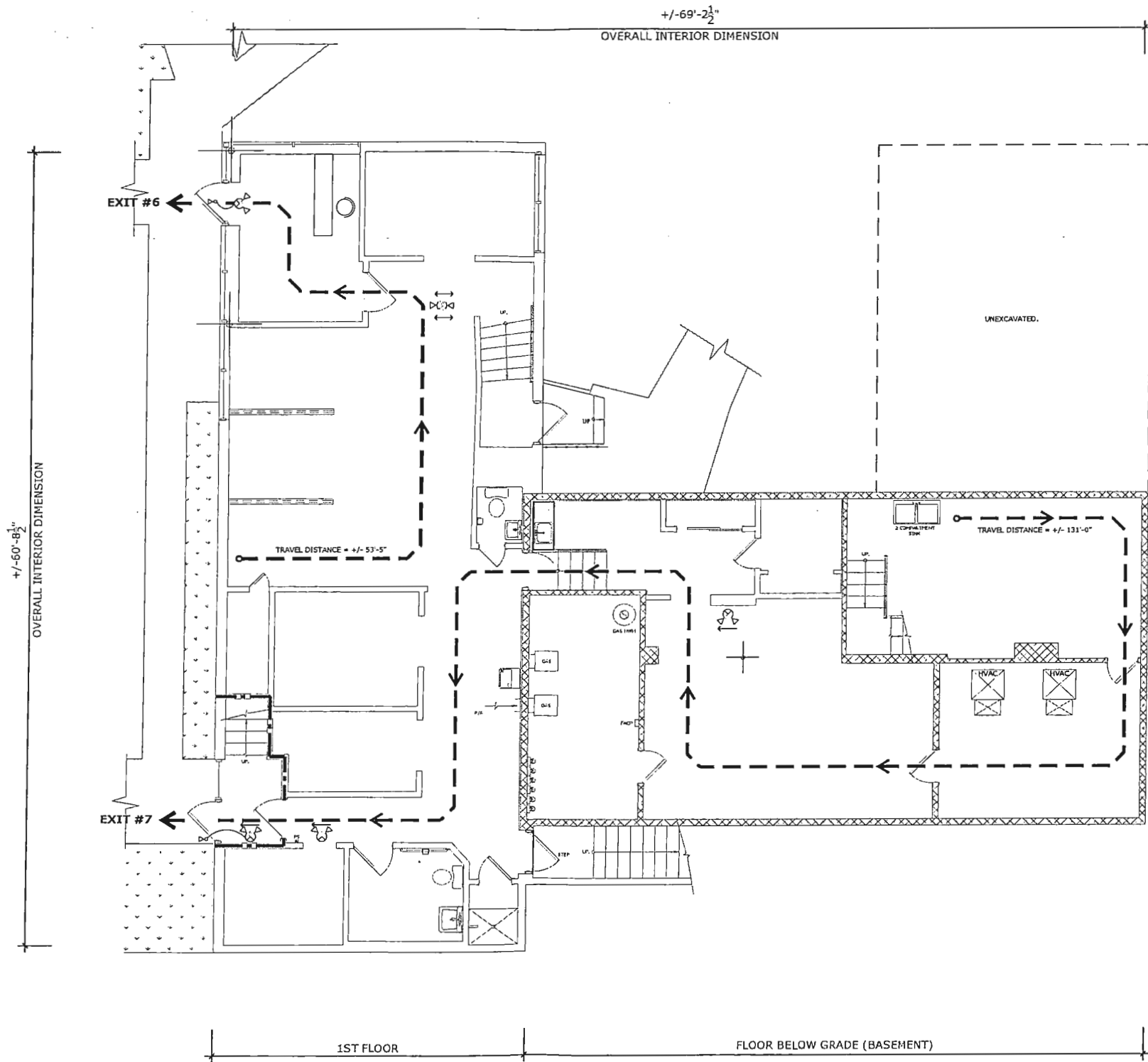
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DATE: 10-01-2019

