

ADDRESS: 100 SUMMIT ST

Proposal: Construct addition, garage, and one-story porch; modify windows and door

Review Requested: Final Approval

Owner: Kerri and Ryan Farragut

Applicant: Aubrie Lincks, Krieger and Associates Architects Inc.

History: 1860

Individual Designation: 8/2/1973

District Designation: None

Staff Contact: Alex Till, alexander.till@phila.gov

OVERVIEW: This application proposes to demolish a non-historic garage building at an individually designated property and construct a two-story detached garage with carport in its place. It also proposes to demolish a one-story rear shed addition and construct a larger one-story addition with a roof deck. It proposes to convert a window into a door on the north facade. Finally, it proposes remove a small, non-historic airlock and add a small, one-story porch at the east or rear facade of the main block.

The house was constructed c. 1860 in an elaborate Italianate style. A major two-story addition was added to the house in 1909, and other major alterations took place in 1922 and 1946. The one-story shed addition and other areas proposed for alteration appear to date to the first half of the twentieth century. The garage appears to be a later twentieth-century building, but there has been an outbuilding in the same place on the property since at least 1895. The garage will be significantly larger than the existing and also feature a second-floor studio space. The addition will be approximately twice as large as the existing and feature a roof deck. The modifications to the rear window and door and addition of a porch will alter the current appearance of this rear wall, but it appears to be already altered. The proposed designs will reflect the materials and architectural details of the historic building. All proposed work is located at the rear of the lot but will be visible from the adjacent Prospect Avenue.

SCOPE OF WORK:

- Demolish existing garage and one-story rear addition
- Construct a two-story garage and one-story rear addition with roof deck.
- Modify an existing window and door and construct a one-story porch.
- Convert window to door.

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 proposed alterations and additions meet Standard 9. The areas of work involve altering later, non-character-defining features of the building. The proposed massing, size and scale are larger than the existing structures on the site, but are compatible with the massing, size, scale, and architectural features of the historic building.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
 - The proposed addition and garage will be removable in the future without affecting the integrity of the historic building; therefore, the proposal meets Standard 10.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 9 and 10.

Images:

Figure 1: 1910 *Philadelphia Atlas*, G.W. Bromley. Historic maps indicate that there was an outbuilding on the site of the current garage, but it does not match the form and footprint of the existing building. Maps do not indicate the presence of a one-story shed addition at the rear before 1910.



Figure 2: View of front of 100 Summit St from Summit St:



Figure 3: View of side of 100 Summit St from Prospect Ave. The new addition will be constructed in place of the small one-story addition at the right edge of this image.



Figure 4: Additional view of side/rear of 100 Summit St from Prospect Ave. The existing garage is located at the right edge of the image and indicated with an arrow. The one-story addition and area where the proposed modifications to the window and door are also indicated with arrows:



Figure 5: Aerial view of 100 Summit St, looking northwest, existing garage indicated with an arrow:



Philadelphia Historical Commission Application

100 Summit St. | Philadelphia, PA 19118

January 10, 2024

Krieger + Associates Architects, Inc.

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January 10, 2025

Philadelphia Historical Commission
1515 Arch Street
Philadelphia, PA:

RE: 100 Summit Street

To whom it may concern:

Our clients Kerri & Ryan Farragut are the owners of the subject property which is listed in the City's Register of Historic Places. The proposed project scope includes the following:

- A 2-story detached garage with covered carport to replace the existing single-story garage and with artist's studio/workout room above
- First-floor interior renovations to existing kitchen.
- A single-story mudroom/rear entrance with deck above.
- Minor alterations to the main entrance.

Our design intent for the garage and addition is to harmonize with the existing Italianate villa, which has undergone multiple additions over the past one and a half centuries, in a multitude of architectural styles. Please refer to existing photos and the attached architectural drawings. The work may be phased, with the kitchen and mudroom addition preceding the garage.

Sincerely,



Aubrie Lincks
Staff Architect, Krieger + Associates Architects Inc.

Existing Site Photos



100 Summit St. [2025.01.08]



100 Summit St. [2025.01.08]



100 Summit St. [2025.01.08]



100 Summit St. [2025.01.08]



100 Summit St. [2025.01.08]



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100 Summit St. [2025.01.08]



100 Summit St. [2025.01.08]

Historic Photos



Chestnut Hill Conservancy [1968]



Chestnut Hill Conservancy [1968]



Chestnut Hill Conservancy [1968]



Chestnut Hill Conservancy [1994]



Chestnut Hill Conservancy [1994]



Chestnut Hill Conservancy [1994]



Chestnut Hill Conservancy [1994]



Chestnut Hill Conservancy [1995]



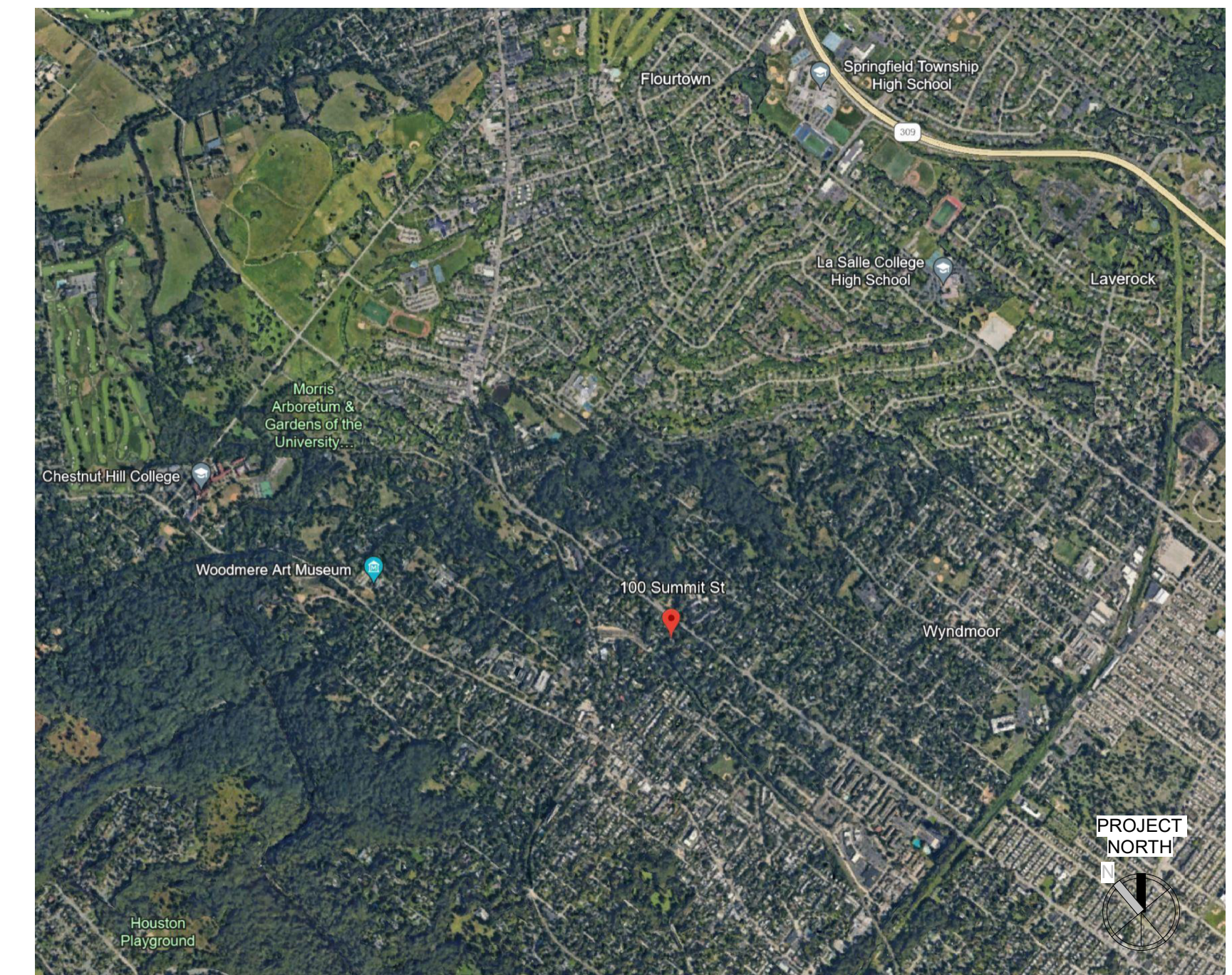
Chestnut Hill Conservancy [2003]

FARRAGUT RESIDENCE

100 Summit Street, Philadelphia, PA, USA

OWNER
Ryan & Kerri Farragut
 100 Summit Street
 Philadelphia, PA

ARCHITECT
KRIEGER + ASSOCIATES ARCHITECTS
 14 WEST HIGHLAND AVENUE
 PHILADELPHIA, PA 19118



SITE LOCATION MAP

SEAL:

KRIEGER + ASSOCIATES ARCHITECTS INC. EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF KRIEGER + ASSOCIATES ARCHITECTS INC. © 2024 KRIEGER + ASSOCIATES ARCHITECTS INC.

KEY PLAN:

CONSULTANTS:

CONSULTANTS:

GENERAL DRAWING NOTES

- IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENTS GOVERN.
- SECTIONS AND DETAILS SHOWN, WHILE DRAWN FOR SPECIFIC LOCATIONS ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGHOUT. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES, SHALL BE REPEATED.
- CONTRACTOR TO VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE AND TO NOTIFY OWNER/ARCHITECT OF ANY DISCREPANCIES AND/OR DEVIATIONS FROM DRAWINGS. PROPOSED REMEDIES, IF REQUIRING ADDITIONAL WORK, ARE TO BE SUBMITTED FOR APPROVAL IN THE FORM OF WRITTEN CHANGE ORDERS TO THE OWNER IN ACCORDANCE WITH THE TERMS OF THE CONTRACT BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.
- WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- ITEMS NOT NOTED AS EXISTING ARE PROPOSED. DOORS AND WINDOWS NOT NUMBERED ON THE FLOOR PLANS OR ELEVATIONS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO EXISTING SURFACES ARE TO FINISH, UNLESS NOTED OTHERWISE.
- MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEMS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR COORDINATION ONLY.
- THIS PROJECT HAS BEEN DESIGNED USING THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC), AND APPLICABLE LOCAL REGULATIONS.

