

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.

**THE MINUTES OF THE 747TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 8 NOVEMBER 2024, 9:00 A.M.
REMOTE MEETING ON ZOOM
ZACHARY FRANKEL, CHAIR**

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Frankel, the Chair, called the meeting to order at 9:03 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Zachary Frankel, Chair (Real Estate Developer)	X		
Kimberly Washington, Esq., Vice Chair (Community Development Corporation)	X		
Kareema Abu Saab (Commerce Department)			
Donna Carney (Philadelphia City Planning Commission)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair (Historian)	X		
Thomas Holloman (City Council)		X	
Erin Kindt (Department of Public Property)	X		
John P. Lech (Department of Licenses & Inspections)	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair (Architect)	X		
Stephanie Michel (Community Organization)		X	Arrived 9:38
Franz Rabauer	X		
Robert Thomas, AIA (Architectural Historian)	X		
Matthew Treat (Department of Planning and Development)	X		

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

- Jonathan Farnham, Executive Director
- Kim Chantry, Historic Preservation Planner III
- Shannon Garrison, Historic Preservation Planner III
- Kristin Hankins, Historic Preservation Planner I
- Heather Hendrickson, Historic Preservation Planner II
- Izzy Korostoff, Community Initiatives Specialist
- Ted Maust, Historic Preservation Planner II
- Allyson Mehley, Historic Preservation Planner III
- Leonard Reuter, Esq., Law Department
- Dan Shachar-Krasnoff, Historic Preservation Planner II
- Alex Till, Historic Preservation Planner II

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SCOPE OF WORK:

- Legalize aspects of 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: Denial, pursuant to Standards 9 and 10 and the Roofs Guideline.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 9 and 10 and the Roofs Guideline.

START TIME OF DISCUSSION IN ZOOM RECORDING: 00:30:10

PRESENTERS:

- Ms. Mehley presented the application to the Historical Commission.
- Architect Jonathan Wallace and contractor Zach Winters represented the application.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance thanked the staff for identifying the deviations between the new construction and approved building permit plans.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- During demolition, the contractor discovered the original roof rafters were undersized at 3" x 6" and were warped and rotted. Since the original rafters were pocketed directly into the front and rear walls, removal caused the front brick cornice to collapse. To meet building code, original rafters were replaced with new 2" x 10" rafters to meet building code. The installation of new building materials raised the roof by approximately five inches.
- The Department of Licenses and Inspections and Historical Commission were not notified of the structural issues or the deviations from the approved plans.
- On the interior, demolition uncovered a fourth floor (third-floor ceiling) with undersized 2" x 4" floor joists. As a result, the full floor was removed and rebuilt it with 2" x 10" joists. The planned height originally for the fourth floor was 7.5 feet but it is now less than 7 feet. This reduced the planned dormer ceiling height by six inches.
- The applicant contends that the building code for minimum head height and insulation would not have allowed them to replace the roof joists in kind while meeting the requirements.
- Custom made brick has been ordered to rebuild the front cornice in kind.
- The current amended drawings do not sufficiently document the solutions proposed by the applicant. The application should be revised to bring project back into compliance.
- Revised drawings and documentation must be submitted that address the Historical Commission's key concerns. This includes reconstruction of the cornice, reconstruction of roof profiles at the front and rear to match the historic row, and a reconfiguration of the dormers to a more historically compatible appearance. The revised application should be remanded to the Architectural Committee for review and discussion.

The Historical Commission concluded that:

- The current application fails to satisfy Standard 9, owing to the construction of a new roof and dormers that are incompatible with the historic property and environment.
- The current application fails to satisfy Standard 10 because the original 1806 roof and cornices were removed.
- The current application fails to satisfy the Roofs Guideline because the 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.

ACTION: Mr. McCoubrey moved to remand the application to the Architectural Committee at its meeting on 26 November 2024. Mr. Thomas seconded the motion, which was adopted by unanimous consent.

ITEM: 252 Quince St					
MOTION: Remand to Architectural Committee					
MOVED BY: McCoubrey					
SECONDED BY: Thomas					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Frankel, Chair	X				
Washington, Vice Chair	X				
Abu Saab (Commerce)	X				
Carney (PCPC)	X				
Cooperman	X				
Holloman (City Council)					X
Conard (DPP)	X				
Lech (L&I)	X				
McCoubrey	X				
Michel	X				
Rabauer	X				
Thomas	X				
Treat (DPD)	X				
Total	12				1

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.
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 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.
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 PROVIDE FOR DRAINAGE AT THE LOWEST POINT OF THE FINISH SYSTEM/ MATERIAL. INSURE PROPER LAPPING AND FLASHING(S) BETWEEN FINISH SYSTEM(S)

BATHROOMS:

1. CERAMIC TILE FLOOR(S) SET IN MASTIC ON 3/8" CEMENT BD. ON 3/4" PLY-WD. SUB FLR., FLASH PATCH CEMENT BD. SUBSTRATE FOR PROPER CERAMIC CONDITIONS, PROVIDE GROUT SEALER(S)
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

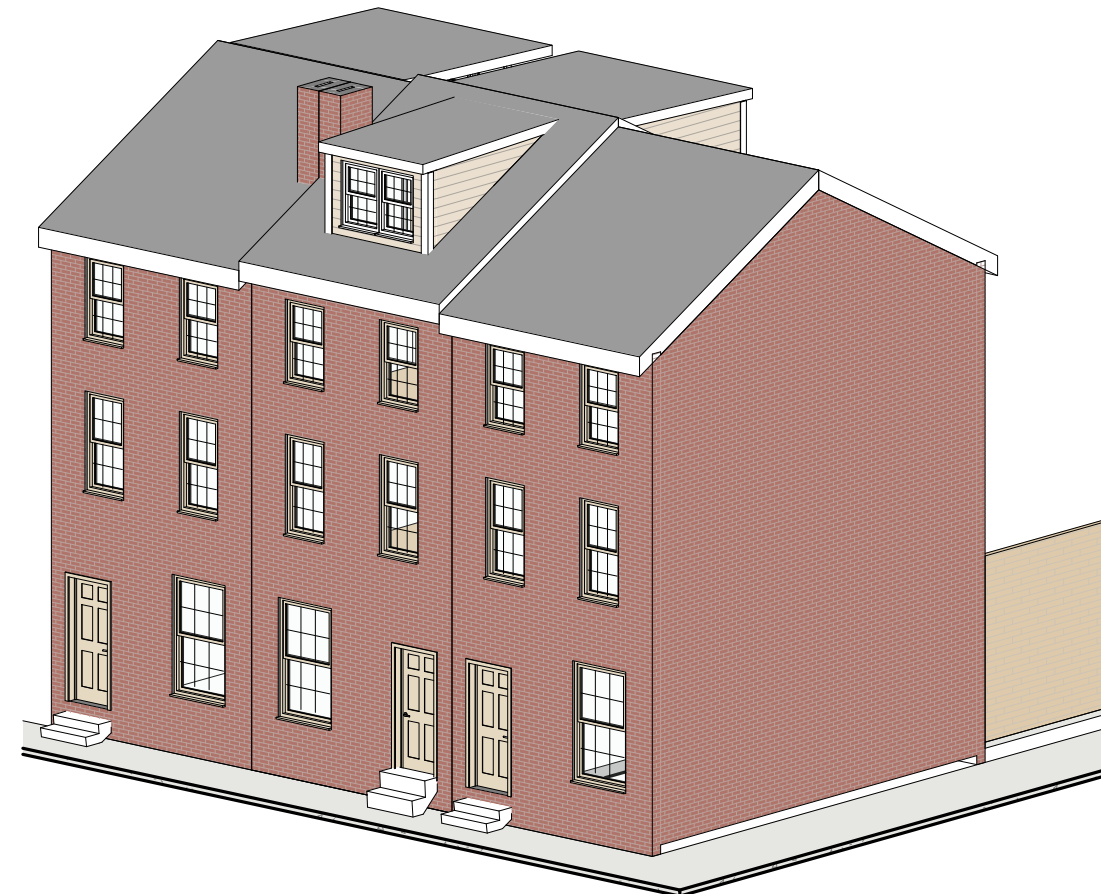
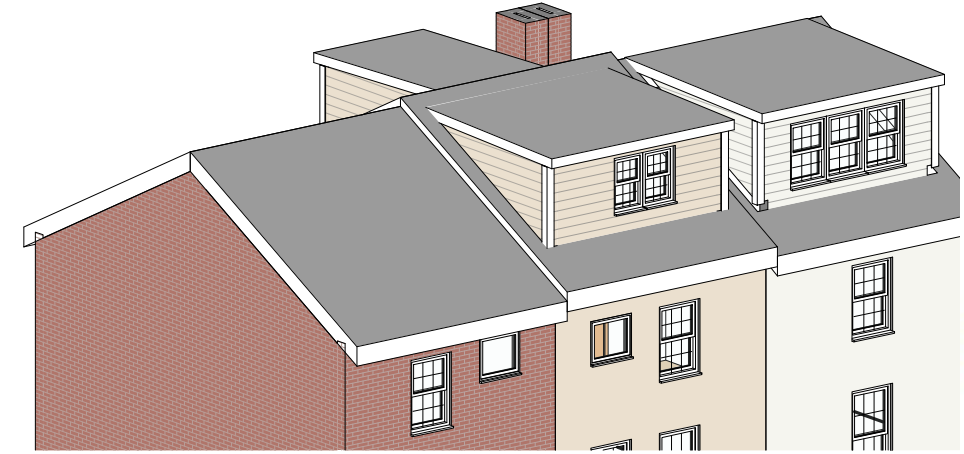
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

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

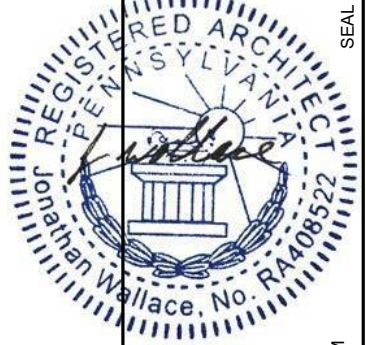
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

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

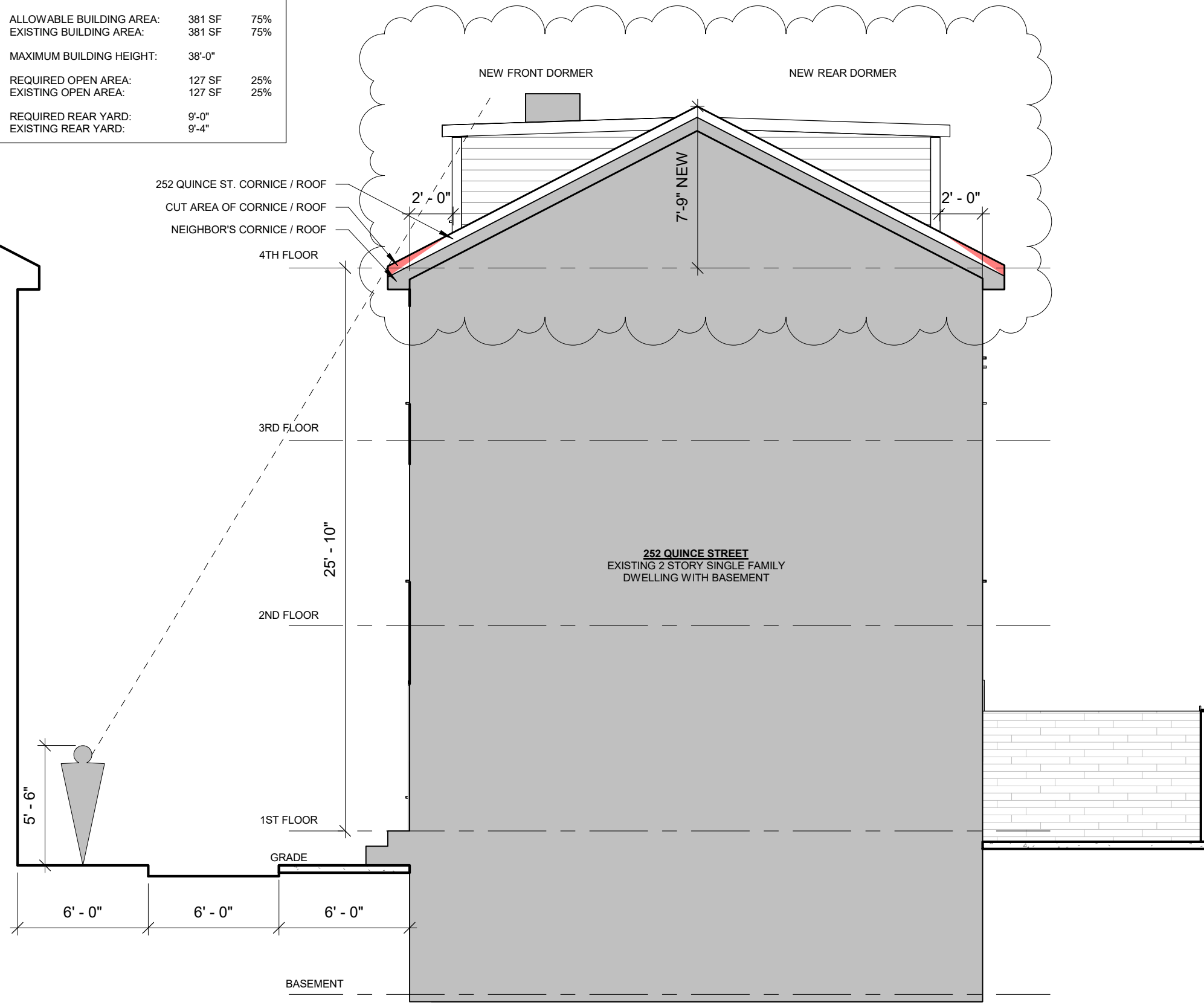


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 PHILADELPHIA PA 19102
 267.469.0275 ARCHITECTURE@AVLV.COM

