ADDRESS: 613 S HANCOCK ST

Proposal: Demolish additions; construct three-story rear addition

Review Requested: Final Approval Owner: Mark and Sally Forester Applicant: Ian Toner, Toner Architects History: 1765; John Fullerton House Individual Designation: 6/24/1958

District Designation: None

Staff Contact: Daniel Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to demolish a highly altered rear ell and construct a rear addition that encloses a portion of the rear of the main block at 613 S. Hancock Street. No work is proposed to the front façade.

The rear ell of the building at 613 S. Hancock Street faces S. Howard Street, a short, dead-end alley used primarily for parking. Three non-historic buildings with first-floor garages stand on the east side of S. Howard Street, across from the rear of 613 S. Hancock Street. The rears of the buildings facing the west side of S. Howard Street have been significantly altered. There is a history of demolition on the 600 block of S. Howard Street that has diminished its historic character. The 1917 Sanborn map shows a now-demolished five-story building that previously obscured the view of the rear of 613 S. Hancock Street.

The Architectural Committee reviewed an in-concept version of the application in May 2024 and recommended denial. That design featured a side-gable roof with skylights and facades clad in cementitious panels with one-over-one windows clad in aluminum. The addition would not be visible from Hancock Street. The Architectural Committee objected to the design of the roof, which would drain onto the historic building, as well as the cladding and windows. The Historical Commission reviewed and approved a revised in-concept application in June 2024. The revised design featured a flat roof instead of a side gable roof and an alteration to the slope the rear gable of the historic building to shed water to the front downspout. An internal roof drain in the addition will manage all water runoff from the addition internally without impacting the historic building.

At its December 2024 meeting, the Architectural Committee recommended denial of a revised design that was based upon the Historical Commission's in-concept approval. The Architectural Committee's concerns were that a large amount of water would flow to the downspout of the front façade and that the roof of the addition should be lowered to equal the height of the rear gable. Most of the roof, however, could extend above the height of the back of the rear slope of the historically designated house. The applicant withdrew from consideration at the January 2025 meeting of the Historical Commission.

The applicant has submitted a revised application for the Architectural Committee's consideration. The new proposal includes correspondence from a mechanical engineer stating that the current 3" diameter downspout is sufficient to manage anticipated water flows, the addition's rear slope has been steepened and the downspout on the addition has been moved further from historic building to the middle of the south façade of the addition.

SCOPE OF WORK:

- Demolish rear ell; and,
- Construct three-story rear addition.

STANDARDS FOR REVIEW:

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

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - No work is proposed to the historic front façade and street visible gable roof. The rear
 of 600 S. Hancock Street, including the ell, is highly altered and lacks character
 defining features. The applicant has supplied an engineer's statement that the front
 façade downspout can handle anticipated water runoff.
- 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 scale of the proposed addition is large, but it does not diminish the view of the designated property from S. Hancock Street; there is no historic fabric on S. Howard Street.

STAFF RECOMMENDATION: Approval, pursuant to Standards 2 and 9.