SPECIAL INSPECTION NOTES

- SPECIAL INSPECTIONS ARE REQUIRED BY THE INTERNATIONAL BUILDING CODE FOR THIS PROJECT. SEE STATEMENT OF SPECIAL INSPECTIONS SCHEDULE FOR A LIST OF THE REQUIRED INSPECTIONS, AND FREQUENCY BY WHICH INSPECTIONS ARE TO BE CONDUCTED.
- IT IS THE OWNER'S RESPONSIBILITY TO RETAIN THE SERVICES OF A THIRD-PARTY SPECIAL INSPECTOR TO PERFORM SPECIAL INSPECTIONS. THE INSPECTION AGENCY MAY NOT BE THE DESIGN ARCHITECT OR STRUCTURAL ENGINEER OF RECORD TO AVOID CONFLICTS OF INTEREST. THE SPECIAL INSPECTION AGENCY MUST BE AS ACCREDITED AND PRE-QUALIFIED BY THE CITY OF PHILADELPHIA TO PERFORM THE REQUIRED INSPECTIONS.
- THE STRUCTURAL ENGINEER OF RECORD IS TO BE THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE OF SPECIAL INSPECTIONS (DPRC-SI). THE DPRC-SI IS RESPONSIBLE FOR THE FOLLOWING:
 - IDENTIFYING REQUIRED SPECIAL INSPECTIONS
 - SUBMITTING STATEMENT OF SPECIAL INSPECTIONS
 - EVALUATING AND SELECTING A SPECIAL INSPECTIONS AGENCY
 - REPORTING NON-COMPLIANCE ISSUES TO THE CONTRACTOR AND TO L&I FOR ISSUES THAT ARE HAZARDOUS TO LIFE, SAFETY OR HEALTH.
 - REVIEWING AND APPROVING SPECIAL INSPECTIONS PROGRESS REPORTS AND FINAL REPORTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE SPECIAL INSPECTIONS, AND TO MAINTAIN CONTRACT DOCUMENTS ON-SITE FOR USE BY THE SPECIAL INSPECTOR. 48 HOURS NOTICE IS REQUIRED FOR FIELD INSPECTIONS, AND 7 DAYS NOTICE IS REQUIRED FOR OFF-SITE INSPECTIONS.
- A PRE-CONSTRUCTION MEETING IS RECOMMENDED TO DISCUSS SPECIAL INSPECTIONS. OWNER, DPRC-SI, ARCHITECT AND SPECIAL INSPECTOR TO ATTEND.

MATERIAL LEGEND

FOAM INSULATION	BATT INSULATION	RIGID INSULATION (SMALL SCALE)
RIGID INSULATION (LARGE SCALE)	BRICK	CONCRETE
CONCRETE MASONRY	COMPOSITE MATL / FIBER CEMENT	BLOCKING
ROUGH WOOD	FINISH WOOD	LAMINATED VENEER LUMBER (LVL) / PARALLEL STRAND LUMBER (PSL)
SHEATHING (SMALL SCALE)	SHEATHING (LARGE SCALE)	MDO/MDF
VENT SPACE / DRAINAGE PLANE	STONE	TILE
GRAVEL	EARTH	

SYMBOL LEGEND

1i	WALL TYPE
1	REVISION
C	CENTERLINE
A	WINDOW TYPE
101-1	DOOR TYPE
Room name	ROOM NAME AND/OR NUMBER
1 Ref A101	EXTERIOR ELEVATION
1 SIM A101	BUILDING/WALL SECTION
1 SIM A101	DETAIL
1 SIM A101	ENLARGED DETAIL
1 Ref A101 1 Ref	INTERIOR ELEVATION
12	SLOPE
Name Elevation	VERTICAL ELEVATION
Elevation	EXG TOPOGRAPHIC ELEVATION

ABBREVIATIONS

ACT	ACOUSTIC CEILING TILE	FE(C)	FIRE EXTINGUISHER (CABINET)	PHI(D)	PAINTED PAIR
ADDN	ADDITIONAL	FEN	FENCE	PSL	PARALLEL STRAND LUMBER
ADJ	ADJACENT	FF	FILTER FABRIC	PT	PRESSURE TREATED
ADJUST	ADJUSTABLE	FG	FIBERGLASS	R	RISER
AFF	ABOVE FINISH FLOOR	FLR	FLOOR	RAD	RADIUS
AL	ALUMINUM	FLUOR	FLUORESCENT	RAG	RETURN AIR GRILL
ALT	ALTERNATE	FP	FIREPLACE	RCP	REFLECTED CEILING PLAN
AP	ACCESS PANEL	FT	FOOT	REF	REFRIGERATOR
APP	APPLIANCE	FTG	FOOTING	RECP	RECEPTACLE
APPROX	APPROXIMATE	FX	FIXED	REF	REFRIGERATOR
AWN	AWNING	GA	GAUGE	REQD	REQUIRED
B/O	BOTTOM OF	GALV	GALVANIZED	RES	RESILIENT
BC	BRICK COURSE(S)	GC	GENERAL CONTRACTOR	RO	ROUGH OPENING
BD	BOARD	GWB	GYPSPUM WALL BOARD	S&R	SHELF & ROD
BDBD	BEAD BOARD	H	HIGH	SAG	SUPPLY AIR GRILL
BM	BEAM	HB	HOSEBIB	SC	SOLID CORE
BOD	BASIS OF DESIGN	HDWD	HARDWOOD	SCHED	SCHEDULE
BR	BRUSHED	HM	HOLLOW METAL	SCR	SCREEN
BSMT	BASEMENT	HOP	HOPPER	SECT	SECTION
CANT	CANTILEVER(ED)	HORIZ	HORIZONTAL	SH	SINGLE HUNG
CB	CEMENTITIOUS BACKER BOARD	HT	HEIGHT	SIM	SIMILAR
CBNT	CABINET	HTR	HEATER	SL	SLIDER
CI	CAST IRON	INCAN	INCANDESCENT	SSTL	STAINLESS STEEL
CJ	CONTROL JOINT	INSUL	INSULATION	ST	STUCCO
CL	CENTER LINE	INT	INTERIOR	STD	STANDARD
CLNG	CEILING	JT	JOINT	STL	STEEL
CLR	CLEAR	L	LOW	STN	STONE
CMU	CONCRETE MASONRY UNIT	LIN	LINOLEUM	STR	STRUCTURAL
COL	COLUMN	LKG	LOOKING	T	TREAD
COMP	COMPOSITE	LT	LIGHT	T&G	TONGUE & GROOVE
CONC	CONCRETE	LV	LOW VOLTAGE	T/O	TOP OF
CONT	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	TBD	TO BE DETERMINED
CONTR	CONTRACTOR	MATL	MATERIAL	TE	TEMPERED
CPT	CARPET	MAX	MAXIMUM	TYP	TYPICAL
CSMT	CASEMENT	MDO	MEDIUM DENSITY OVERLAY	U/C	UNDER CABINET
CT	CERAMIC TILE	MFR	MANUFACTURER	U/S	UNDERSIDE
DBL	DOUBLE	MIN	MINIMUM	UNF	UNFINISHED
DED	DEDICATED	MO	MASONRY	UNO	UNLESS NOTED OTHERWISE
DEMO	DEMOLITION	MTD	MOUNTED	VCB	VINYL COVE BASE
DH	DOUBLE HUNG	MTL	METAL	VCT	VINYL COMPOSITION TILE
DIA	DIAMETER	NA	NOT APPLICABLE	VERT	VERTICAL
DIMS	DIMENSIONS	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
DN	DOWN	NTS	NOT TO SCALE	VIR	VENT THRU ROOF
DS	DOWNSPOUT	O/A	OVERALL	W/	WITH
DTL(S)	DETAIL(S)	O/C	ON CENTER	WD	WOOD
DWG(S)	DRAWING(S)	OPER	OPERABLE	WDW	WINDOW
EA	EACH	OPNG	OPENING	WG	WIRE GLASS
EJ	EXPANSION JOINT	OPP	OPPOSITE	WH	WATER HEATER
ELEC	ELECTRIC	PAF	POWDER ACTUATED FASTENER	WP	WALL PAPER
ENG	ENGINEERED	PLAM	PLASTIC LAMINATE	WWF	WELDED WIRE FABRIC
EQ	EQUAL	PLST	PLASTER		
EWC	ELECTRIC WATER COOLER	PLYWD	PLYWOOD		
EXG	EXISTING				
EXP	EXPANSION				
EXT	EXTERIOR				
FD	FLOOR DRAIN				
FDN	FOUNDATION				

SHEET LIST

SHEET NUMBER	SHEET NAME	PRELIMINARY PRICING SET 03.28.24	ISSUE FOR ZONING PERMIT 06.13.24	PHC APPLICATION 01.10.25
0-General				
G0.1	COVER SHEET			
G0.2	PRELIMINARY PRICING SCHEDULE			
Z0.1	SITE PLAN			
1-Architecture				
A1.1	DEMOLITION PLANS & SCHEDULES			
A2.1	FIRST FLOOR PLAN			
A2.2	SECOND FLOOR PLAN			
A3.1	EXTERIOR ELEVATION - ADDITION			
A3.2	EXTERIOR ELEVATION - ADDITION			
A3.3	EXTERIOR ELEVATION - ADDITION			
A3.4	EXTERIOR ELEVATION - GARAGE			
A3.5	EXTERIOR ELEVATION - GARAGE			
A3.6	EXTERIOR ELEVATION - GARAGE			
A3.7	EXTERIOR ELEVATION - GARAGE			
A3.8	BUILDING SECTION - GARAGE			

PROJECT: **FARRAGUT RESIDENCE**
 100 Summit Street, Philadelphia, PA, USA

ARCHITECT PROJECT NUMBER:
2307

ISSUE DATE:
JANUARY 10, 2025

STATUS:
PHC APPLICATION

REVISION DATE:

