

ADDRESS: 252 QUINCE ST

Proposal: Legalize as-built roof and dormers

Review Requested: Final Approval

Owner: Danielle Harvey

Applicant: Jonathan Wallace, AVLV Architecture & Development

History: 1806, William Smith

Individual Designation: 2/28/1961

District Designation: Washington Square West Historic District, Contributing, 9/13/2024

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

OVERVIEW: This application proposes to legalize the as-built roof and dormers at 252 Quince Street, which deviate from the plans approved by the Historical Commission in December 2023. Deviations from the approved plans include the removal of original roof and framing, removal of front and rear cornices, construction of a roof above the location of the original roof, and installation of new dormers that differ in proportions from the approved dormers. This application for legalization was prompted by a staff site visit and subsequent issuance of a violation by the Department of Licenses and Inspections for construction that exceeded the approved plans. The Historical Commission reviewed the application at its meeting on 8 November 2024 and remanded it back to the Architectural Committee for a new review. The Commissioners suggested that their primary concern was the alignment of the cornices with those of the neighboring buildings.

SCOPE OF WORK:

- Legalize as-built roof and dormers

STANDARDS FOR REVIEW:

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The gable roof, which was constructed above the location of the historic roof, and dormers, which were constructed taller than approved, are incompatible with the historic property and environment and fail to satisfy Standard 9.
- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The historic integrity of the original 1806 roof and cornices was permanently altered with full removal, failing to satisfy this Standard 10.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - Front and rear dormers were constructed 10 inches taller than approved plans and the dormer cornices are oversized. As currently constructed, the dormers are highly visible from the public right-of-way and fail to satisfy the roof guideline.

STAFF RECOMMENDATION: Approval, provided the cornices align with those of the neighboring buildings, as suggested by the Historical Commission, pursuant to Standards 9 and 10, and the Roofs Guideline.

ADDITIONAL FIGURES:



Figure 1: As built condition of front roof, November 2024.



Figure 2: As built condition of front roof, November 2024.



Figure 3: 1958 photograph of 250 and 252 Quince Street.



Figure 4: 200 Block of Quince Street in August 2024 while under construction. 250- 258 252 Quince Street is second from right in the image.



Figure 5: Front façade of 252 Quince Street, August 2024.



Figure 6: Front façade of 252 Quince Street, December 2023.



Figure 7: Front façade of 252 Quince Street, August 2024.



Figure 8: Rear façade of 252 Quince Street as viewed from Manning Street, December 2023.



Figure 9: Rear façade of 252 Quince Street as viewed from Manning Street, August 2024.



Interior view on fourth floor. Top of plaster wall indicates location of original roof framing in comparison to new framing.

Figure 10: Rear façade of 252 Quince Street as viewed from Manning Street, August 2024.

GENERAL FRAMING NOTES

1. ALL WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, & LOCAL BUILDING CODES.
2. CONTRACTOR(S) IS TO HAVE APPLICABLE LICENSE AND INSURANCE AS REQUIRED BY THE MUNICIPALITY.
3. CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING BUILDING PERMITS.
4. CONTRACTOR(S) IS RESPONSIBLE FOR CONTACTING THE BUILDING INSPECTOR FOR ANY / ALL REQUIRED INSPECTIONS FOR THE DURATION OF THE PROJECT.
5. CONTRACTOR(S) IS TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK, NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND ARCHITECTURAL DOCUMENTS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR(S) MEANS AND METHODS OF CONSTRUCTION.

WOOD FRAMING WALLS & FLOOR NOTES:

1. ALL JOISTS AND TIMBER FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FRAMING MATERIALS TO BE HEM FIR GRADE NUMBER 2 OR BETTER WITH A REPETITIVE MEMBER FB=1,000 P.S.I. AND E=1,300,000 P.S.I.. ALL CONNECTIONS AND JOINTS ARE TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE AND ORDINANCES.
2. PLYWOOD SHEATHING TO BE EXTERIOR PLYWOOD APA EXTERIOR GRADE CDX. FLOOR SHEATHING TO 3/4" PLYWOOD T&G WHERE REQUIRED. ROOF SHEATHING TO BE 5/8" PLYWOOD AND WALL SHEATHING 1/2" PLYWOOD U.N.O.
3. CONTRACTOR TO LAYOUT INTERIOR PARTITIONS & ALL ROUGH OPENINGS PRIOR TO ERECTING STUD WALLS TO COORDINATE DESIGN INTENT. NOTIFY ARCHITECT IMMEDIATELY UPON ANY DISCREPANCIES WITH ARCHITECTURAL FLOOR PLANS AND FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT. CONTRACTOR IS RESPONSIBLE TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
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6. ALL WOOD BEAMS / HEADERS OVER 6'-0" IN LENGTH TO BE GLUED AND BOLTED W/ 1/2" CARRIAGE BOLTS STAGGERED 1-1/2" (ABOVE & BELOW) NEUTRAL AXIS 32" O.C. (NO SPLICING BEAMS OR HEADERS).
7. ALL WOOD CONTACTING MASONRY OR CONCRETE FOUNDATIONS IS TO BE PRESSURE TREATED / WOLMANIZED.
8. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS & BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER, SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
9. ROOF DECKING WITHIN 4' OF PART-LINE TO BE F.R. PLYWOOD WHERE THE RATED PARTI WALL EXTENDS LESS THAN 30" ABOVE NEW ROOF SURFACE

WEATHER BARRIERS AND FLASHINGS:

1. ENTIRE BUILDING ENVELOPE SHALL BE COVERED WITH AN APPROVED WEATHER BARRIER. THE BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION; ENSURE PROPER LAPPING OF MATERIAL SECTIONS.
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2. ALL GYPSUM BD. USED IN TOILET ROOM LOCATION SHALL BE MIN. 1/2" MOISTURE RESISTANT GYP. BD. W/ ANTI-FUNGAL PAINT FINISH

ROOFING:

1. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE T&G PLYWOOD SHEATHING. HOLD SHEATHING 2" CLEAR AT VENTING LOCATIONS.
2. LOW PITCH ROOF SYSTEM(S) TO BE MODIFIED BITUMINOUS 3- PLY BUILT-UP ROOF SYSTEM W/ SEMI-GRANULAR CAP SHEET UNO. SYSTEM TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3. PROVIDE ICE AND SNOW SHIELD'S MIN. 48" FROM ALL EAVES, ALL VALLEYS W/ MIN. 30" LAP FROM VALLEY, ALL INTERSECTIONS OF ROOF DECK AND VERTICAL SURFACES.
4. ROOF CONTRACTOR TO PROVIDE MIN. .04" ALUM. FLASHING AS INDICATED IN DETAILS AND AT ALL ROOF DECK AND VERTICAL SURFACES, VALLEYS, PENETRATIONS THRU ROOF/ DECK
5. ROOFING CONTRACTOR TO PROVIDE .04" PRE-FINISHED ALUM. COPING SYSTEM AS INDICATED. PROVIDE ALL ASSOCIATED HARDWARE AND COMPONENTS WITH NON CORROSIVE FASTENERS.

BUILDING CODE ANALYSIS

2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING CODE SUMMARY

DESCRIPTION OF WORK

THE CONVERSION OF THE EXISTING A FRAME ROOF INTO A FRONT AND REAR DORMER ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.

FIRE PROTECTION & LIFE SAFETY SYSTEMS - Chapter 3 IRC

R313.2 ONE- AND TWO-FAMILY DWELLINGS
 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

BUILDING DESCRIPTION - Chapter 5 IBC

BUILDING: R-3
 CONSTRUCTION: VB

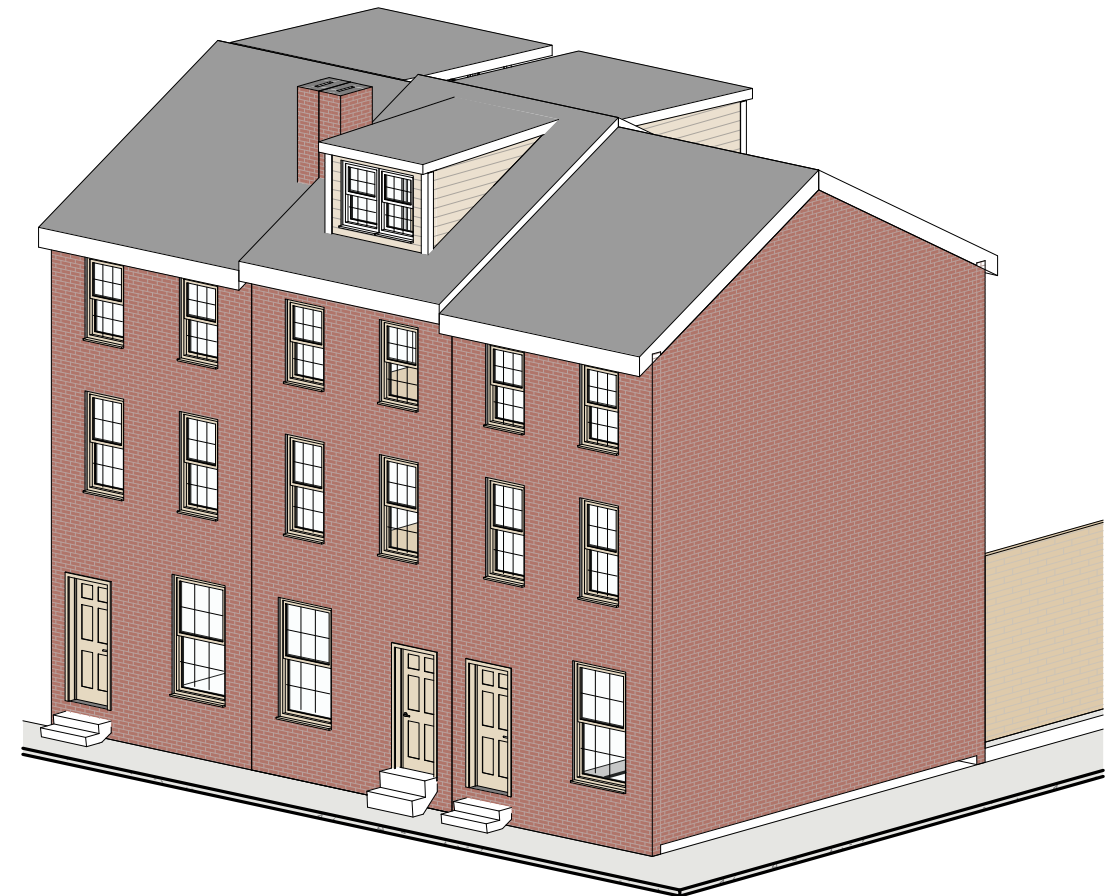
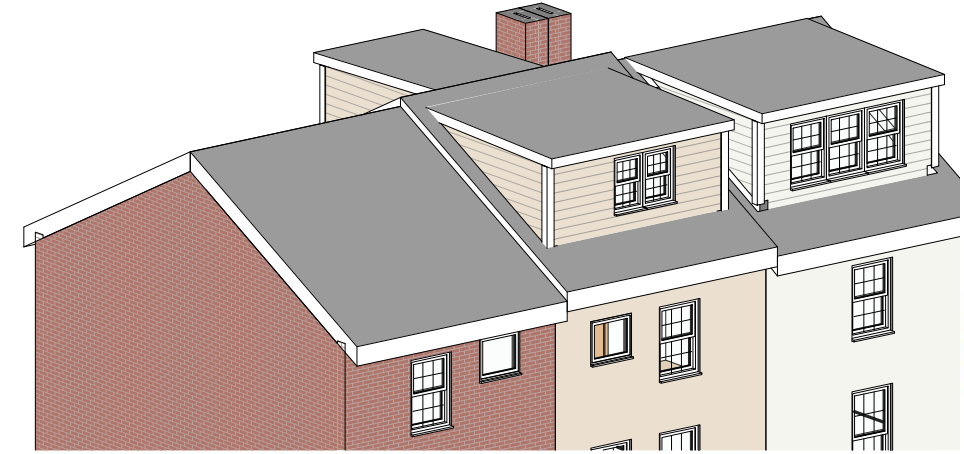
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

SECTION 704 STRUCTURAL MEMBERS	N/A	N/A
SECTION 705 EXTERIOR WALLS	N/A	N/A
SECTION 711 HORIZONTAL ASSEMBLIES	N/A	N/A

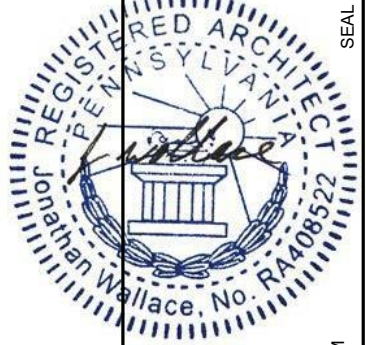
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

TABLE R402.1.2 CLIMATE ZONE 4 REQUIRED PROVIDED

WOOD FRAME WALLS	R-20 OR R-13+5CI	R-23
FLOOR	R-19	R-19
ROOF	R-49	R-49
GLAZED FENESTRATIONS	U-0.32 SHGC-0.40	U-0.15 SHGC-0.11



G-001 COVER SHEET
 DANIELLE HARVEY
 252 QUINCE ST.
 PHILADELPHIA PA 19107
 11/18/2024

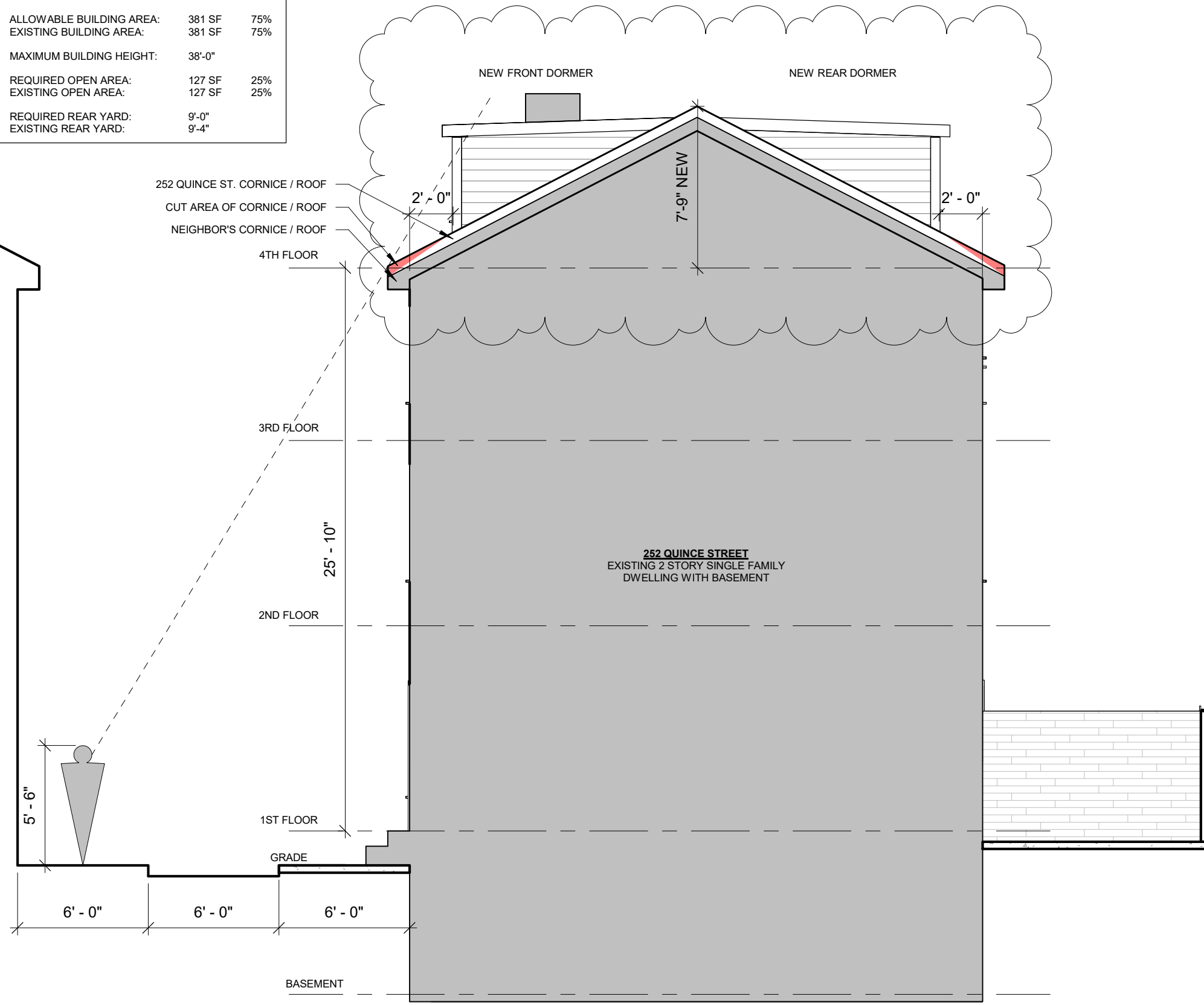


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 AVL V DEVELOPMENT LLC
 1500 CHESTNUT ST. SUITE 2 #1833
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 267.469.0275 ARCHITECTURE@AVLV.COM