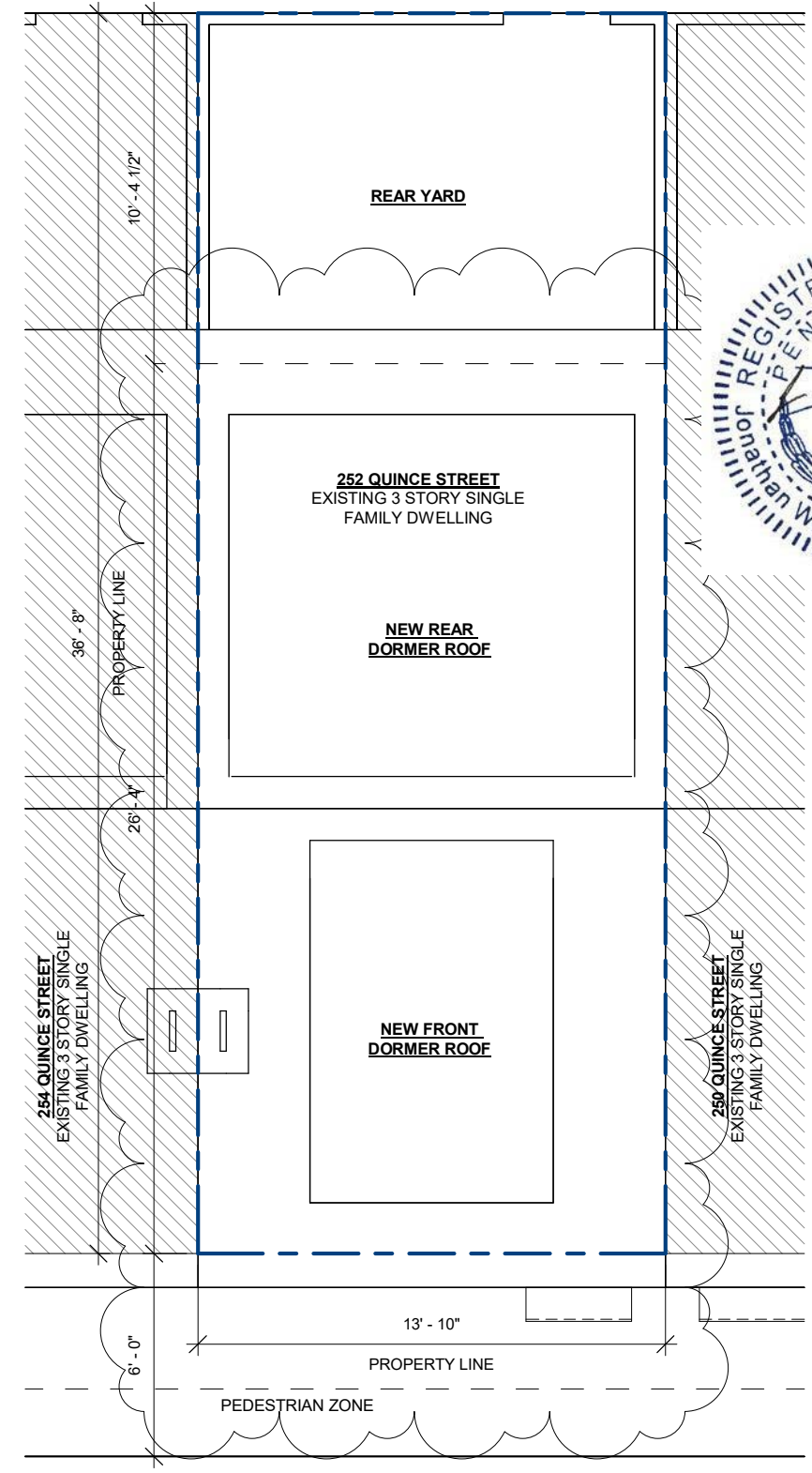


ZONING: RSA-5

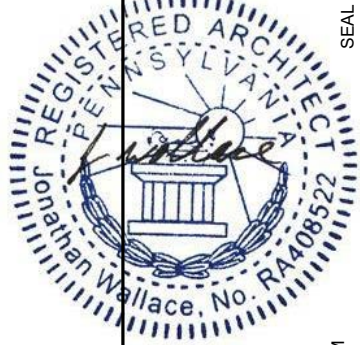
LOT AREA:	508 SF	100%
ALLOWABLE BUILDING AREA:	381 SF	75%
EXISTING BUILDING AREA:	381 SF	75%
MAXIMUM BUILDING HEIGHT:	38'-0"	
REQUIRED OPEN AREA:	127 SF	25%
EXISTING OPEN AREA:	127 SF	25%
REQUIRED REAR YARD:	9'-0"	
EXISTING REAR YARD:	9'-4"	



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



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

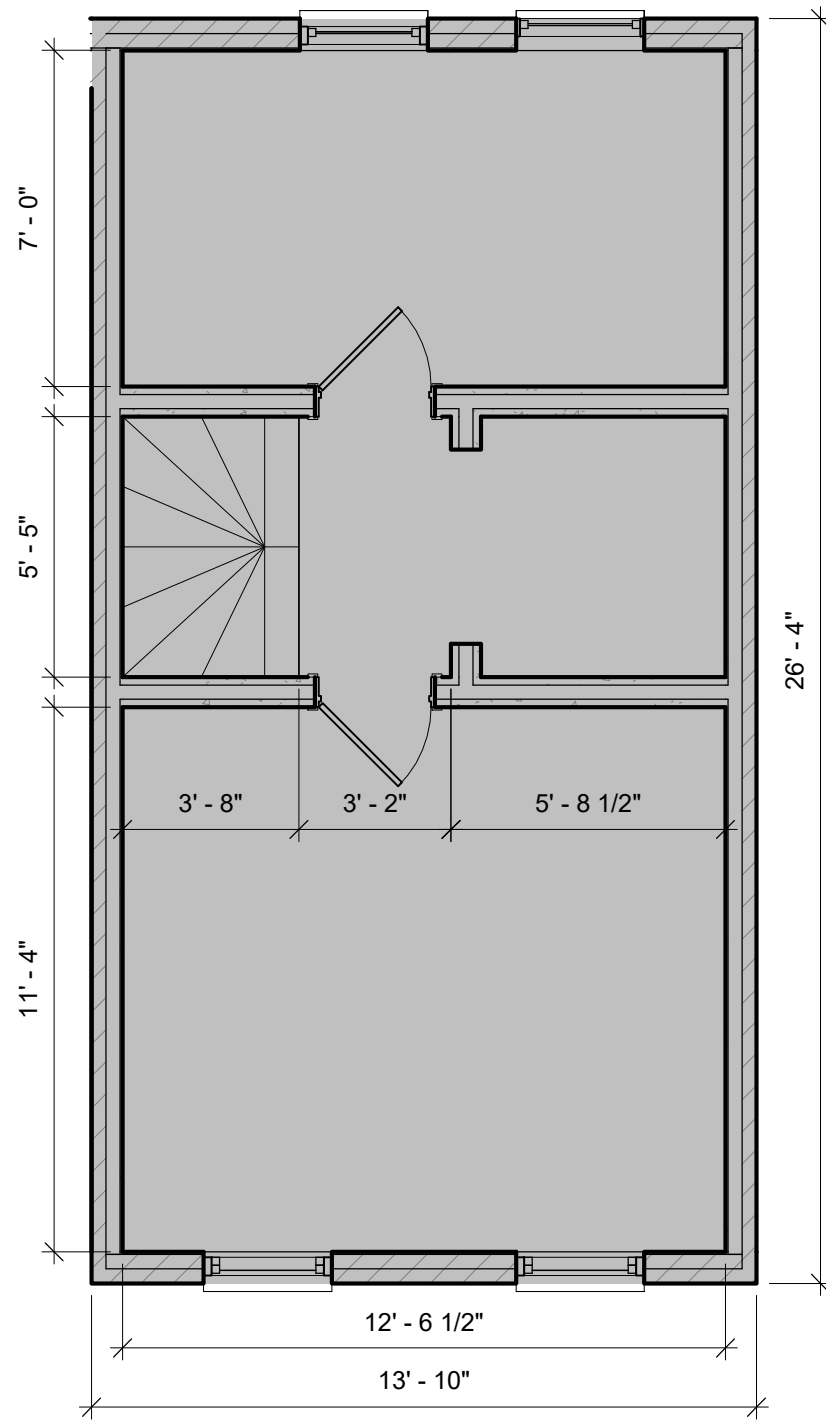


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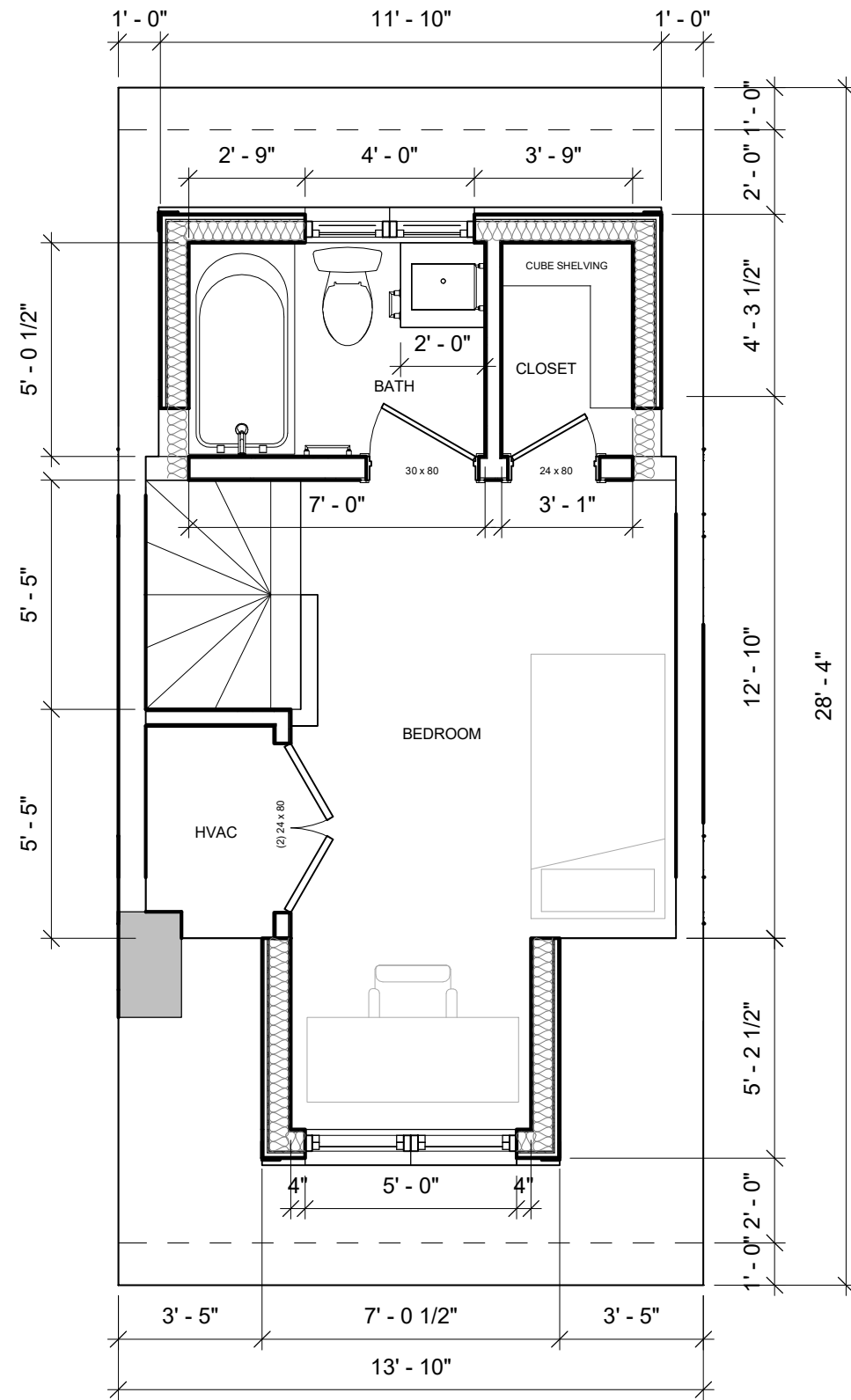


G-002 ZONING & SITE PLAN
DANIELLE HARVEY
252 QUINCE ST.
PHILADELPHIA PA 19107
11/18/2024

SEAL

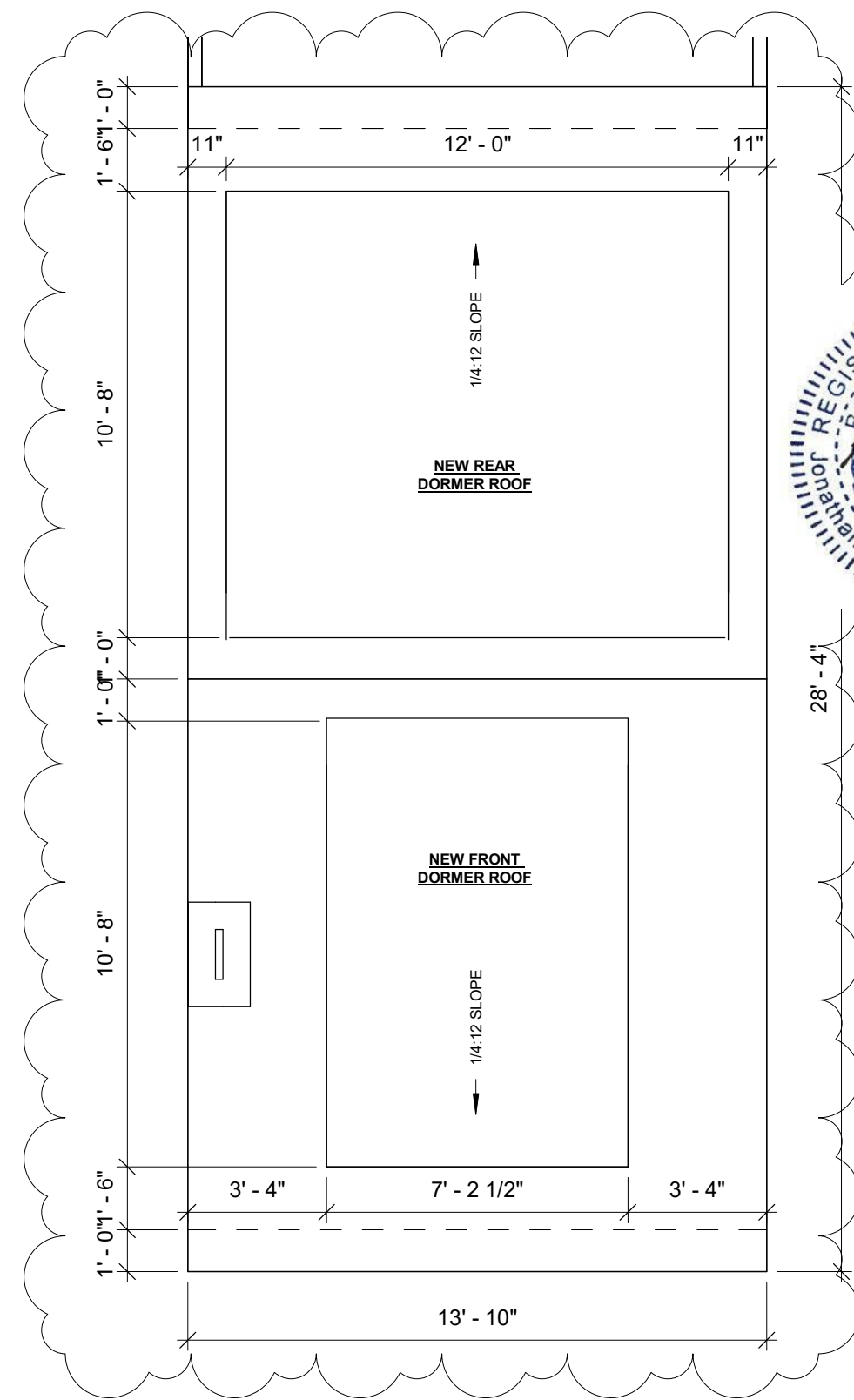


1 3RD FLOOR PLAN
1/4" = 1'-0"