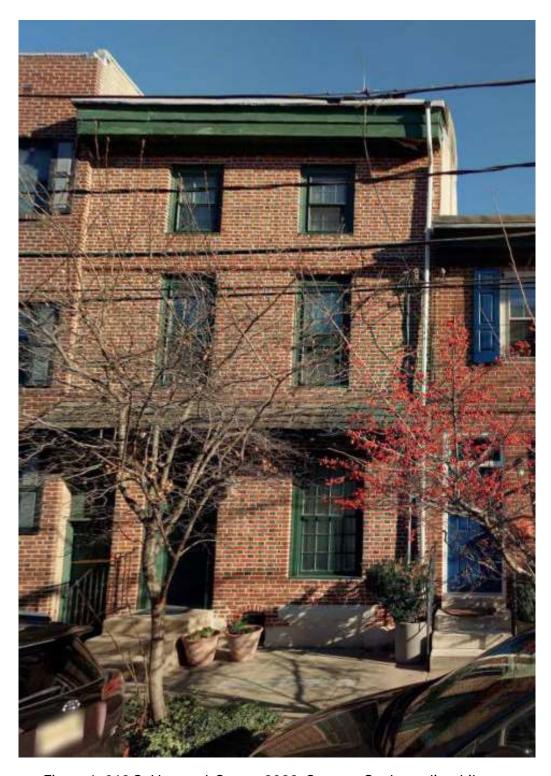


Figure 1. 613 S. Hancock Street, 2022. Source: Cyclomedia.phila.gov

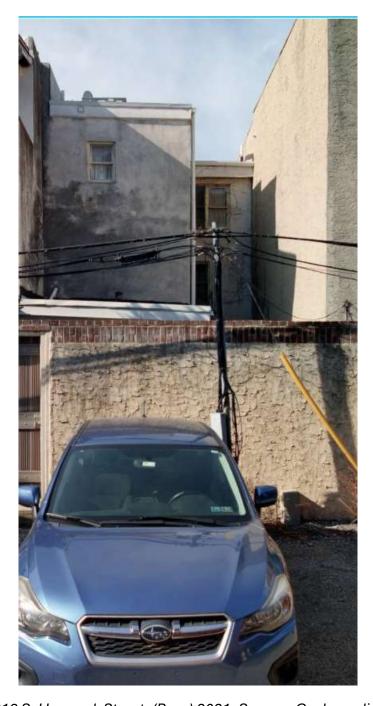


Figure 2. 613 S. Hancock Street, (Rear) 2021. Source: Cyclomedia.phila.gov

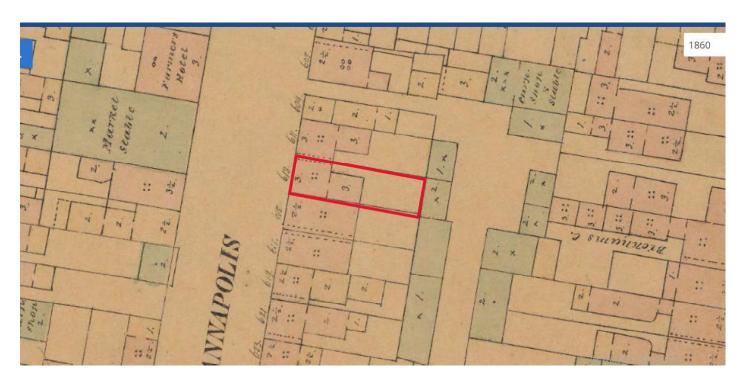


Figure 5. 613 S. Hancock St., 1960. Source: Atlas.phila.gov

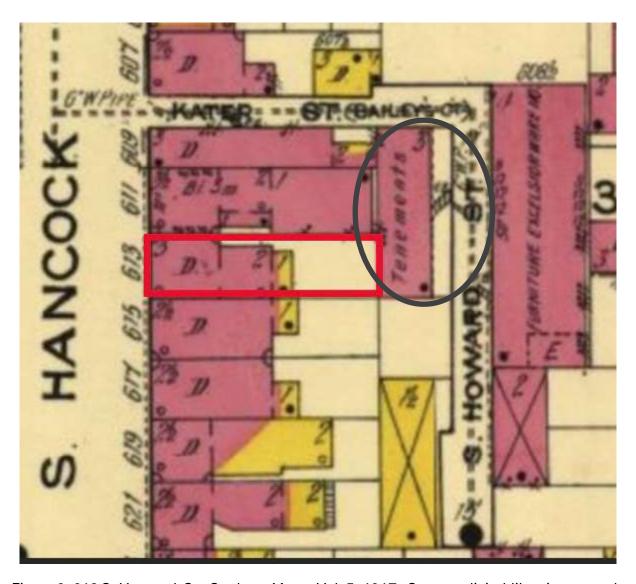


Figure 6. 613 S. Hancock St., Sanborn Maps, Vol. 5. 1917. Source: digital.libraries.psu.edu



Figure 3. West Side 600 Block S. Howard Street, 2021. Source: Cyclomedia.phila.gov



Figure 4. East Side 600 Block S. Howard Street, 2021. Source: Cyclomedia.phila.gov



Ian M Toner AIA, NCARB, LEED AP BD+C

Principal

Sara N Shonk Pochedly AIA, NCARB, NCIDQ, LEED AP BD+C
Principal

13 January 2025

Philadelphia Historical Commission 1515 Arch Street, 13th Floor Philadelphia PA, 19102

RE: Historical Review - 613 S Hancock St

Members of the Committee and Commission

Please find enclosed our application for Final approval of our project at 613 S Hancock. I am submitting on behalf of the property owners, Mark and Sally Forester

The project involves:

- The demolition of existing 1-story and 2-story rear additions to existing 3-story Trinity-style home.
- Construction of new 3-story rear addition to take advantage of lot depth. Addition shall include full-depth basement necessitating proposed underpinning of neighbor at 615 S Hancock.
- Rear addition to contain new kitchen, bathrooms, elevator and bedroom to accommodate for future wheelchair accessibility.
- Rear addition proposed to utilize aluminum-clad wood windows and doors, and proposed cladding to consist of butt-joined fiber cement panels to emulate stucco. Colors TBD through coordination with PHC staff.
- Interior-only renovation of existing front portion of building to remain.
- Existing front roof shall be built over to adjust pitch, to allow all stormwater from the remaining existing roof
 to slope to the existing front downspout. Downspout sizing has been verified by an MEP engineer to be
 acceptable to remain.
- No alterations are proposed to the approved front of the building as approved by PHC in 1987.

Thank you for taking the time to review our application. Please contact me at 215.800.1968 if you need more information or need to discuss the project further.

Sincerely,

Ian Toner, Principal, Toner Architects

Sam Katovitch

Room 425

From: Sent:		rang Gao <yang@urengineering.net> Vednesday, January 8, 2025 6:52 PM</yang@urengineering.net>
То:		am Katovitch
Cc: Subject:		JR Engineering; lan Toner
Subject:	Г	Re: 613 S Hancock St - stormwater downspout sizing question [Filed 09 Jan 2025 12:52]
Categories:	F	iled by Mail Manager
Sam,		
·		
	f area results in 17.4 g	
service.	, 2018 Table 1106.2, ti	ne 3" downspout can handle 87 gpm of stormwater, so it should be able to remain in
Let me know	if you have any other	questions :)
Yang Ga	ao, PE	
Principal Mec	hanical Engineer UR	Engineering
Cell:	(267) 225-0832 (215) 776-6205	
	yang@urengineering.neww.urengineering.ne	
		m Katovitch < <u>sam@tonerarch.com</u> > wrote:
Hi Yang and I	Diana,	
could provide	some insight as to whether	s giving us concerns about the downspout sizing for a given roof area. Is there a chance you ner the current 3" dia. downspout is adequate for a roof area of 371sf, or if we'd need to upgrade feel free to call if that's easier.
Best,		
Sam Katovitcl	n RA, NCARB, LEED Green Ass	ociate
Project Manag	er	
Toner Architec	ts	
1901 South 9th	n Street	

c. 315.406.1069
tonerarch.com
Pronouns: he/they
*** *** *** *** *** *** *** *** *** **
Attention! Big News!!
We have relaunched our website with a new look and new projects! Check it out!
www.tonerarch.com

Philadelphia, PA 19148

p. 215.800.1968

Renovation & Addition

613 South Hancock Street Philadelphia, PA 19147

DRAWING LIST					
Sheet Number	Sheet Name	Pricing Set (Date)	Issued for P Construction		
A002	DOOR & WINDOW SCHEDULES, DOOR DETAILS				
A003	PARTITION TYPES & FLOOR/CEILING TYPES				

DETAILS

CITY OF PHILADELPHIA APPROVAL STAMPS

A002	DOOR & WINDOW SCHEDULES, DOOR DETAILS	
A003	PARTITION TYPES & FLOOR/CEILING TYPES	
A102	PLANS	
A000	COVER SHEET	
A001	SPECIFICATIONS	
A100	DEMOLITION PLANS	
A101	PLANS	
A201	REFLECTED CEILING PLANS	
A301	EXTERIOR ELEVATIONS	
A401	BUILDING SECTIONS	
A501	INTERIOR ELEVATIONS	
A601	DETAILS	



/IATIONS

	ABBREVIATIONS
Permit & ion (Date)	ACT - ACOUSTICAL CEILING TILE AFF - ABOVE FINISH FLOOR AHU - AIR HANDLING UNIT AL - ALUMINUM ALT - ALTERNATE ARCH - ARCHITECTURAL
	BD - BOARD BLDG - BUILDING BO - BOTTOM OF; BY OTHERS BOT - BOTTOM BTW - BETWEEN
	CG - CORNER GUARD CJ - CONTROL JOINT CL - CENTER LINE CLG - CEILING CLR - CLEAR

L JOINT CMU - CONCRETE MASONRY UNIT(S) COL - COLUMN CONC - CONCRETE **CONT - CONTINUOUS** DBL - DOUBLE DEPT - DEPARTMENT DIA - DIAMETER

DS - DOWN SPOUT (EXTERIOR)

DTL - DETAIL DWG - DRAWING EA - EACH EJ - EXPANSION JOINT **EL - ELEVATION** ELEC - ELECTRICAL EQ - EQUAL **EQUIP - EQUIPMENT EXIST - EXISTING** EXP - EXPOSED **EXPAN - EXPANSION** EXT - EXTERIOR