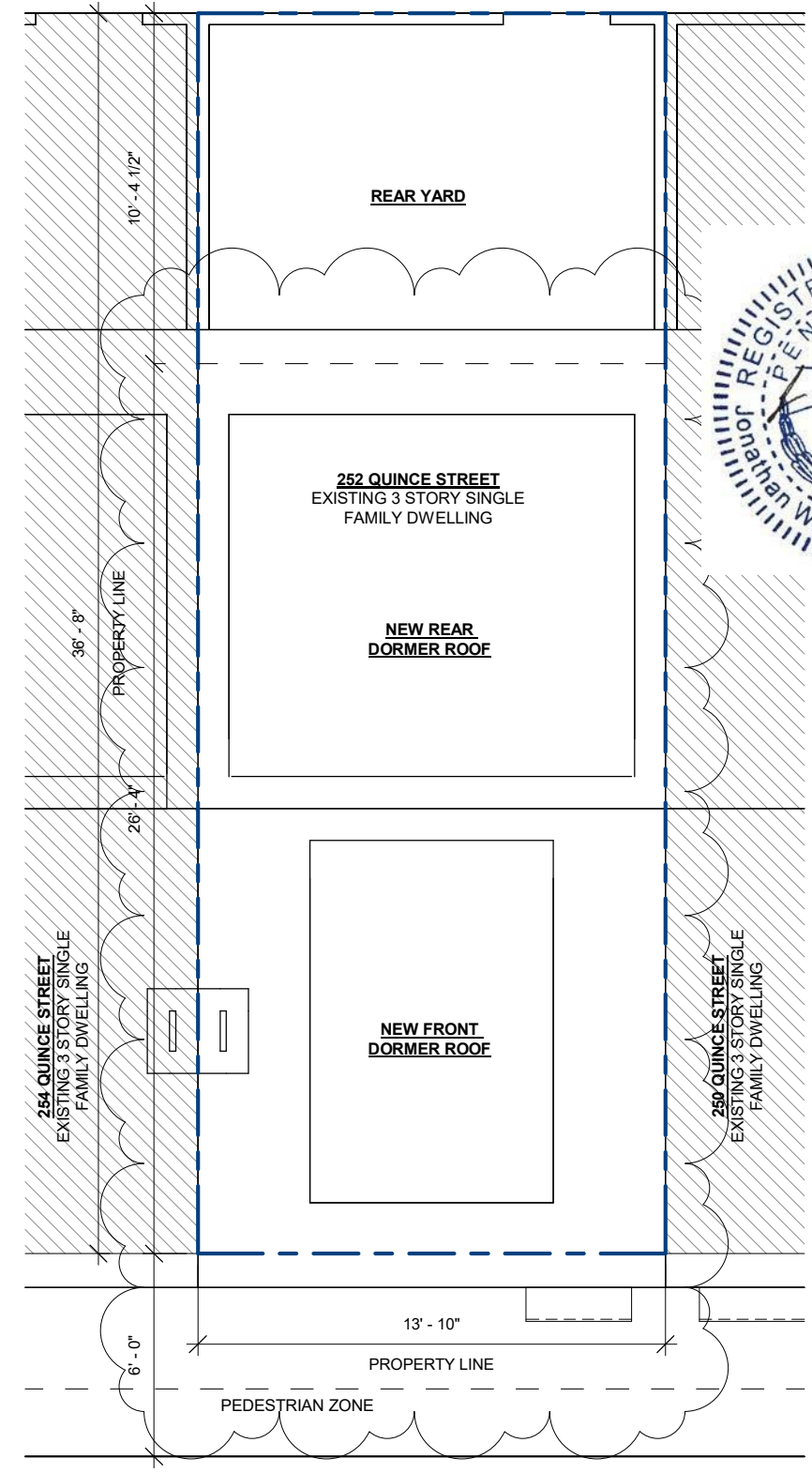


ZONING: RSA-5

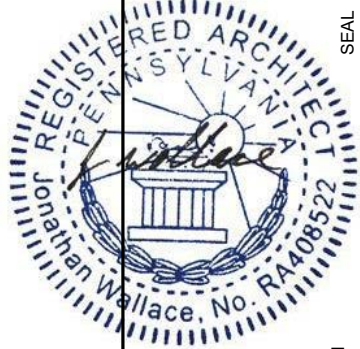
LOT AREA:	508 SF	100%
ALLOWABLE BUILDING AREA:	381 SF	75%
EXISTING BUILDING AREA:	381 SF	75%
MAXIMUM BUILDING HEIGHT:	38'-0"	
REQUIRED OPEN AREA:	127 SF	25%
EXISTING OPEN AREA:	127 SF	25%
REQUIRED REAR YARD:	9'-0"	
EXISTING REAR YARD:	9'-4"	



1 ZONING SECTION
3/16" = 1'-0"



2 SITE PLAN
3/16" = 1'-0"

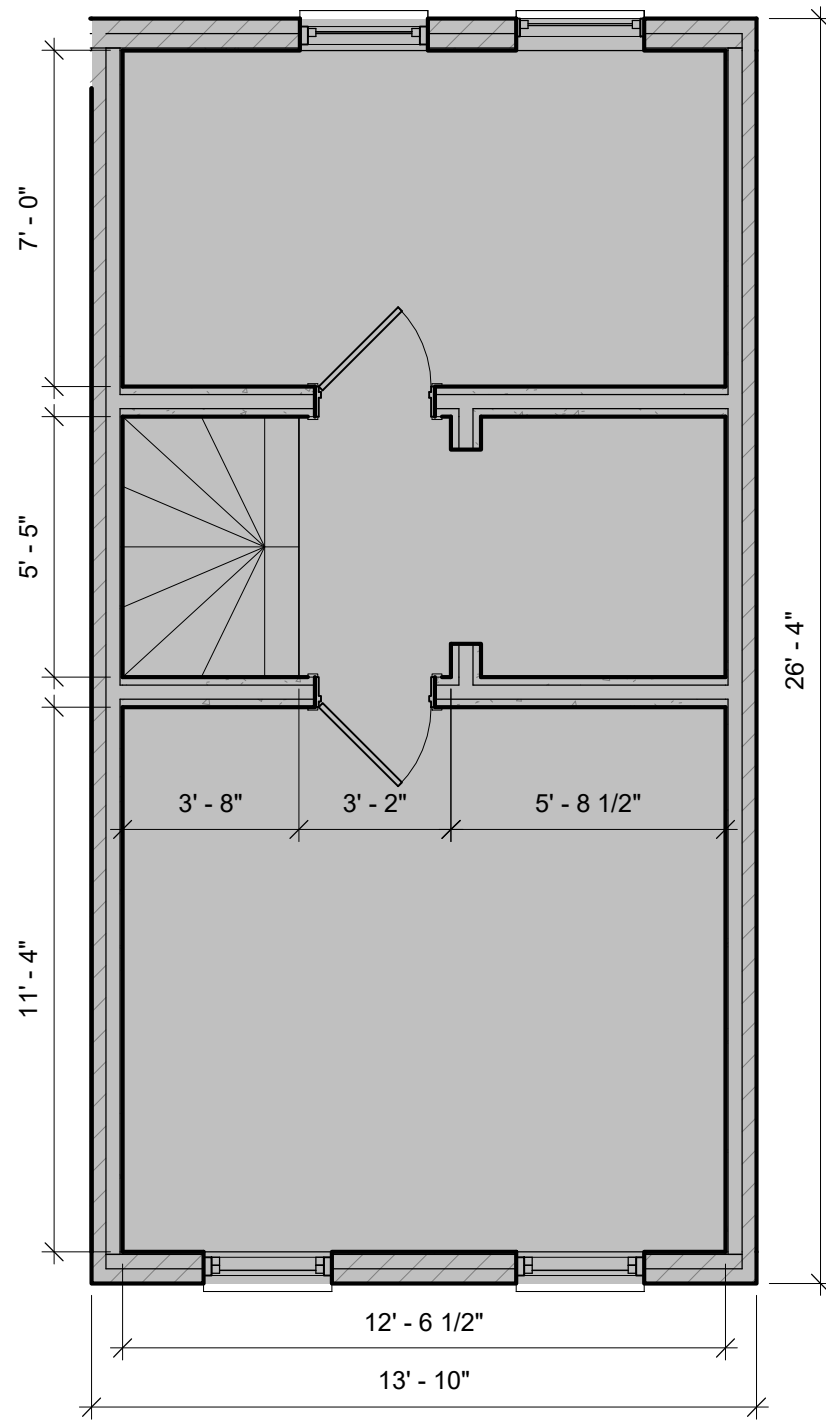


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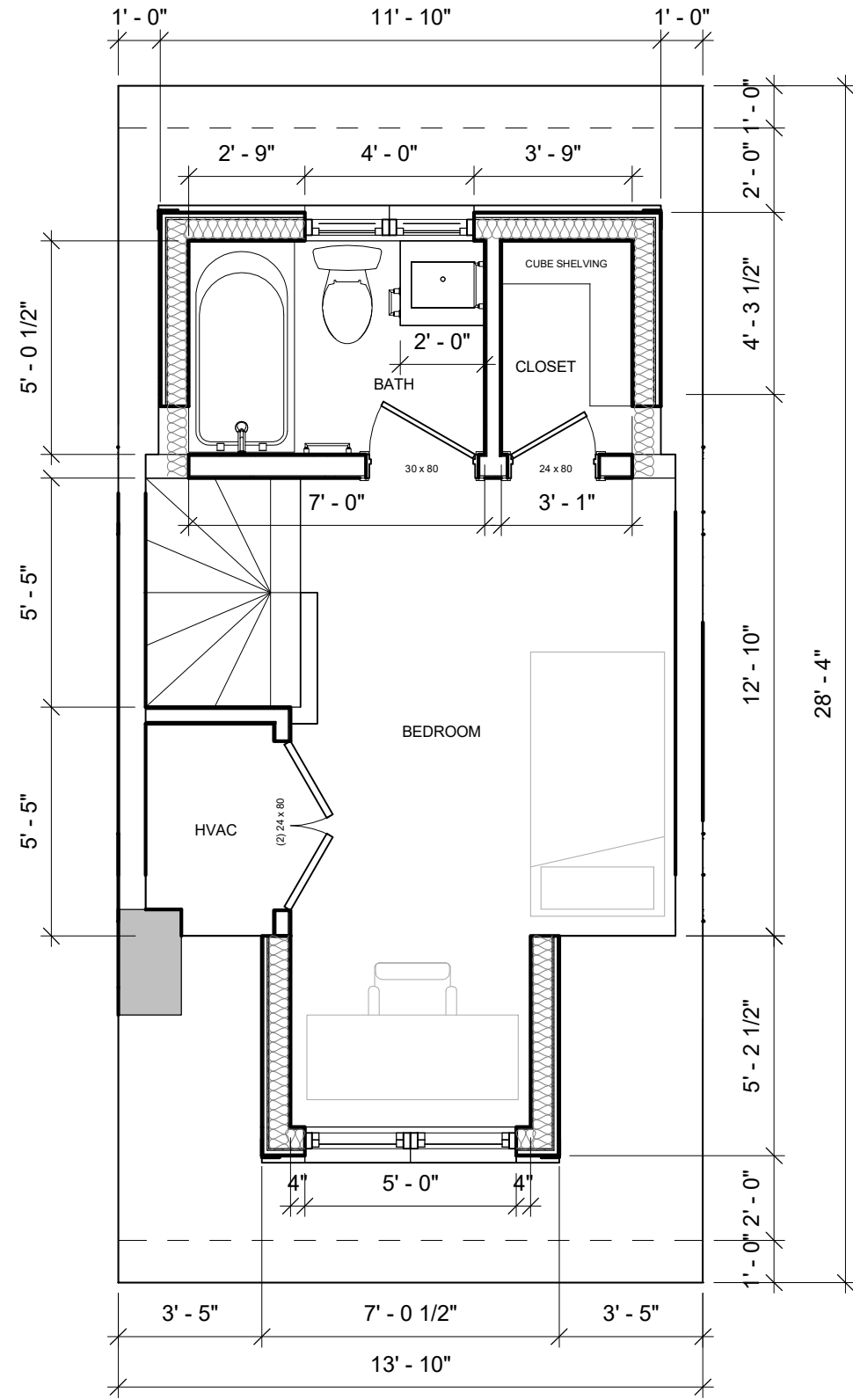


G-002 ZONING & SITE PLAN
DANIELLE HARVEY
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SEAL

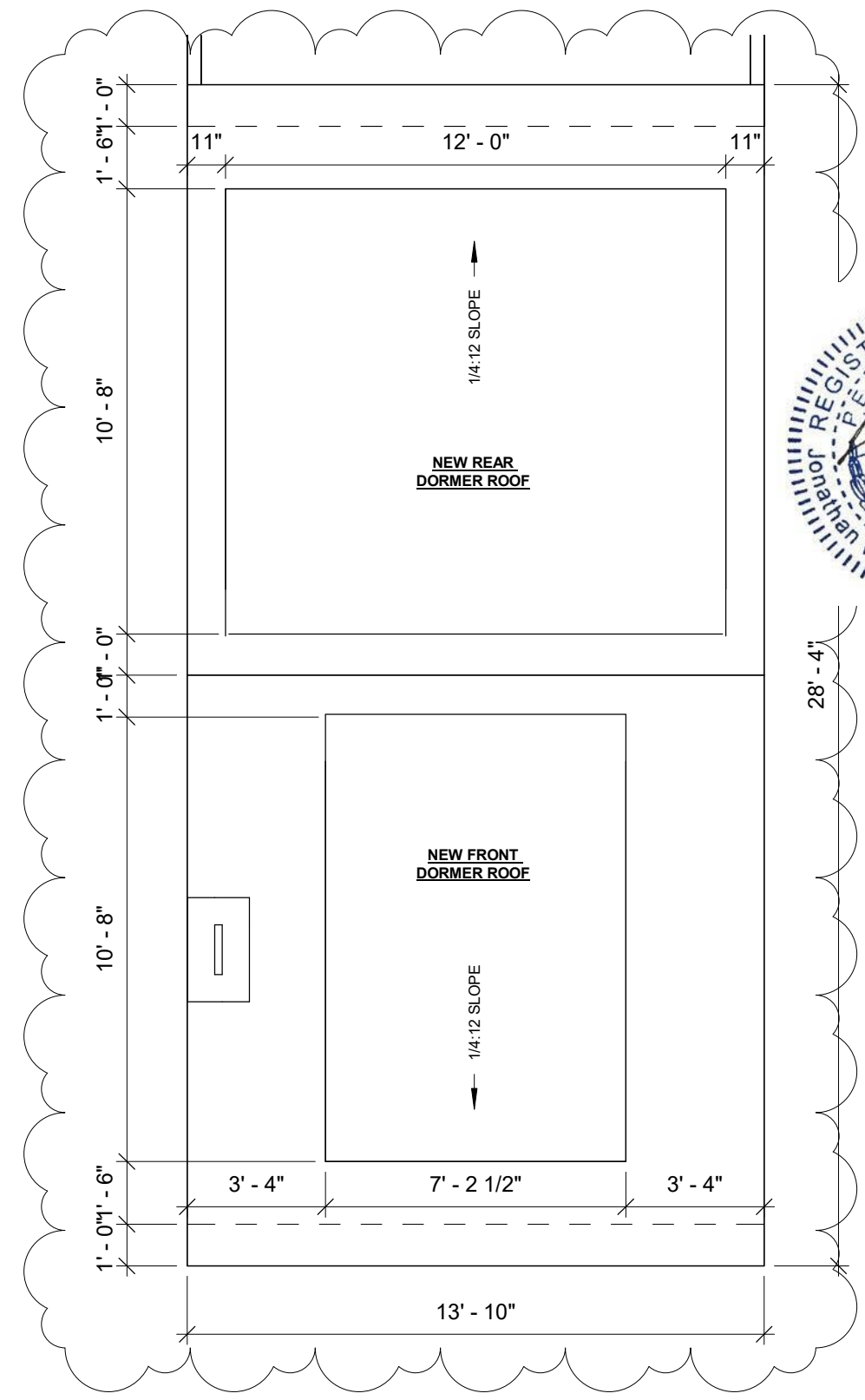


1 3RD FLOOR PLAN
1/4" = 1'-0"



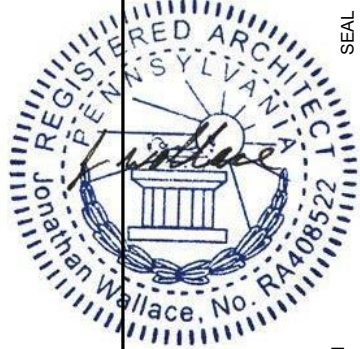
2 4TH FLOOR PLAN
1/4" = 1'-0"