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"

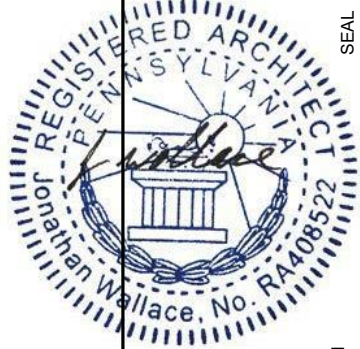
A-101 PLANS

DANIELLE HARVEY

252 QUINCE ST.

PHILADELPHIA PA 19107

11/18/2024



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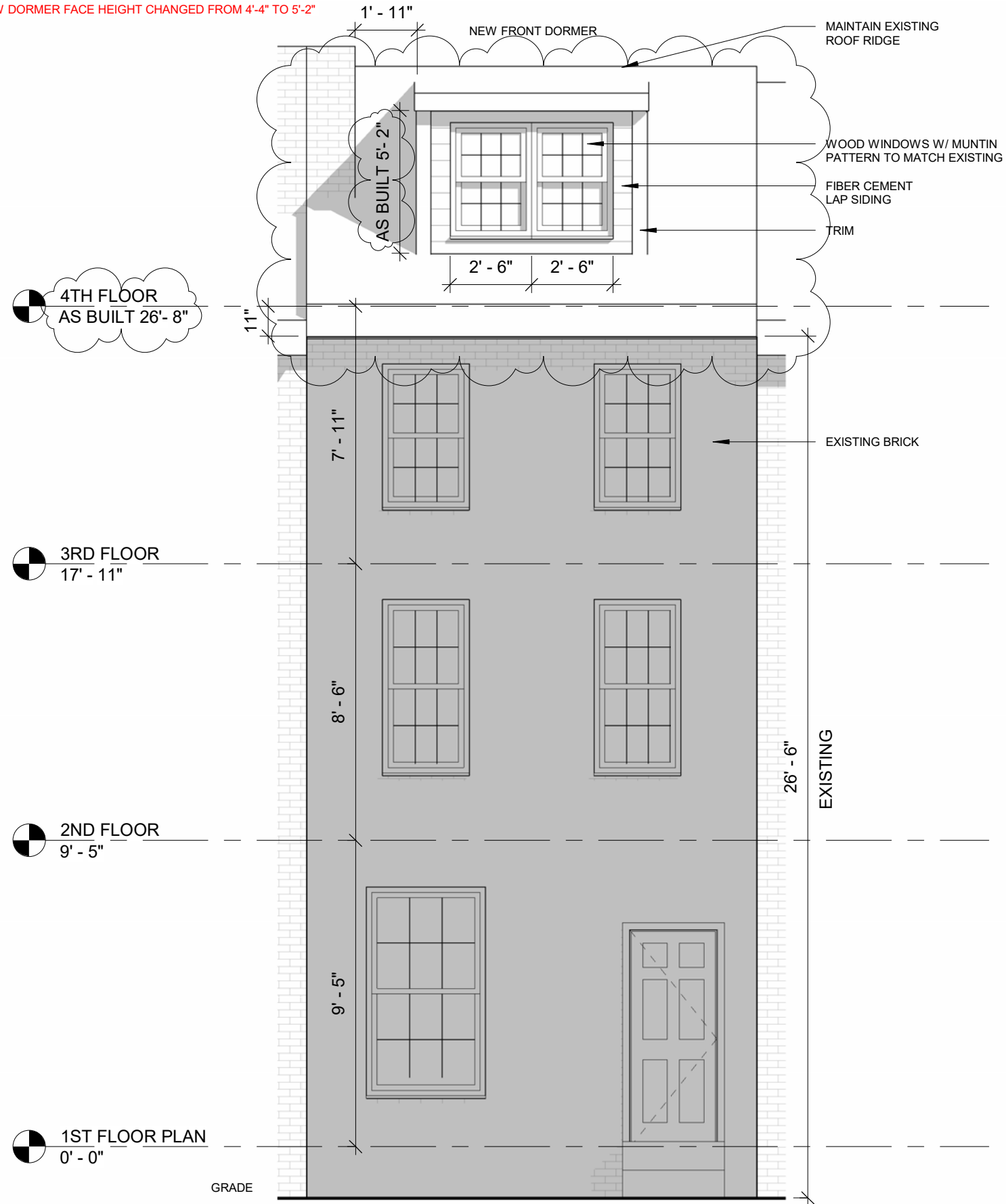
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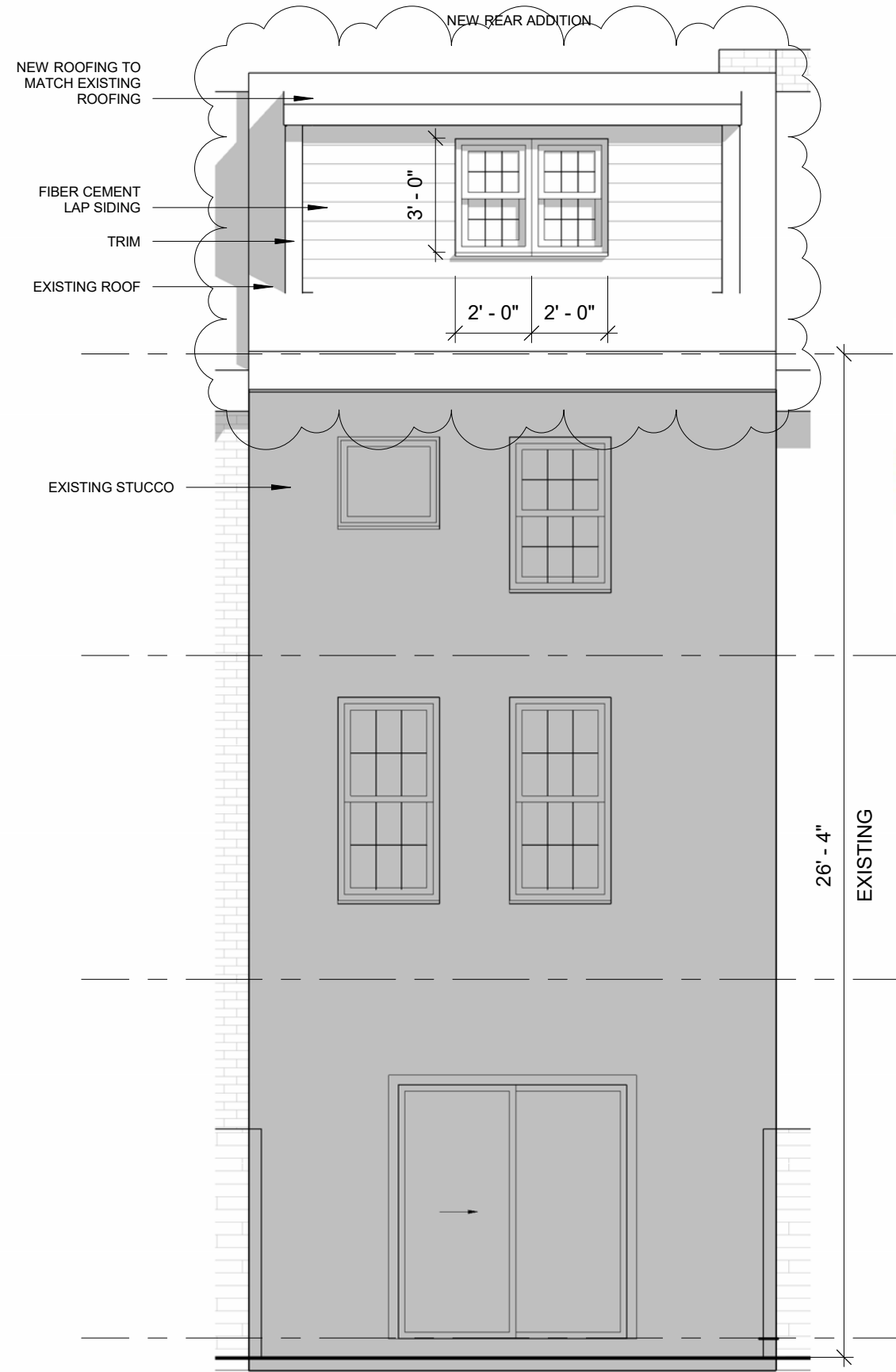


ARCHITECTURE DEVELOPMENT

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"

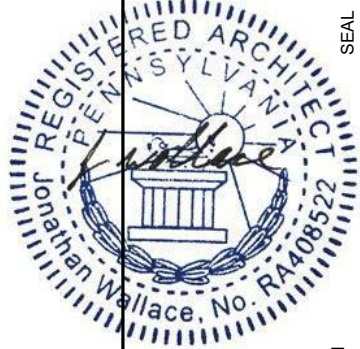


1 FRONT ELEVATION
 1/4" = 1'-0"



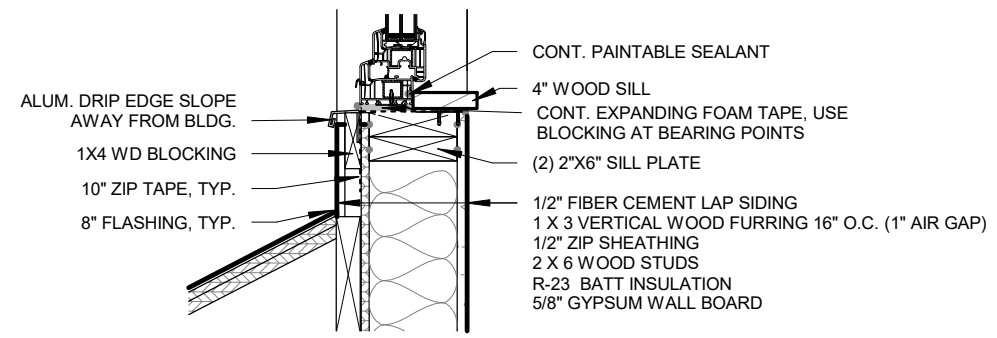
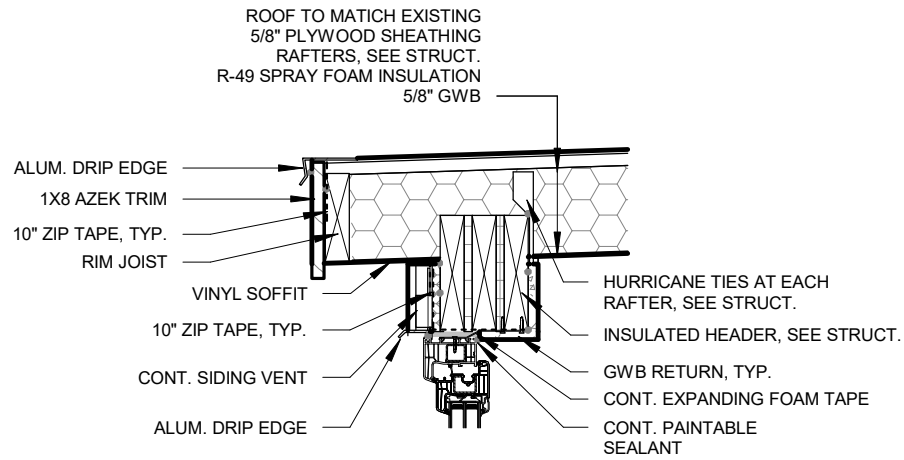
2 REAR ELEVATION
 1/4" = 1'-0"

A-201 EXTERIOR ELEVATIONS
 DANIELLE HARVEY
 252 QUINCE ST.
 PHILADELPHIA PA 19107
 11/18/2024

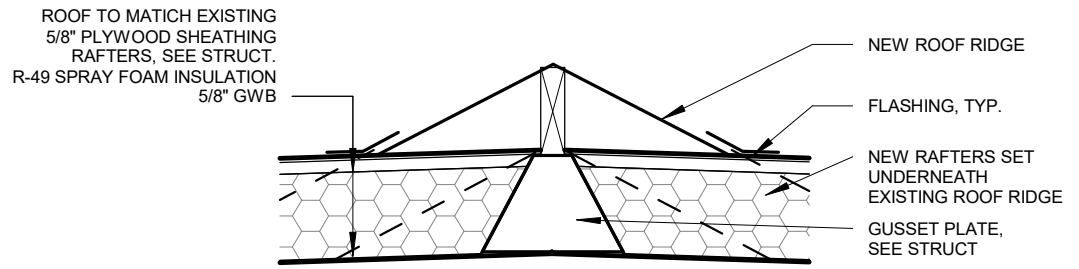


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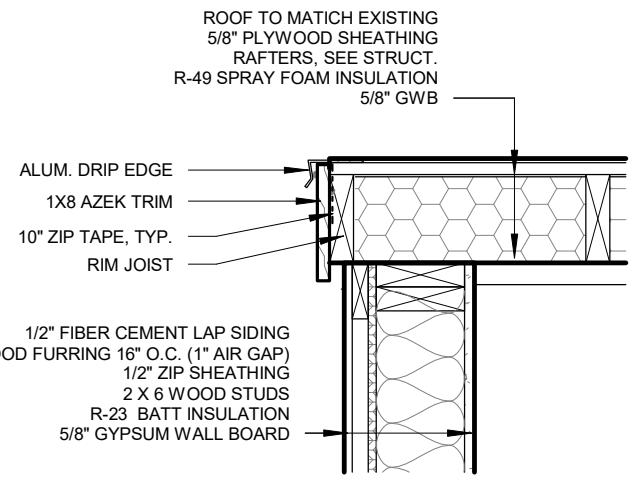




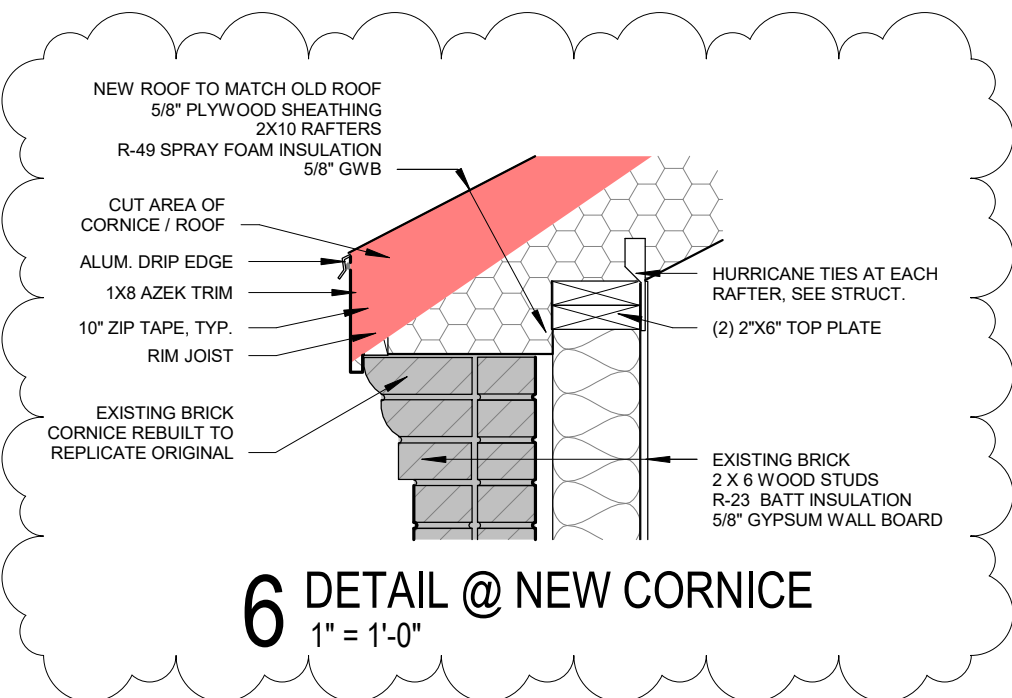
3 DETAIL @ EXTERIOR WALL
1" = 1'-0"