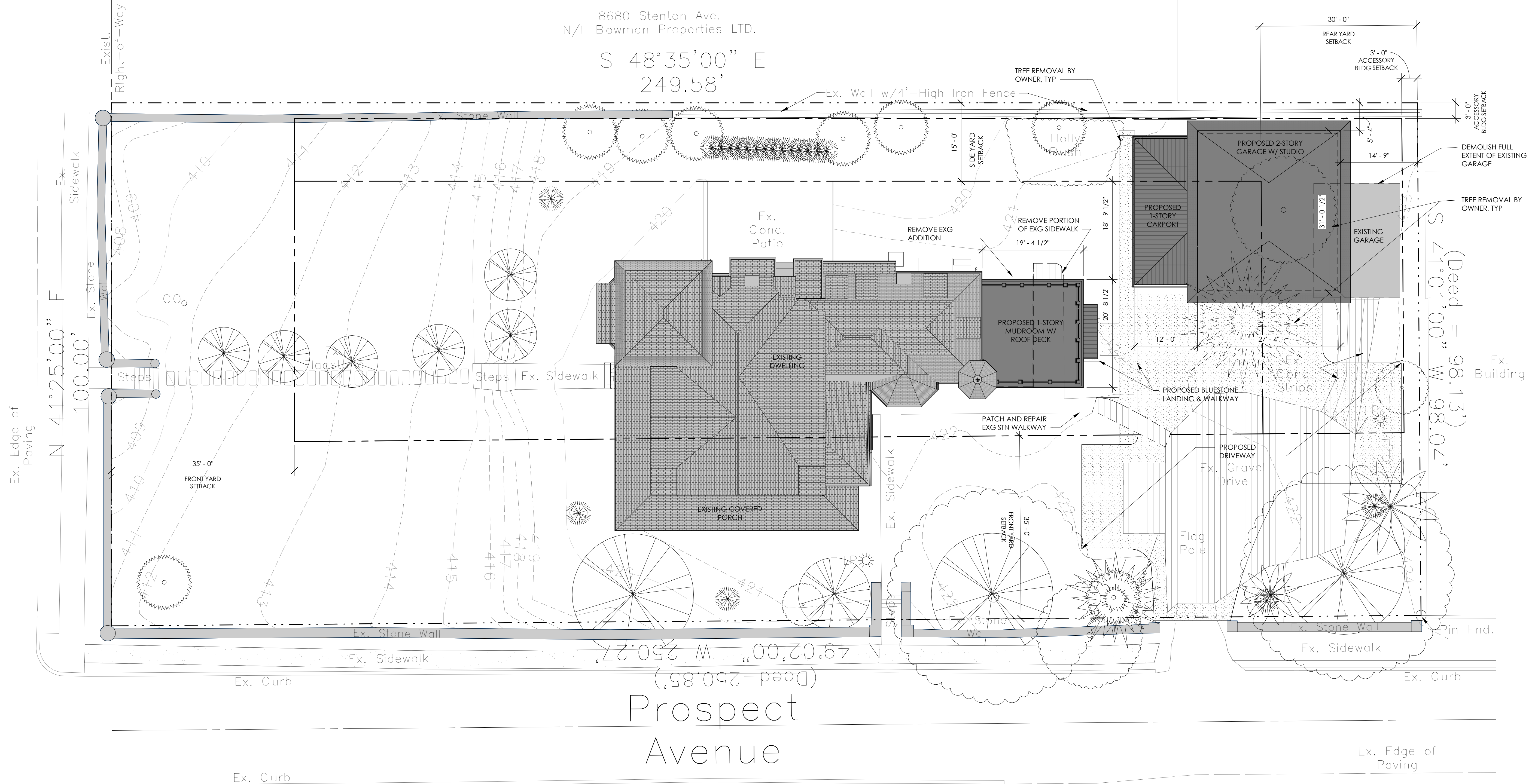
No.	Date

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G0.1

CLIENT: **Ryan & Kerri Farragut**
 rfarragut@surroofing.com | 610.633.7668



8680 Stenton Ave.
N/L Bowman Properties LTD.

S 48°35'00" E
249.58'

N 41°25'00" E
100.00'

S 41°01'00" W 98.13'
W 98.04'

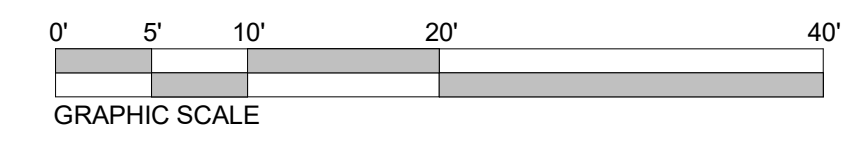
N 49°02'00" W 250.27'
(Deed = 250.85')

Prospect Avenue

Zoning Code				
Code	PHILADELPHIA CODE - TITLE 14 ZONING AND PLANNING			
Area Data	Existing	Removed	Proposed	Total
LOT AREA	24,500 SF	NO CHANGE	NO CHANGE	24,500 SF
DWELLING ROOF AREA	2,400 SF	200 SF	400 SF	2,600 SF
ACCESSORY ROOF AREA	365 SF	365 SF	1,400 SF	1,765 SF
TOTAL BUILDING ROOF AREA	2,765 SF	565 SF	1,800 SF	4,565 SF
UNCOVERED HARDSURFACE AREA	2,400 SF	1,400 SF	2,200 SF	3,200 SF
TOTAL IMPERVIOUS AREA (B+C)	5,165 SF	2,165 SF	4,000 SF	7,165 SF

Zoning Requirements and Analysis				
Item	Code Requirement	Existing	Proposed	
ZONING CLASSIFICATION	R5S-1	R5S-1	NO CHANGE	
OVERLAY DISTRICT	WISSAHICKON WATERSHED FAIRMOUNT PARK	N/A	N/A	
WISSAHICKON WATERSHED CATEGORY	5 (NO LIMIT)	5 (NO LIMIT)	NO CHANGE	
STEEP SLOPES	25% OR GREATER: NO SITE CLEARING OR EARTH MOVING ACTIVITY PERMITTED OR 15%-25%: SITE CLEARING OR EARTH MOVING ACTIVITY PERMITTED IN ACCORDANCE WITH EARTH MOVING PLANS APPROVED BY PLANNING COMMISSION			
WATERCOURSE SETBACKS IN WATERSHED	NO IMPERVIOUS COVERAGE PERMITTED WITHIN 200' OF BANK OF A BODY OF WATER; NO IMPERVIOUS COVERAGE PERMITTED WITHIN 50' OF CENTERLINE OF SWALE WITHIN WATERSHED			
EARTH DISTURBANCE AREA	N/A	N/A	1,500 SF	
HISTORICAL DESIGNATION	CHESTNUT HILL HISTORIC DISTRICT ON THE NATIONAL REGISTER	SIGNIFICANT	NO CHANGE	
PERMITTED USE	SINGLE FAMILY DWELLING	SINGLE FAMILY DWELLING	NO CHANGE	
PERMITTED BUILDING TYPE	DETACHED	DETACHED	DETACHED	
MINIMUM LOT AREA	10,000 SF	24,500 SF	NO CHANGE	
MINIMUM LOT WIDTH	75'	75'	NO CHANGE	
FRONT YARD SETBACK	35'	35'	NO CHANGE	
SIDE YARD AND COURT SETBACK	15'	15'	NO CHANGE	
MINIMUM	N/A	N/A	N/A	
REAR YARD SETBACK	35'	35'	NO CHANGE	
MAXIMUM OCCUPIED AREA (B/A) CORNER LOT	35%	15.4%	20.0%	
MINIMUM OPEN AREA (A-B/A)	65%	24.6%	80.0%	
MAXIMUM BUILDING HEIGHT - MEASURED TO MIDPOINT OF ROOF	38'	44'	15' ADDITION	
ACCESSORY BUILDING	PERMITTED	1	NO CHANGE	
ACCESSORY BUILDING SETBACKS	10' FOR FLAT-ROOF; 15' FOR GABLED ROOF	9'	9'-4" - 14'-0"	
MAXIMUM IMPERVIOUS COVERAGE (%)(A X 100)	N/A	25.2%	35.9%	

2 SITE PLAN
1" = 10'-0"



GENERAL SITE PLAN NOTES

- SITE PLAN INFORMATION TAKEN FROM 02/06/2018.
- PROVIDE HAY BALES, SILTATION FENCES OR OTHER APPROPRIATE EROSION CONTROL MEASURES AROUND CONSTRUCTION SITE AND STORED MATERIALS.
- CLEAN STREET OF ALL DEBRIS AT THE END OF EACH WORK DAY.
- DOWNSPOUTS TO BE CONNECTED TO EXISTING STORM WATER MANAGEMENT SYSTEM.
- CONTRACTOR TO SEED LAWN IN AREAS DISTURBED BY CONSTRUCTION ACTIVITY.
- VERTICAL DATUM IS CITY OF PHILADELPHIA DATUM.
- ALL DIMENSIONS ARE CITY DISTRICT STANDARD EXCEPT DIMENSIONS DENOTED (000.00) AS US STANDARD.

SITE PLAN LEGEND

AC	AIR CONDITIONER	GU	GUTTER
BF	BASEMENT FLOOR	GV	GAS VALVE
BW	BOTTOM OF WALL	INV	INVERT
CO	CLEANOUT	SL	STREET LIGHT
D	DRAIN	TG	TOP OF GRATE
DS	DOWNSPOUT	TR	TRASH BIN
FF	FIRST FLOOR	TW	TOP OF WALL
FH	FIRE HYDRANT	UDG	UNDERGROUND
GF	GARAGE FLOOR	UP	UTILITY POLL
GS	GARAGE SILL	WV	WATER VALVE
		WW	WINDOW WELL

---	FENCE
- - - - -	PROPERTY LINES
---	BUILDING SETBACK LINES
[Hatched Box]	INDICATES EXISTING ROOF AREA
[Dark Grey Box]	INDICATES ADDITIONAL ROOF AREA
[White Box]	INDICATES UNCOVERED HARDSURFACE AREA TO BE REMOVED
[Light Grey Box]	INDICATES ADDITIONAL UNCOVERED HARDSURFACE AREA

SEAL:

KEY PLAN:

CONSULTANTS:

CONSULTANTS:

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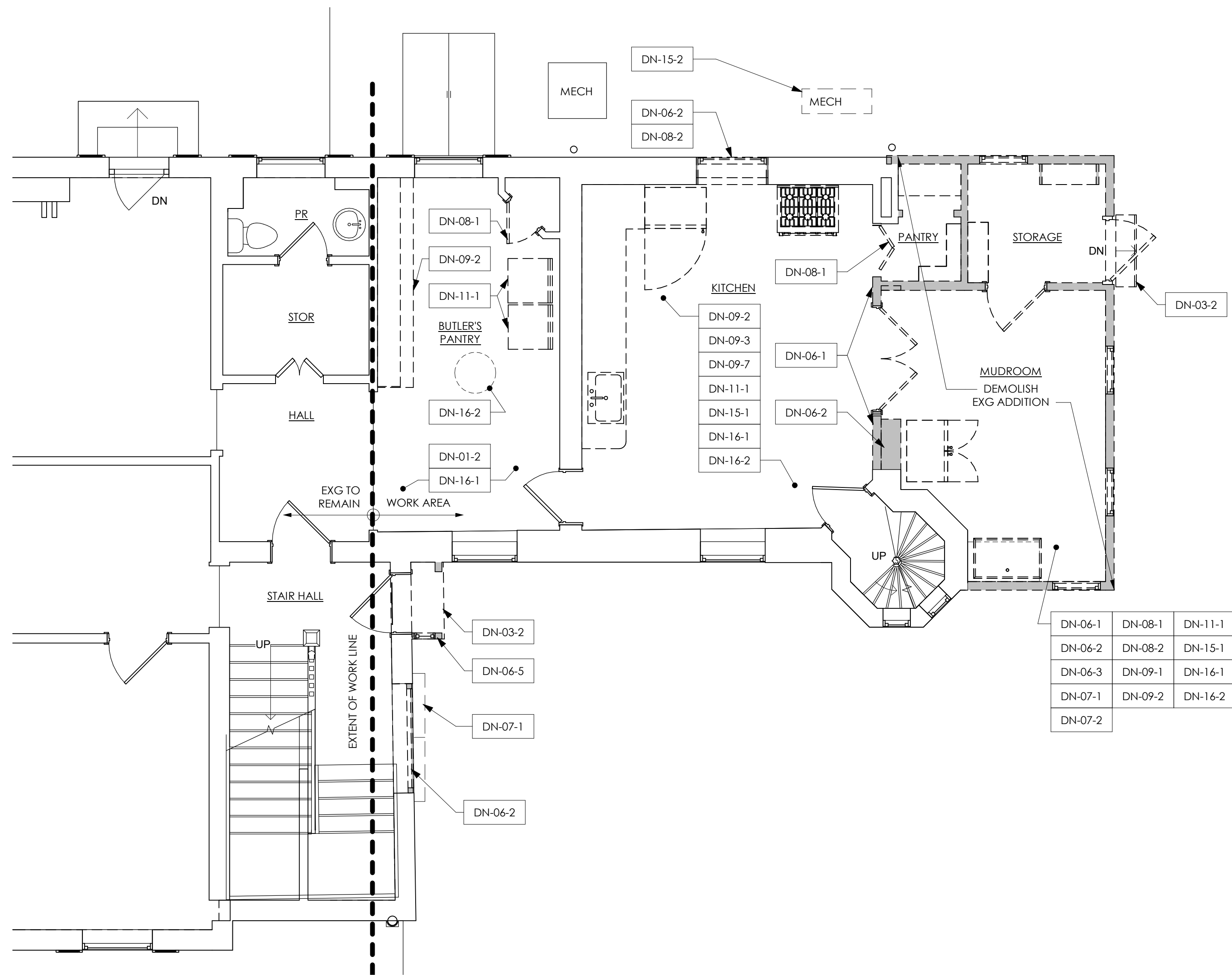
No.	Date