VERIFY ALL DIMENSIONS IN FIELD
OPTION: BATH / CLOSET POCKET DOORS



3 ROOF PLAN
1/4" = 1'-0"

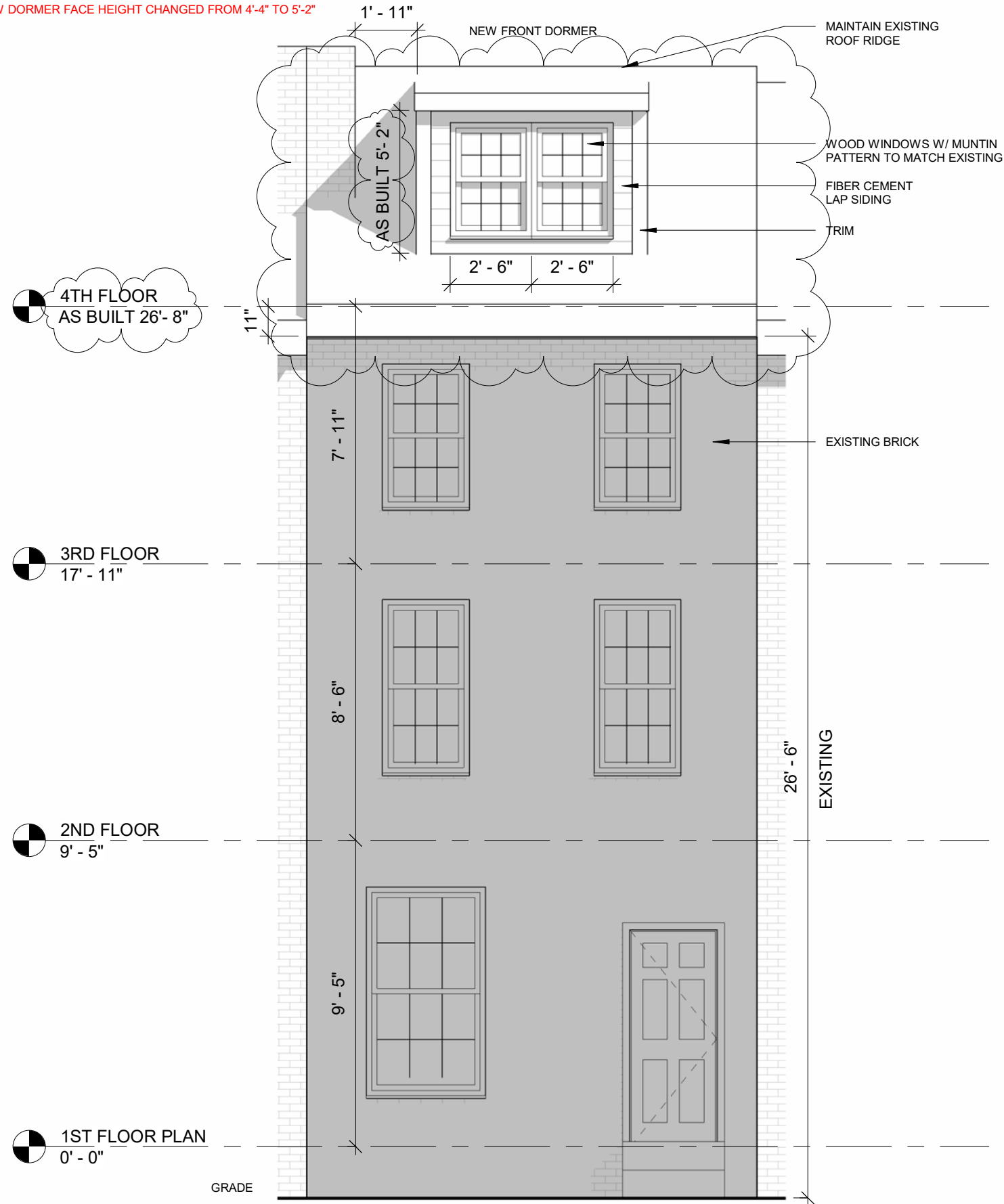
A-101 PLANS
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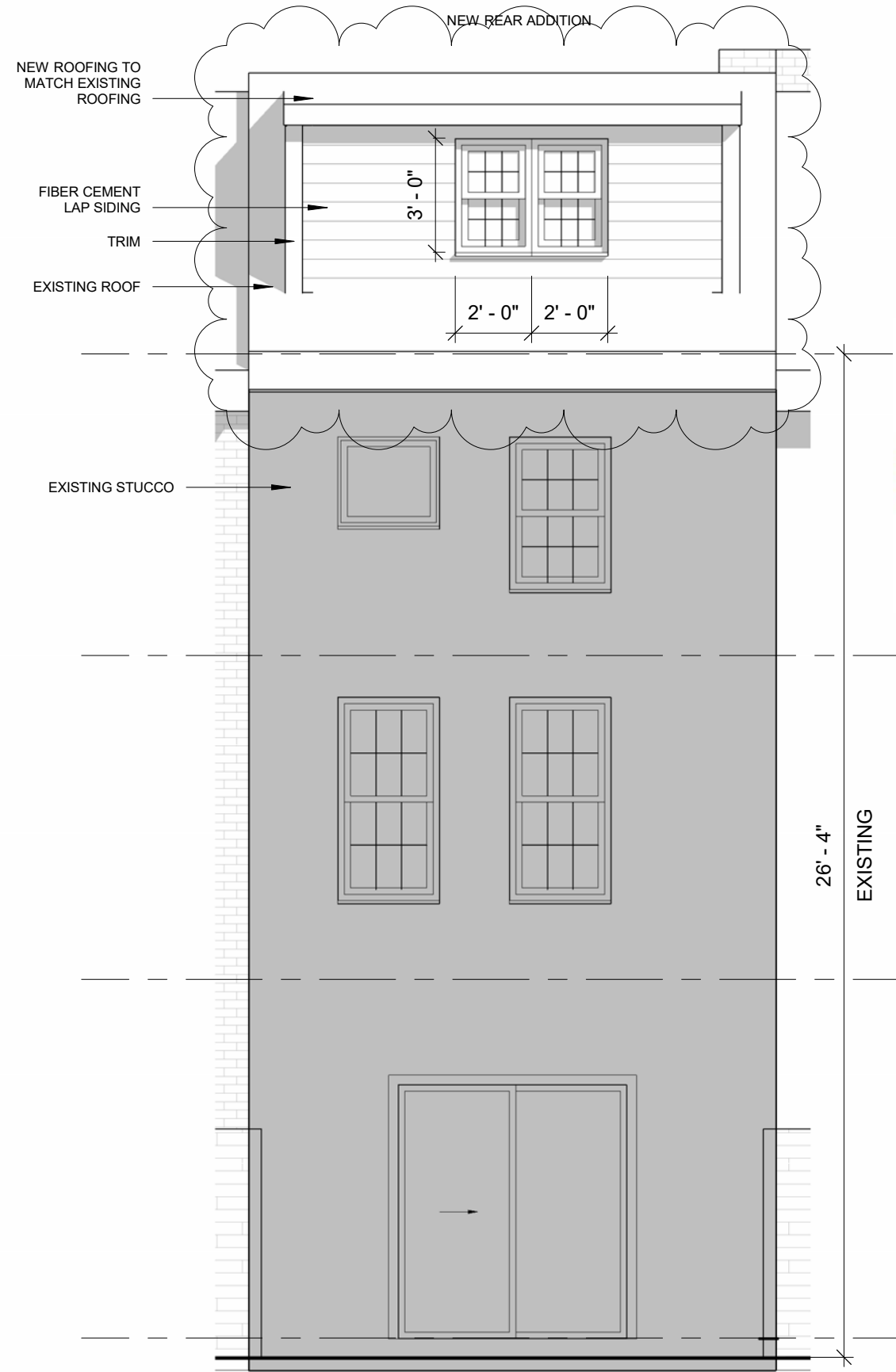
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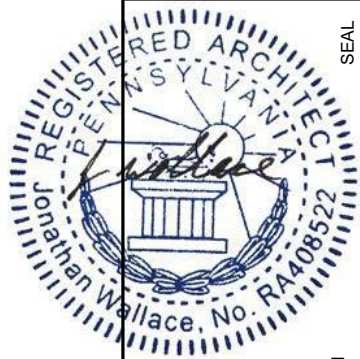
AS BUILT CHANGES INCLUDE:
 -EXISTING ROOF AND CORNICES REPLACED WITH NEW
 -NEW ROOF IS 10" HIGHER THAN EXISTING
 -NEW DORMER FACE HEIGHT CHANGED FROM 4'-4" TO 5'-2"



1 FRONT ELEVATION
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"

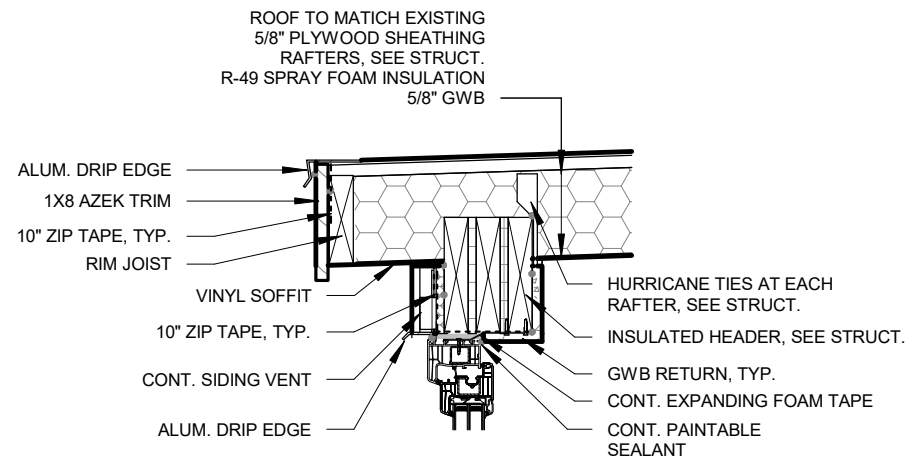


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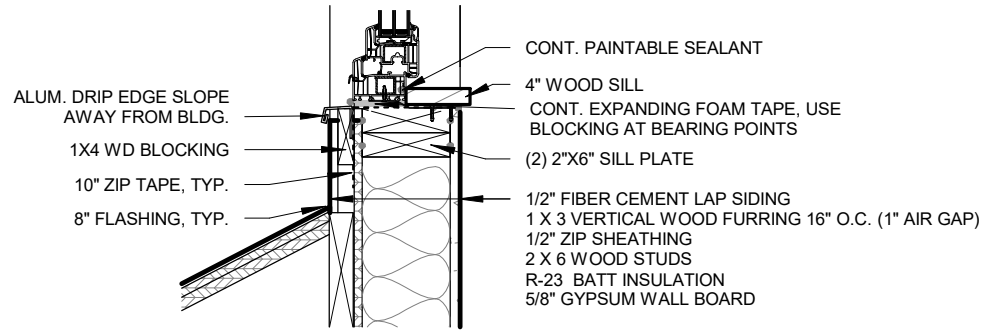


A-201 EXTERIOR ELEVATIONS
 DANIELLE HARVEY
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 11/18/2024

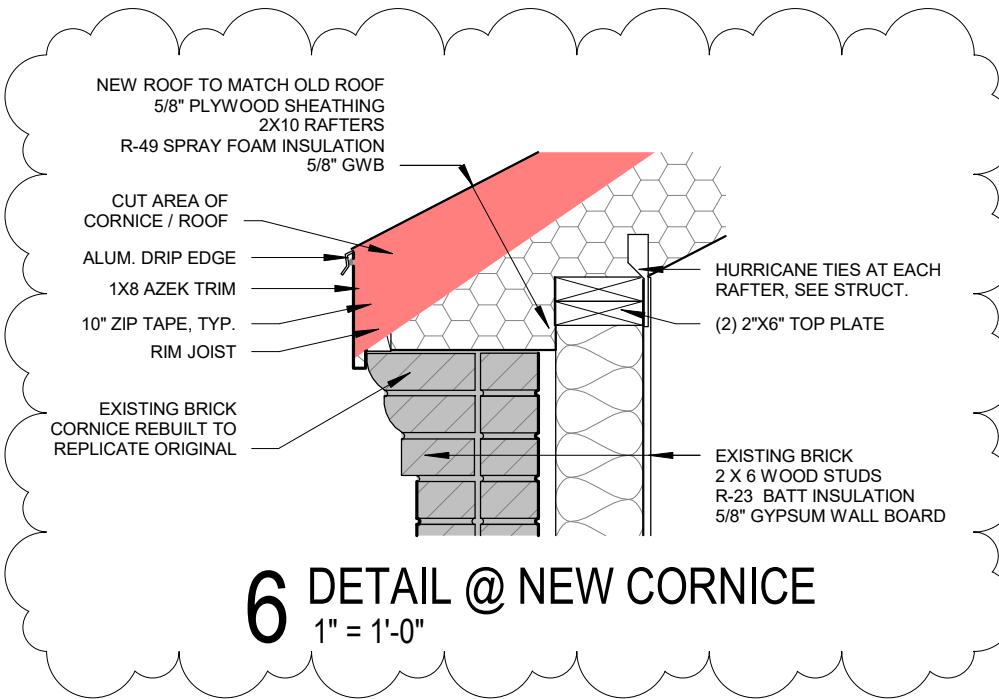
SEAL



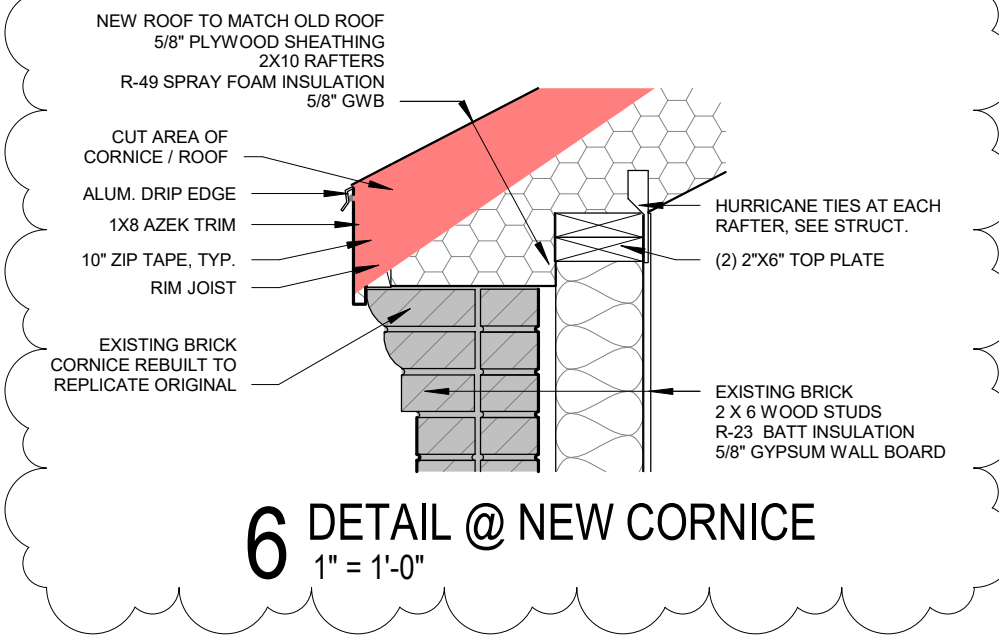
3 DETAIL @ EXTERIOR WALL
1" = 1'-0"



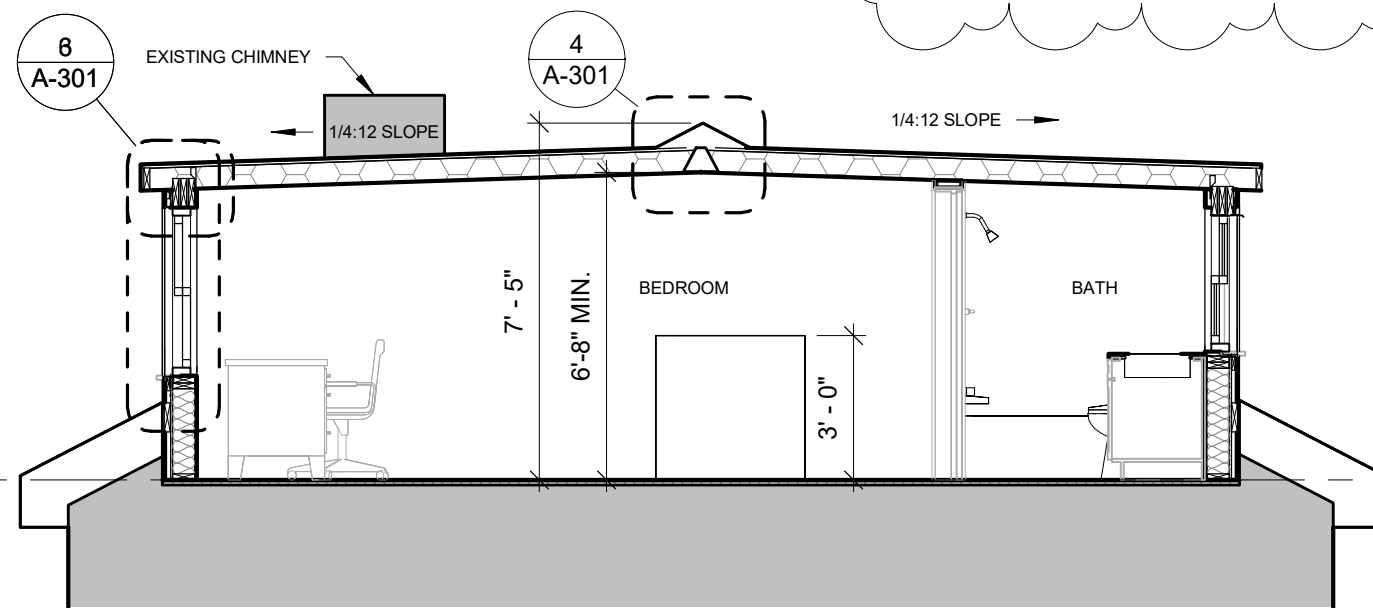
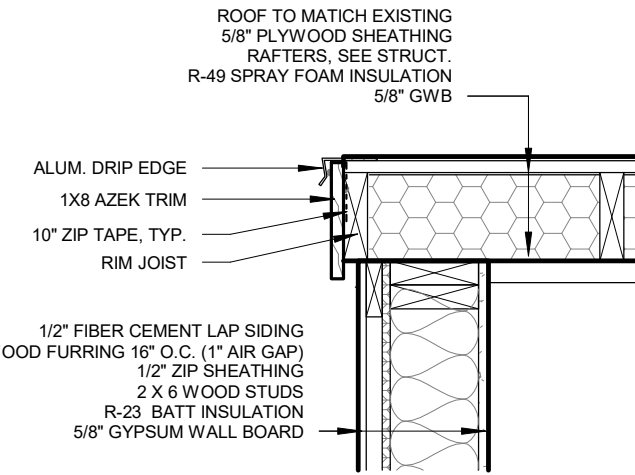
4 DETAIL @ ROOF RIDGE
1" = 1'-0"



5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



6 DETAIL @ NEW CORNICE
1" = 1'-0"



1 SECTION
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

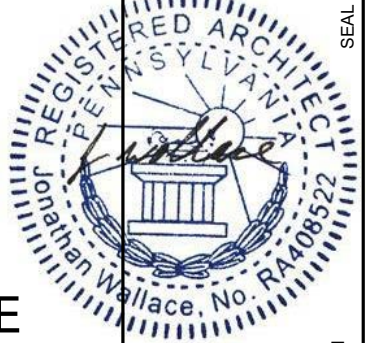
A-301 SECTIONS

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Application reviewed by Historical Commission
November 8, 2024

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 CONSTRUCTION: VB

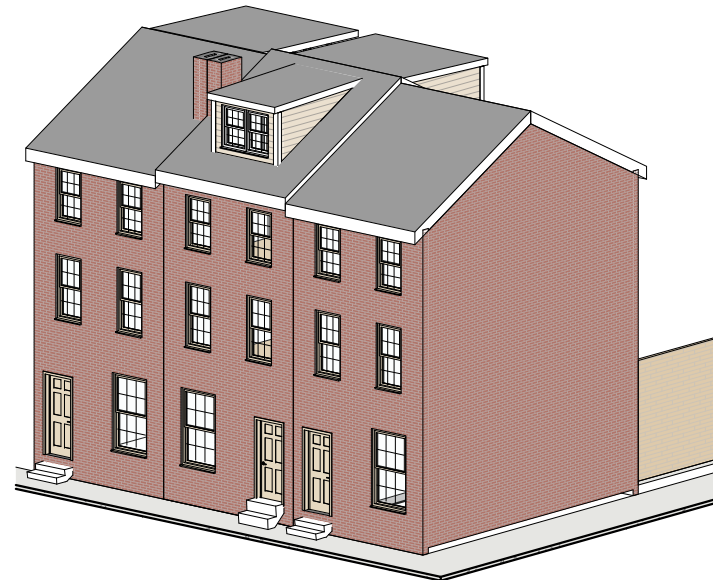
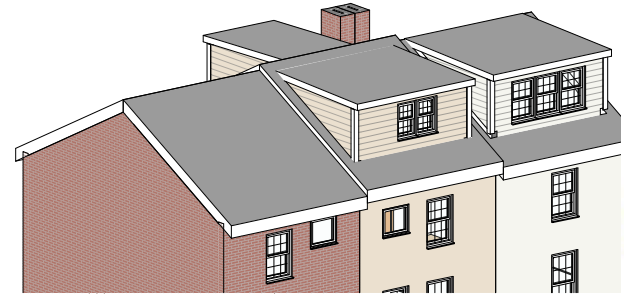
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

SECTION 704 STRUCTURAL MEMBERS	N/A	N/A
SECTION 705 EXTERIOR WALLS	N/A	N/A
SECTION 711 HORIZONTAL ASSEMBLIES	N/A	N/A

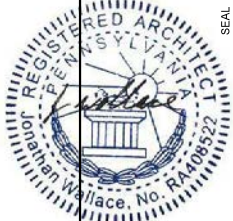
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

TABLE R402.1.2 CLIMATE ZONE 4 REQUIRED PROVIDED

WOOD FRAME WALLS	R-20 OR R-13+5CI	R-23
FLOOR	R-19	R-19
ROOF	R-49	R-49
GLAZED FENESTRATIONS	U-0.32 SHGC-0.40	U-0.15 SHGC-0.11