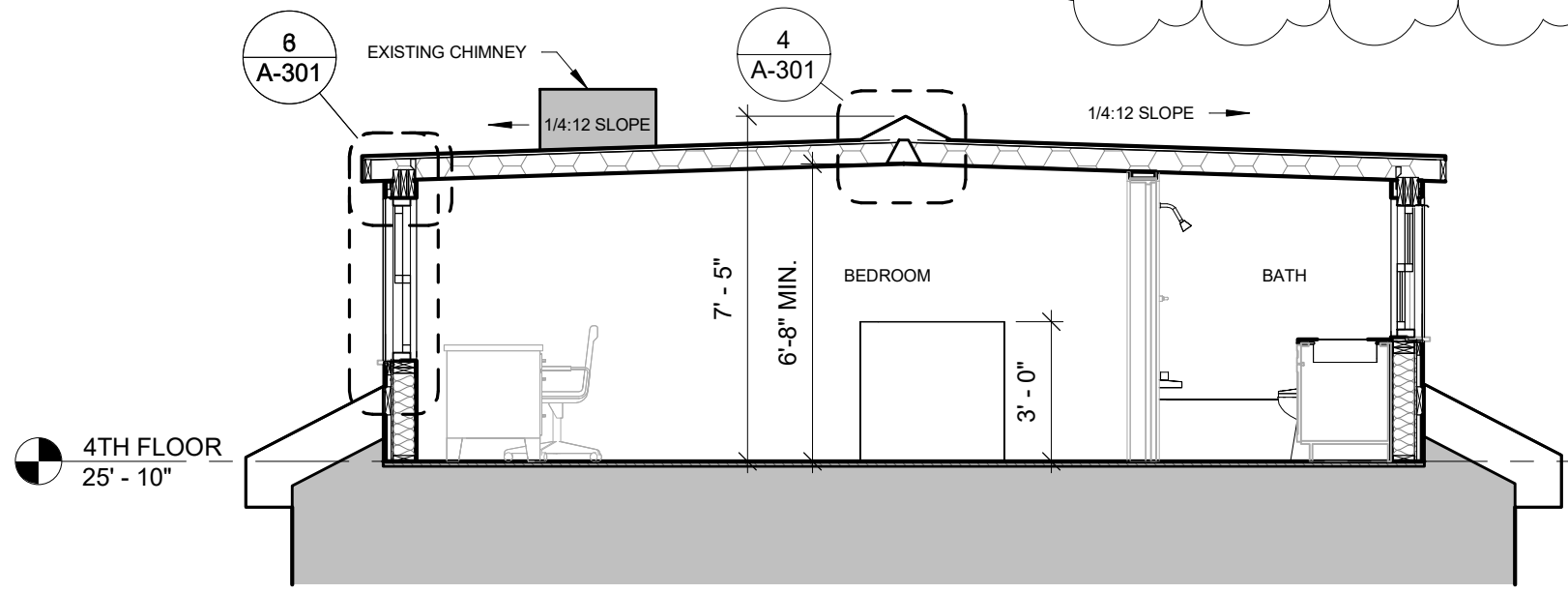
4 DETAIL @ ROOF RIDGE
1" = 1'-0"



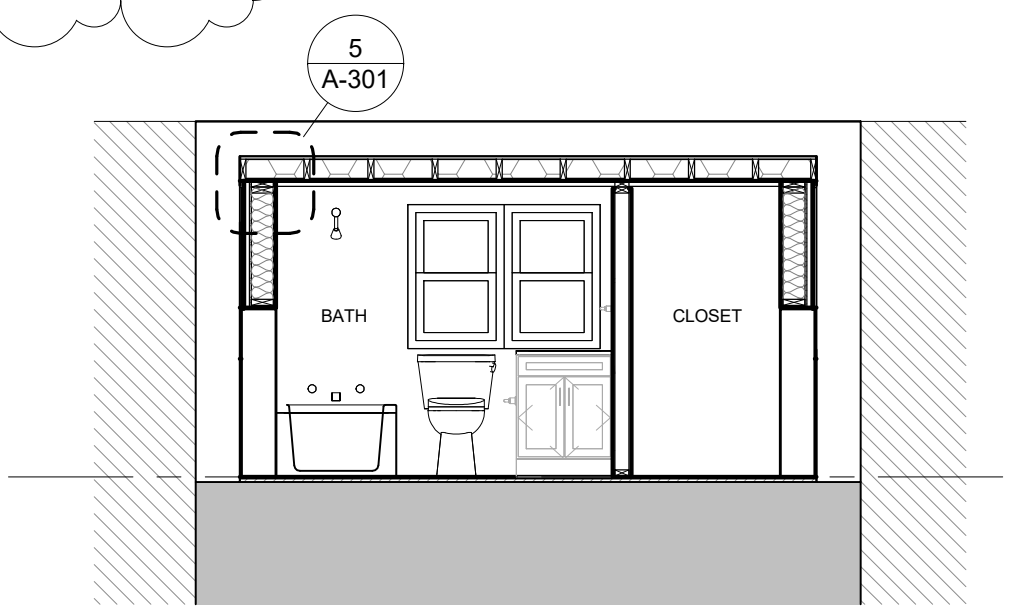
5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



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

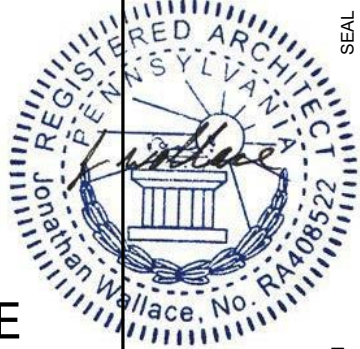


1 SECTION
1/4" = 1'-0"



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

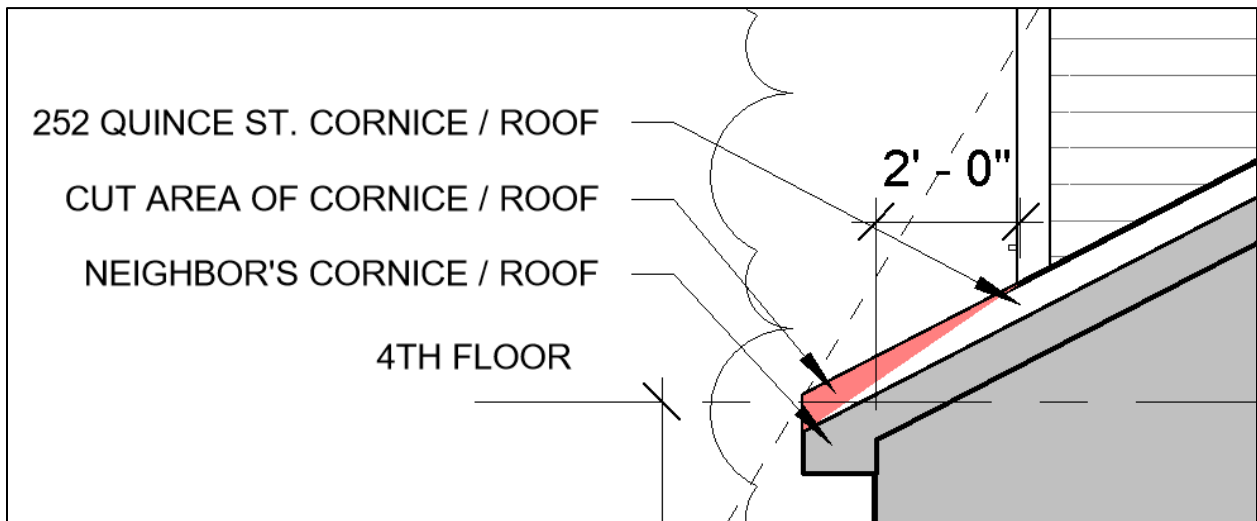
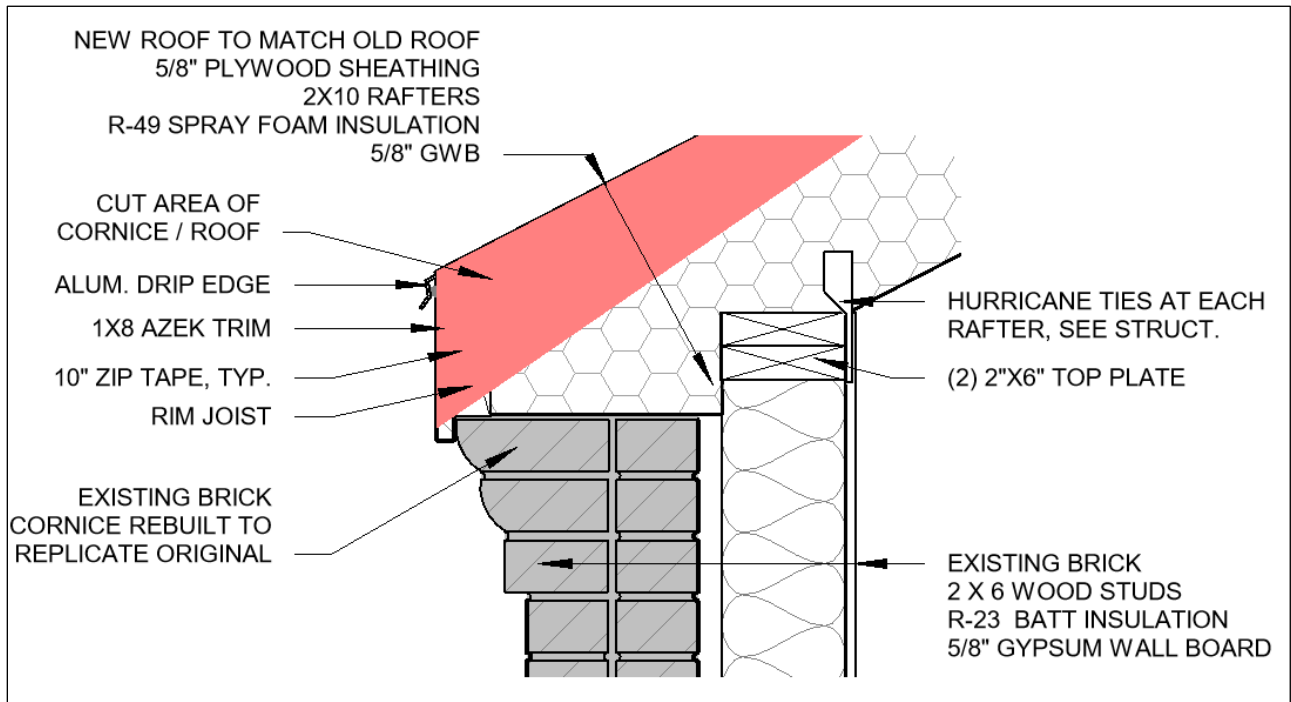
A-301 SECTIONS
DANIELLE HARVEY
252 QUINCE ST.
PHILADELPHIA PA 19107
11/18/2024



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252 Quince St – New cornice details



Application reviewed by Historical Commission
November 8, 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.Q.
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.Q.
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.
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 PROVIDE FOR DRAINAGE AT THE LOWEST POINT OF THE FINISH SYSTEM/ MATERIAL. INSURE PROPER LAPPING AND FLASHING(S) BETWEEN FINISH SYSTEM(S)

BATHROOMS:

1. CERAMIC TILE FLOOR(S) SET IN MASTIC ON 3/8" CEMENT BD, ON 3/4" PLY-WD, SUB FLR., FLASH PATCH CEMENT BD. SUBSTRATE FOR PROPER CERAMIC CONDITIONS. PROVIDE GROUT SEALER(S)
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 UNQ. 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

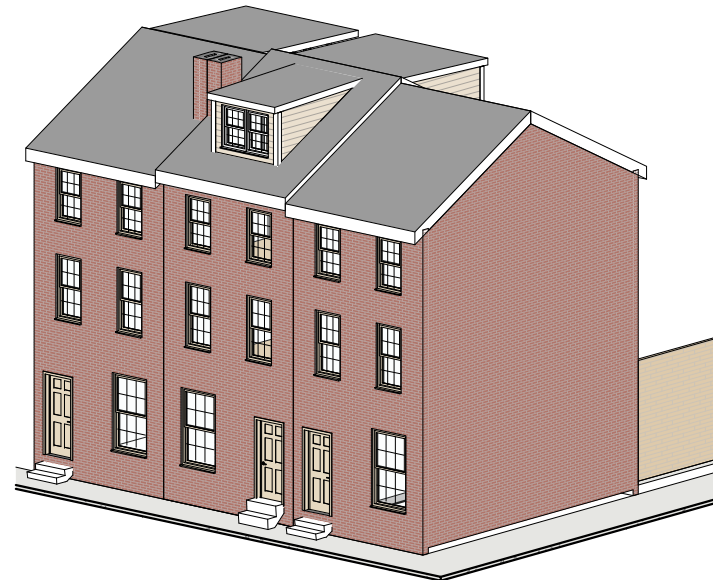
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

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

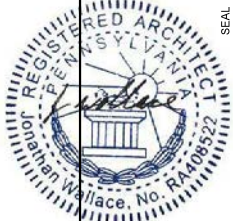
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