SHEET TITLE: **SITE PLAN**

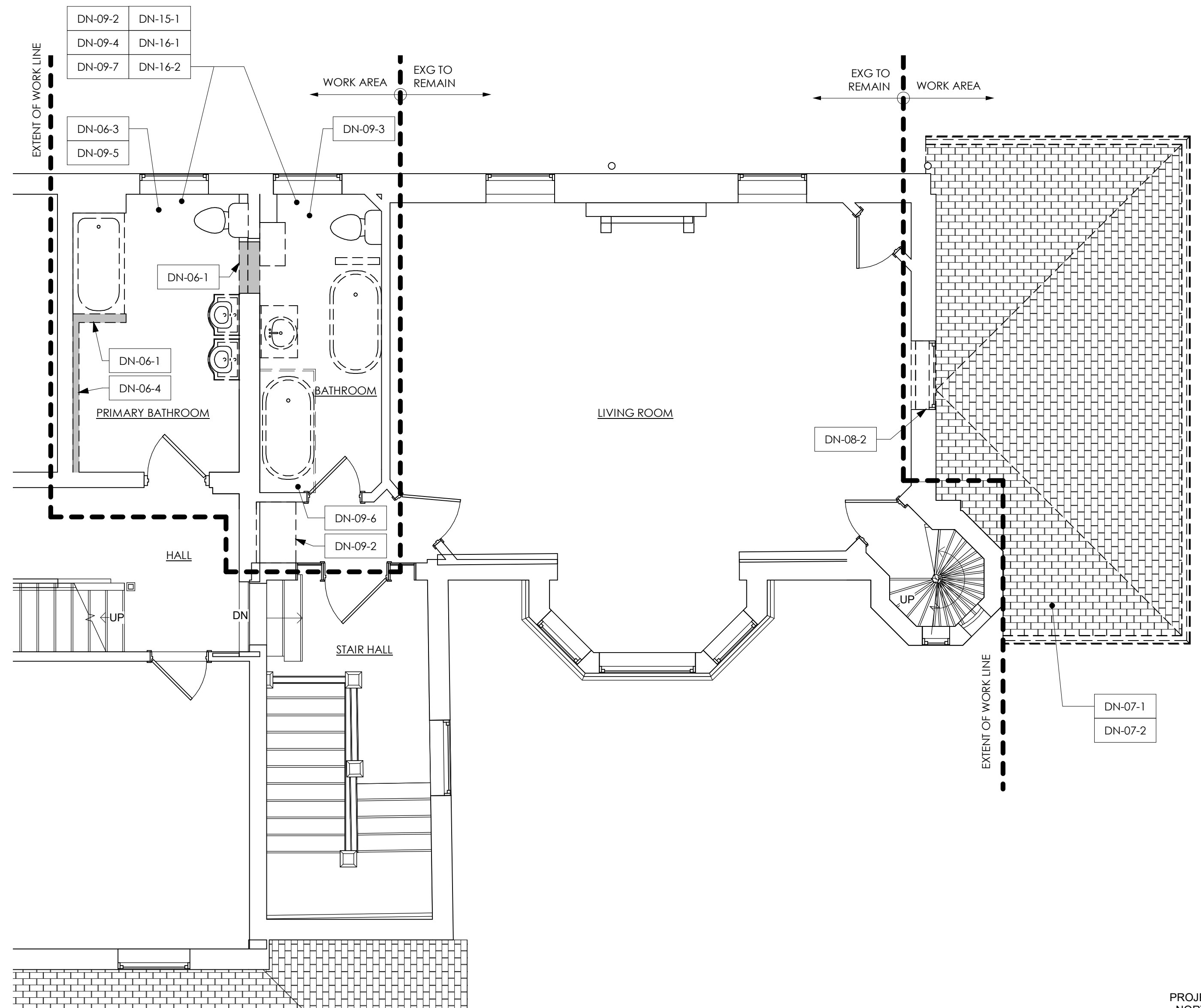
SHEET NUMBER:

Z0.1

CLIENT: **Ryan & Kerri Farragut**
farragut@usroofing.com | 610.633.7668



1
A1.1
FIRST FLOOR DEMOLITION
PLAN - PHASE A
1/4" = 1'-0"



2
A1.1
SECOND FLOOR DEMOLITION
PLAN - PHASE C
1/4" = 1'-0"

DEMOLITION PLAN LEGEND

- EXISTING WALL TO REMAIN
- - - EXISTING ITEM TO BE DEMOLISHED
- EXISTING WALL TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

1. SEE FLOOR PLAN FOR DIMENSIONS AND DETAILS OF PROPOSED OPENINGS IN EXISTING BUILDING.
2. SALVAGE EXISTING DOORS FOR RE-USE. UNO.
3. DEMOLITION WORK BY GC. UNO.
4. ASSESS THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY THAT EXISTING IS ADEQUATE TO SUPPORT PROPOSED WORK.
5. DEMOLITION PERMIT SET IS FOR NON-STRUCTURAL DEMOLITION ONLY.

KEYNOTE NUMBER	DESCRIPTION OF WORK
DN-01-2	EXISTING FLOORING TO REMAIN.
DN-03-2	REMOVE EXISTING CONCRETE STAIR AND/OR LANDING.
DN-06-1	REMOVE EXISTING INTERIOR PARTITION, INCLUDING WALL FRAMING AND FINISH MATERIAL.
DN-06-2	REMOVE EXISTING EXTERIOR WALL INCLUDING FRAMING, SHEATHING, INSULATION AND FINISH MATERIALS.
DN-06-3	REMOVE EXISTING CEILING AND/OR SOFFIT, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-4	REMOVE EXISTING FURRED OUT PARTITION, INCLUDING FRAMING AND FINISH MATERIAL.
DN-06-5	REMOVE EXISTING ENTRY SURROUND, WINDOW, SOFFIT, AND ROOF.
DN-07-1	REMOVE EXISTING FINISH ROOFING MATERIAL, INCLUDING UNDERLAYMENT AND RELATED ROOF FLASHING.
DN-07-2	REMOVE EXISTING GUTTERS AND DOWNSPOUTS, INCLUDING ALL HANGERS AND ACCESSORIES.
DN-08-1	REMOVE DOOR, FRAME, AND HARDWARE. SEE GENERAL DEMOLITION NOTES FOR ADDITIONAL INFORMATION.
DN-08-2	REMOVE WINDOW AND FRAME. SALVAGE FOR REUSE.
DN-09-1	REMOVE EXISTING FLOOR FINISHES AND SUBFLOOR.
DN-09-2	REMOVE EXISTING CABINETS/CASEWORK.
DN-09-3	REMOVE EXISTING WALL TILE. SALVAGE FOR REUSE.
DN-09-4	REMOVE EXISTING WOOD WAINSCOT. SALVAGE FOR REUSE.
DN-09-5	RETAIN HARDWOOD FLOORING AT UPPER LEVEL PRIMARY BATHROOM. PATCH AND REFINISH; PREP FLOOR TO RECEIVE SALVAGED AND PROPOSED MARBLE INSERTS BENEATH TOILET AND TUB.
DN-09-6	REMOVE EXISTING MARBLE/STN FLOOR INSERTS. SALVAGE FOR REUSE.
DN-09-7	REMOVE EXISTING FLOOR FINISHES AND PREP SUBFLOOR FOR PROPOSED WORK.
DN-11-1	REMOVE EXISTING APPLIANCE(S) AND SALVAGE FOR REUSE.
DN-15-1	REMOVE EXISTING PLUMBING FIXTURE AND/OR FAUCET. SALVAGE FOR REUSE.
DN-15-2	REMOVE AND RELOCATE EXISTING MECHANICAL EQUIPMENT AS REQUIRED FOR PROPOSED WORK.
DN-16-1	REMOVE EXISTING ELECTRICAL DEVICES, SWITCHES, AND OUTLETS.
DN-16-2	REMOVE EXISTING LIGHTING FIXTURES AND SALVAGE FOR REUSE.

Work By Owner Schedule

ITEMS TO BE PURCHASED, DELIVERED AND INSTALLED BY OWNER UNO; CONTRACTOR TO COORDINATE SCHEDULE WITH OWNER
THE FOLLOWING ITEMS ARE THE RESPONSIBILITY OF THE OWNER AND ARE NOT IN THE CONTRACT SUM:

Item	Description
LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM)	LANDSCAPING (AND ON-SITE STORM WATER MANAGEMENT SYSTEM) TO BE PURCHASED AND INSTALLED BY OWNER.
ROOFING (EXCLUDING SHEATHING)	PROPOSED ROOFING, EXCLUDING SHEATHING, TO BE PURCHASED AND INSTALLED BY OWNER.
APPLIANCES	APPLIANCES TO BE PURCHASED AND INSTALLED BY OWNER.
CABINETS	CABINETS TO BE PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR OR OTHERS.
SECURITY SYSTEM	CONTRACTOR TO COORDINATE INSTALLATION BY OTHERS.
CABLE/SATELLITE DISH/DATA WIRING	CABLE/SATELLITE DISH/DATA WIRING TO BE PURCHASED AND INSTALLED BY OWNER.
AUDIO/VISUAL SYSTEM	AUDIO/VISUAL SYSTEM, INCLUDING SPEAKERS AND WIRING, TO BE PURCHASED AND INSTALLED BY OWNER.
WINDOW TREATMENTS	BLINDS, DRAPES AND INTERIOR SHUTTERS TO BE PURCHASED AND INSTALLED BY OWNER.
PRIMARY BATHROOM MIRROR	PRIMARY BATHROOM MIRROR TO BE PROVIDED AND INSTALLED BY OWNER.