G-001 COVER SHEET
 DANIELLE HARVEY
 252 QUINCE ST.
 PHILADELPHIA PA 19107
 10/7/2024



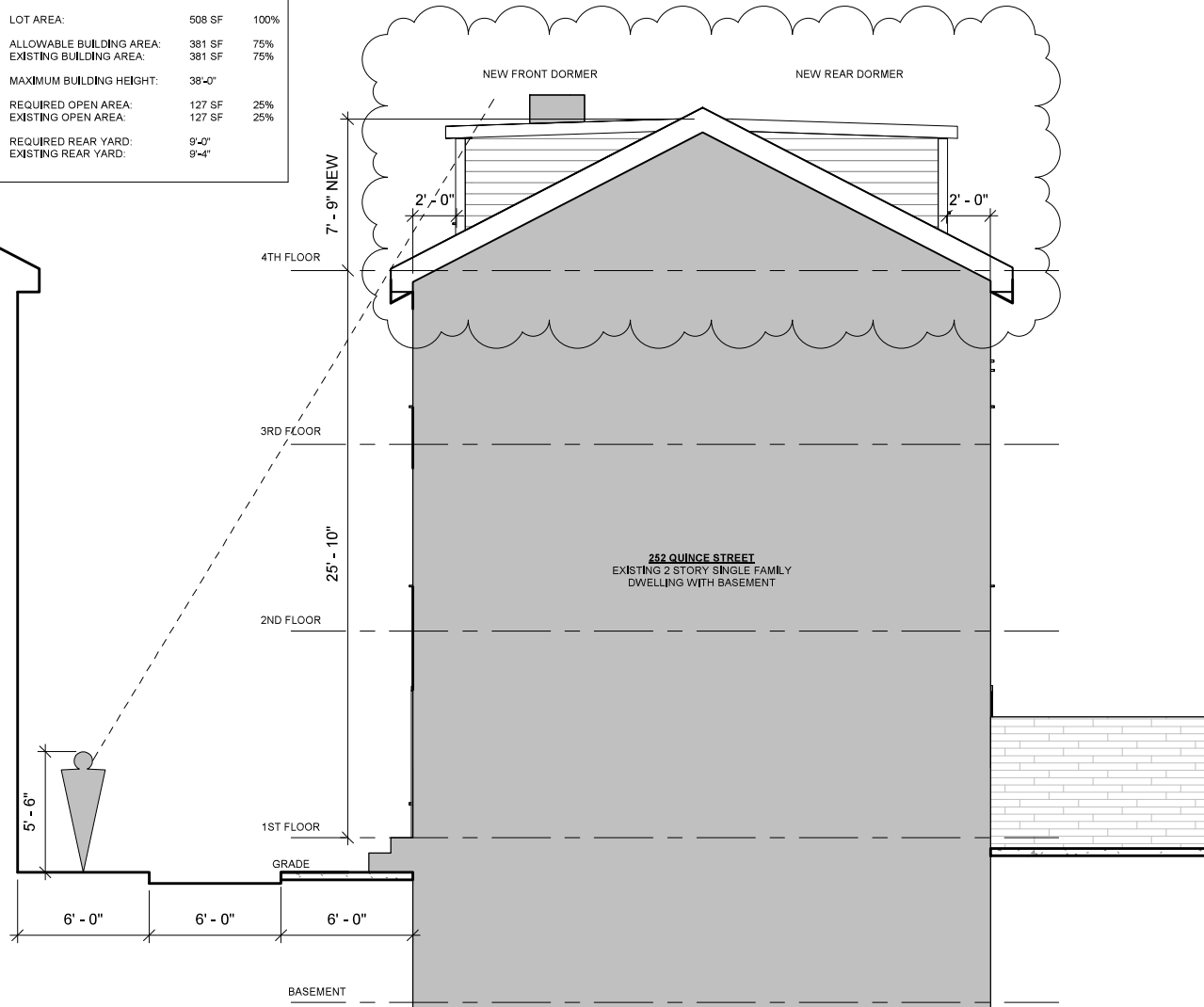
JONATHAN C. WALLACE
 AIA, AArch, LEED AP BD+C
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 AVLV DEVELOPMENT LLC
 1500 CHESTNUT ST. SUITE 2 #1833
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 267-468-0275 ARCHITECTURE@AVLV.COM



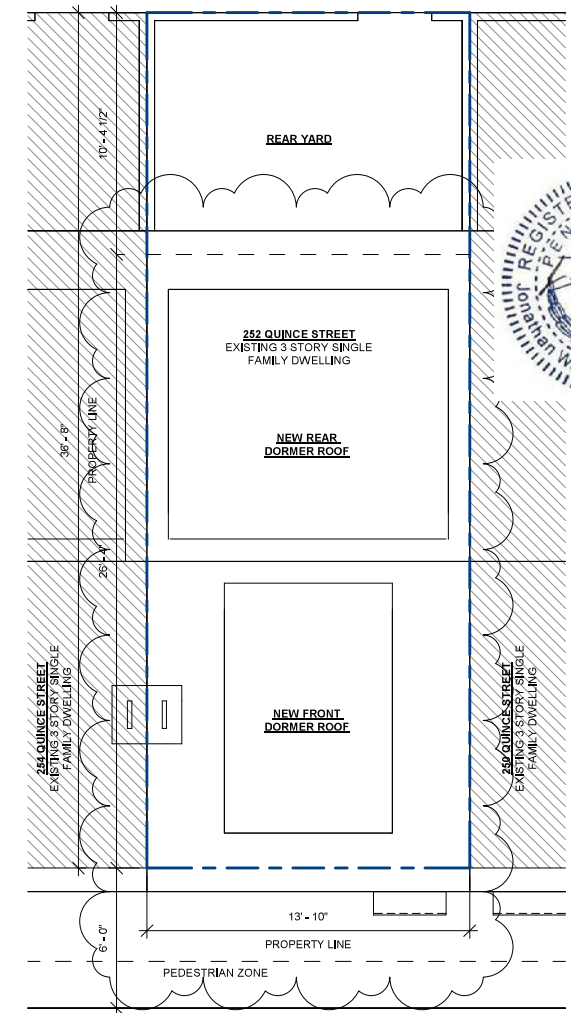
SEAL

ZONING: RSA-5

LOT AREA:	508 SF	100%
ALLOWABLE BUILDING AREA:	381 SF	75%
EXISTING BUILDING AREA:	381 SF	75%
MAXIMUM BUILDING HEIGHT:	38'-0"	
REQUIRED OPEN AREA:	127 SF	25%
EXISTING OPEN AREA:	127 SF	25%
REQUIRED REAR YARD:	9'-0"	
EXISTING REAR YARD:	9'-4"	



1 ZONING SECTION
3/16" = 1'-0"



2 SITE PLAN
3/16" = 1'-0"

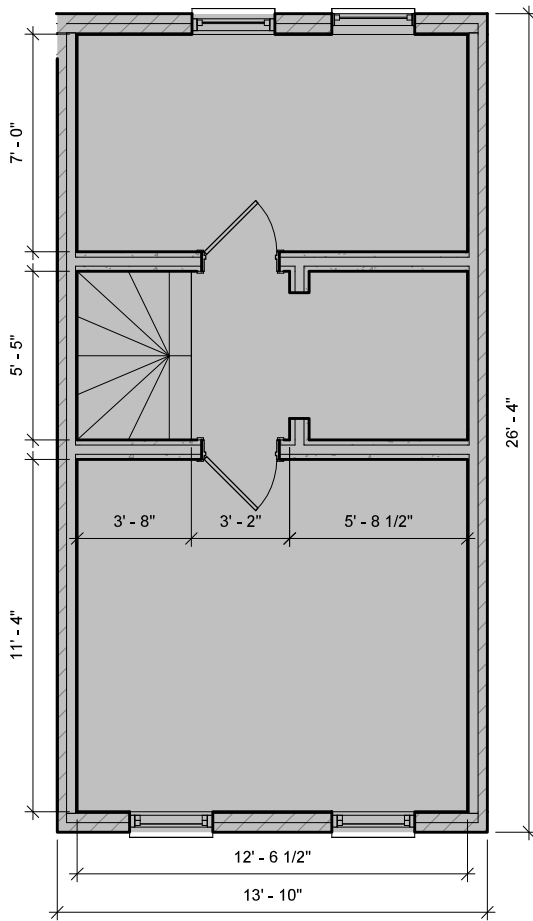


G-002 ZONING & SITE PLAN
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10/7/2024

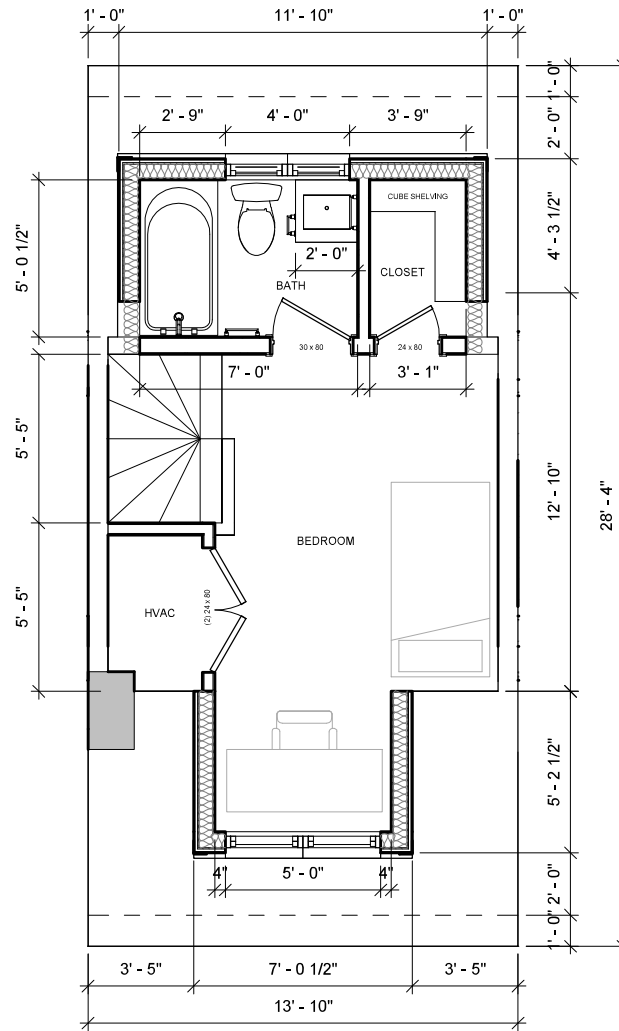
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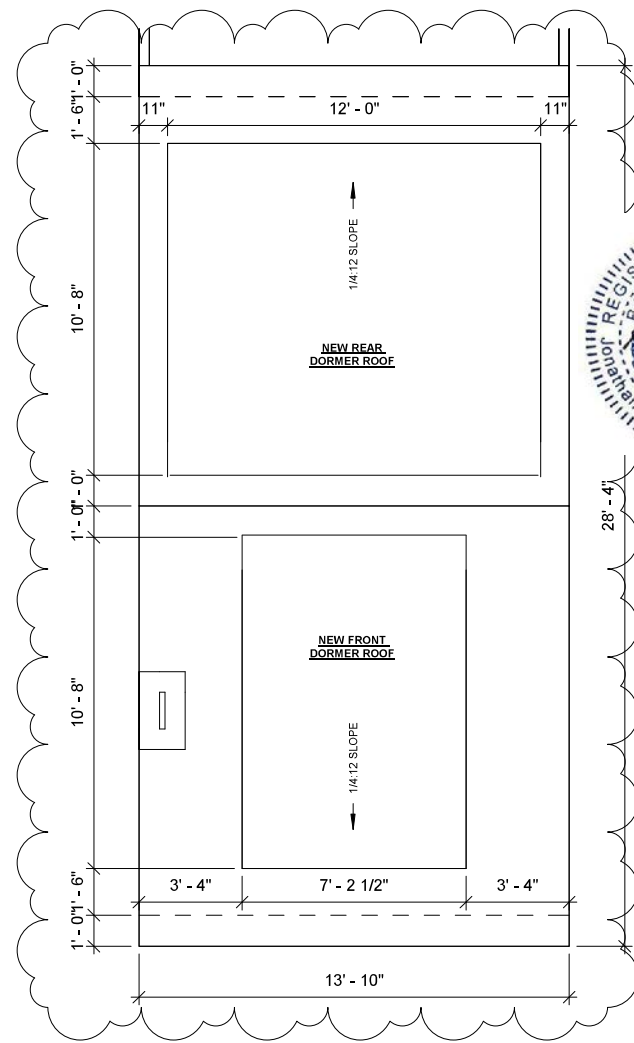


1 3RD FLOOR PLAN
1/4" = 1'-0"

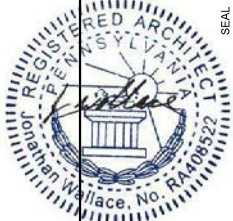


VERIFY ALL DIMENSIONS IN FIELD
OPTION: BATH / CLOSET POCKET DOORS

2 4TH FLOOR PLAN
1/4" = 1'-0"



3 ROOF PLAN
1/4" = 1'-0"



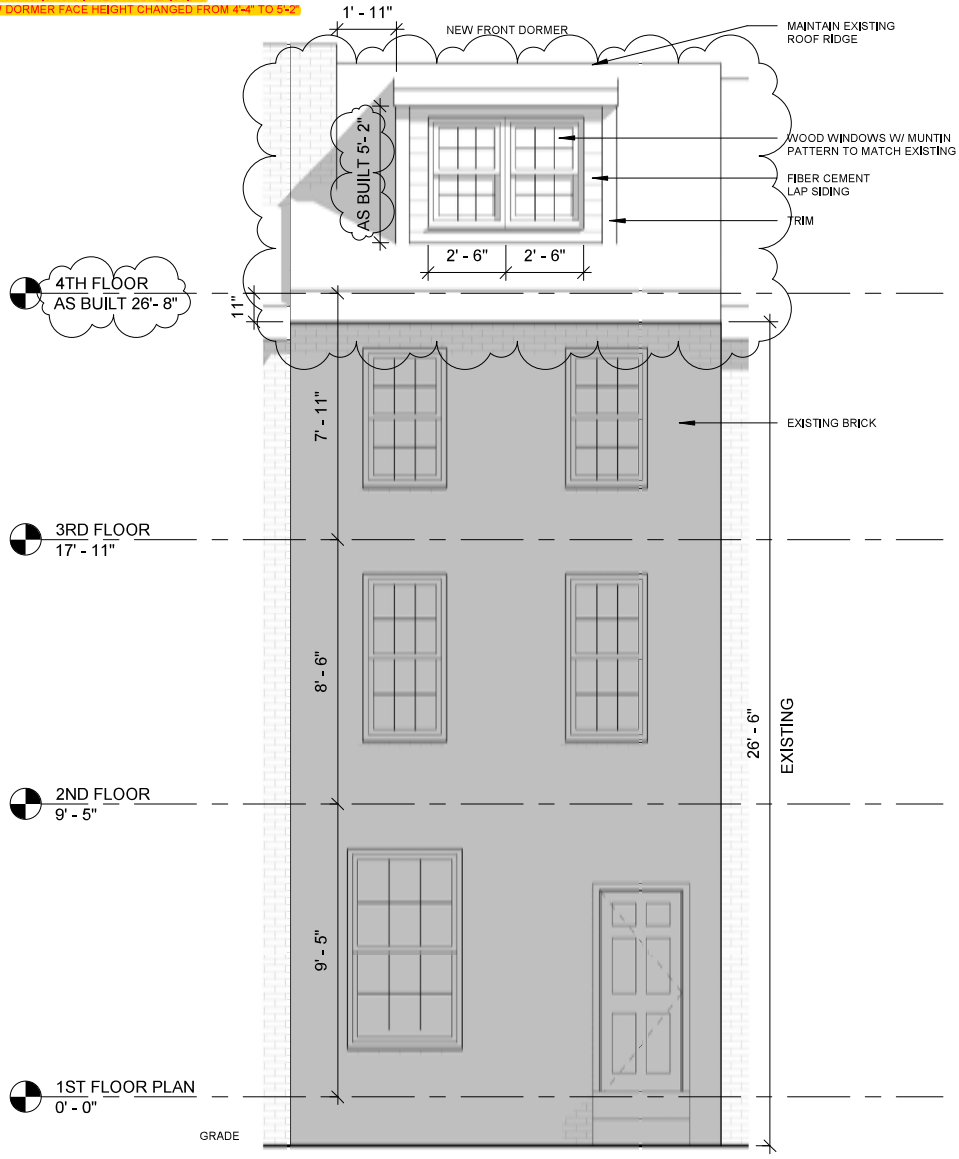
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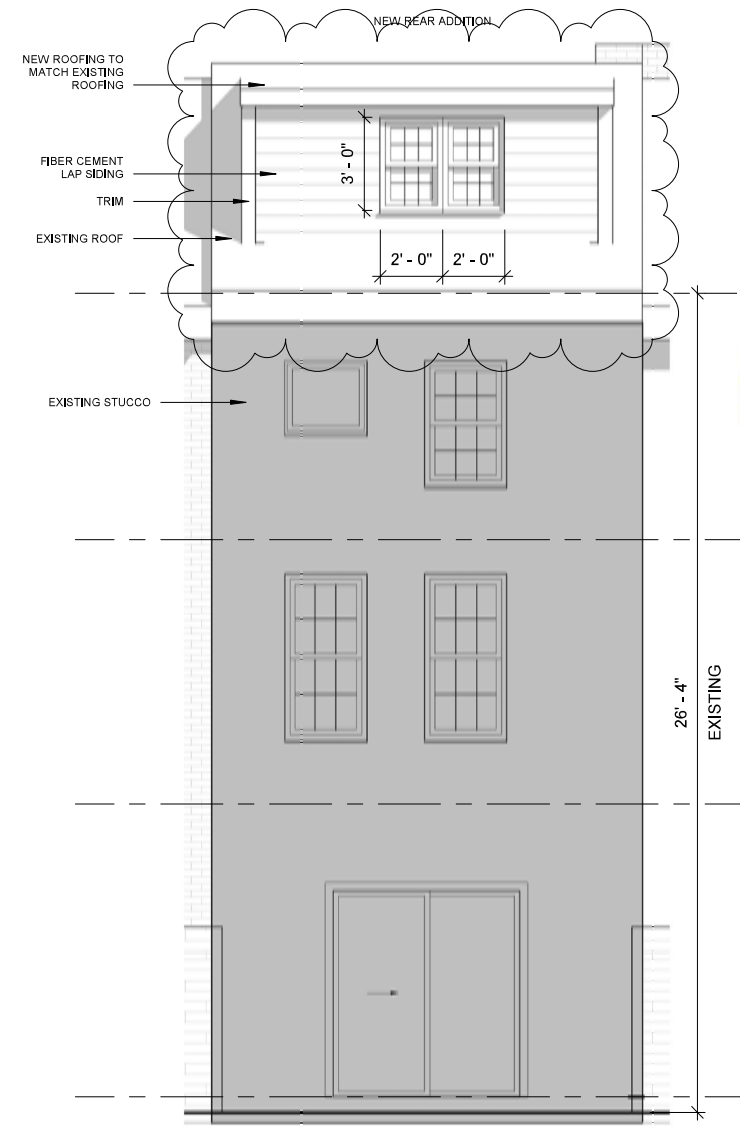
A-101 PLANS
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SEAL

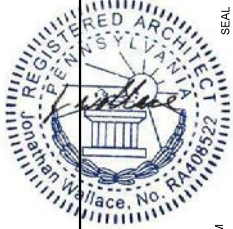
AS BUILT CHANGES INCLUDE:
 -EXISTING ROOF AND CORNICES REPLACED WITH NEW
 -NEW ROOF IS 10" HIGHER THAN EXISTING
 -NEW DORMER FACE HEIGHT CHANGED FROM 4'-4" TO 5'-2"