SYMBOLS LIST

DN - DOWN

FD - FLOOR DRAIN FDN - FOUNDATION FE - FIRE EXTINGUISHER FEC - FIRE EXTINGUISHER CABINET FS - FLOOR SINK FT - FEET; FOOT

GA - GAUGE GALV - GALVANIZED GC - GENERAL CONTRACTOR GEN - GENERAL GWB - GYPSUM WALL BOARD GYP - GYPSUM H - HIGH (DIM)

HM - HOLLOW METAL IN - INCH INT - INTERIOR LAV - LAVATORY LTG - LIGHTING

MAX - MAXIMUM MECH - MECHANICAL MFG - MANUFACTURED; MANUFACTURER MIN - MINIMUM MISC - MISCELLANEOUS MO - MASONRY OPENING MTL - METAL

NIC - NOT IN CONTRACT NO - NUMBER NTS - NOT TO SCALE OC - ON CENTER OD - OUTSIDE DIAMETER; OVERFLOW DRAIN

> W - WIDE (DIM) W/ - WITH W/O - WITHOUT WD - WOOD

Wood blocking - continuous

Wood blocking or shim - discontinuous

PLY - PLYWOOD PR - PAIR PREFAB - PREFABRICATED PT - PAINT; POINT, PRESSURE TREATED

Mark & Sally Forester

613 South Hancock Street

Philadelphia, PA 19147

R - RADIUS; RISER RCP - REFLECTED CEILING PLAN REFR - REFRIGERATION REQD - REQUIRED RD - ROOF DRAIN RFRG - REFRIGERATOR RM - ROOM **RO - ROUGH OPENING**

SC - SEALED CONCRETE SCHED - SCHEDULE SECT - SECTION SIM - SIMILIAR SPEC - SPECIFICATIONS SS - STAINLESS STEEL SSD - SEE STRUCTURAL DRAWINGS STD - STANDARD STL - STEEL STOR - STORAGE STRUCT - STRUCTURAL SUB - SUBSTITUTE

SUSP -SUSPEND; SUSPENDED T-STAT - THERMOSTAT TEMP - TEMPERATURE; TEMPORARY TO - TOP OF TLT - TOILET TYP - TYPICAL

UNO - UNLESS NOTED OTHERWISE

VEST - VESTIBULE VIF - VERIFY IN FIELD

WC - WATER CLOSET

PHC Final Approval Set

13 January 2025

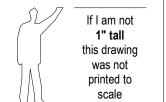
TA Project Number 23093

Toner Architects



CODE SUMMARY

Project shall consist of demolition of existing rear 1- and 2-story addition to existing 3-story SFD, then construction of new 3-story rear addition with full basement. Building shall be fully sprinklered in accordance with NFPA13D Single Family Residential, Group R 31'-7" to top of roof Type of Construction: Demolished Area Addition/New Area Alteration Area Total Floor Area Upon Project Completion 458.48 SF First Floor 562.63 SF 340.64 SF 487.40 SF 221.99 SF 709.39 SF Second Floor 435.06 SF 165.91 SF 487.40 SF 269.15 SF 756.55 SF Third Floor 427.89 SF 165.91 SF 487.40 SF 269.15 SF 756.55 SF 2927.97 SF 815.43 SF



GENERAL NOTES

1. All work shall conform to the following codes:

2015 International Residential Code 2018 International Mechanical Code 2018 International Existing Building Code

2017 National Electric Code 2018 International Energy Conservation Code 2009 International Fire Code Philadelphia Building Code

Philadelphia Residential Code Philadelphia Mechanical Code Philadelphia Existing Building Code Philadelphia Electrical Code

Philadelphia Fire Code Philadelphia Energy Conservation Code

Philadelphia Plumbing Code Philadelphia Zoning Code Philadelphia Property Maintenance Code

And to all other applicable Federal, State, and local regulations.

2. Do not scale drawings.

3. It shall be the responsibility of the Contractor to obtain all permits for plumbing and electrical Work, and any other Work not permitted under a general building permit.

4. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places, shall be repeated.

5. Contractor shall coordinate openings shown on the drawings.

6. Contractor shall verify and/or establish all existing conditions and dimensions at the

7. If the existing field conditions do not permit the installation of the work in accordance with the details shown, the Contractor shall notify the Architect immediately and provide a sketch of the condition with Contractor's proposed modification of the details given on the contract documents.

8. It shall be the responsibility of the General Contractor and all Sub-Contractors to coordinate the Work and verify all dimensions and inspect conditions of prior Work by all trades before proceeding with any Work. Unacceptable or incorrect prior Work shall be repaired or replaced before starting Work. Proceeding with the Work shall constitute acceptance of prior Work.

9. Where Work involves existing supporting structure, the Contractor shall provide shoring and protection required to insure the structural integrity of the existing structure.

10. In no case shall heavy equipment be permitted closer than 8'-0" from any foundation wall. If it is necessary to operate such equipment closer than 8'-0" to the wall, the Contractor shall be the sole responsible party and, at Contractor's own expense, shall provide adequate supports or brace the wall to withstand the additional loads superimposed from such equipment.

11. All products and materials to be installed following manufacturers' recommendations.

12. All new stairs to be premanufactured wood stairs. Install per manufacturers written details and instructions. Provide handrails on one side of each stair, minimum and all open sides of stairs.