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
 10/7/2024



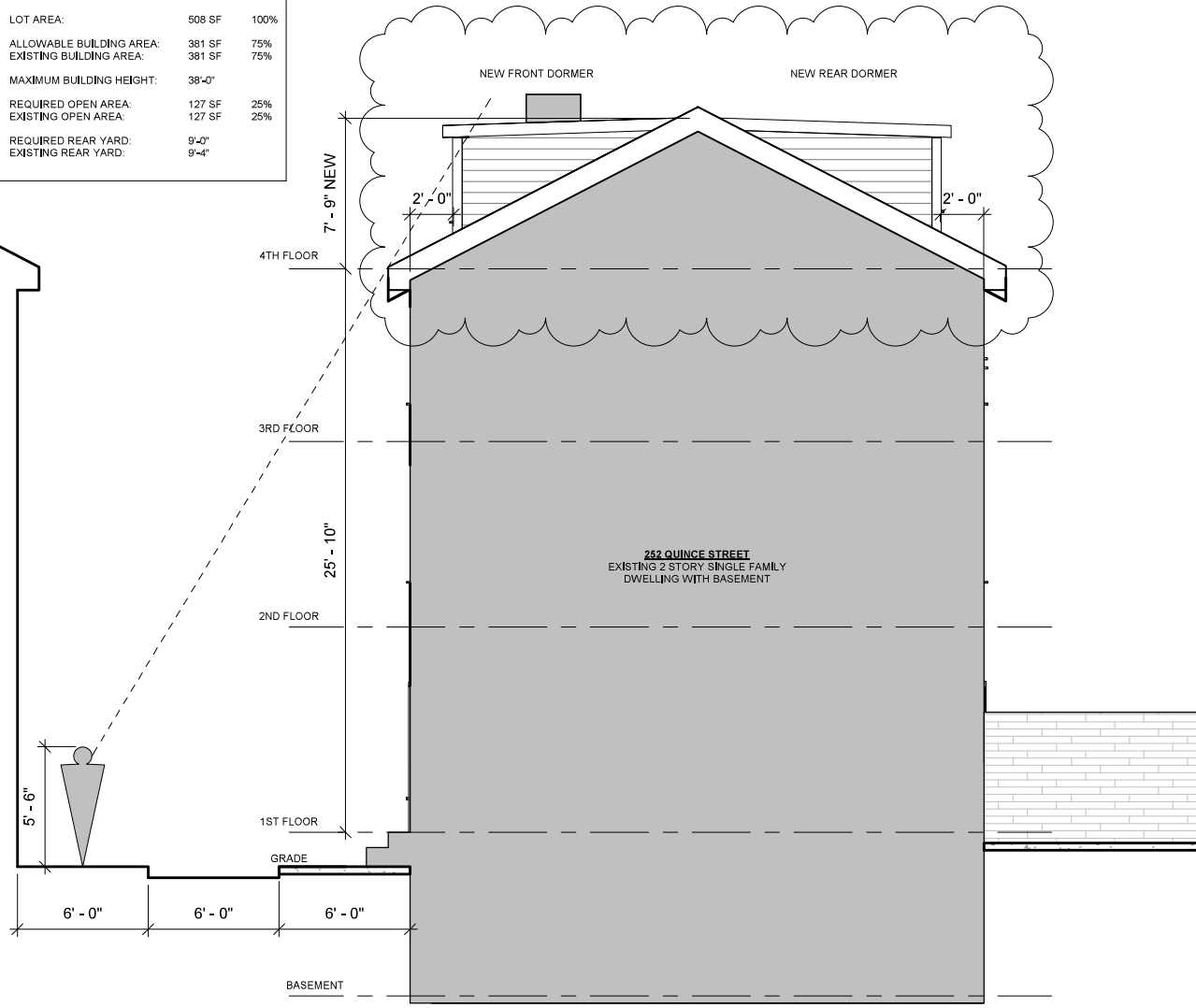
JONATHAN C. WALLACE
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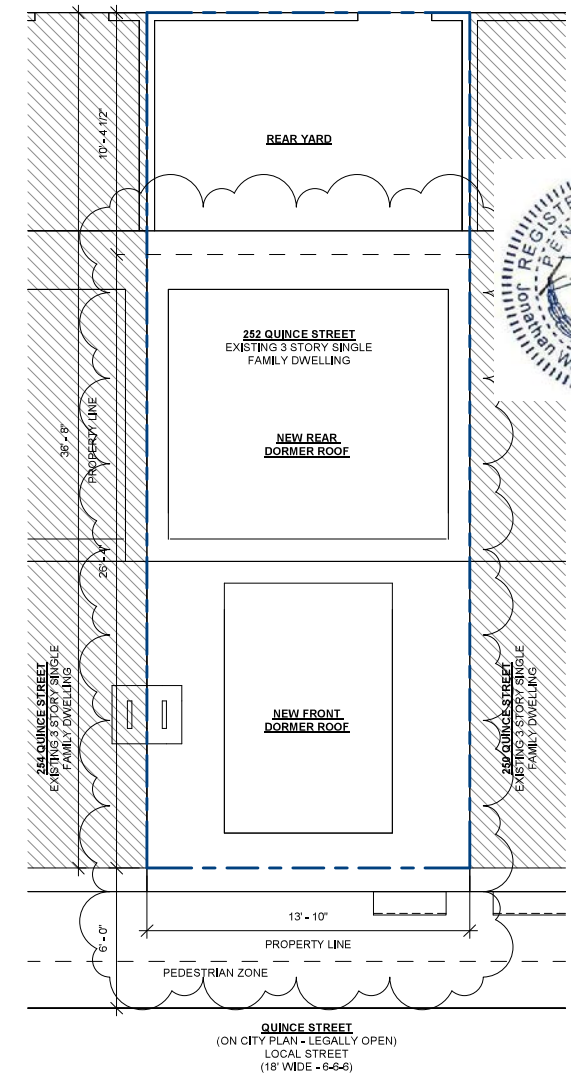
SEAL

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"

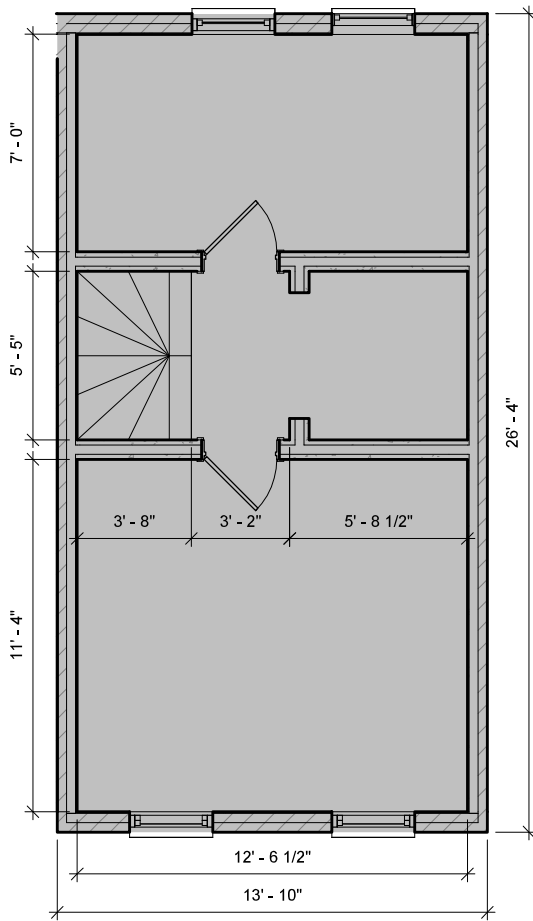


G-002 ZONING & SITE PLAN
DANIELLE HARVEY
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10/7/2024

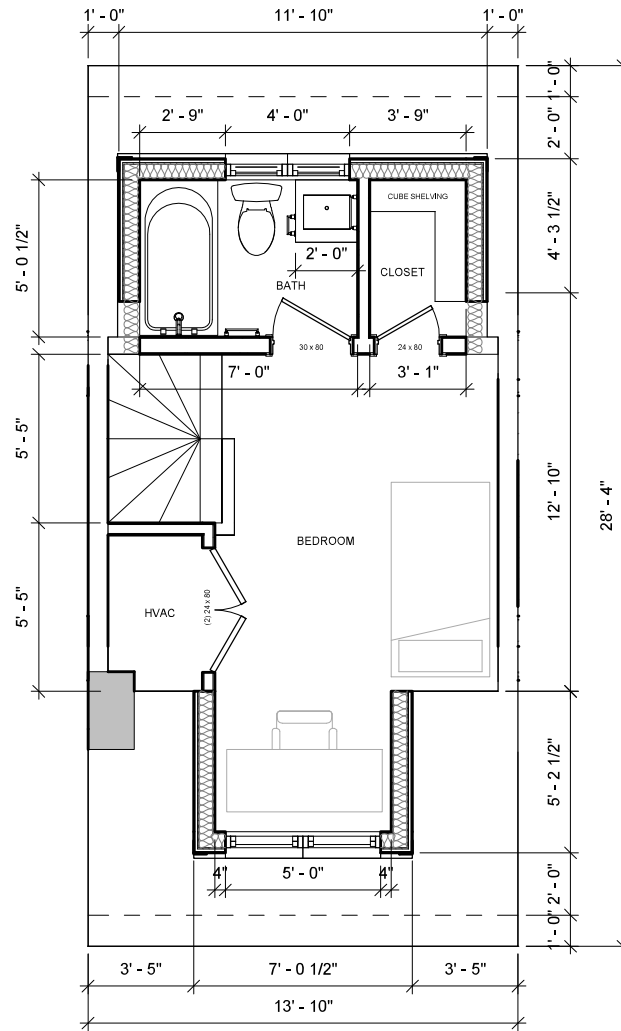
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SEAL

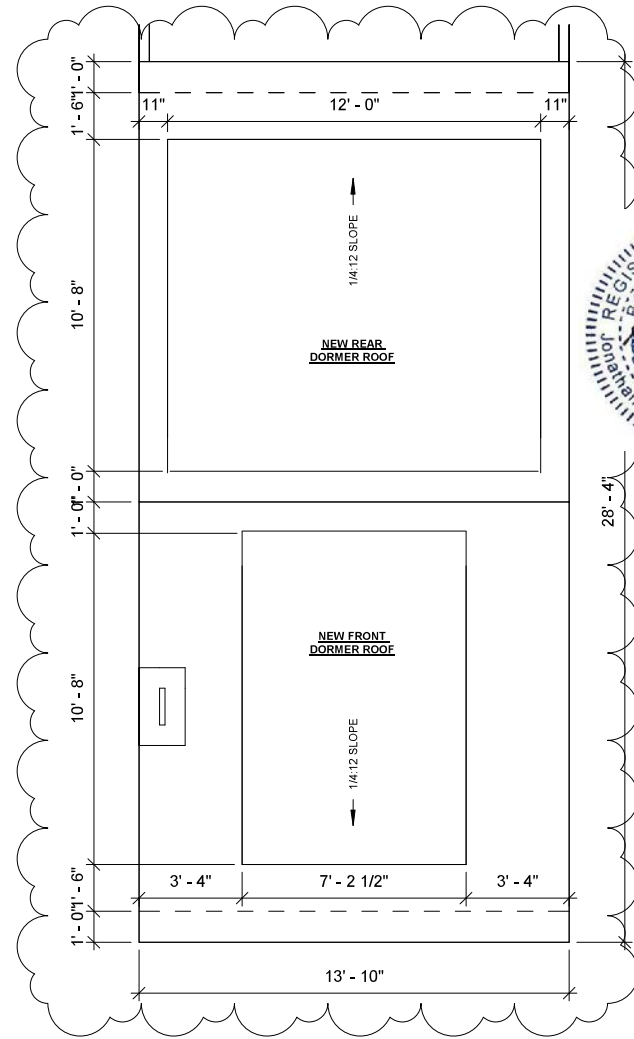


1 3RD FLOOR PLAN
1/4" = 1'-0"

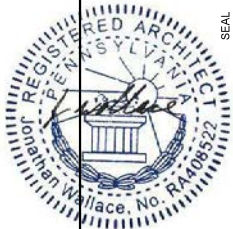


VERIFY ALL DIMENSIONS IN FIELD
OPTION: BATH / CLOSET POCKET DOORS

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



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



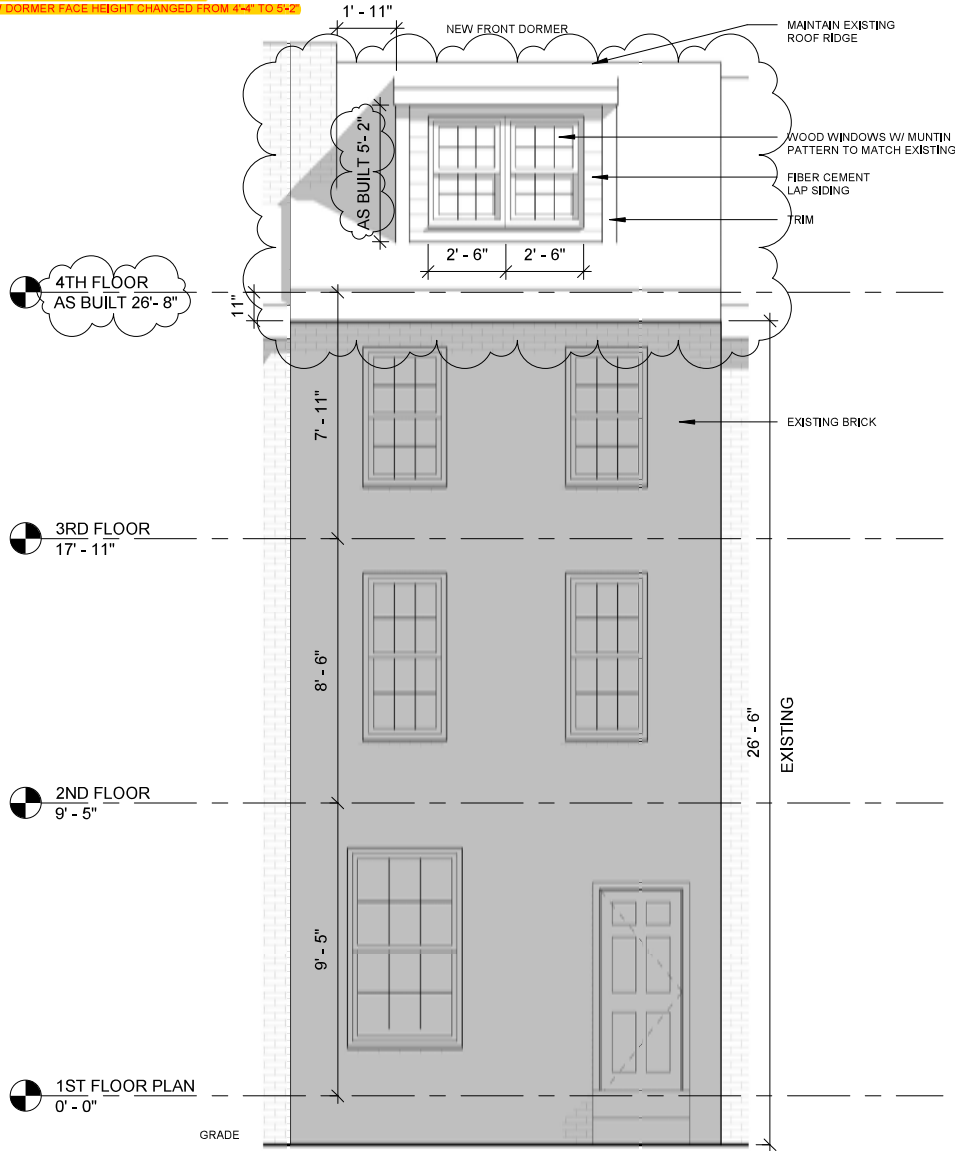
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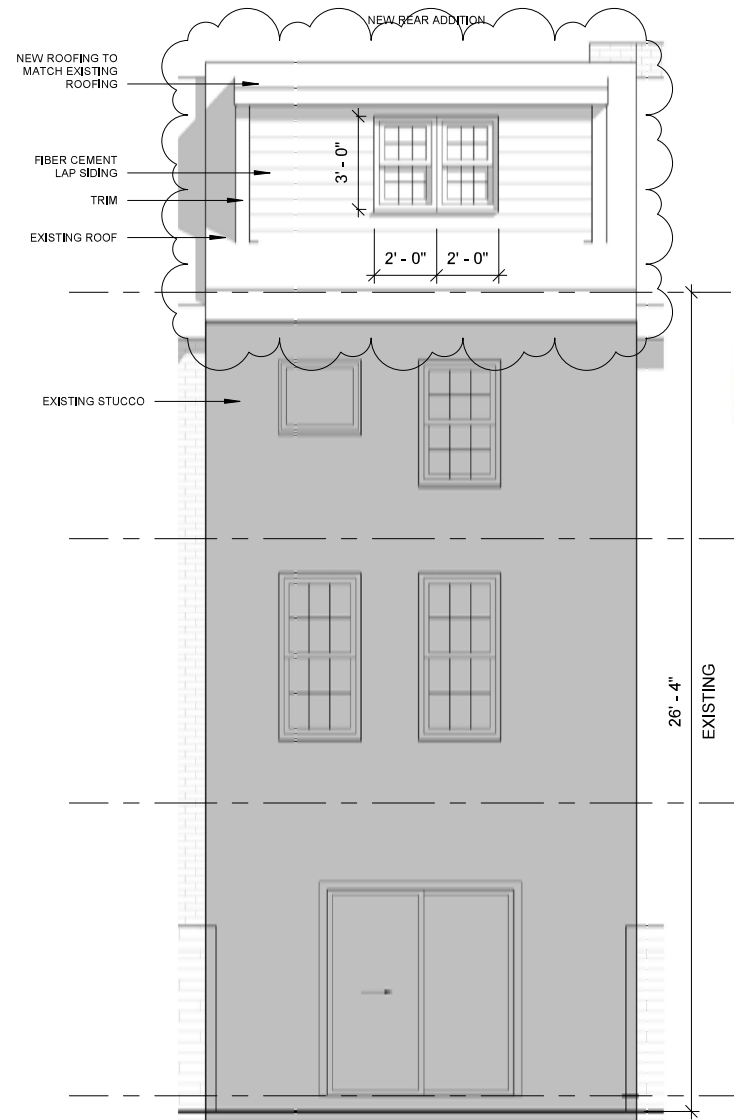
A-101 PLANS
DANIELLE HARVEY
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10/7/2024