1 FRONT ELEVATION
 1/4" = 1'-0"



2 REAR ELEVATION
 1/4" = 1'-0"

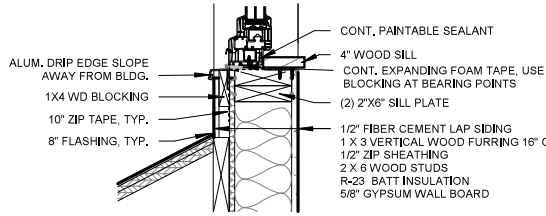
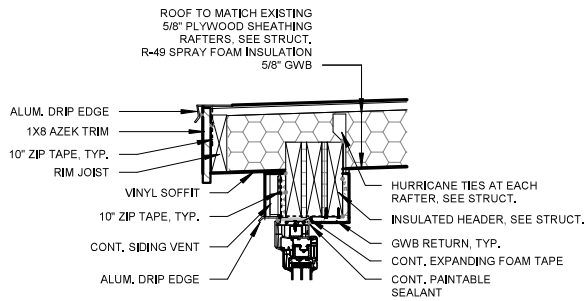


A-201 EXTERIOR ELEVATIONS
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 10/7/2024

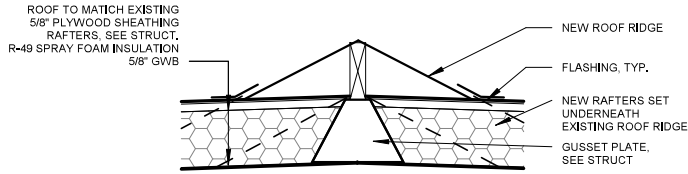
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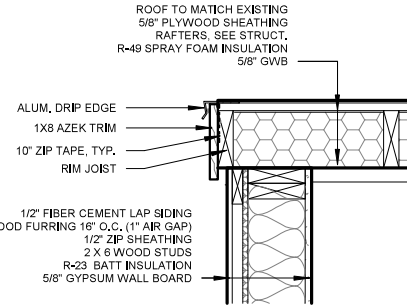
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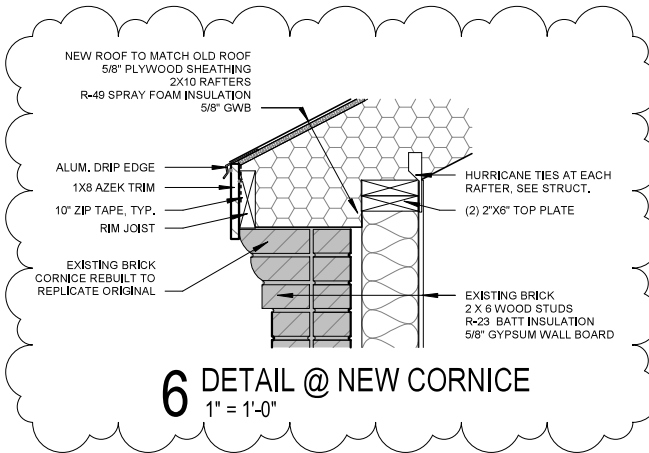
3 DETAIL @ EXTERIOR WALL
1" = 1'-0"



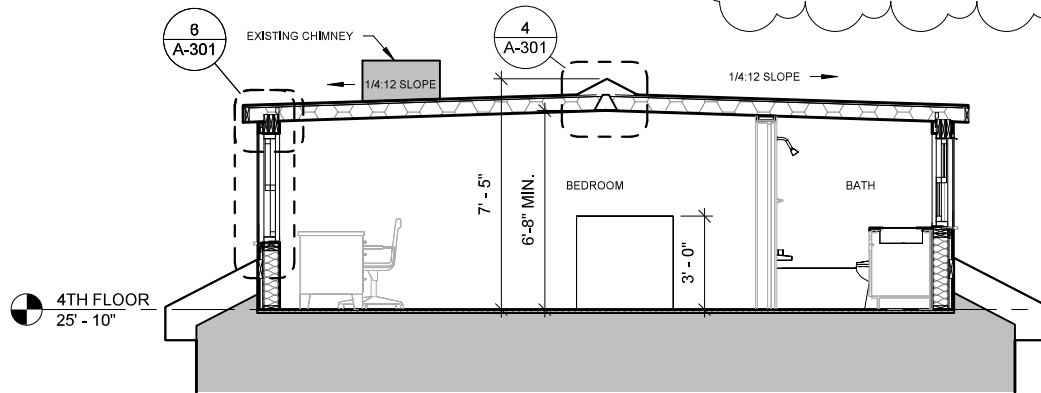
4 DETAIL @ ROOF RIDGE
1" = 1'-0"



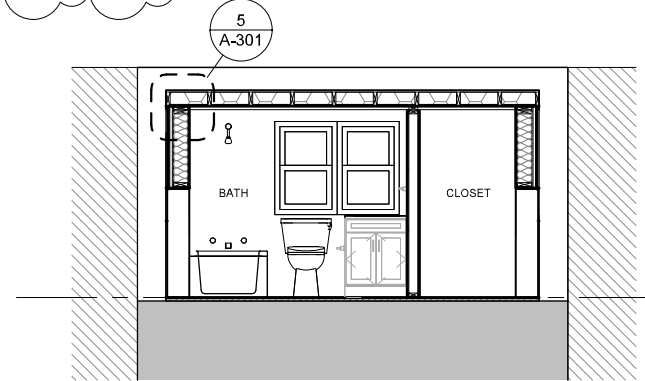
5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



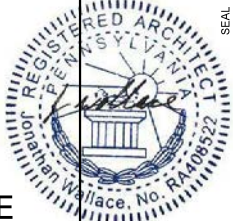
6 DETAIL @ NEW CORNICE
1" = 1'-0"



1 SECTION
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"



A-301 SECTIONS
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Plans approved by Historical Commission
and Department of Licenses & Inspections

GENERAL FRAMING NOTES

1. ALL WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, & LOCAL BUILDING CODES.
2. CONTRACTOR(S) IS TO HAVE APPLICABLE LICENSE AND INSURANCE AS REQUIRED BY THE MUNICIPALITY.
3. CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING BUILDING PERMITS.
4. CONTRACTOR(S) IS RESPONSIBLE FOR CONTACTING THE BUILDING INSPECTOR FOR ANY / ALL REQUIRED INSPECTIONS FOR THE DURATION OF THE PROJECT.
5. CONTRACTOR(S) IS TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT IMMEDIATELY REGARDING ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND ARCHITECTURAL DOCUMENTS.
6. THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONTRACTOR(S) MEANS AND METHODS OF CONSTRUCTION.

WOOD FRAMING WALLS & FLOOR NOTES:

1. ALL JOISTS AND TIMBER FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. FRAMING MATERIALS TO BE HEM FIR GRADE NUMBER 2 OR BETTER WITH A REPETITIVE MEMBER FB=1,000 P.S.I. AND E=1,300,000 P.S.I. ALL CONNECTIONS AND JOINTS ARE TO BE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE AND ORDINANCES.
2. PLYWOOD SHEATHING TO BE EXTERIOR PLYWOOD APA EXTERIOR GRADE CDX. FLOOR SHEATHING TO 3/4" PLYWOOD T&G WHERE REQUIRED. ROOF SHEATHING TO BE 5/8" PLYWOOD AND WALL SHEATHING 1/2" PLYWOOD U.N.O.
3. CONTRACTOR TO LAYOUT INTERIOR PARTITIONS & ALL ROUGH OPENINGS PRIOR TO ERECTING STUD WALLS TO COORDINATE DESIGN INTENT. NOTIFY ARCHITECT IMMEDIATELY UPON ANY DISCREPANCIES WITH ARCHITECTURAL FLOOR PLANS AND FIELD CONDITIONS. CONTRACTOR SHALL COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT. CONTRACTOR IS RESPONSIBLE TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
4. ALL LOAD BEARING WOOD STUD WALLS ARE TO BE CAPPED WITH (2) 2x TOP PLATES INSTALLED TO PROVIDE OVERLAPPING AT CORNERS AND INTERSECTIONS WITH BEARING PARTITIONS.
5. CONTINUOUS SOLID 2x BRIDGING OR CROSS BRACING TO BE PROVIDED AT 1/2 SPAN OF ALL JOIST SPANS GREATER THAN 8'-0" IN LENGTH AS PER INDUSTRY STANDARDS U.N.O.
6. ALL WOOD BEAMS / HEADERS OVER 6'-0" IN LENGTH TO BE GLUED AND BOLTED W/ 1/2" CARRIAGE BOLTS STAGGERED 1-1/2" (ABOVE & BELOW) NEUTRAL AXIS 32" O.C. (NO SPLICING BEAMS OR HEADERS).
7. ALL WOOD CONTACTING MASONRY OR CONCRETE FOUNDATIONS IS TO BE PRESSURE TREATED / WOLMANIZED.
8. NOTCHES IN SOLID LUMBER JOISTS, RAFTERS & BEAMS SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH OF THE MEMBER. SHALL NOT BE LONGER THAN ONE-THIRD OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE ONE-THIRD OF THE SPAN. NOTCHES AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.
9. ROOF DECKING WITHIN 4' OF PARTI-LINE TO BE F.R. PLYWOOD WHERE THE RATED PARTI-WALL EXTENDS LESS THAN 30" ABOVE NEW ROOF SURFACE

WEATHER BARRIERS AND FLASHINGS:

1. ENTIRE BUILDING ENVELOPE SHALL BE COVERED WITH AN APPROVED WEATHER BARRIER. THE BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION; ENSURE PROPER LAPPING OF MATERIAL SECTIONS.
2. ALL WINDOW AND EXTERIOR DOOR ASSEMBLIES SHALL RECEIVE BOTH HEAD FLASHINGS AND SILL FLASHINGS AND OR SILL PANS. CONTRACTOR SHALL USE FLASHING MATERIALS THAT ARE COMPATIBLE WITH ADJACENT BUILDING MATERIALS. NOTE: APPLYING BUTYLE TAPE(S) AROUND THE PERIMETER OF DOOR AND WINDOW ASSEMBLIES DOES NOT QUALIFY AS INSTALLING FLASHING(S).
3. THE CONTRACTOR(S) SHALL INSURE THAT ALL WINDOW AND DOOR ASSEMBLIES ARE INSTALLED PER THE MANUFACTURERS INSTALLATION GUIDES AND RECOMMENDATIONS

EXTERIOR FINISHES:

1. ALL EXTERIOR FINISHES SHALL BE INSTALLED TO THE LOWEST POINT OF THE FINISH SYSTEM MATERIAL. ENSURE PROPER LAPPING AND FLASHINGS BETWEEN FINISH SYSTEM(S)

BATHROOMS:

1. CERAMIC TILE FLOOR(S) : 02/21/24 1" PLY-WD. SUB FLR., FLASH PATCH CEMENT BD. SUBSTRATE FOR PROPER LAPPING AND FLASHINGS, PROVIDE GROUT SEALER(S)
2. ALL GYPSUM BOARD PARTITIONS TO BE MOISTURE RESISTANT GYP. BD. W/ ANTI-FUNGAL PAINT FINISH

ROOFING:

1. ROOF SHEATHING TO BE 5/8" EXTERIOR PLYWOOD SHEATHING. HOLD SHEATHING 2" CLEAR AT VENTING LOCATIONS.
2. LOW PITCH ROOF SYSTEM(S) TO BE MODIFIED BITUMINOUS FLTY BUILT-UP ROOF SYSTEM W/ SEMI-GRANULAR CAP SHEET UNO. SYSTEM TO BE INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS
3. PROVIDE ICE AND SNOW SHIELD'S MIN. 48" FROM ALL EAVES, ALL VALLEYS W/ MIN. 30" LAP FROM VALLEY, ALL INTERSECTIONS OF ROOF DECK AND VERTICAL SURFACES.
4. ROOF CONTRACTOR TO PROVIDE MIN. .04" ALUM. FLASHING AS INDICATED IN DETAILS AND AT ALL ROOF DECK AND VERTICAL SURFACES, VALLEYS, PENETRATIONS THRU ROOF/ DECK
5. ROOFING CONTRACTOR TO PROVIDE .04" PRE-FINISHED ALUM. COPING SYSTEM AS INDICATED. PROVIDE ALL ASSOCIATED HARDWARE AND COMPONENTS WITH NON CORROSIVE FASTENERS.

BUILDING CODE ANALYSIS

2018 INTERNATIONAL BUILDING CODE (IBC)
 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

BUILDING CODE SUMMARY

DESCRIPTION OF WORK

THE CONVERSION OF THE EXISTING A FRAME ROOF INTO A FRONT AND REAR DORMER ON AN EXISTING 3 STORY SINGLE FAMILY DWELLING.

FIRE PROTECTION & LIFE SAFETY SYSTEMS - Chapter 3 IRC

R313.2 ONE- AND TWO-FAMILY DWELLINGS
 AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL NOT BE REQUIRED FOR ADDITIONS OR ALTERATIONS TO EXISTING BUILDINGS THAT ARE NOT ALREADY PROVIDED WITH AN AUTOMATIC RESIDENTIAL SPRINKLER SYSTEM.

BUILDING DESCRIPTION - Chapter 5 IBC

BUILDING: R-3
 CONSTRUCTION: VB

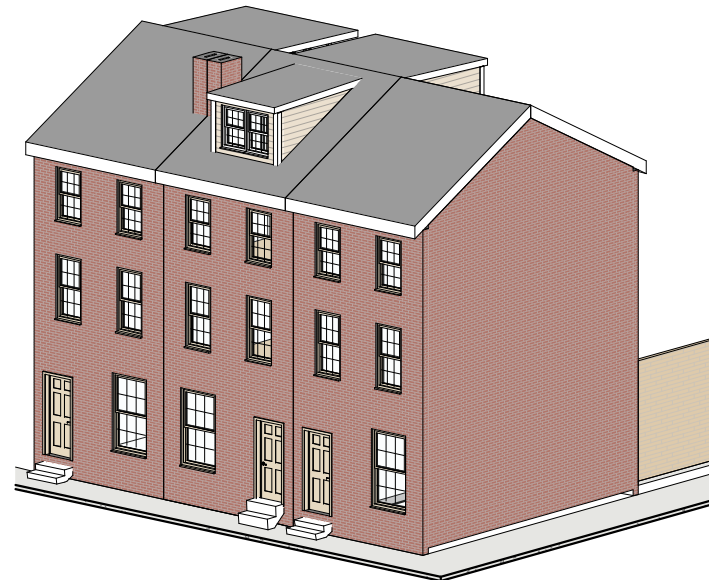
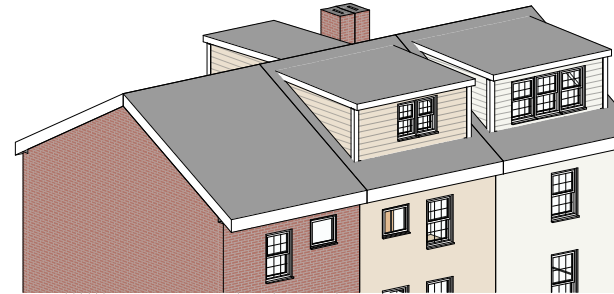
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

SECTION 704 STRUCTURAL MEMBERS	N/A	N/A
SECTION 705 EXTERIOR WALLS	N/A	N/A
SECTION 711 HORIZONTAL ASSEMBLIES	N/A	N/A

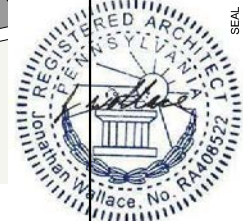
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

TABLE R402.1.2 CLIMATE ZONE 4 REQUIRED PROVIDED

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ROOF	R-49	R-49
GLAZED FENESTRATIONS	U-0.32 SHGC-0.40	U-0.15 SHGC-0.11



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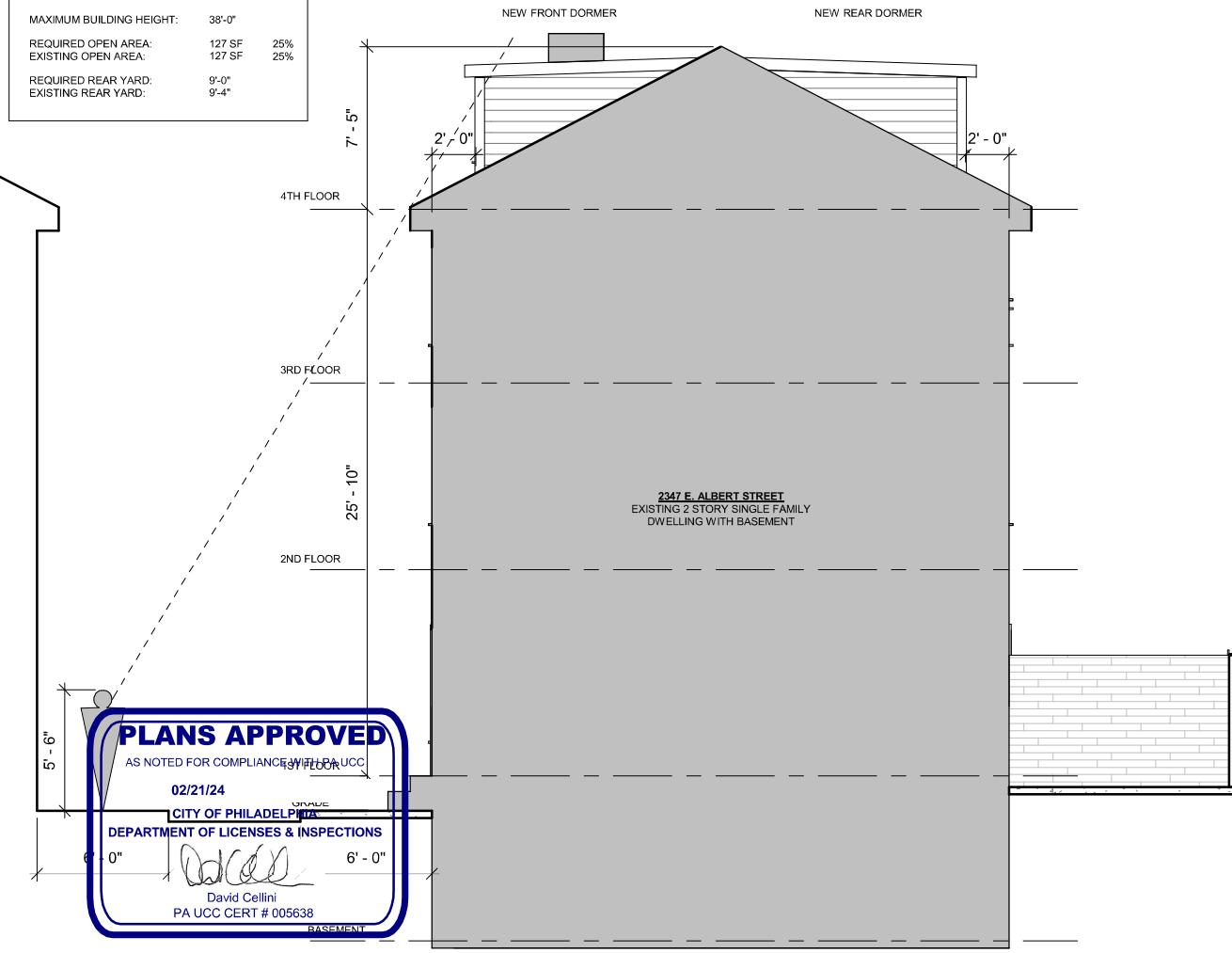
AS NOTED FOR COMPLIANCE WITH PA UCC

CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTION

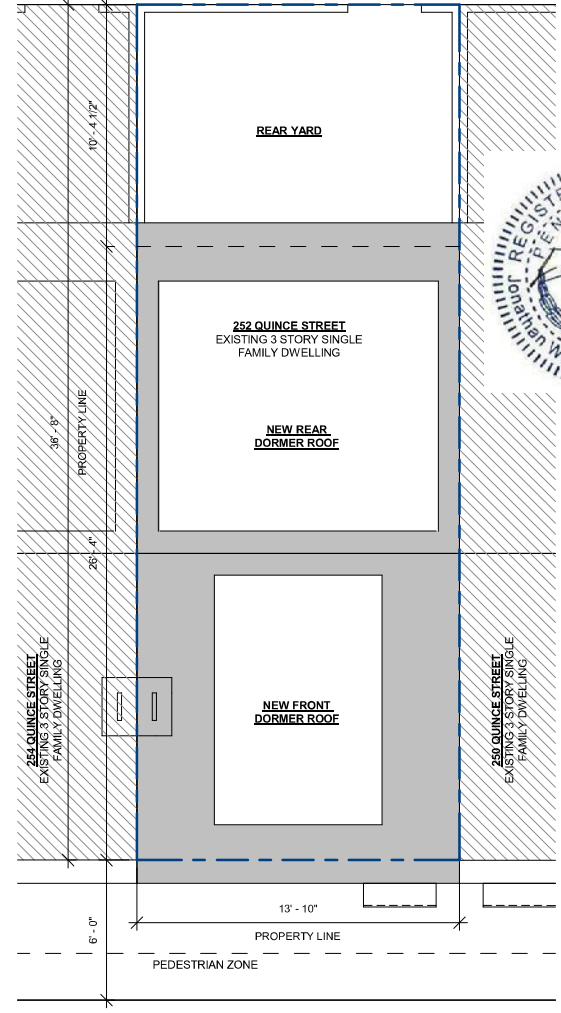
PA UCC CERT # 005638

ZONING: RSA-5

LOT AREA:	508 SF	100%
ALLOWABLE BUILDING AREA:	381 SF	75%
EXISTING BUILDING AREA:	381 SF	75%
MAXIMUM BUILDING HEIGHT:	38'-0"	
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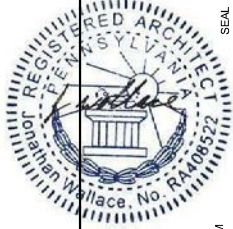


1 ZONING SECTION
3/16" = 1'-0"



2 SITE PLAN
3/16" = 1'-0"

PLANS APPROVED
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02/21/24
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DEPARTMENT OF LICENSES & INSPECTIONS
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PA UCC CERT # 005638

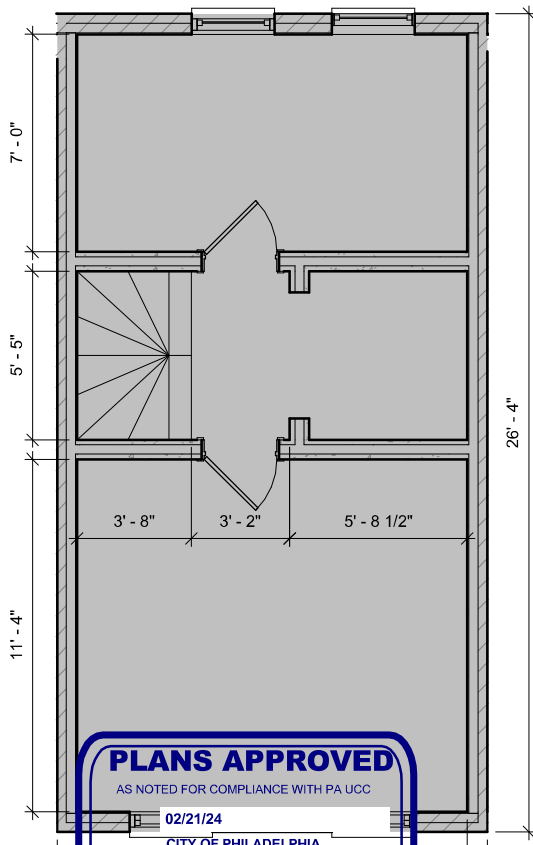


G-002 ZONING & SITE PLAN
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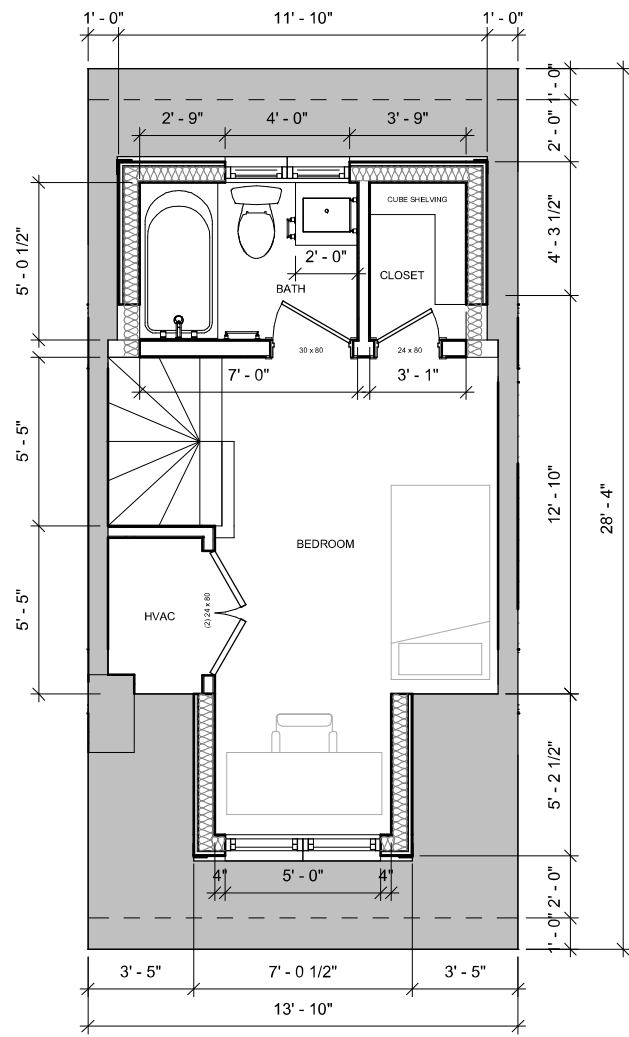


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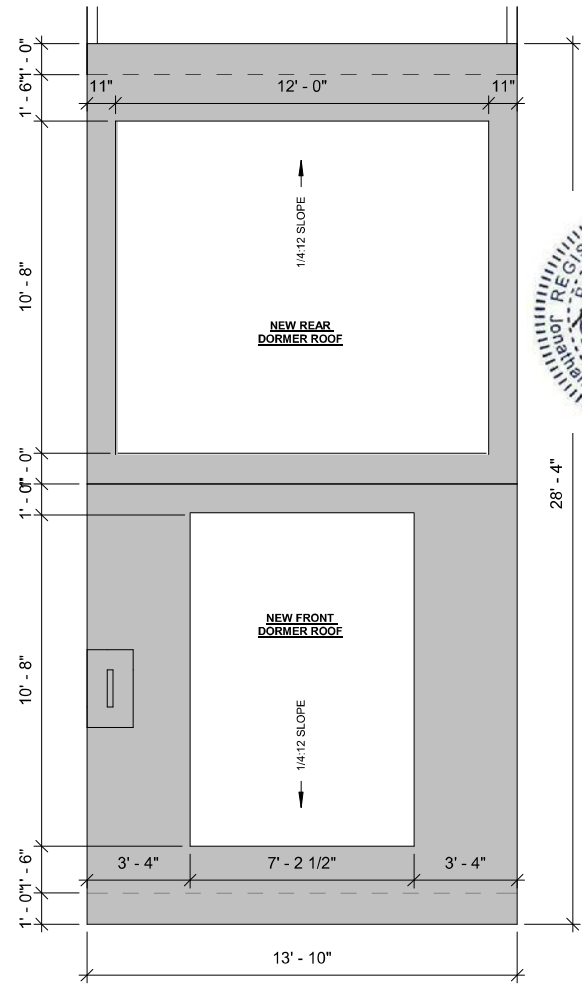
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 David Cellini
 PA UCC CERT # 005638

1 3RD FLOOR PLAN
 1/4" = 1'-0"

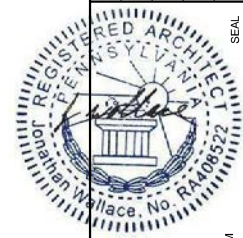


VERIFY ALL DIMENSIONS IN FIELD
 OPTION: BATH / CLOSET POCKET DOORS

2 4TH FLOOR PLAN
 1/4" = 1'-0"



3 ROOF PLAN
 1/4" = 1'-0"

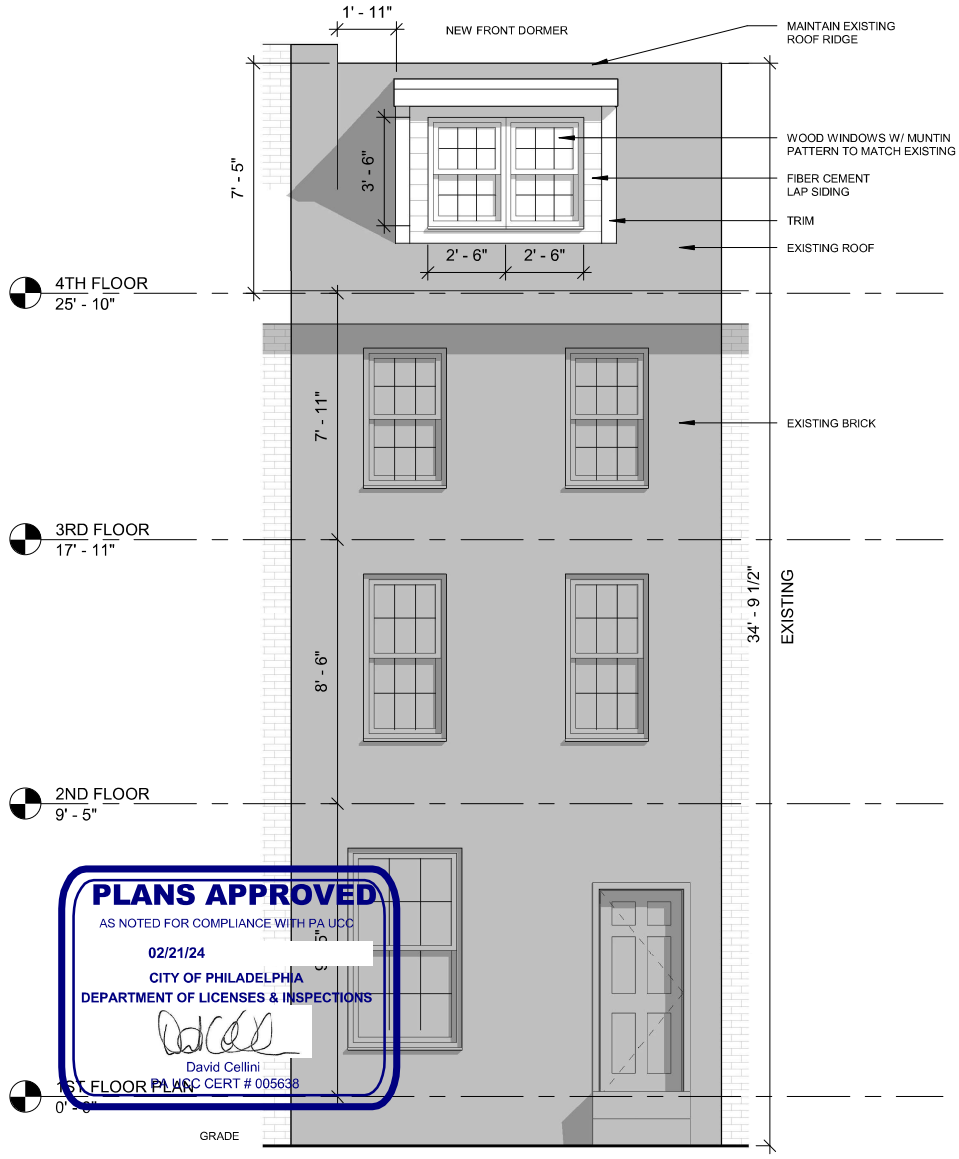


A-101 PLANS
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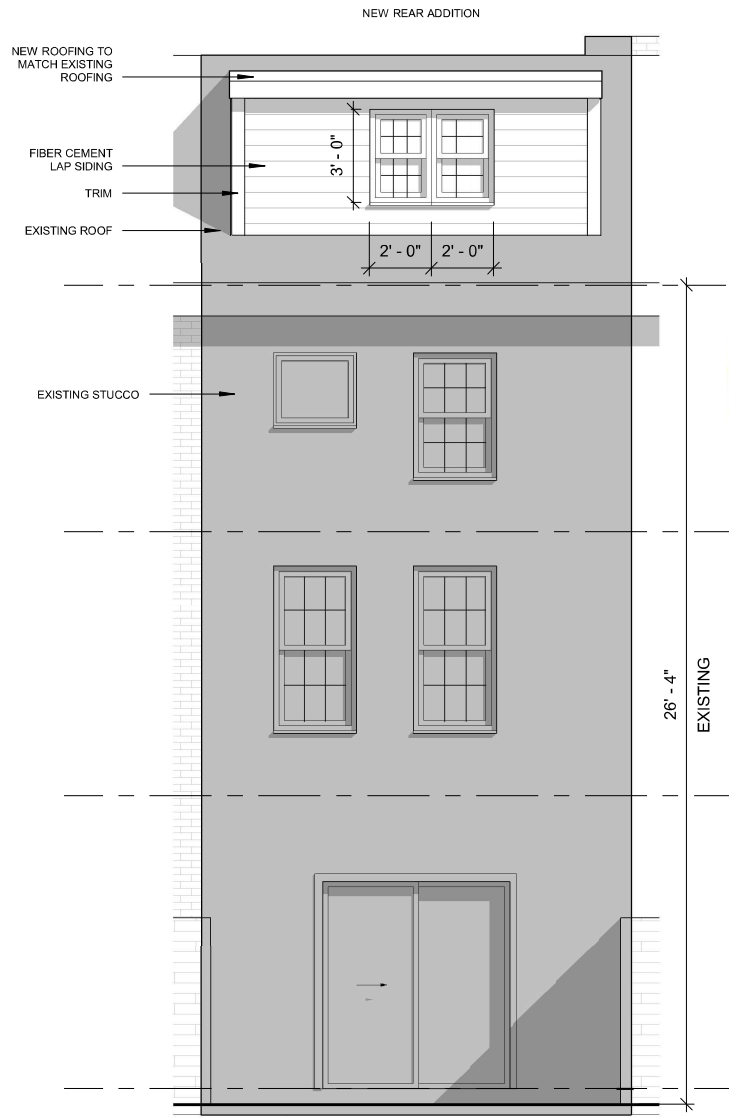
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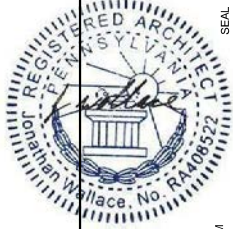


1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

PLANS APPROVED
AS NOTED FOR COMPLIANCE WITH PA UCC
02/21/24
CITY OF PHILADELPHIA
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David Cellini
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P.L.C. CERT # 005638

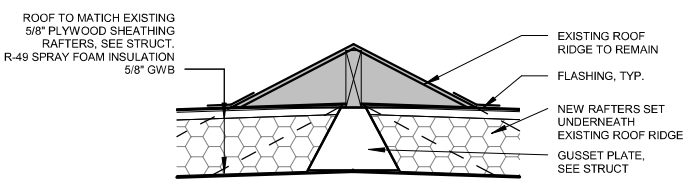
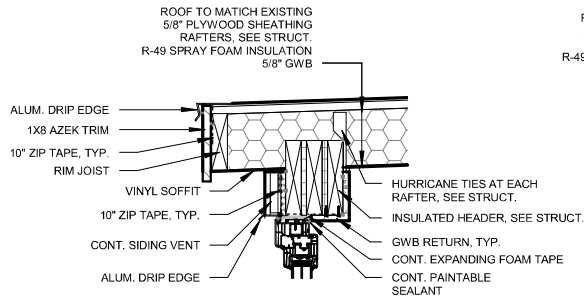


A-201 EXTERIOR ELEVATIONS
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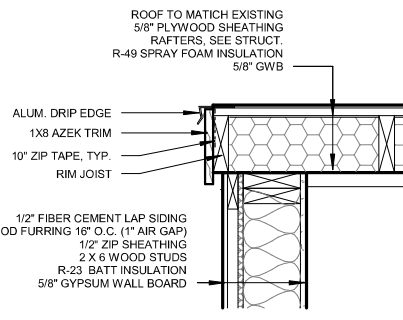
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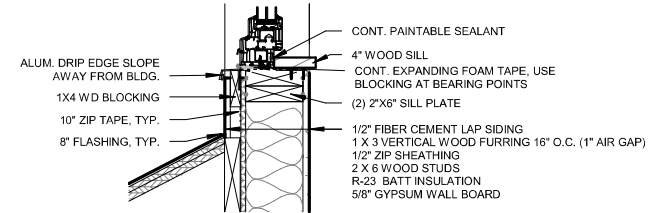
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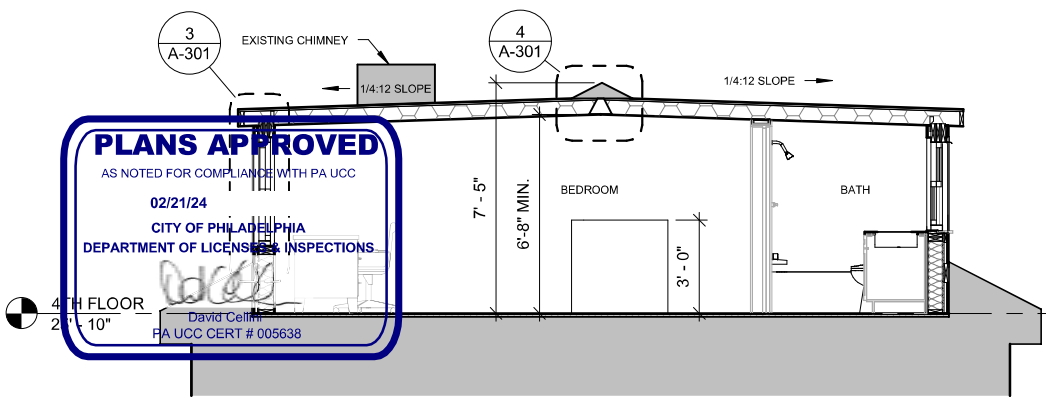
4 DETAIL @ ROOF RIDGE
1" = 1'-0"