13. Interior design by others.



ACCESS TO SITE: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section. DELIVERIES: a. Schedule deliveries to minimize use of driveways, entrances and road blockages by construction operations and to minimize space and time requirements for storage of materials and equipment on-site. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses. Deliver products to project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected. STORAGE: Store products to allow for inspection and measurement of quantity or counting of units. Store materials in a manner that will not endanger project structure. Store products that are subject to damage by the elements, under cover in a weather tight enclosure above ground, with ventilation adequate to prevent condensation. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage. Protect stored products from damage and liquids from freezing. PRODUCT REQUIREMENTS Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects. PRODUCT SELECTION PROCEDURES: Where construction documents name a product and include a manufacturer, the contractor must provide the specified or indicated product or submit a substitution request for a comparable product. Drawings indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Contractor is responsible for any and all changes to other work that may be required as part of not using the designated product, including any additional costs for any part of the work therein incurred. PRODUCT INSTALLATION: Comply with manufacturer's written instructions. The contractor will warrant the completed construction for one year after substantial completion of the project as outlined in the AIA General Conditions. Contractor is to document all special warranties and provide to the owner documentation at CONSTRUCTION PROCESS DOCUMENTATION: Digital Photographic Documentation: Submit unaltered, original, full-size image files once a week throughout the full duration of construction. The photos are to document the full extents of the project. Photos are to be emailed to Sam Katovitch at <u>Sam@tonerarch.com</u>. Include project address in email subject line. CONSTRUCTION SCHEDULE Prior to the start of construction, provide a construction schedule in a digital format which includes the full time frame of construction and major milestone dates. Provide schedule updates as required. SUBMITTAL PROCEDURES: Prepare and submit submittals as required by the construction documents and for all product substitutions. Submit electronic submittals to Architect via email as PDF electronic files. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file. Additional information required for product substitution requests. Reason for the substitution. Time difference. Cost difference. If a product is part of a system, the entire system, including all products and components needs to be submitted for review. CONDITION OF EXISTING BUILDING: Maintain portions of existing building affected by construction operations in a weather tight condition throughout construction period. Repair damage caused by EXISTING CONDITIONS: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work. EXAMINATION AND ACCEPTANCE OF CONDITIONS: Before proceeding with each component of the Work, examine substrates, areas, and conditions, for compliance with requirements for installation tolerances and other conditions affecting performance. **Record observations.** FIELD MEASUREMENTS: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect. EXECUTION Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that result in increased maintenance or decreased operational life or safety. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner. CITY OF PHILADELPHIA APPROVAL STAMPS

Comply with manufacturer's written instructions and recommendations for installing products Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully. in applications indicated Locate the Work and components of the Work accurately, in correct alignment and Comply with requirements in NFPA 241 for removal of combustible waste materials and Do not hold waste materials more than seven days during normal weather or three days if Make vertical work plumb and make horizontal work level. the temperature is expected to rise above 80 deg F (27 deg C). Where space is limited, install components to maximize space available for maintenance and ease of removal for replacemen Containerize hazardous and unsanitary waste materials separately from other waste. Mark Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated. containers appropriately and dispose of legally, according to regulations. Install products at the time and under conditions that will ensure the best possible results. Use containers intended for holding waste materials of type to be stored. Maintain conditions required for product performance until Substantial Completion. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are Conduct construction operations so no part of the Work is subjected to damaging operations working concurrently. or loading in excess of that expected during normal conditions of occupancy. Site: Maintain Project site free of waste materials and debris. Sequence the Work and allow adequate clearances to accommodate movement of Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for construction items on site and placement in permanent locations. proper execution of the Work. Remove liquid spills promptly. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels. Templates: Obtain and distribute to the parties involved templates for work specified to be Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate. factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials requirements. Attachment: Provide blocking and attachment plates and anchors and fasteners of specifically recommended. If specific cleaning materials are not recommended, use adequate size and number to securely anchor each component in place, accurately located cleaning materials that are not hazardous to health or property and that will not damage and aligned with other portions of the Work. Where size and type of attachments are not exposed surfaces. indicated, verify size and type required for load conditions. Concealed Spaces: Remove debris from concealed spaces before enclosing the space. Mounting Heights: Where mounting heights are not indicated, mount components at heights Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to directed by Architect. ensure freedom from damage and deterioration at time of Substantial Completion. Allow for building movement, including thermal expansion and contraction. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials Coordinate installation of anchorages. Furnish setting drawings, templates, and directions down sewers or into waterways. Construction waste shall be deposited in the dumpster. During handling and installation, clean and protect construction in progress and adjoining for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to materials already in place. Apply protective covering where required to ensure protection Project site in time for installation. from damage or deterioration at Substantial Completion. Joints: Make joints of uniform width. Where joint locations in exposed work are not Clean and provide maintenance on completed construction as frequently as necessary indicated, arrange joints for the best visual effect. Fit exposed connections together to form through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects. hairline joints. Hazardous Materials: Use products, cleaners, and installation materials that are not 19. PROTECTION OF INSTALLED CONSTRUCTION: considered hazardous Provide final protection and maintain conditions that ensure installed Work is without Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damage or deterioration at time of Substantial Completion. damaged during installation or cutting and patching operations, by methods and with Comply with manufacturer's written instructions for temperature and relative humidity. PROJECT RECORD DOCUMENTS: At the completion of construction the contractor is to submit one materials so as not to void existing warranties. Temporary Support: Provide temporary support of work to be cut. hard copy set of the construction documents with all changes/design deviations annotated in either Limiting Exposures: Supervise construction operations to assure that no part of the pencil or ink. construction; completed or in progress, is subject to harmful, dangerous, damaging, or SELECTIVE DEMOLITION: Demolish and remove existing construction only to the extent required by otherwise deleterious exposure during the construction period. new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows: Protection: Protect in-place construction during cutting and patching to prevent damage. Proceed with selective demolition systematically, from higher to lower level. Complete Provide protection from adverse weather conditions for portions of Project that selective demolition operations above each floor or tier before disturbing supporting might be exposed during cutting and patching operations members on the next lower level. Protect completed construction to maintain in a "like new" condition. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting Existing Utility Services and Mechanical/Electrical Systems: Where existing methods least likely to damage construction to remain or adjoining construction. Use hand services/systems are required to be removed, relocated, or abandoned, bypass tools or small power tools designed for sawing or grinding, not hammering and chopping, to minimize disturbance of adjacent surfaces. Temporarily cover openings to remain. such services/systems before cutting to prevent interruption to occupied areas. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, Cut or drill from the exposed or finished side into concealed surfaces to avoid marring and similar operations, including excavation, using methods least likely to damage existing finished surfaces. Do not use cutting torches until work area is cleared of flammable materials. At concealed elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain fire watch and portable fire-suppression In general, use hand or small power tools designed for sawing and grinding, not devices during flame-cutting operations. hammering and chopping. Cut holes and slots neatly to minimum size required. Maintain adequate ventilation when using cutting torches. and with minimum disturbance of adjacent surfaces. Temporarily cover openings Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and when not in use. promptly dispose of off-site. Finished Surfaces: Cut or drill from the exposed or finished side into concealed Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation Concrete: Cut using a cutting machine, such as an abrasive saw or a diamond Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing. Excavating and Backfilling: Comply with requirements in applicable Sections Dispose of demolished items and materials promptly. where required by cutting and patching operations. Materials Ownership: Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to Unless otherwise indicated, demolition waste becomes property of Contractor. Historic items, relics, antiques, and similar objects including, but not limited to, be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to cornerstones and their contents, commemorative plaques and tablets, and other prevent entrance of moisture or other foreign matter after cutting. items of interest or value to Owner that may be uncovered during demolition Proceed with patching after construction operations requiring cutting are remain the property of Owner. Patching: Use materials for patching identical to in-place materials. For exposed surfaces, Carefully salvage in a manner to prevent damage and promptly return to Owner. Notify Architect of discrepancies between existing conditions and Drawings before use materials that visually match in-place adjacent surfaces to the fullest extent possible. If identical materials are unavailable or cannot be used, use materials that, when installed, will proceeding with selective demolition. Hazardous Materials: It is not expected that hazardous materials will be encountered in the provide a match acceptable to Architect for the visual and functional performance of in-place Work. If suspected hazardous materials are encountered, do not disturb; immediately notify materials. Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as Architect and Owner. Hazardous materials will be removed by Owner under a separate invisible as practicable. Provide materials and comply with installation requirements Utility Service: Maintain existing utilities indicated to remain in service and protect them specified in other Sections, where applicable. Inspection: Where feasible, test and inspect patched areas after completion to against damage during selective demolition operations. demonstrate physical integrity of installation. Maintain fire-protection facilities in service during selective demolition operations. Verify that utilities have been disconnected and capped before starting selective demolition Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing. Review record documents of existing construction provided by Owner. Owner does not Clean piping, conduit, and similar features before applying paint or other finishing guarantee that existing conditions are same as those indicated in record documents. materials, b. Restore damaged pipe covering to its original condition. Survey existing conditions and correlate with requirements indicated to determine extent of Floors and Walls: Where walls or partitions that are removed extend one finished selective demolition required. area into another, patch and repair floor and wall surfaces in the new space. When unanticipated mechanical, electrical, or structural elements that conflict with intended Provide an even surface of uniform finish, color, texture, and appearance. function or design are encountered, investigate and measure the nature and extent of conflict. Promptly notify Architect. Remove in-place floor and wall coverings and replace with new materials, if Perform an engineering survey of condition of building to determine whether removing any necessary, to achieve uniform color and appearance. Where patching occurs in a painted surface, prepare substrate and apply primer element might result in structural deficiency or unplanned collapse of any portion of structure and intermediate paint coats appropriate for substrate over the patch, and apply or adjacent structures during selective building demolition operations. final paint coat over entire unbroken surface containing the patch. Provide Perform surveys as the Work progresses to detect hazards resulting from selective additional coats until patch blends with adjacent surfaces. demolition activities. Survey of Existing Conditions: Record existing conditions by use of preconstruction Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane photographs or preconstruction videotapes. surface of uniform appearance. Utility Services and Mechanical/Electrical Systems: Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure. Existing Services/Systems to Remain: Maintain services/systems indicated to Cleaning: Clean areas and spaces where cutting and patching are performed. Remove remain and protect them against damage. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, paint, mortar, oils, putty, and similar materials from adjacent finished surfaces. identify, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated to be removed. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.