EX-D

1 EXISTING/DEMOLITION PLAN
 EX-D SCALE: 1/4" = 1'-0"
 PROJECT NORTH


LEGEND

X'-XX" → TRAVEL PATH AND DISTANCE



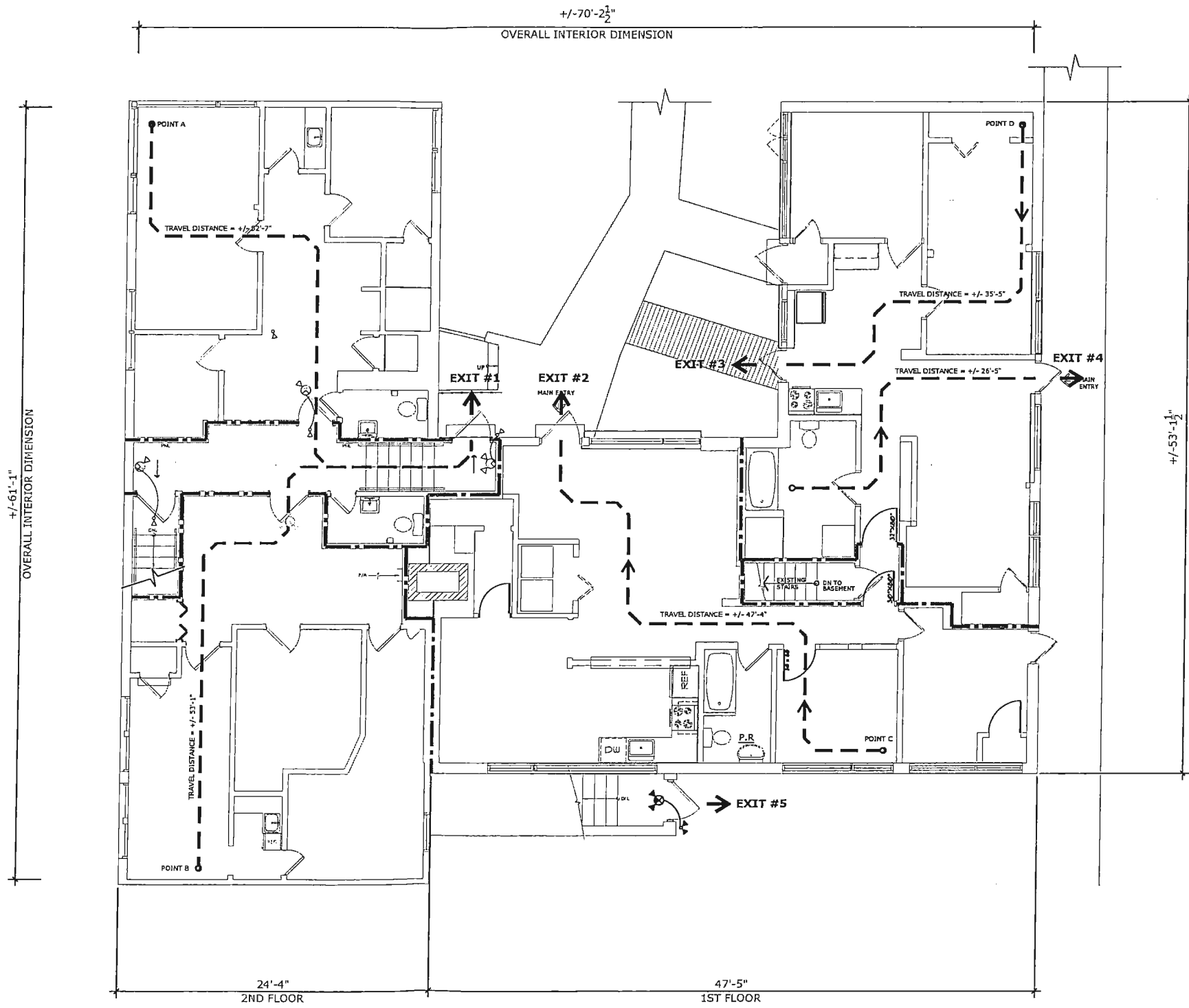
1 BASEMENT & 1ST EGRESS PLAN
 LS-1 SCALE: 1/4" = 1'-0"



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PROJECT NO. 10-24-19	DATE 10-24-19
REVISION REVISED PER PERMIT COMMENTS	NO. A
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PROPOSED PROJECT EXISTING COMMERCIAL BUILDING LEGALIZATION 1863 OLD YORK RD ABBINGTON, PA 19001	
SHEET JOB #ATA190110-20 SCALE AS NOTED DRAWN BY: PNE AP AB DATE: 10-01-2019 SHEET LS-1	

LEGEND

X-XX" → TRAVEL PATH AND DISTANCE



1 2ND & 1ST FLOOR EGRESS PLAN
 AS-1 SCALE: 1/4" = 1'-0"



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SHEET 10-11		