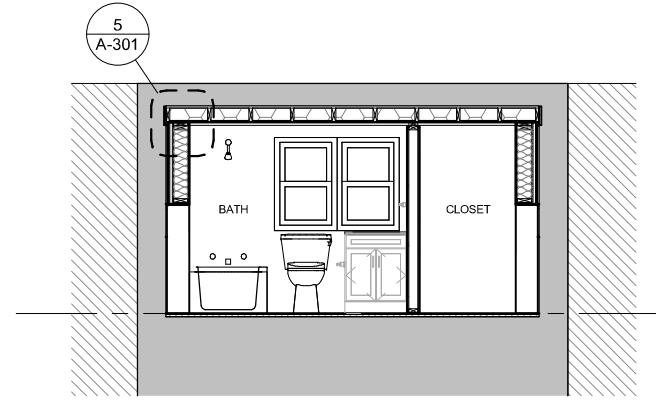
5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



3 DETAIL @ EXTERIOR WALL
1" = 1'-0"

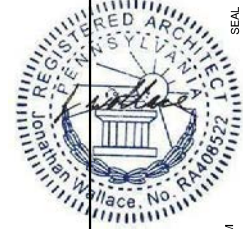


1 SECTION
1/4" = 1'-0"



2 CROSS SECTION
1/4" = 1'-0"

PLANS APPROVED
AS NOTED FOR COMPLIANCE WITH PA UCC
02/21/24
CITY OF PHILADELPHIA
DEPARTMENT OF LICENSING & INSPECTIONS
David Celina
PA UCC CERT # 005638



A-301 SECTIONS
DANIELLE HARVEY
252 QUINCE ST.
PHILADELPHIA PA 19107
12/20/2023

JONATHAN C. WALLACE
AIA, M.Arch., LEED AP BD+C
NJ LICENSE # 21A02202500
AVLY DEVELOPMENT LLC
1500 CHESTNUT ST. SUITE 2 #1833
PHILADELPHIA PA 19102
267.468.0275 ARCHITECTURE@AVLY.COM



GENERAL NOTES

1. THE WORK SHOWN ON THESE DRAWINGS HAS BEEN DESIGNED IN ACCORDANCE WITH THE STRUCTURAL REQUIREMENTS OF THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) ADOPTED BY THE CITY OF PHILADELPHIA IN THE COMMONWEALTH OF PENNSYLVANIA.
2. THE STRUCTURAL COMPONENTS HAVE BEEN DESIGNED FOR THE FOLLOWING LIVE LOADS:

ROOF:	GROUND SNOW LOAD OF 25 PSF
FLOOR:	40 PSF
WIND LOADS:	110 MPH BASIC WIND SPEED ,
	WITH EXPOSURE B, I=1.
3. THE PORTIONS OF THE EXISTING STRUCTURE AFFECTED BY THIS WORK HAVE BEEN ANALYZED USING THE LOADS LISTED ABOVE AND FOUND TO BE CAPABLE OF SUPPORTING THE ADDITIONAL LOADS IMPOSED BY THIS WORK, EXCEPT WHERE STRENGTHENING WORK IS INDICATED ON THE PLANS.
4. THIS STRUCTURE HAS BEEN DESIGNED TO BE SELF- SUPPORTING AND STABLE AFTER THE CONSTRUCTION OF THE BUILDING HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL RELATED ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING, FORMS, SHORING, USE OF EQUIPMENT, AND SIMILAR CONSTRUCTION PROCEDURES. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.
5. JOBSITE SAFETY IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. REVIEW OF THE CONSTRUCTION BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN ASPECTS ONLY, NOT TO REVIEW THE CONTRACTOR'S PROVISIONS FOR JOBSITE SAFETY. LACK OF COMMENT ON THE PART OF THE ENGINEER WITH REGARD TO JOBSITE SAFETY IS NOT TO BE INTERPRETED AS APPROVAL OF JOBSITE SAFETY ASPECTS.

TIMBER NOTES

1. DESIGN OF ALL WOOD FRAMING SHALL BE BASED UPON ALLOWABLE STRESS DESIGN, IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION LATEST EDITION
2. ALL WOOD FRAMING SHALL BE FABRICATED, ERECTED, AND BRACED IN ACCORDANCE WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, LATEST EDITION.
3. ALL LUMBER SHALL HAVE GRADE IDENTIFIED ON THE LABEL OF AN APPROVED LUMBER GRADING AGENCY COMPLYING WITH DOC PS 20 OR EQUIVALENT.
4. ALL SAWN LUMBER SHALL BE HEM-FIR #2, 19% MAXIMUM MOISTURE CONTENT OR BETTER. THE MINIMUM DESIGN VALUES SHALL BE:

Fb = 1000 psi	Fv = 75 psi
Fc = 1350 psi	E = 1,300,000 psi
5. MINIMUM DESIGN VALUES FOR PARALLAM MEMBERS SHALL BE:

Fb = 2900 psi	Fv = 290 psi
Fc = 2900 psi	E = 2,000,000 psi
6. MINIMUM DESIGN VALUES FOR LVL MEMBER SHALL BE:

Fb = 2850 psi	Fv = 285 psi
Fc = 2750 psi	E = 2,000,000 psi
7. ALL STEEL TIMBER FASTENINGS AND JOIST HANGERS SHALL BE A MINIMUM OF 16 GA. GALVANIZED STEEL WITH A RATED LOAD CAPACITY EQUAL TO OR EXCEEDING THE IMPOSED LOADING REQUIREMENTS.
8. ALL WOOD PLATES BEARING ON MASONRY OR CONCRETE WALLS SHALL BE PRESSURE TREATED LUMBER UNLESS NOTED OTHERWISE.
9. ANCHOR ALL SILL PLATES TO CONCRETE OR MASONRY WALLS WITH A MINIMUM OF 1/2" ANCHOR BOLTS WITH 3" HOOK AND MINIMUM 7" EMBEDMENT SPACED AT 48 INCHES ON CENTER.
10. PROVIDE SOLID BRIDGING OR A CONTINUOUS HEADER AT THE BEARING OF ROOF OR FLOOR JOISTS ON SILL PLATES.
11. PROVIDE DOUBLE JOISTS ON EACH SIDE OF ANY ROOF OR FLOOR JOIST WHICH IS INTERRUPTED BY AN OPENING OR OTHER CONSIDERATIONS. UNLESS OTHERWISE SHOWN ON PLANS, NO MORE THAN ONE ROOF OR FLOOR JOIST SHALL BE INTERRUPTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
12. PROVIDE A MINIMUM OF TWO POSTS TO SUPPORT ALL WOOD HEADERS. POST DEPTH SHALL MATCH WALL CONSTRUCTION.
13. WOOD MEMBERS SHALL BE DESIGNED TO ACCOMMODATE AND SUPPORT MECHANICAL UNITS AS SHOWN ON THE MECHANICAL DRAWINGS.
14. ALL WOOD FRAMING BEARING ON A PARTY WALL SHALL BE STAGGERED A MINIMUM DISTANCE OF 8" WITH FRAMING BEARING ON OPPOSITE SIDE OF WALL.
15. PLYWOOD/ROOF SHEATHING SHALL CONFORM TO DOC PS 1
16. ALL DOUBLE JOISTS SHALL BE SPIKED TOGETHER WITH 2 ROWS OF 10d NAILS @ 16" O.C.
17. ALL WOOD BEAMS MADE UP OF 3 OR MORE MEMBERS SHALL BE BOLTED TOGETHER WITH 1/2" BOLTS @ 16" o.c. STAGGERED TOP AND BOTTOM
18. ALL PLYWOOD SHALL MEET THE REQUIREMENTS OF THE PLYWOOD DESIGN SPECIFICATIONS AS PUBLISHED BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, LATEST EDITION.
19. PLYWOOD SHEATHING SHALL BE CONTINUOUS OVER A MINIMUM OF 3 SPANS.
20. PLYWOOD SHALL BE SECURELY FASTENED 3/8" FROM THE EDGE, NOT MORE THAN 6 INCHES ON CENTER AT ALL EDGES, AND NOT MORE THAN 12 INCHES ON CENTER FOR ALL INTERMEDIATE JOISTS. USE 8d NAILS FOR 5/8" PLYWOOD.



SITE MAP
N.T.S.



Laura Dipasquale
Laura Dipasquale

GLENWOOD ENGINEERING



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Allentown, PA 18103
P: 610.293.2023 & 610.297.8400
www.glenwoodeng.com
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PROJECT LOCATION
252 QUINCE ST.
PHILADELPHIA, PA 19107

3-STORY SINGLE BUILDING ALTERATION PLAN

DRAWING TITLE
NOTES

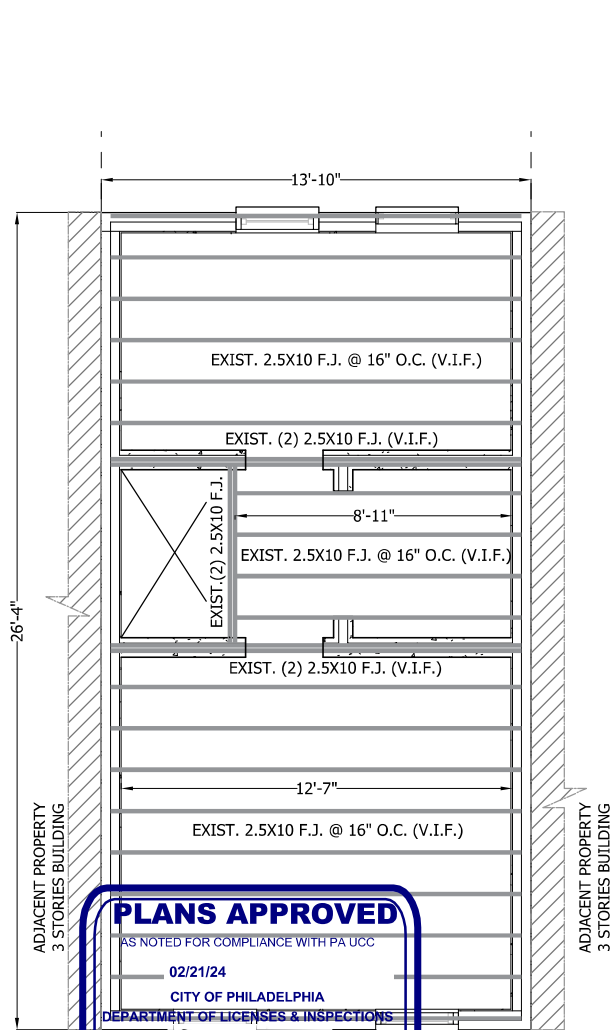
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PROJECT NO. 4652023

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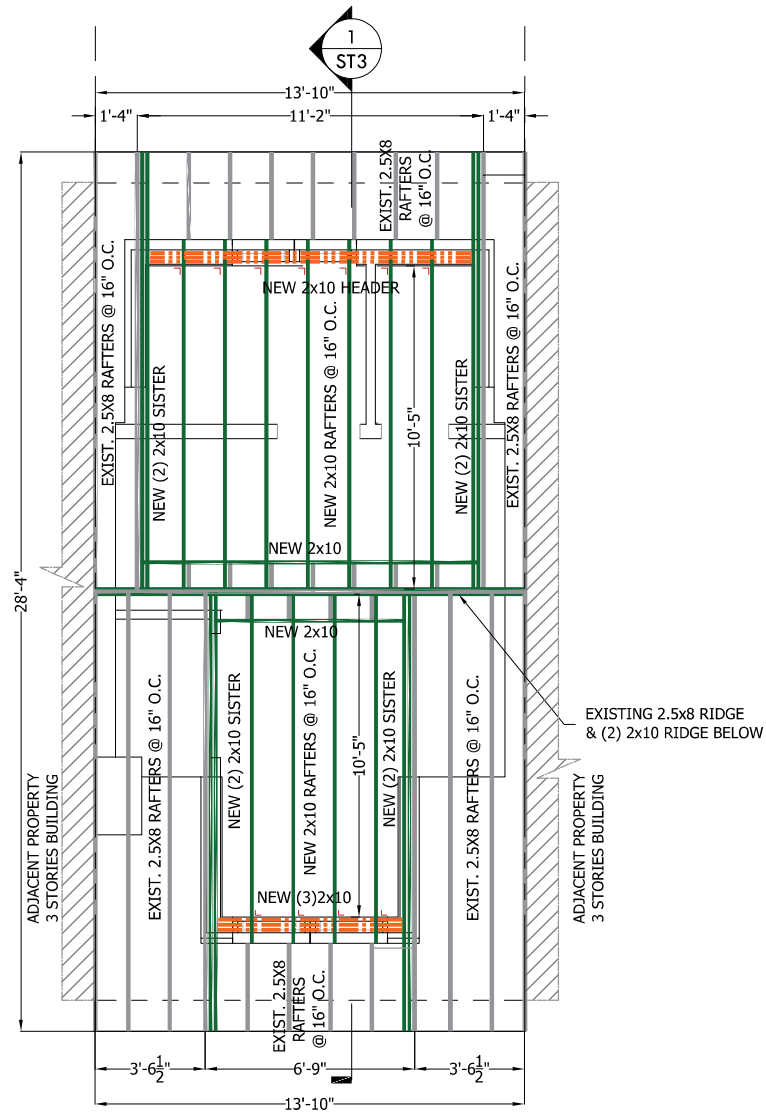
ST-1

SHEET NO.
1 OF 7



QUINCE ST

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



QUINCE ST

2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

APPROVED
January 31, 2024
PHILADELPHIA
HISTORICAL COMMISSION

LAURA DIPASQUALE
LAURA DIPASQUALE



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PROJECT LOCATION
252 QUINCE ST.
PHILADELPHIA,
PA 19107

3-STORY SINGLE BUILDING ALTERATION PLAN

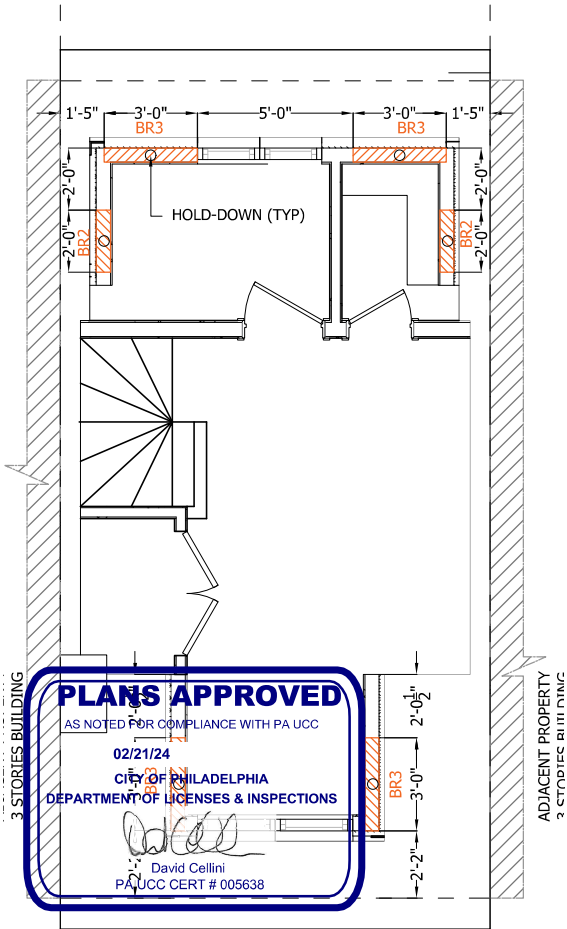
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FRAMING PLANS

DATE	DESCRIPTION

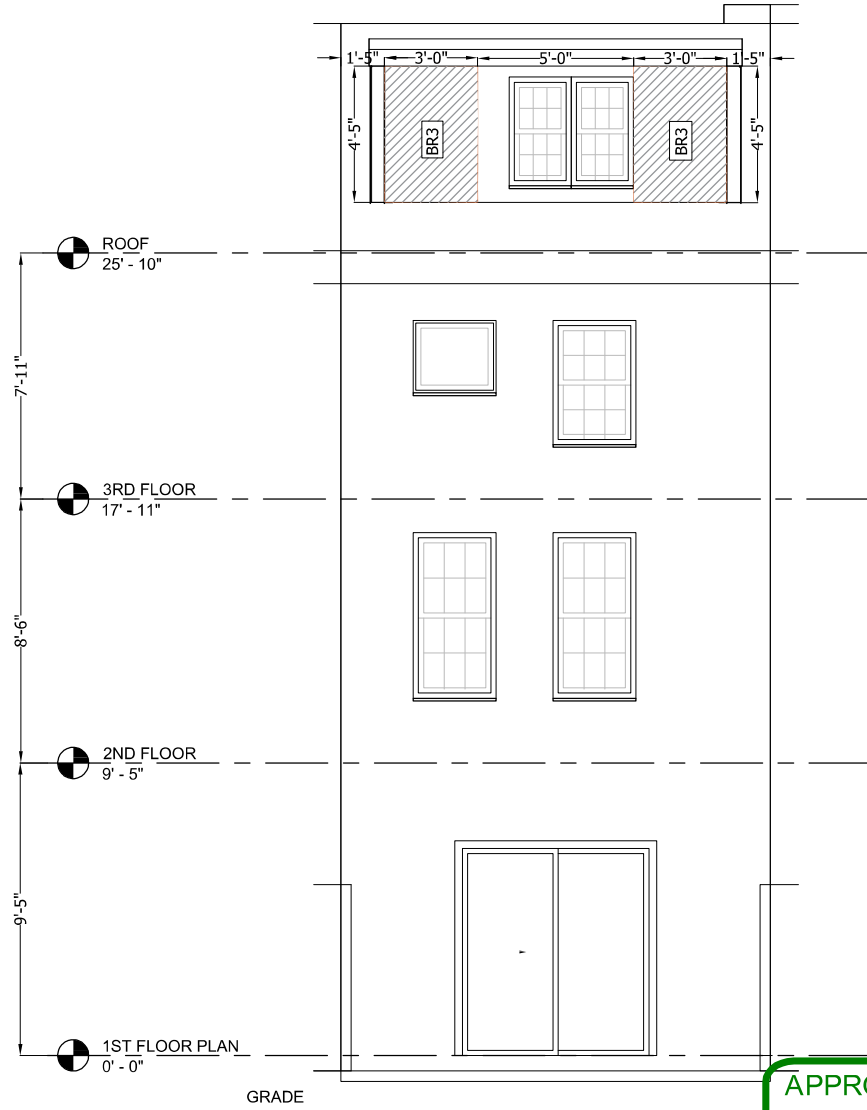
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DATE: 12/19/2023
PROJECT NO. 4652023
DRAWING NO.