Removed and Reinstalled Items: Clean and repair items to functional condition adequate for intended reuse. Pack or crate items after cleaning and repairing. Identify contents of containers. Protect items from damage during transport and storage. Store items in a secure area until installation Reinstall items in locations indicated. Comply with installation requirements for new necessary to make item functional for use indicated. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows: Clean salvaged items. elements, date of removal, quantity, and location where removed. Store items in a secure area until delivery to Owner. Transport items to storage area designated by Owner. Protect items from damage during transport and storage. Disposal of Demolished Materials General: Except for items or materials indicated to be recycled, reused, salvaged, from Project site and legally dispose of them in an EPA-approved landfill. Do not allow demolished materials to accumulate on-site. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent. Burning: Do not burn demolished materials. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

walkways, and other adjacent occupied and used facilities.

and interior areas.

been removed.

selective demolition.

Basis of Design Materials Site Access and Temporary Controls: Conduct selective demolition and debris Material Brand/Product Information removal operations to ensure minimum interference with roads, streets, walks, Form-A-Drain by Certainteed Corporation Foundation Drainage System Temporary Facilities: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to Drainage Composite Board DB200 by Henry Company Inderslab Vapor Barrier StegoWrap Class C vapor retarder by Stego Industries Provide protection to ensure safe passage of people around selective oundation Waterproofing Membrane Aqua-Bloc WB Elastomeric Aspalt Emulsion Waterproofing by Henry Company demolition area and to and from occupied portions of building. SF 302 Synko-Flex by Henry Company Provide temporary weather protection, during interval between Underslab/Foundation Insulation Extruded Polystrene board in thickness as indicated on drawings selective demolition of existing construction on exterior surfaces and Wall Insulation (exterior cavities) 1" CavityRock by Roxul new construction, to prevent water leakage and damage to structure R-23 ComfortBatt by Roxul or R-21 Pink EcoTouch Insulation by Owens Corning Wall Insulation (stud cavities) Protect walls, ceilings, floors, and other existing finish work that are to Closed-cell spray-foam insulation, of sufficient thickness to meet R-Values Indicated Roof Insulation remain or that are exposed during selective demolition operations. Weather Barrier (closed joint cladding systems) Tyvek Commercial Wrap by DuPont Cover and protect furniture, furnishings, and equipment that have not White EPDM, 60-mil, Class B or better. Provide product that has a finish complying with Energy Star "Highly Reflective" requirements, per City code. Product selection to Temporary Shoring: Provide and maintain shoring, bracing, and structural be approved by Architect. supports as required to preserve stability and prevent movement, settlement, or Gypsum Board Typical interior walls: 1/2" Sheetrock by USG Corporation collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished. Gypsum Board Wet-location interior walls: 1/2" Sheetrock Mold Tough by USG Corporation Strengthen or add new supports when required during progress of Gypsum Board Fire-rated walls and floors: See UL descriptions for acceptable products. Tile Backing Panels Durock Next Gen by USG Corporation Round, 24-gauge painted aluminum, product selection to be approved by Architect. Downspouts Half-round, 24-gauge painted aluminum product selection to be approved by Architect. Fiber-Cement Siding James Hardie Board, TBD materials and equipment. Provide connections, supports, and miscellaneous materials Pack or crate items after cleaning. Identify contents of containers with label indicating reinstalled, or otherwise indicated to remain Owner's property, remove demolished materials

Allowances & Materials

Note: For items not listed below and additional material information, see list above 'Basis of Design Materials'. Final selections pending owner approval.

1. Kitchen Cabinetry: Omega Dynasty Series, or approved equal. Standard colors, sizes, and inserts.

2. Kitchen and Bathroom countertops: Quartz by Silestone, or approved equal

3. Kitchen backsplash tile: Tile \$6/sq.ft

Bathroom and Kitchen floor tile: Tile \$6/sq.ft.

5. Decorative light fixtures: Owner purchase, contractor installed.

Door hardware: Interior hardware: \$45/set. Exterior hardware: \$250/set.