SEAL

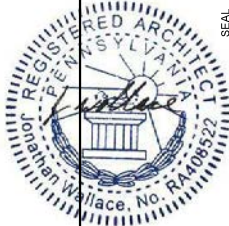
AS BUILT CHANGES INCLUDE:
 -EXISTING ROOF AND CORNICES REPLACED WITH NEW
 -NEW ROOF IS 10" HIGHER THAN EXISTING
 -NEW DORMER FACE HEIGHT CHANGED FROM 4'-4" TO 5'-2"



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



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

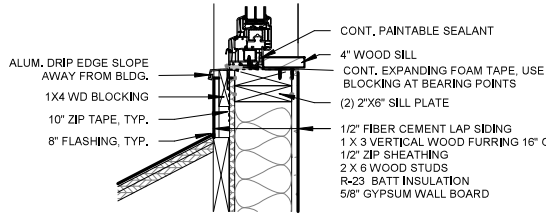
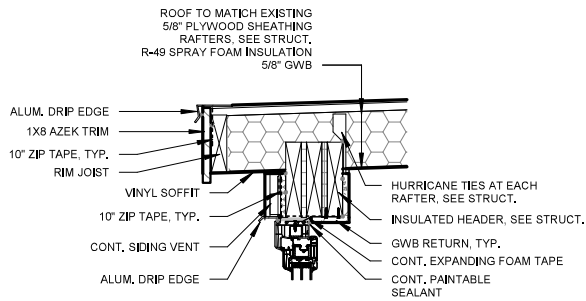


A-201 EXTERIOR ELEVATIONS
 DANIELLE HARVEY
 252 QUINCE ST.
 PHILADELPHIA PA 19107
 10/7/2024

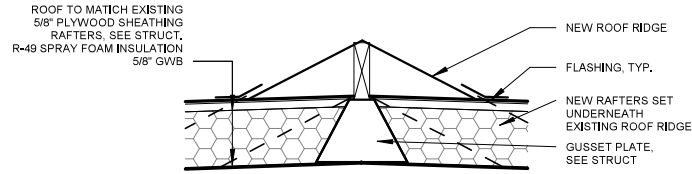
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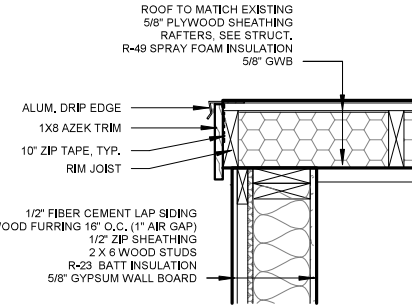
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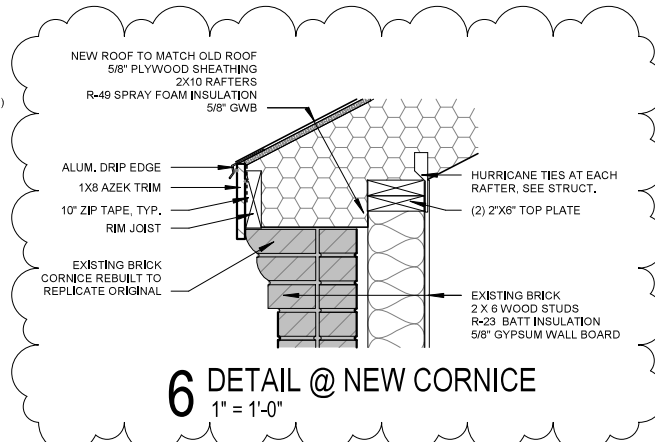
3 DETAIL @ EXTERIOR WALL
1" = 1'-0"



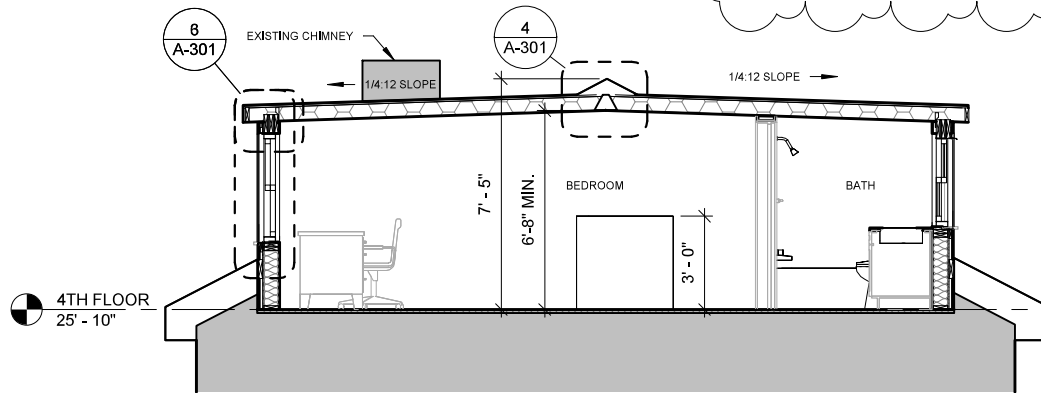
4 DETAIL @ ROOF RIDGE
1" = 1'-0"



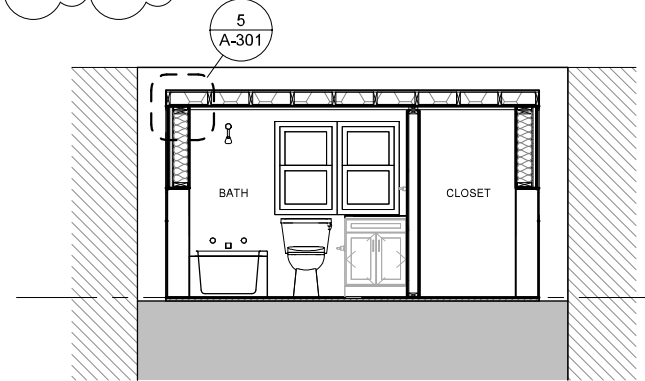
5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



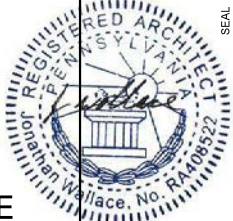
6 DETAIL @ NEW CORNICHE
1" = 1'-0"



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

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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.
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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 PARTI-LINE TO BE F.R. PLYWOOD WHERE THE RATED PARTI-WALL EXTENDS LESS THAN 30" ABOVE NEW ROOF SURFACE

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EXTERIOR FINISHES:

1. ALL EXTERIOR FINISHES SHALL BE INSTALLED TO THE EXISTING POINT OF THE FINISH SYSTEM MATERIAL. INSURE 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

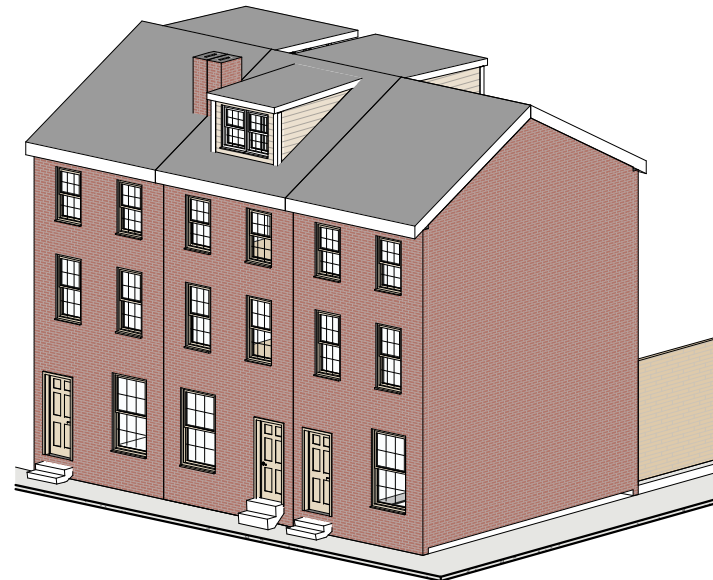
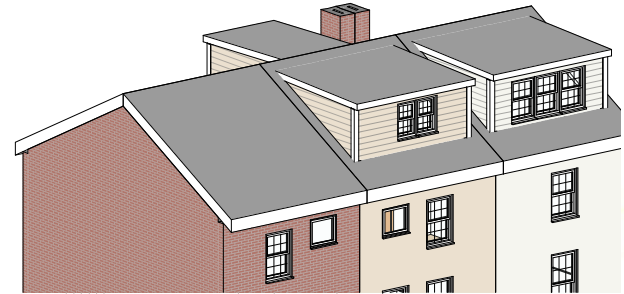
FIRE RESISTIVE CONSTRUCTION - Chapter 7 IBC

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

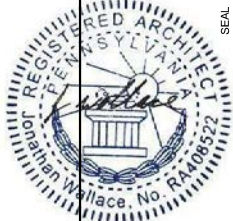
RESIDENTIAL ENERGY EFFICIENCY - Chapter 4 IECC

TABLE R402.1.2 CLIMATE ZONE 4 REQUIRED PROVIDED

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
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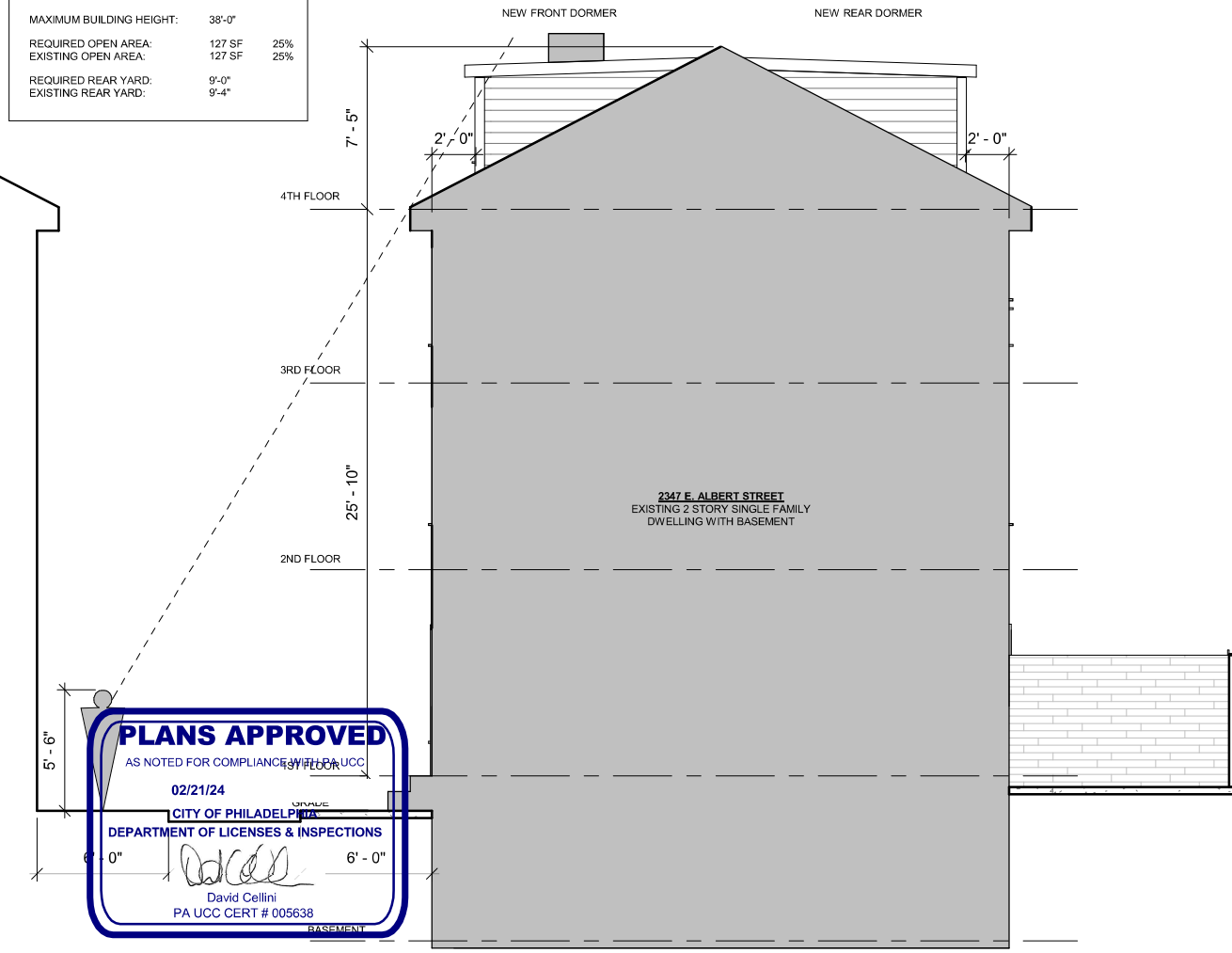
AS NOTED FOR COMPLIANCE WITH PA UCC