ST-2

SHEET NO.
2 OF 7



1 FOURTH FLOOR BRACING PLAN
 ST3 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION BRACED WALL PANELS
 ST3 SCALE: 1/4" = 1'-0"

APPROVED
 January 31, 2024
 PHILADELPHIA
 HISTORICAL COMMISSION

LAURA DIPASQUALE
 LAURA DIPASQUALE

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3-STORY SINGLE BUILDING ALTERATION PLAN

DRAWING TITLE
WALL BRACING

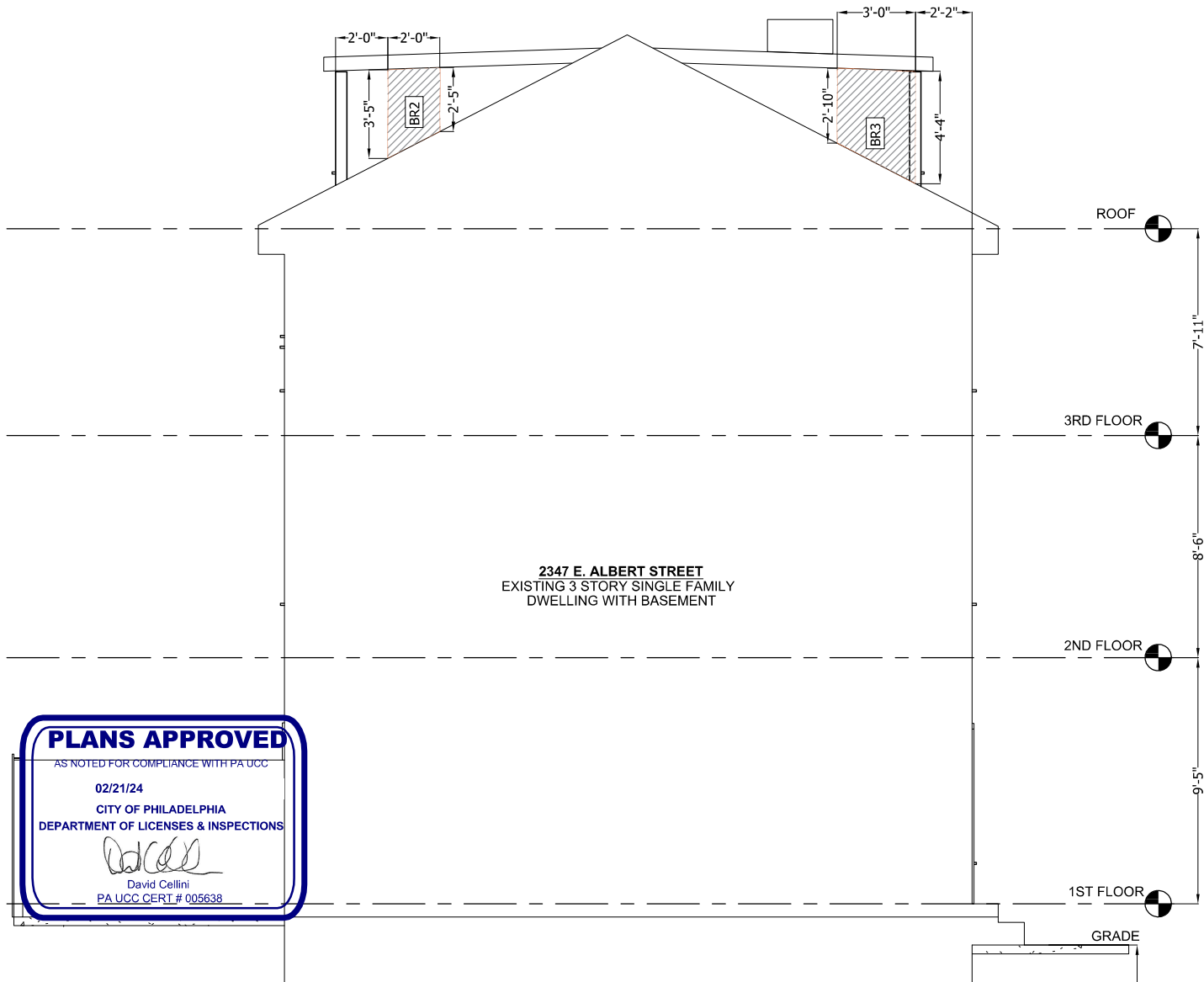
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SCALE: AS NOTED
 DATE: 12/19/2023
 PROJECT NO.: 4652023
 DRAWING NO.: **ST-3**

SHEET NO. 3 OF 7

NEW REAR ADDITION

NEW FRONT DORMER



2347 E. ALBERT STREET
EXISTING 3 STORY SINGLE FAMILY
DWELLING WITH BASEMENT

ROOF

3RD FLOOR

2ND FLOOR

1ST FLOOR

GRADE

7'-1 1/2"

8'-6"

9'-5"

PLANS APPROVED

AS NOTED FOR COMPLIANCE WITH PA UCC

02/21/24

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

David Cellini

David Cellini
PA UCC CERT # 005638

APPROVED

January 31, 2024

PHILADELPHIA
HISTORICAL COMMISSION

LAURA DIPASQUALE
LAURA DIPASQUALE

1 RIGHT ELEVATION BRACED WALL PANELS
ST4 SCALE: 1/4" = 1'-0"

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3-STORY SINGLE BUILDING ALTERATION PLAN

DRAWING TITLE

WALL BRACING

DATE DESCRIPTION

DATE	DESCRIPTION

SCALE: AS NOTED

DATE: 12/19/2023

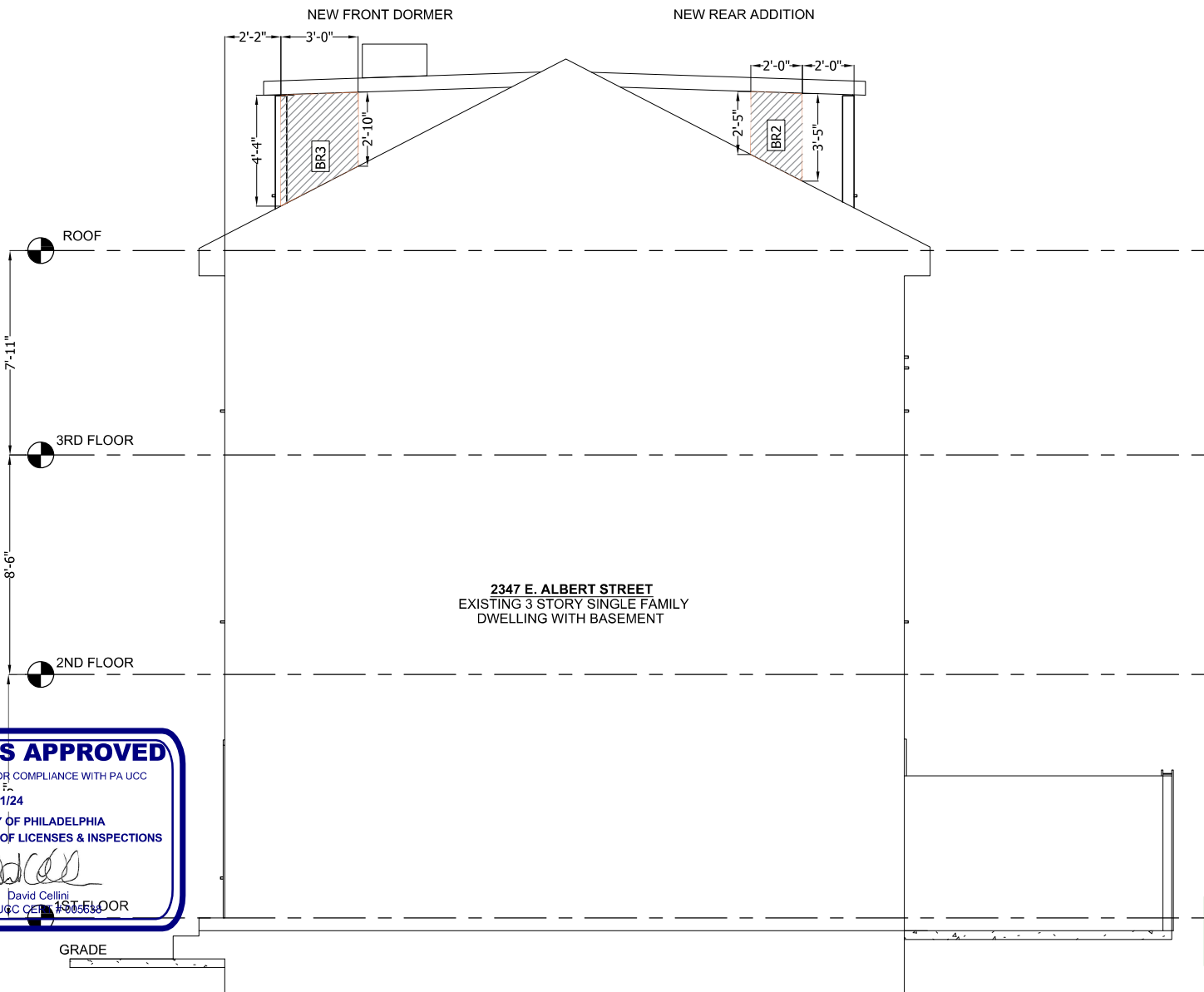
PROJECT NO. 4652023

DRAWING NO.

ST-4

SHEET NO.

4 OF 7



2347 E. ALBERT STREET
EXISTING 3 STORY SINGLE FAMILY
DWELLING WITH BASEMENT

PLANS APPROVED
AS NOTED FOR COMPLIANCE WITH PA UCC
02/21/24
CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
David Cellini
David Cellini
PA UCC CERT. # 190654

APPROVED
January 31, 2024
PHILADELPHIA
HISTORICAL COMMISSION

LAURA DIPASQUALE
LAURA DIPASQUALE

1 LEFT ELEVATION BRACED WALL PANELS
ST5 SCALE: 1/4" = 1'-0"

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PHILADELPHIA,
PA 19107

**3-STORY SINGLE
BUILDING
ALTERATION
PLAN**

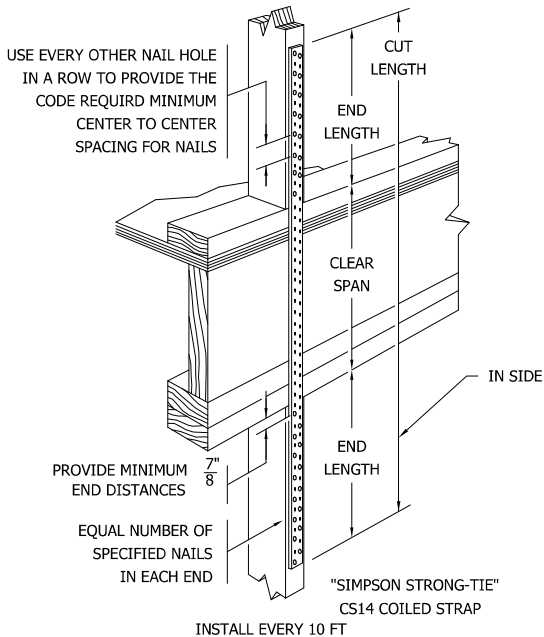
**DRAWING
TITLE**
WALL
BRACING

△	DATE	DESCRIPTION

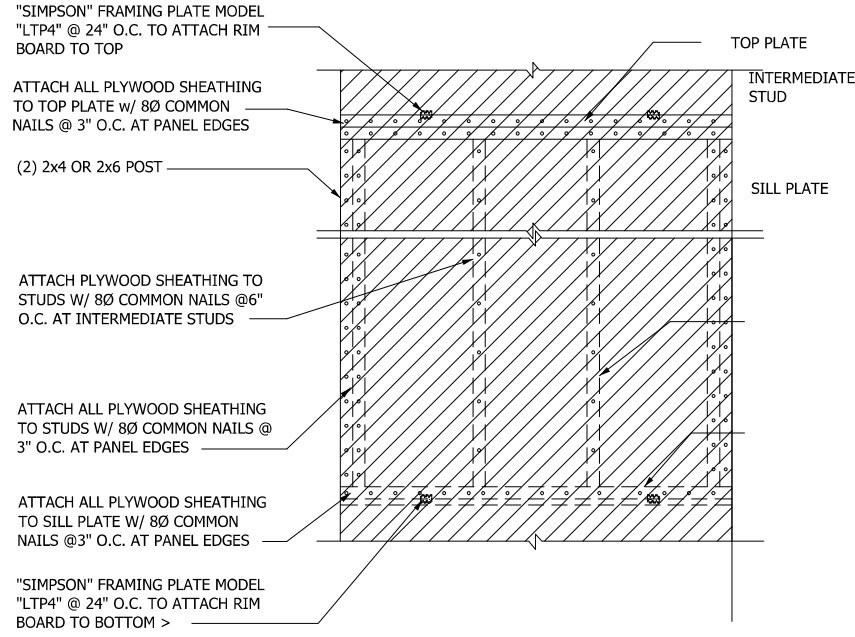
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PROJECT NO. 4652023

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ST-5

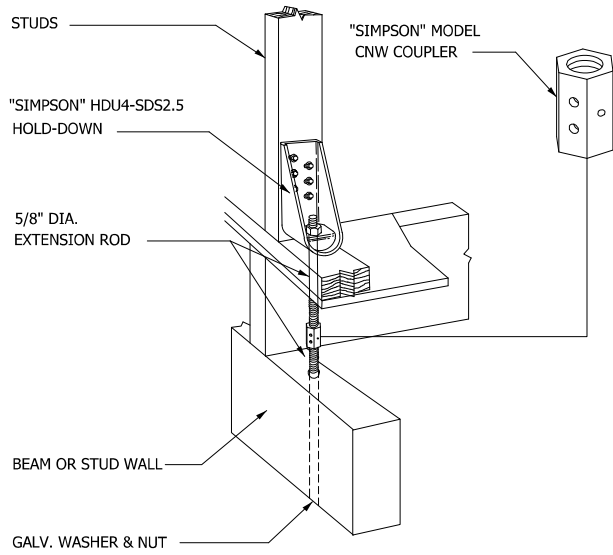
SHEET NO.
5 OF 7



1
ST-6
DETAIL-"CS" STRAP INSTALLATION(EXTERIOR)
N.T.S.



2
ST-6
DETAIL-BRACED WALL PANEL
N.T.S.



3
ST-6
INSTALL EVERY 10 FT
DETAIL-HOLD-DOWN AT BEAM
N.T.S.



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252 QUINCE ST.
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PA 19107

3-STORY SINGLE BUILDING ALTERATION PLAN

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DETAILS

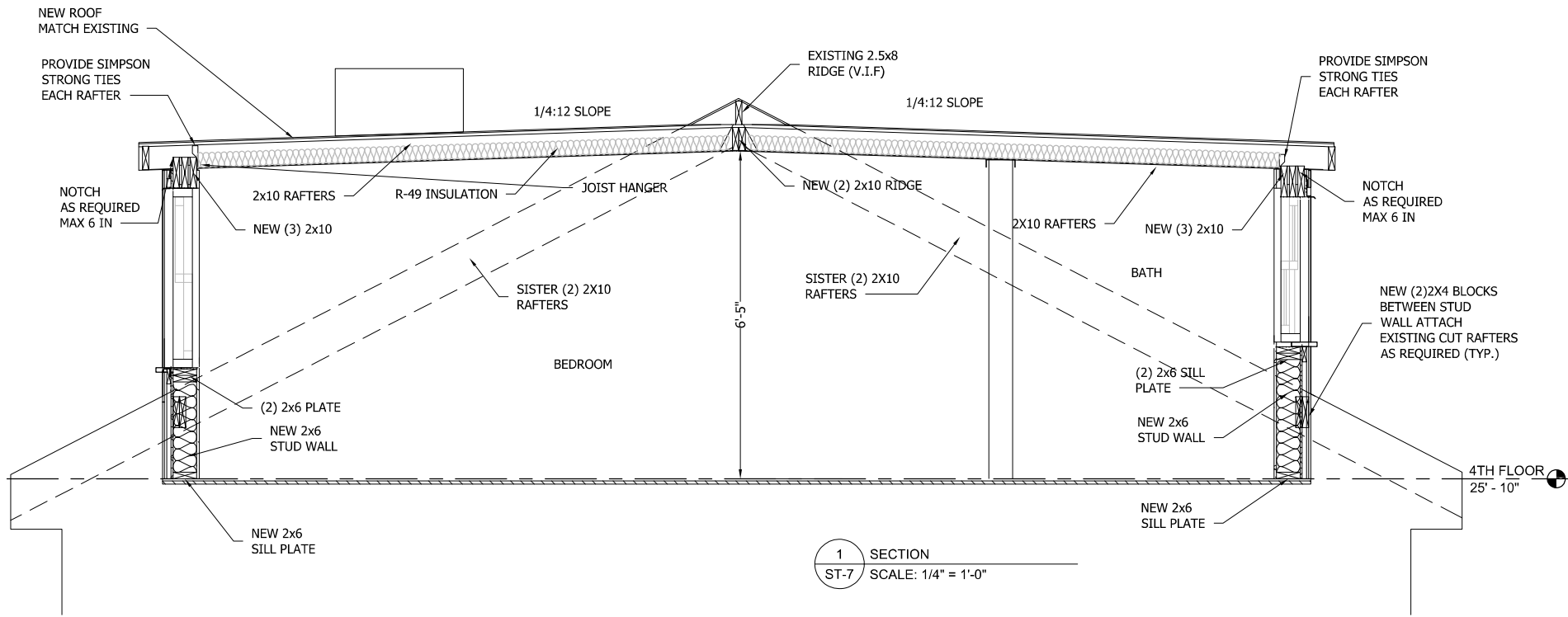
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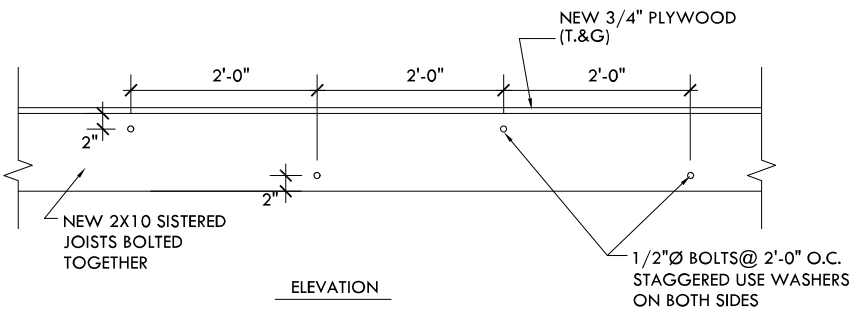
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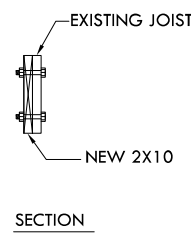
SHEET NO.
6 OF 7



1 SECTION
ST-7 SCALE: 1/4" = 1'-0"



2 SISTERED JOISTS DETAIL
ST-7 N.T.S.



SECTION



LAURA DIPASQUALE
LAURA DIPASQUALE



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DRAWING NO.

ST-7

SHEET NO.
7 OF 7