7. Trim throughout work area: Paint grade, standard profiles including baseboards, door casings, and window casings.

8. Flooring: Engineered wood flooring throughout, unless otherwise noted: \$8/sq.ft.

9. HVAC: Forced air, dual zone. Final system size and design by contractor. For pricing purposes, contractor

shall determine allowance for design, installation, and purchase of complete HVAC system.

10. Gas appliances: Water heater, air handler, kitchen range.

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scale

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Room 425

Philadelphia, PA 19148

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Mark & Sally Forester

Renovation & Addition 613 South Hancock Street Philadelphia, PA 19147

SPECIFICATIONS

23093 Project number 13 January 2025 Drawn by IMT Checked by

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12" = 1'-0"

Door Schedule								
			Hardware	Hardware Details			erial, Finish	
Door Number	Door Type		Set	Head	Jamb	Door	Frame	Comments
001	Α	30" x 72"	1	1H	1J	WD, PT	WD, PT	
002	G	60" x 72"	4	1H	1J	WD, PT	WD, PT	Louvered
003	F	36" x 80"	Per Elev Mfr	Per Elev Mfr	_	STL, PT	STL, PT	Door provided by elevator manufacturer
04	Α	32" x 80"	8	1H	1J	WD, PT	WD, PT	Bool provided by dievator manufacturer
05	В	32" x 80"	1	See Details	See Details	WD, AL	WD, PT	Exterior Door, full lite glass.
01	G	54" x 80"	6	4H	4J	WD, XTN	WD, PT	Exterior 5001, rain into grado.
02	A	30" x 80"	4	1H	1J	WD, STN	WD, PT	
03	A	36" x 80"	3	1H	1J	WD, STN	WD, PT	Solid core door, provide weather stripping and acoustic caulk around frame
04	F	36" x 80"	Per Elev Mfr	Per Elev Mfr	Per Elev Mfr	STL, PT	STL, PT	Door provided by elevator manufacturer
05	A	36" x 80"	4	1H	1J	WD, STN	WD, PT	2001 provided by the rate manufacture.
06	A	16" x 80"	4	1H	1J	WD, STN	WD, PT	
07	В	32" x 80"	1	See Details	See Details	WD, AL	WD, PT	Exterior Door, full lite glass. Owner to provide combination deadbolt
01	С	48" x 80"	5	2H	2J	WD, STN	WD, PT	
02	С	48" x 80"	5	2H	2J	WD, STN	WD, PT	
03	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
04	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
05	Е	48" x 80"	7	3H	3J	WD, STN	WD, PT	
06	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
07	F	36" x 80"	Per Elev Mfr	Per Elev Mfr	Per Elev Mfr	STL, PT	STL, PT	Door provided by elevator manufacturer
08	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
09	Α	36" x 80"	4	1H	1J	WD, STN	WD, PT	
01	Α	30" x 80"	4	1H	1J	WD, STN	WD, PT	
02	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
03	E	48" x 80"	7	3H	3J	WD, STN	WD, PT	Louvered
04	Е	48" x 80"	7	3H	3J	WD, STN	WD, PT	Louvered
05	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
06	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
07	F	36" x 80"	Per Elev Mfr	Per Elev Mfr	Per Elev Mfr	STL, PT	STL, PT	Door provided by elevator manufacturer
808	Α	36" x 80"	3	1H	1J	WD, STN	WD, PT	
809	С	48" x 80"	5	2H	2J	WD, STN	WD, PT	
310	С	48" x 80"	5	2H	2J	WD, STN	WD, PT	
311	В	36" x 80"	2	See Details	See Details	WD, AL	WD, PT	Exterior Door, full lite glass.

Door Notes: Glazed doors to have SHGC 0.40 max and tempered glass.

All glazed doors to be U-.50 Max.

Confirm existing opening sizes for replacement doors prior to ordering.

Doors typically located 4" from adjacent walls, unless otherwise noted/dimensioned on plans.

'PT' = Paint (finish), 'WD' = Wood (finish, material), 'AL' = Anodized Aluminum (finish) 'TBD' = To Be Determined (by owner or contractor at a later date)

Window Schedule							
Type Mark	Width	Height	Description	Head Height	Comments		
A	2' - 9"	5' - 11"	Double-Hung Windows	7' - 11"			
В	2' - 9"	1' - 6"	Fixed Windows	2' - 0"			
С	2' - 8"	1' - 4"	Fixed Windows	8' - 0"			
D	3' - 1"	5' - 11"	Double-Hung Windows	7' - 11"			
E	3' - 0"	1' - 4"	Fixed Windows	8' - 0"			
F	2' - 11 1/8"	4' - 3 1/8"	Unit Skylights	N/A	Fixed curb mounted skylights; provide blinds within glass		
G	1' - 4"	1' - 4"	Tubular Skylights	N/A	Tubular skylight		

Window Notes:

All glazed fenestration to be U-.32 Max.

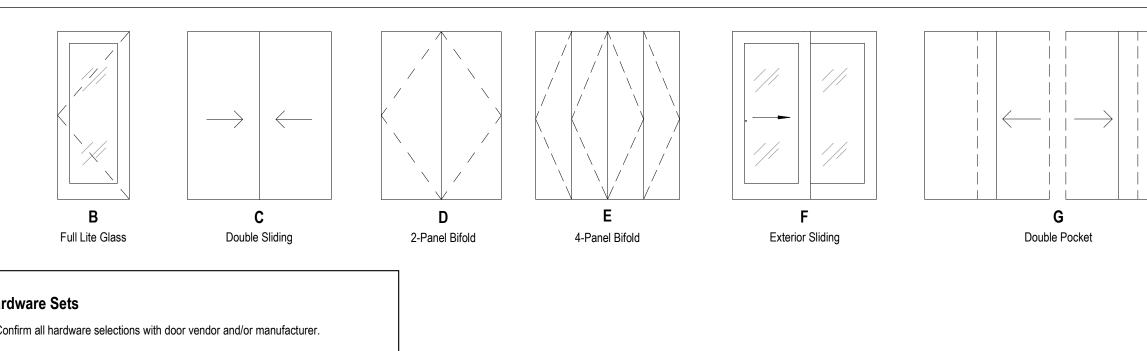
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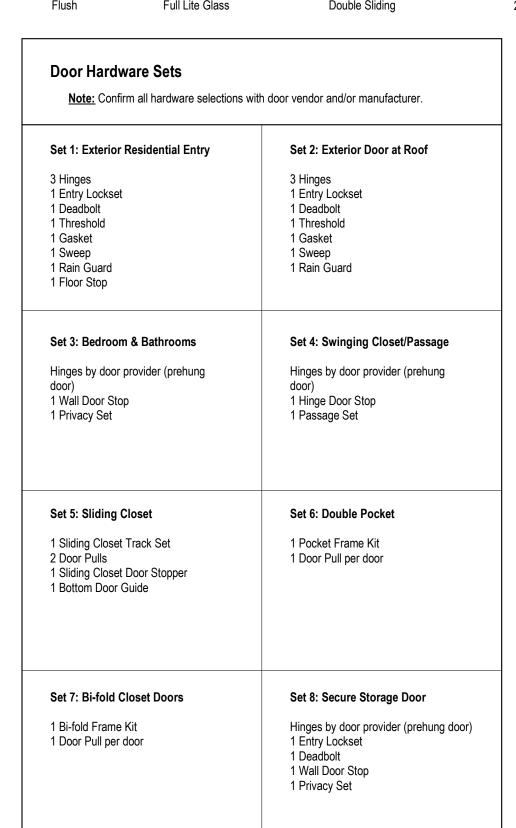
All glazed fenestration to have SHGC 0.40 max. All skylights to be U-.55 Max. Provide tempered glass or triple-layer acrylic glazing.