CITY OF PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTION

PA UCC CERT # 005638

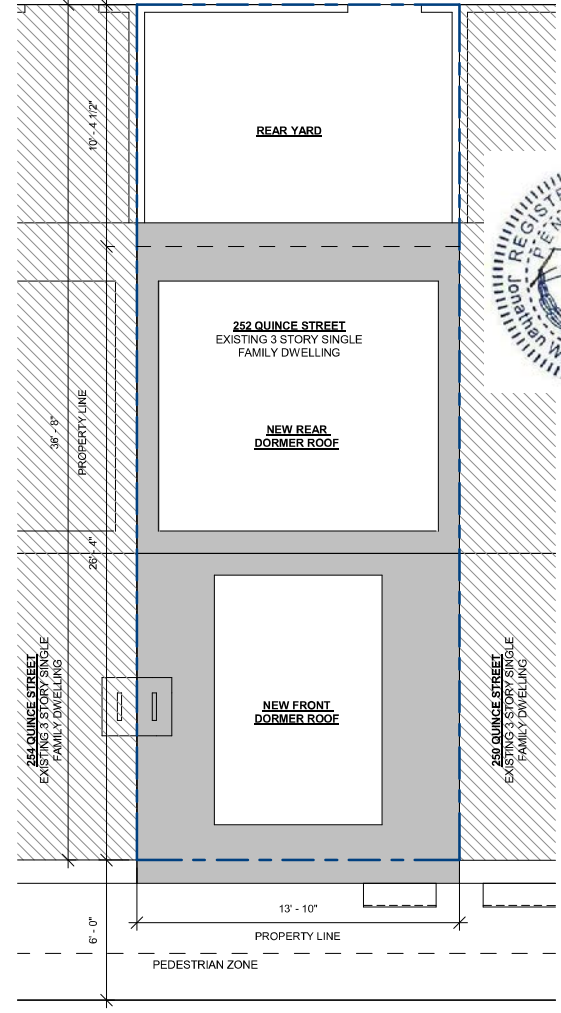
ZONING: RSA-5

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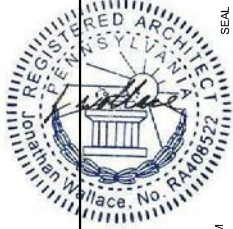


PLANS APPROVED
 AS NOTED FOR COMPLIANCE WITH PA UCC
 02/21/24
 CITY OF PHILADELPHIA
 DEPARTMENT OF LICENSES & INSPECTIONS
 David Cellini
 PA UCC CERT # 005638

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



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

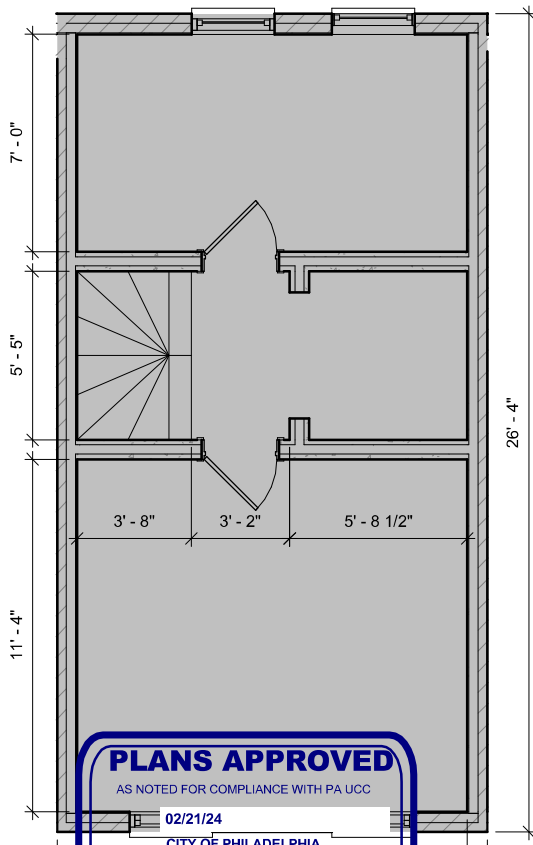


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 NJ LICENSE # 21A02202500
 AVLV DEVELOPMENT LLC
 1500 CHESTNUT ST. SUITE 2 #1833
 PHILADELPHIA PA 19102
 267.468.0275 ARCHITECTURE@AVLV.COM

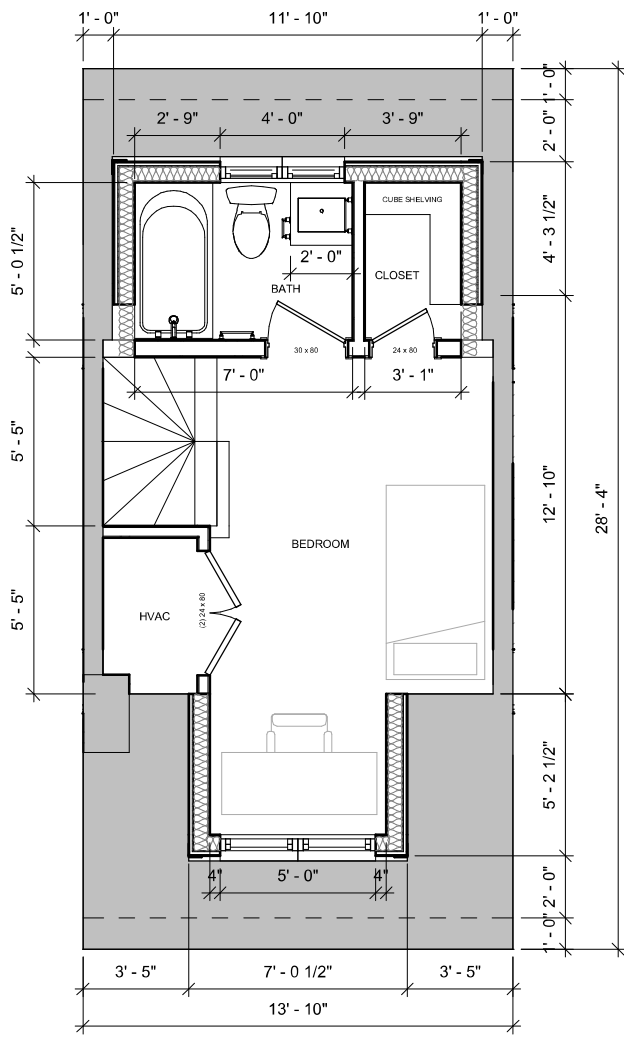


G-002 ZONING & SITE PLAN
 DANIELLE HARVEY
 252 QUINCE ST.
 PHILADELPHIA PA 19107
 12/20/2023

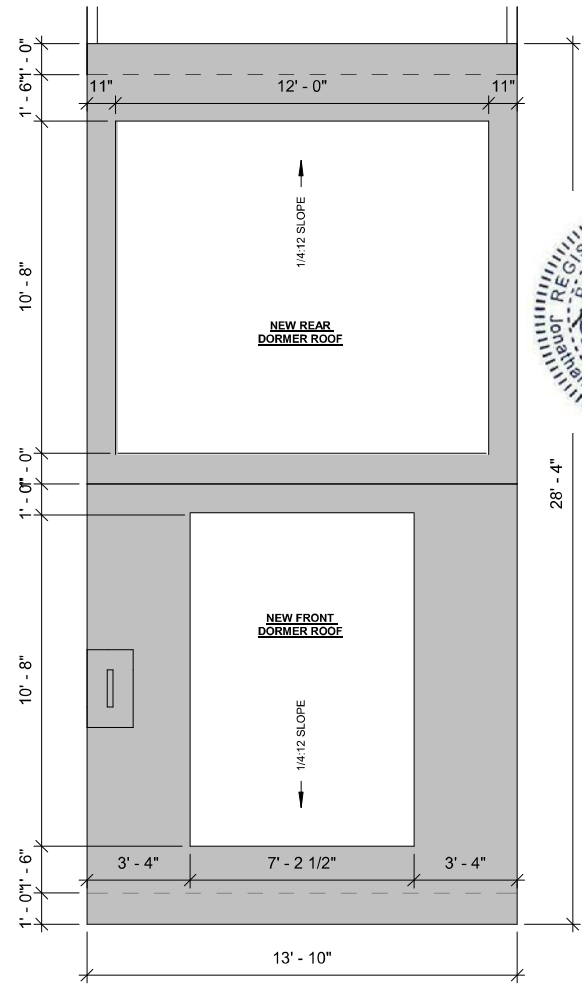
SEAL



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



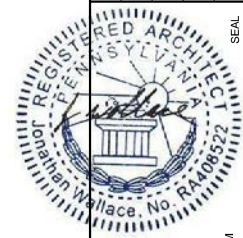
VERIFY ALL DIMENSIONS IN FIELD
OPTION: BATH / CLOSET POCKET DOORS



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

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

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

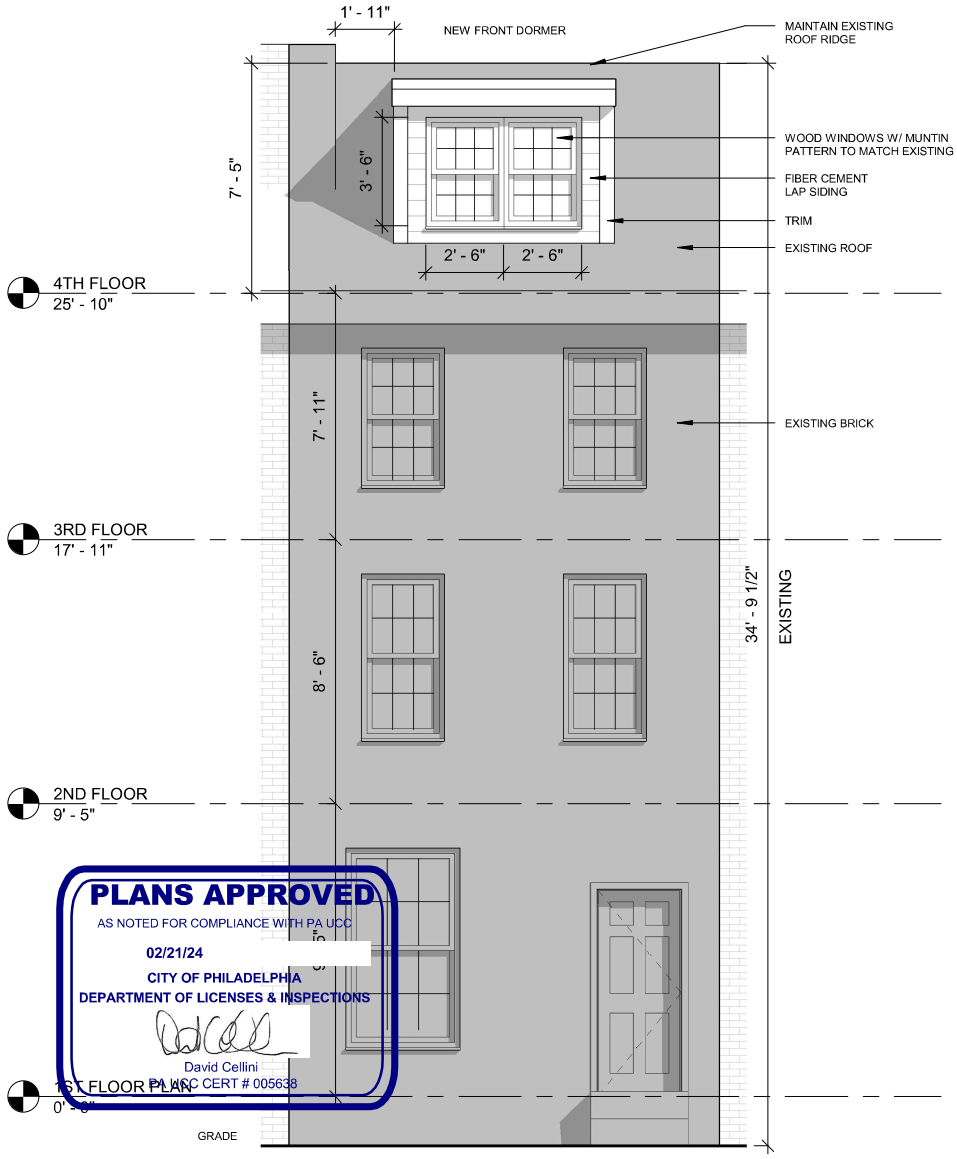


A-101 PLANS
DANIELLE HARVEY
252 QUINCE ST.
PHILADELPHIA PA 19107
12/20/2023

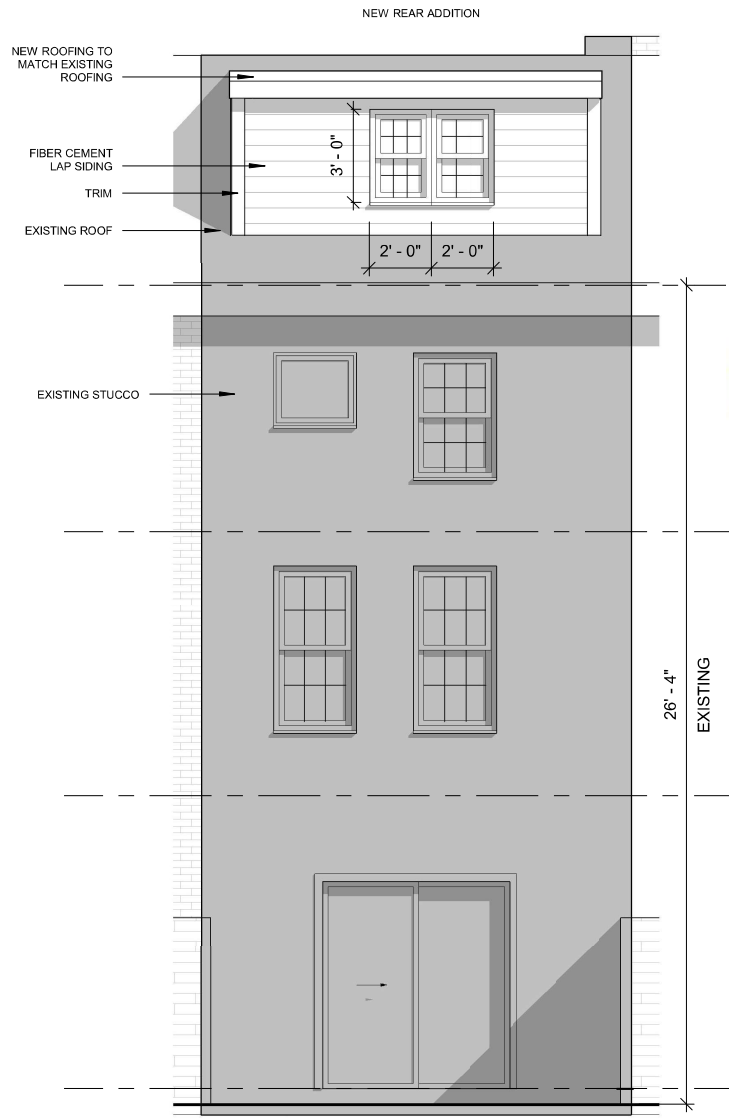
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SEAL