Alternate Schedule

AN ALTERNATE IS AN AMOUNT PROPOSED BY BIDDER FOR CERTAIN WORK THAT MAY BE ADDED TO OR DEDUCTED FROM THE BASE BID AMOUNT IF OWNER ACCEPTS THE ALTERNATE.
THE COST OR CREDIT FOR EACH ALTERNATE IS THE ADDITION TO OR DEDUCTION FROM CONTRACT SUM TO INCORPORATE THE ALTERNATE INTO THE WORK.
NO OTHER ADJUSTMENTS ARE MADE TO THE CONTRACT SUM.
INDICATE ON THE BID FORM AMOUNTS TO BE DEDUCTED FROM OR ADDED TO CONTRACT SUM FOR THE FOLLOWING ALTERNATES:

Item	Description
ALTERNATE NUMBER 1	PROVIDE IN-FLOOR HEATING AT GARAGE SLAB
ALTERNATE NUMBER 2	PROVIDE NEW WINDOWS AT MUDROOM ADDITION
ALTERNATE NUMBER 3	PROVIDE @ GARAGE 1ST FLOOR WALLS: 8" CMU W/ 3-5/8" MTL STUD FURRING; FILL FURRING CAVITIES W/ 2LB HIGH DENSITY CLOSED-CELL SPRAY FOAM INSULATION (R-20 MIN) + 5/8" GWB WALL FINISH

SEAL:

KEY PLAN:

CONSULTANTS:

CONSULTANTS:

PROJECT: **FARRAGUT RESIDENCE**
100 Summit Street, Philadelphia, PA, USA

ARCHITECT PROJECT NUMBER:
2307

ISSUE DATE:
JANUARY 10, 2025

STATUS:
PHC APPLICATION

REVISION DATE:

No.	Date

SHEET TITLE:
DEMOLITION PLANS & SCHEDULES

SHEET NUMBER:

A1.1

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farragut@usroofing.com | 610.633.7668

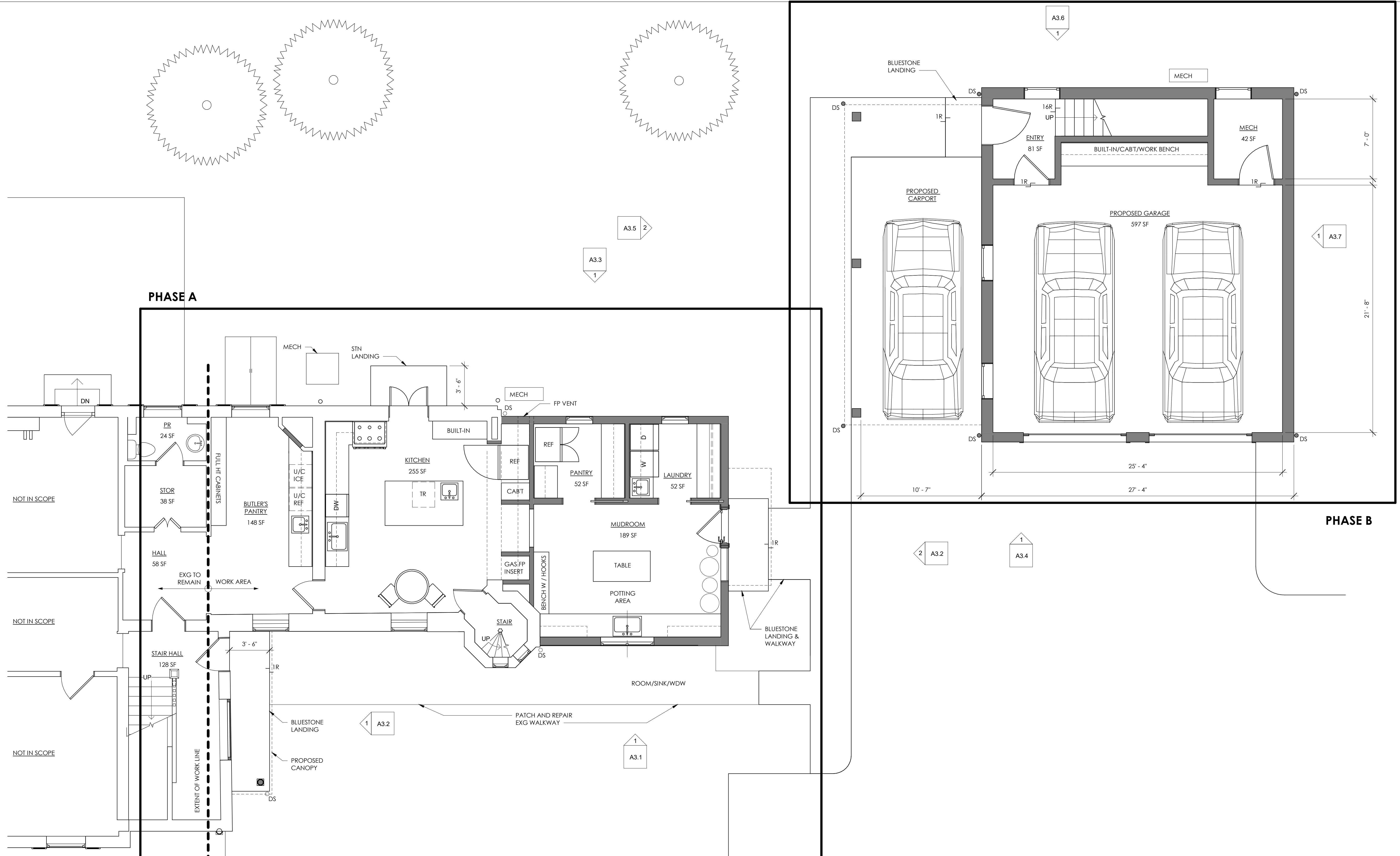
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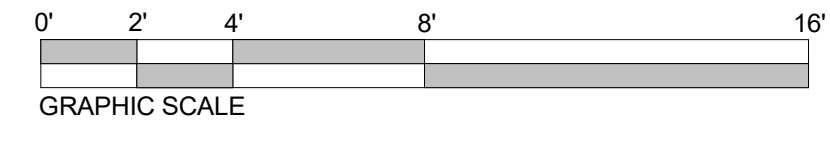
KEY PLAN:

CONSULTANTS:

CONSULTANTS:



1 FIRST FLOOR PLAN
A2.1 1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNO.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET TRIM WIDTH FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOILSTACK LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- - - UPPER CABINETS

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SHEET TITLE:
FIRST FLOOR PLAN

SHEET NUMBER:

A2.1

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KEY PLAN:

CONSULTANTS:

CONSULTANTS:

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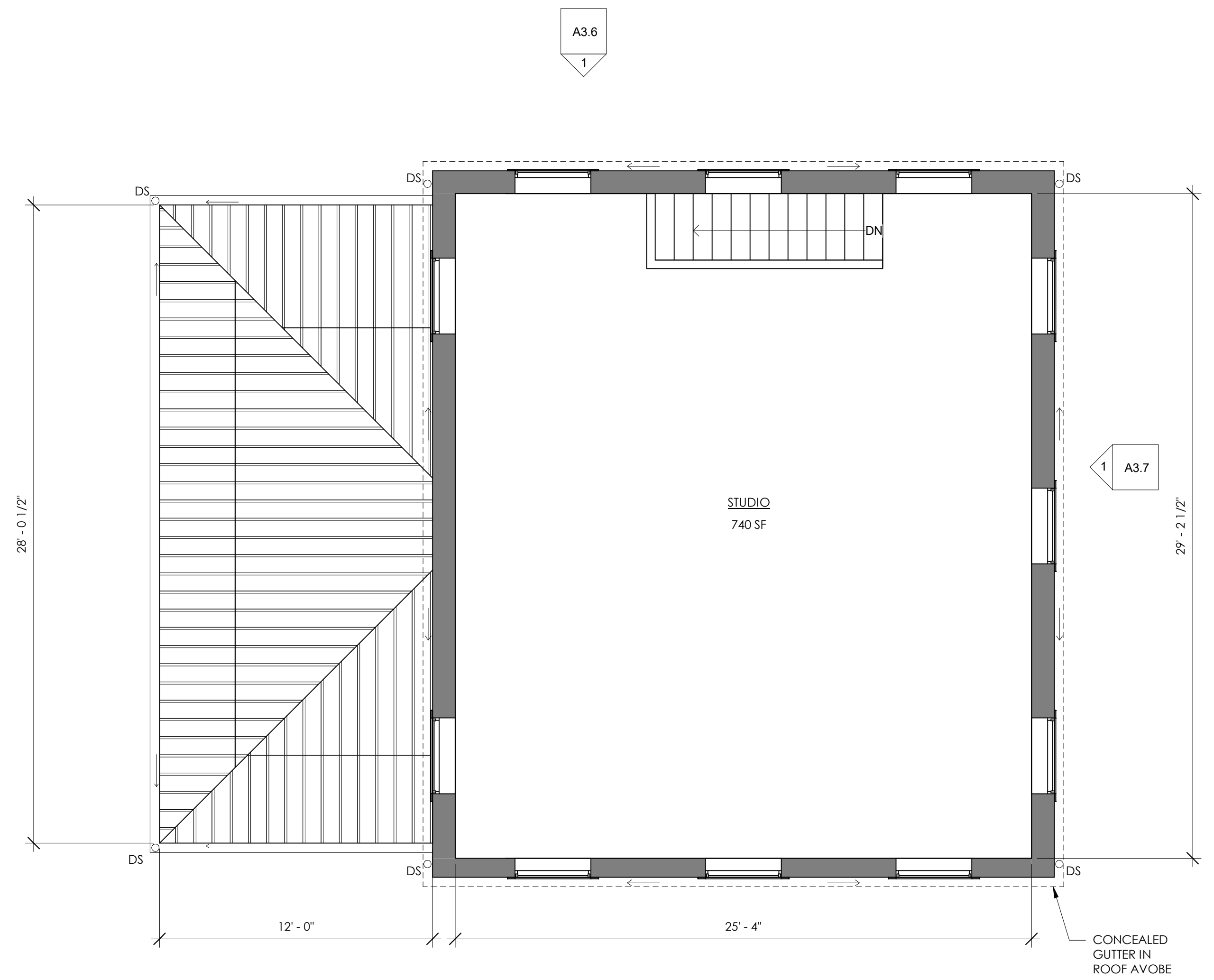
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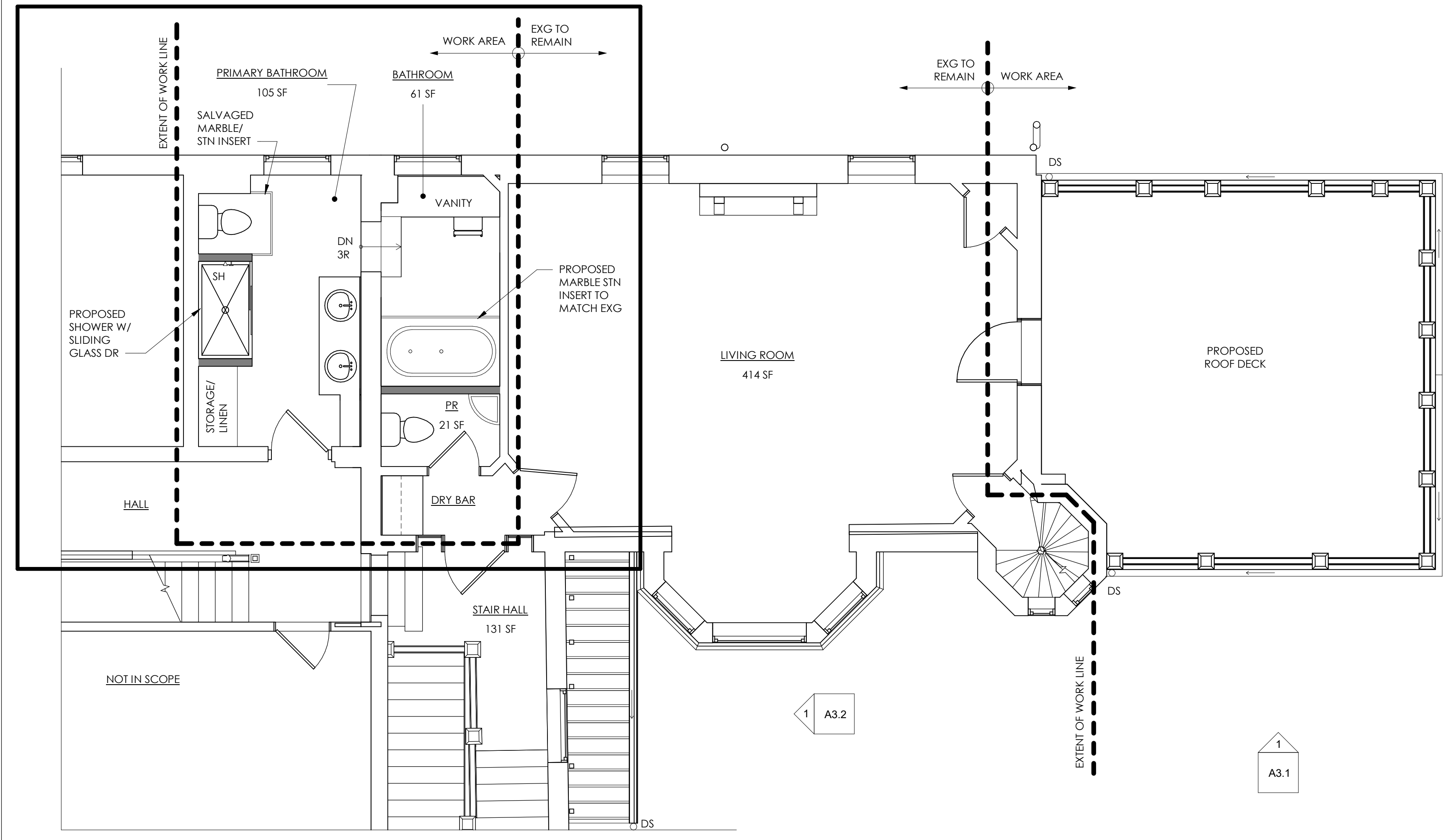
SHEET TITLE:
SECOND FLOOR PLAN