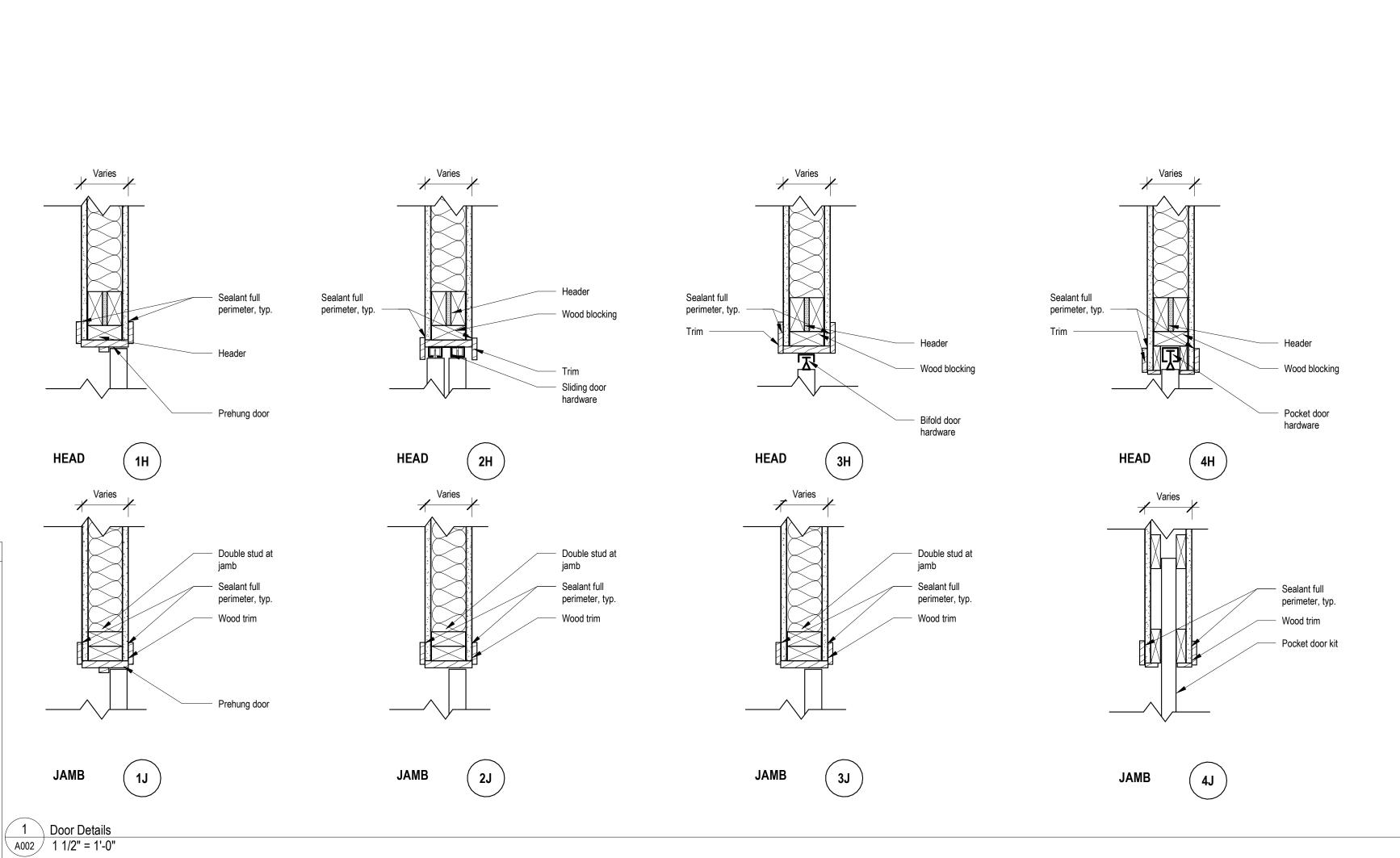
Provide tempered glass for windows located in bathrooms, with sills 24" and lower, and all other locations required by code.

All new windows to match existing windows in type, style, and color, unless otherwise noted.

All windows to be Pella Lifestyle Series. Pella Representative: David Augustine (215) 970-3267 david_augustine@gunton.com





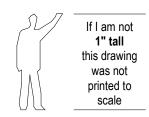




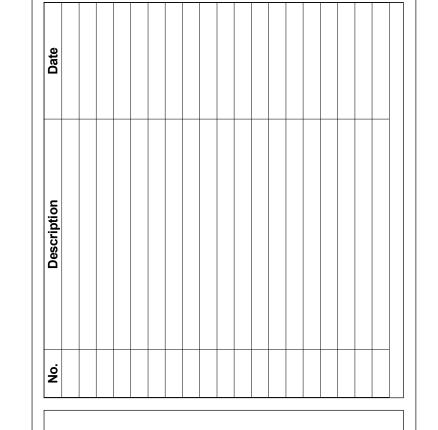
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NOTES