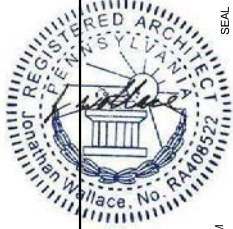


1 FRONT ELEVATION
1/4" = 1'-0"



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

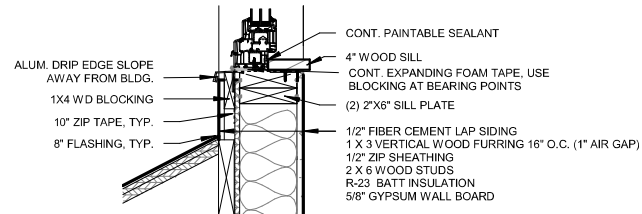
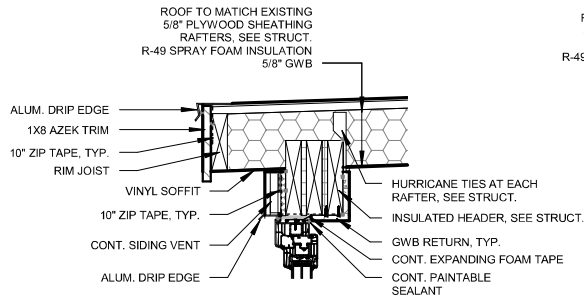
A-201	EXTERIOR ELEVATIONS
DANIELLE HARVEY	
252 QUINCE ST.	
PHILADELPHIA PA 19107	
12/20/2023	



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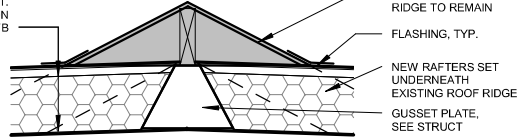


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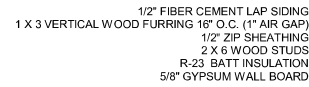
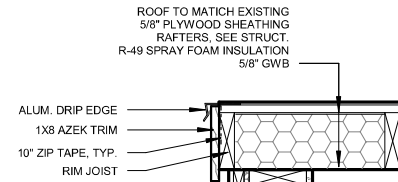


3 DETAIL @ EXTERIOR WALL
1" = 1'-0"

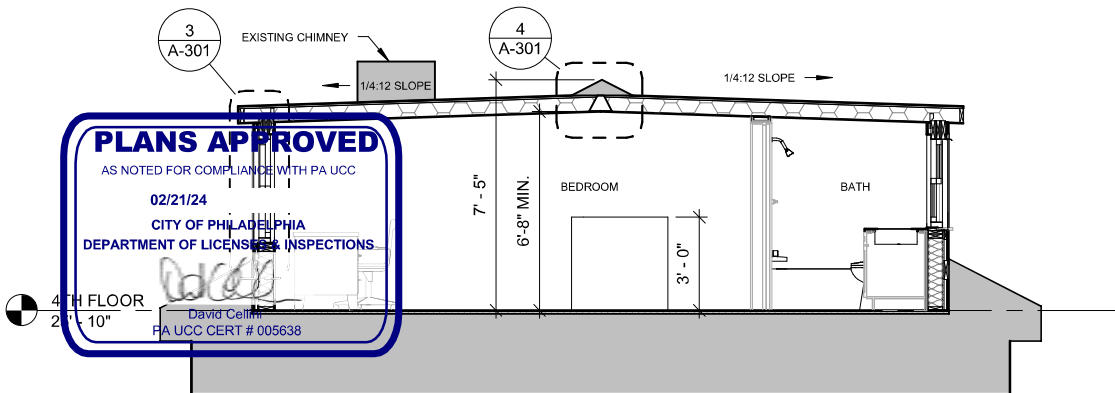
ROOF TO MATCH EXISTING
5/8" PLYWOOD SHEATHING
RAFTERS, SEE STRUCT.
R-49 SPRAY FOAM INSULATION
5/8" GWB



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



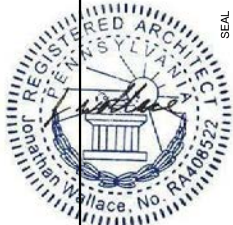
5 DETAIL @ SIDE ROOF EDGE
1" = 1'-0"



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



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



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



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

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ALLENTOWN, PA 18102
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WWW.GLENWOODENGINEERING.COM
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PROJECT LOCATION
252 QUINCE ST.
PHILADELPHIA, PA 19107

3-STORY SINGLE BUILDING ALTERATION PLAN

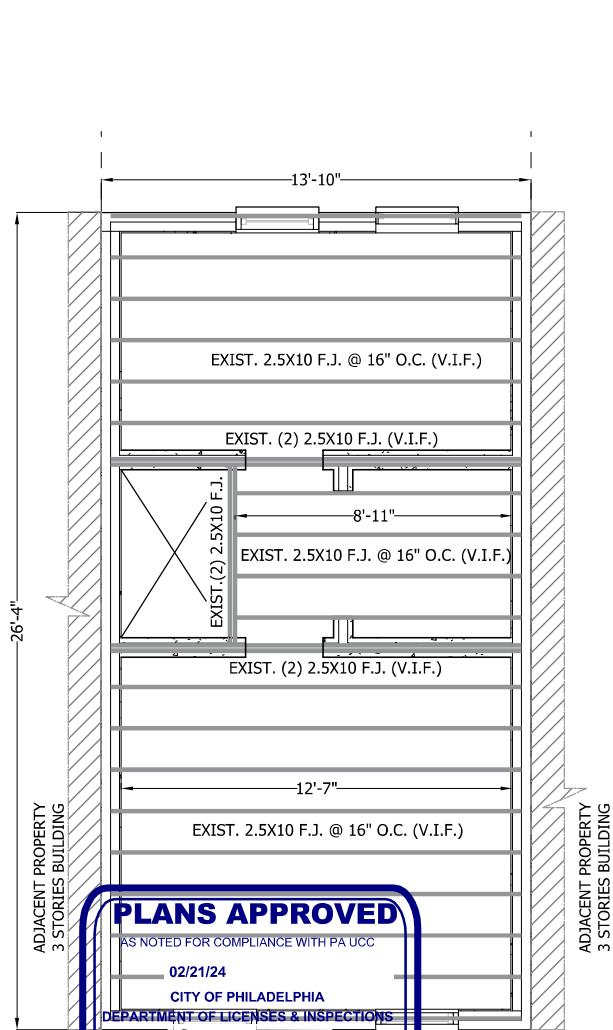
DRAWING TITLE
NOTES

DATE	DESCRIPTION

SCALE: AS NOTED
DATE: 12/19/2023
PROJECT NO. 4652023
DRAWING NO.

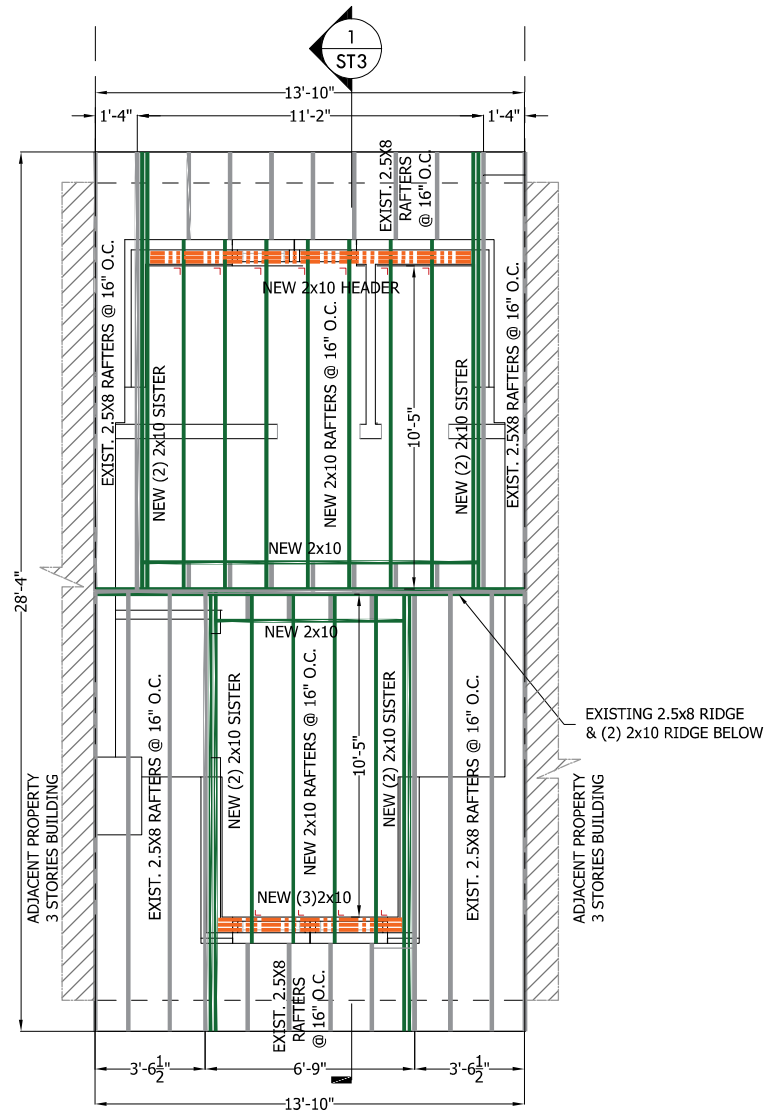
ST-1

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

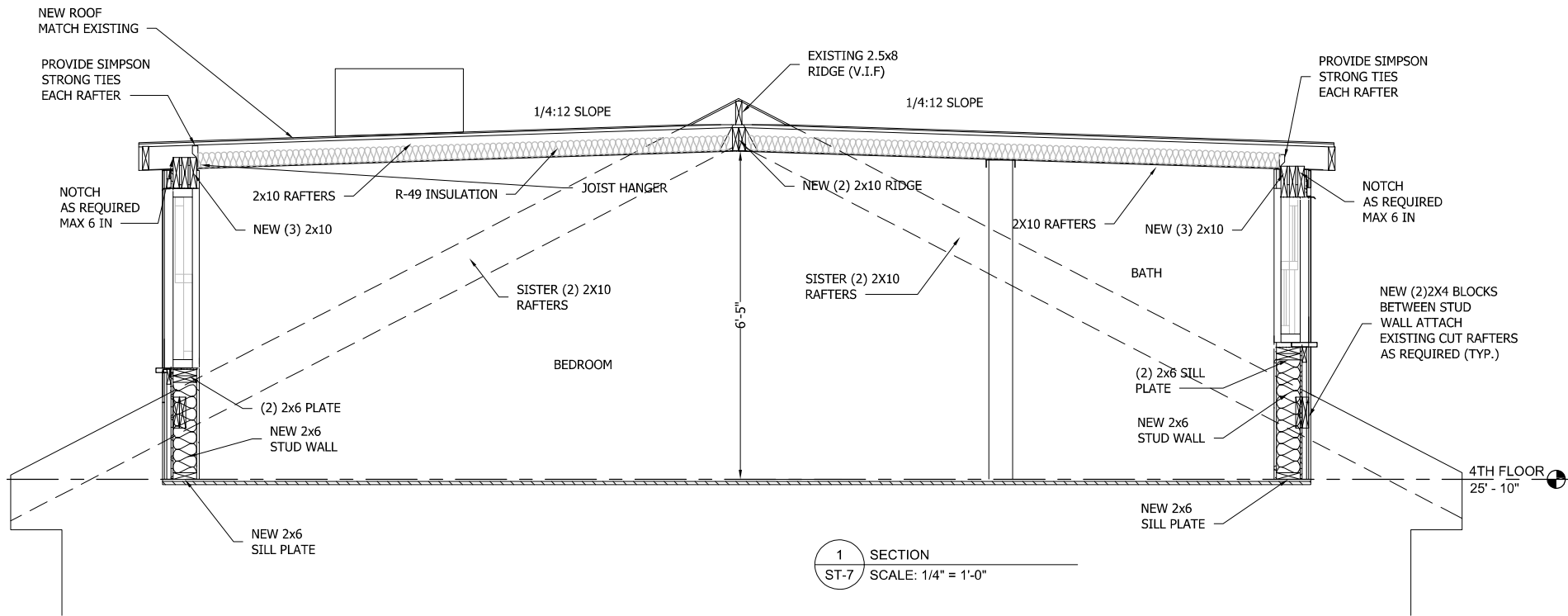
DRAWING
TITLE
**FRAMING
PLANS**

△	DATE	DESCRIPTION

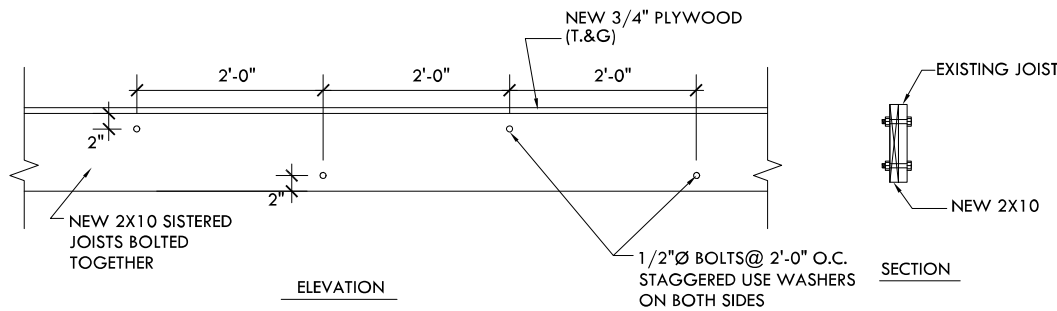
SCALE: AS NOTED
DATE: 12/19/2023
PROJECT NO. 4652023
DRAWING NO.

ST-2

SHEET NO.
2 OF 7



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



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



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LAURA DIPASQUALE



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PROJECT LOCATION
252 QUINCE ST.
PHILADELPHIA,
PA 19107

3-STORY SINGLE BUILDING ALTERATION PLAN

DRAWING TITLE
DETAILS

DATE	DESCRIPTION

SCALE: AS NOTED
DATE: 12/19/2023
PROJECT NO. 4652023

DRAWING NO.

ST-7

SHEET NO.
7 OF 7