SHEET NUMBER:

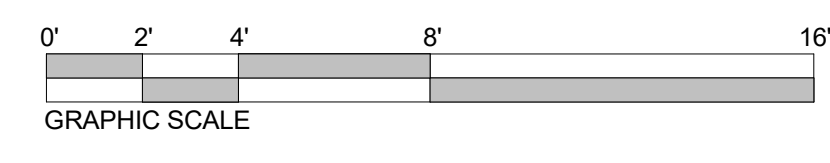
A2.2



PHASE C - BY OTHERS



1
A2.2
SECOND FLOOR PLAN - ALT
1/4" = 1'-0"



GENERAL PLAN NOTES

1. PROPOSED WALLS ARE TO ALIGN WITH EXISTING ADJACENT WALLS UNO.
2. CASED OPENINGS THAT APPEAR TO BE CENTERED BETWEEN ADJACENT PERPENDICULAR WALLS SHOULD BE CENTERED UNLESS NOTED OTHERWISE.
3. DOORS AND WINDOWS ARE TYPICALLY OFFSET TRIM WIDTH FROM ADJACENT PERPENDICULAR PARTITION AT INSIDE CORNER.
4. SOILSTACK LOCATIONS ARE APPROXIMATE. VERIFY LOCATIONS WITH HVAC AND PLUMBING SUBCONTRACTOR.

FLOOR PLAN LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- - - - - UPPER CABINETS

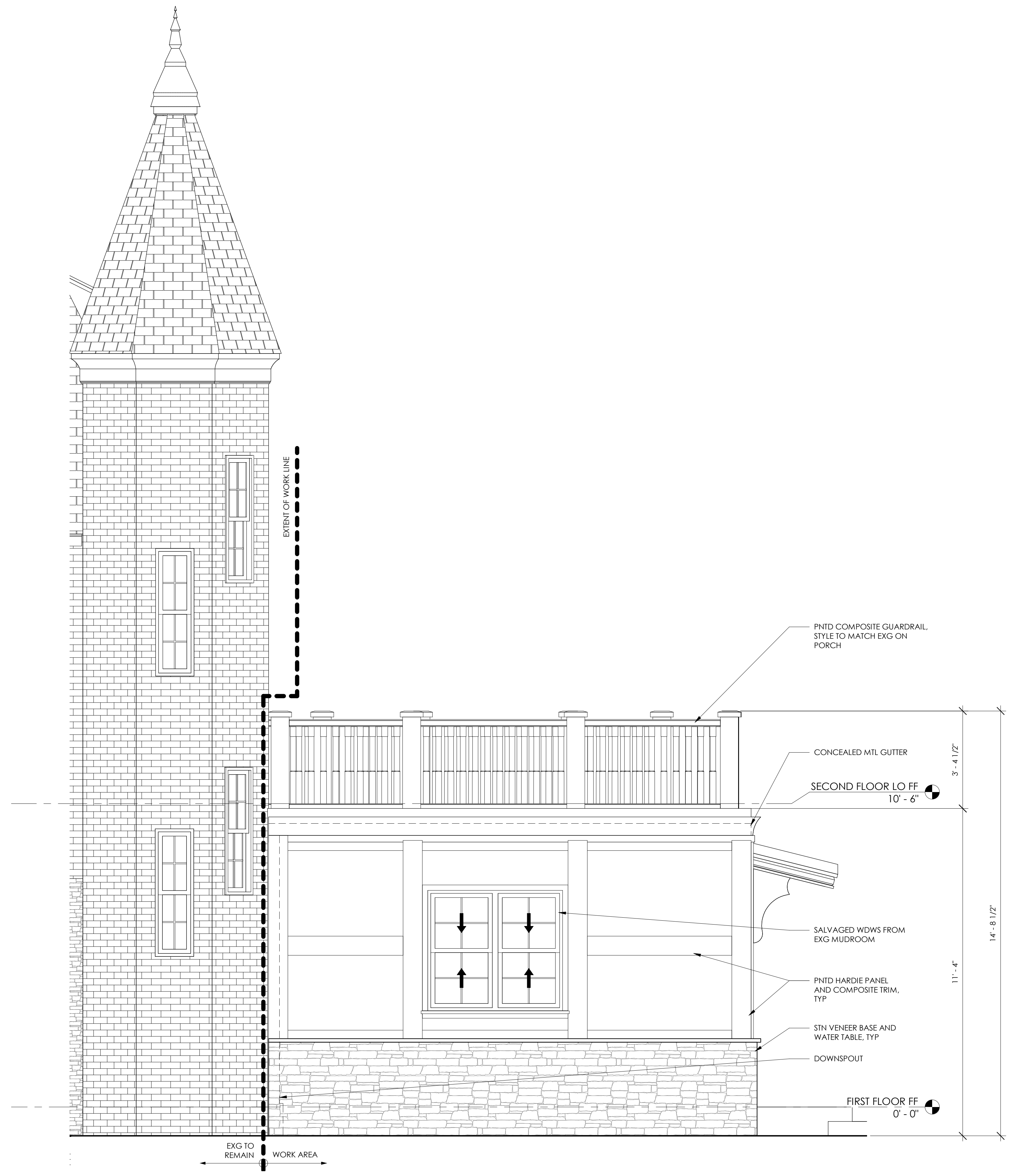
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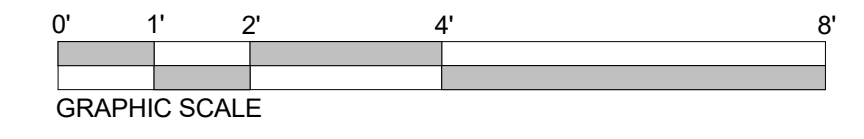
KEY PLAN:

CONSULTANTS:

CONSULTANTS:



1 ADDITION ELEVATION SOUTH
A3.1 1/2" = 1'-0"



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SHEET TITLE: **EXTERIOR ELEVATION - ADDITION**

SHEET NUMBER: **A3.1**

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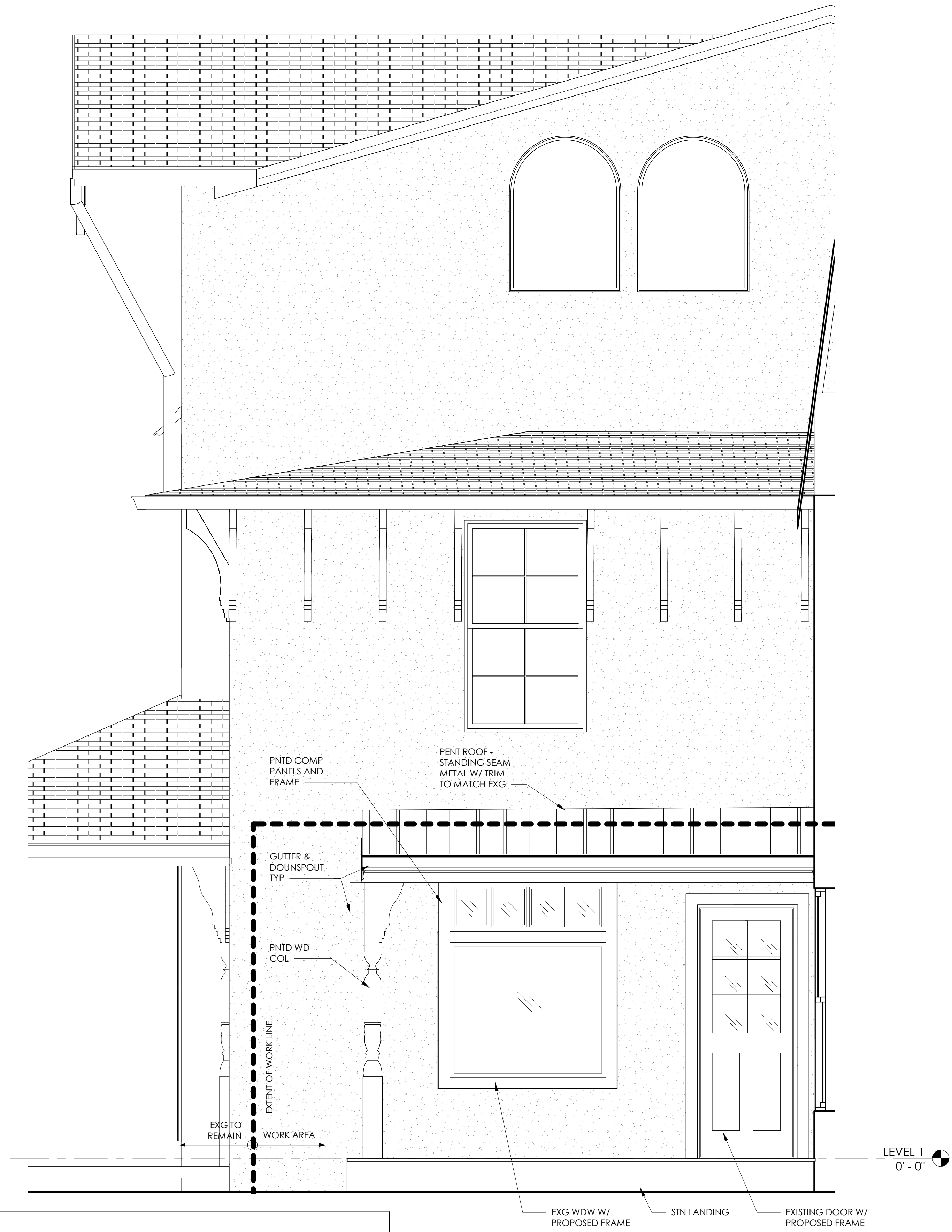
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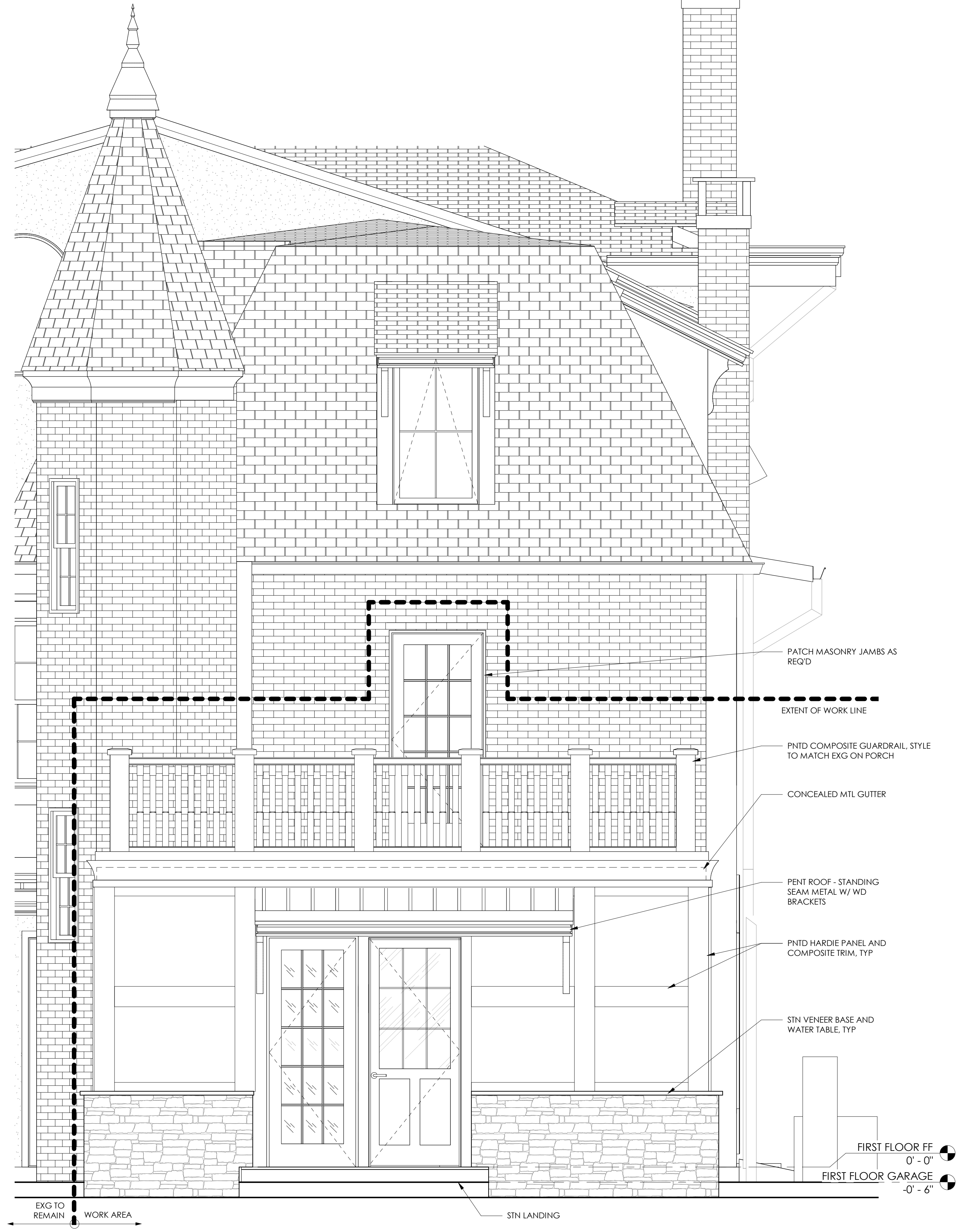
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CONSULTANTS:

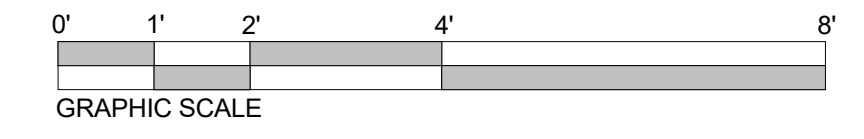
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1 ENTRY ELEVATION
A3.2 1/2" = 1'-0"



2 ADDITION ELEVATION EAST
A3.2 1/2" = 1'-0"



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SHEET TITLE:
EXTERIOR ELEVATION - ADDITION

SHEET NUMBER:

A3.2

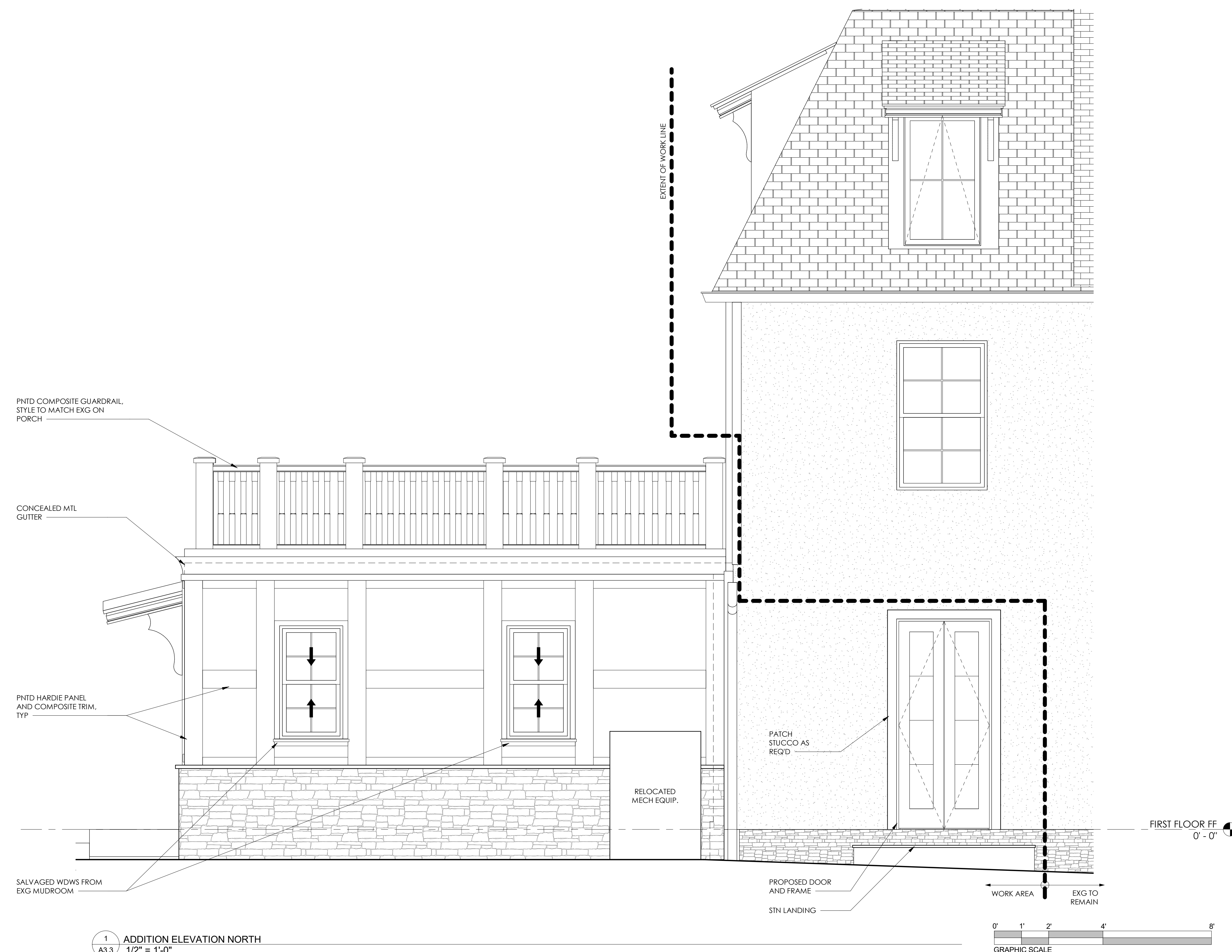
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KEY PLAN:

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CONSULTANTS:



1 ADDITION ELEVATION NORTH
A3.3 1/2" = 1'-0"

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SHEET TITLE:
EXTERIOR ELEVATION - ADDITION

SHEET NUMBER:

A3.3

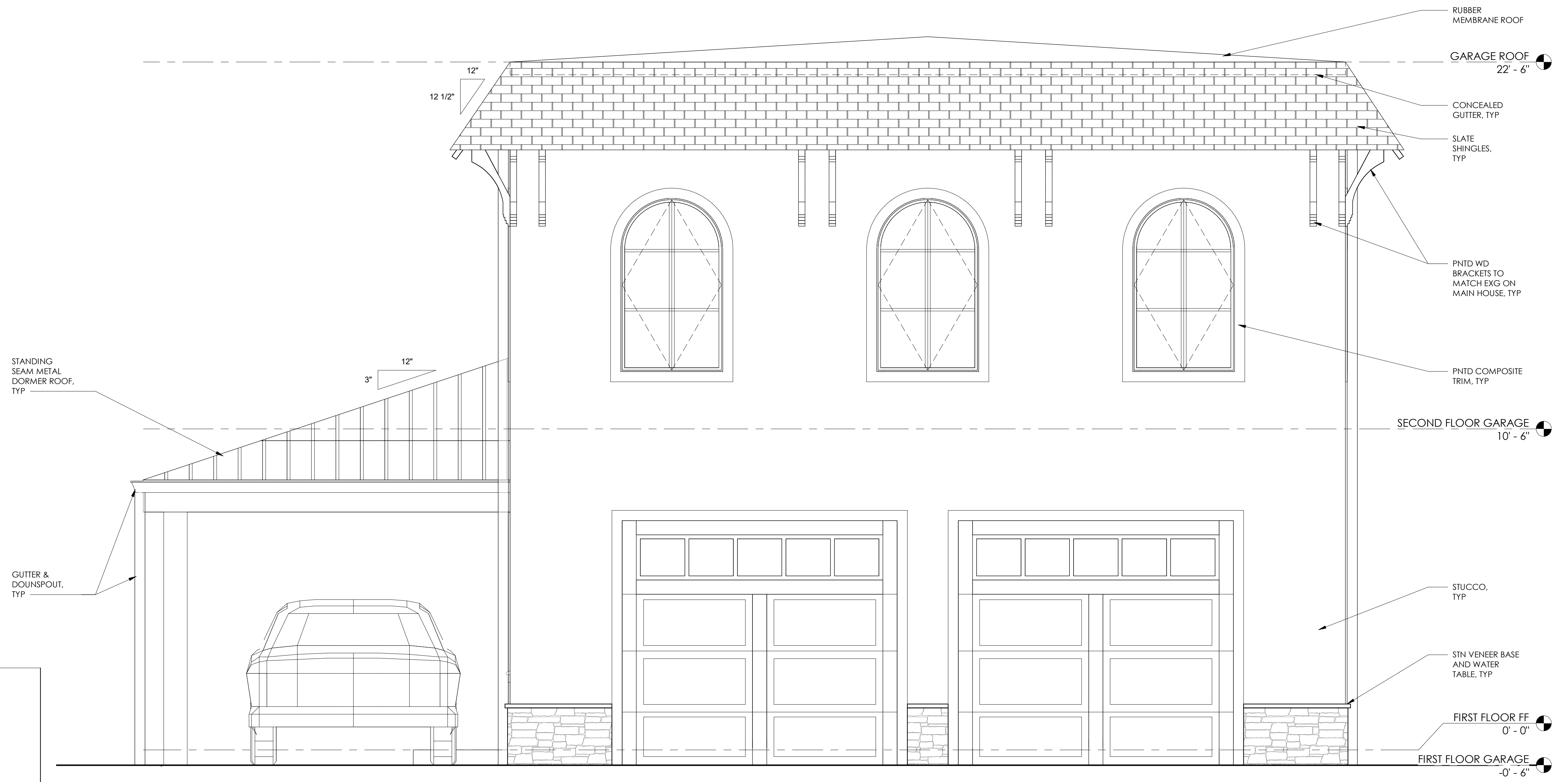
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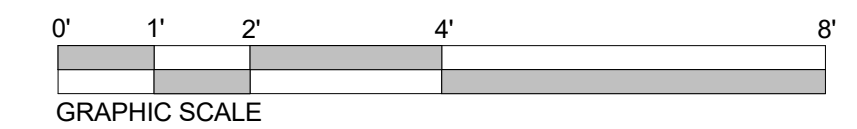
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1 GARAGE ELEVATION SOUTH
A3.4 1/2" = 1'-0"



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EXTERIOR ELEVATION - GARAGE

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A3.4

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CONSULTANTS:

CONSULTANTS:



2 GARAGE ELEVATION WEST
A3.5 1/2" = 1'-0"

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EXTERIOR ELEVATION - GARAGE

SHEET NUMBER:

A3.5

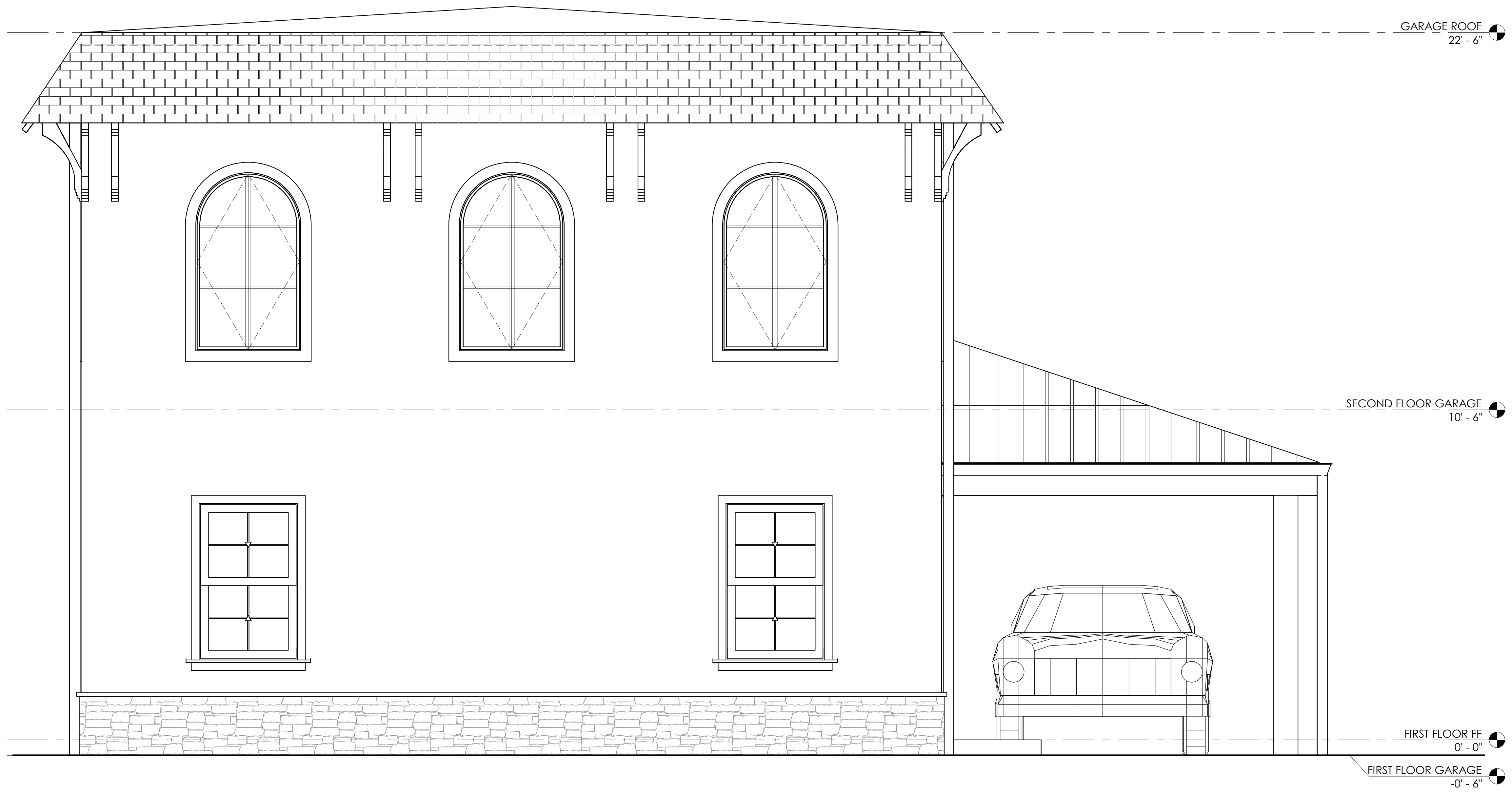
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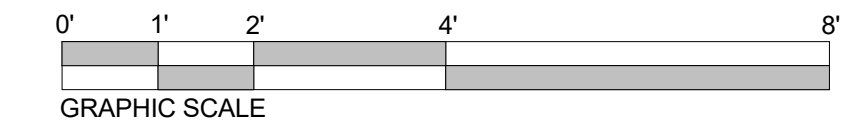
CONSULTANTS:

CONSULTANTS:



SEE TYPICAL NOTES ON 1/A3.4

1 GARAGE ELEVATION NORTH
A3.6 1/2" = 1'-0"



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SHEET TITLE: **EXTERIOR ELEVATION - GARAGE**

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A3.6

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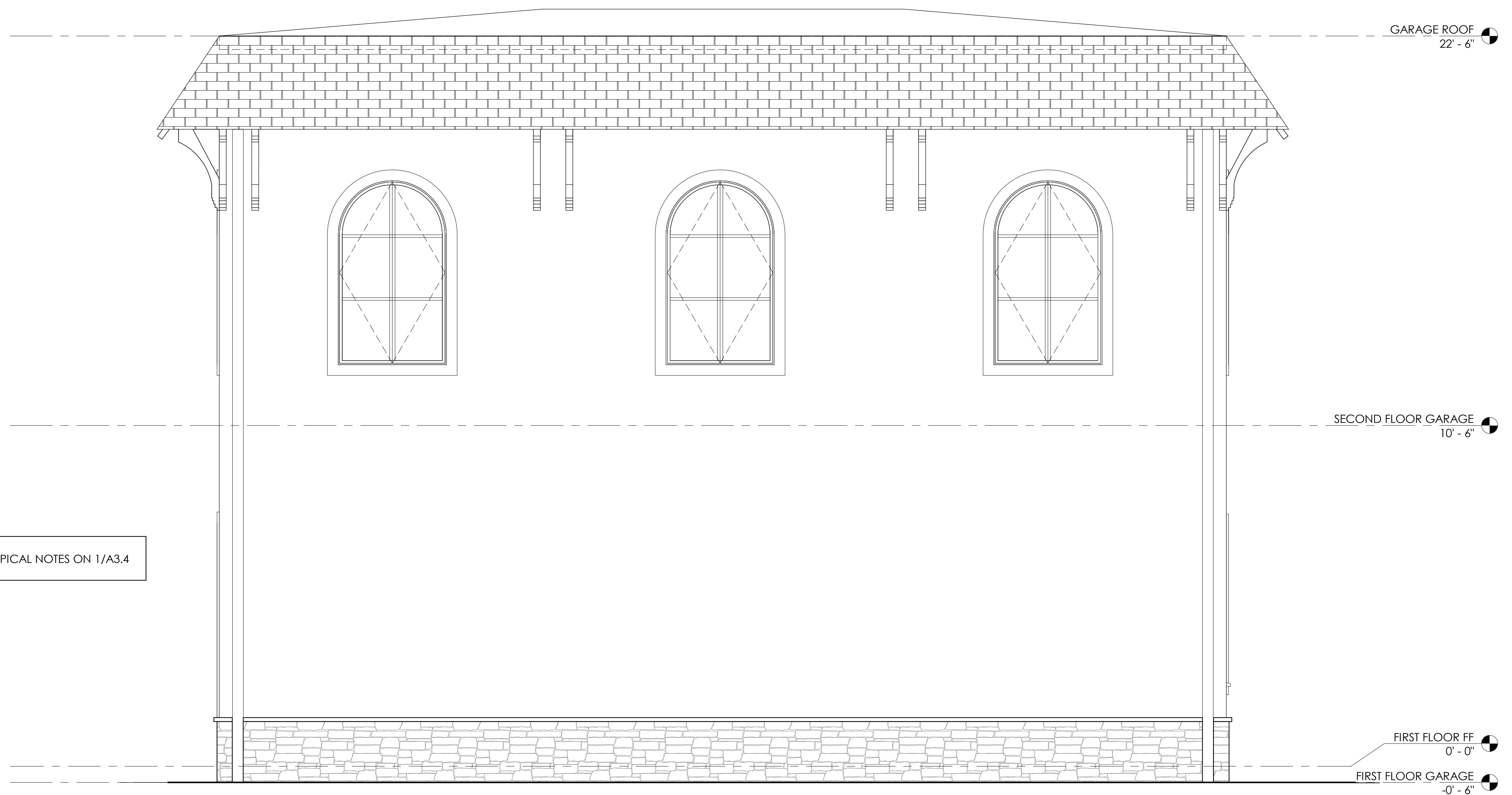
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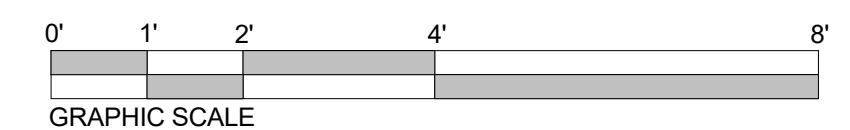
CONSULTANTS:

CONSULTANTS:



SEE TYPICAL NOTES ON 1/A3.4

1 GARAGE ELEVATION EAST
A3.7 1/2" = 1'-0"



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EXTERIOR ELEVATION - GARAGE

SHEET NUMBER:

A3.7