Triple Telescoping







Mark & Sally Forester

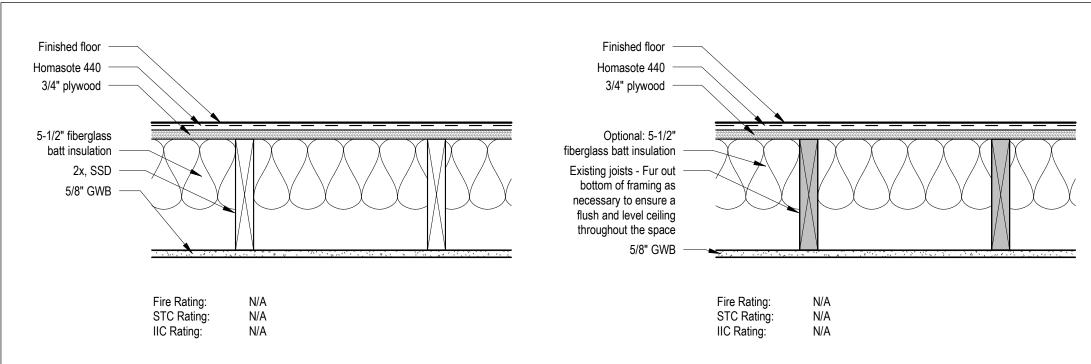
Renovation & Addition

613 South Hancock Street Philadelphia, PA 19147

DOOR & WINDOW SCHEDULES, DOOR **DETAILS**

23093 Project number 13 January 2025 Checked by A002

As indicated

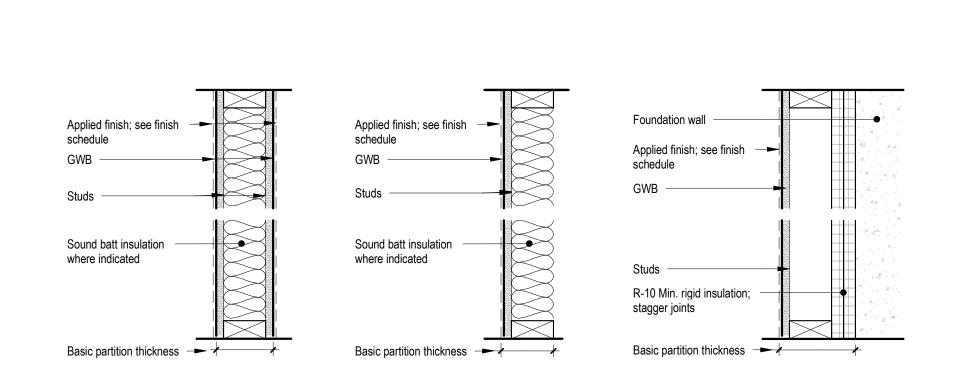


FLOOR/CEILING FC-A

1 Floor/Ceiling Types
A003 1 1/2" = 1'-0"

2 Partition Types
A003 1 1/2" = 1'-0"

FLOOR/CEILING FC-B

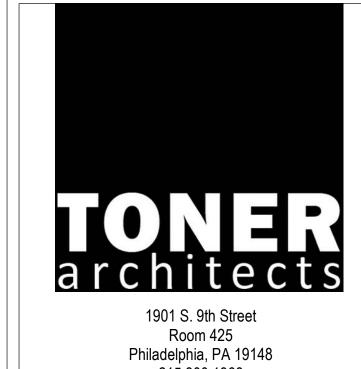


PARTITION _	PARTITION
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PARTITION	
TYPE	U

Partition identification plan symbol		A1 —	A2>	A3 —	B1 —	B2 —	C1>
Basic partition thickness		0' - 4 3/4"	0' - 4 3/4"	0' - 4 3/4"	0' - 4 1/8"	0' - 6 1/8"	0' - 6 1/8"
Fire rating (h	nrs)	-	1	-	-	-	-
Fire test num	nber (UL)	-	UL U-305	-	-	-	-
Acoustical ra	ating (STC)	-	56	56	-	-	-
Acoustical te	ext number	-	-	-	-	-	-
Insulation thi	ickness	3 1/2"	3 1/2"	3 1/2"	3 1/2"	5 1/2"	2"
GWB thickne	ess	5/8"	5/8"	5/8"	5/8"	5/8"	5/8"
Acoustical ca	aulking	-	Yes	Yes	-	-	-
Fire caulking)	-	-	-	-	-	-
Metal thickne	ess	-	-	-	-	-	-
Stud size		2x4	2x4	2x4	2x4	2x6	2x4 o/ found. wall
Stud spacing	g (OC)	1' - 4"	1' - 4"	1' - 4"	1' - 4"	1' - 4"	1' - 4"
-		-	-	-	-	-	-
Studs to	w/ GWB to structure above	Yes	Yes	Yes	Yes	Yes	Yes
structure above	w/ GWB to 6" above ceiling	-	-	-	-	-	-
	-	-	-	-	-	-	-
Remarks:		Insulate partitions around bedrooms & bathrooms for sound control purposes.	Fire rated wall; provide fire tape and caulk on shaft side.	Provide Quietrock GWB both sides. Acoustical caulk and tape at all seams.	New wall adjacent to existing. GWB room side only.	Provide double top plate and load bearing construction	GWB room side only. +/- 6" space between insulation and framing for main sewer line, see plan for location.





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Philadelphia, PA 19147

PARTITION TYPES & FLOOR/CEILING TYPES

Project number	23093
Date	13 January 2025
Drawn by	SK
Checked by	IMT

A003

1 1/2" = 1'-0" Copyright 2025, Toner Architects, Inc.

Demolition Keynotes

Note: Keynote letters 'I', 'L', 'O' omitted for clarity.

- A Remove walls or portion of wall as indicated on the demo plan, complete
- Remove door, complete. Salvage doors in working order for potential re-installation in new locations.
- Remove window, complete. GC to inspect and evaluate all existing windows and salvage windows to greatest extent possible.
- D Remove stairs, railing, and landing, complete
- Remove floor and floor framing to extent indicated on plan.
- Remove roofing, roof sheathing, and roof framing to extent indicated on plan.
- Remove Bathroom, complete. Including all casework, plumbing fixtures, and wall and floor finishes. Cap and/or reroute pipes as required. Donate or recycle fixtures in working order.
- Remove Kitchen, complete. Including all casework, appliances, plumbing fixtures, and wall and floor finishes. Cap and/or re-route pipes as required. Donate or recycle appliances and fixtures in working order.

Demolition Notes

- 1. The order of the demolition notes is not intended to imply the order of the work.
- 2. The extent of the demolition is generally described. The contractor is responsible for all of the demolition work required to accommodate the installation of the proposed work.
- 3. These documents have been prepared based upon visible conditions available for inspection. Certain areas and portions of the work may vary from the conditions indicated herein when uncovered at the site. Each contractor shall field verify all existing conditions and promptly notify the Architect of any discrepancies between these documents and the existing conditions.
- 4. Verify all existing dimensions and conditions prior to initiating work. Coordinate limits of demo work with requirements of new
- The contractor shall coordinate with the owner to develop acceptable route requirements of all construction debris and delivery of construction material.
- 6. Provide shoring, bracing or support to prevent movement, settlement or collapse of areas to remain during and subsequent to
- 7. Erect temporary dust partition or temporarily retain existing partitions as required and provide ventilation equipment to prevent the migration of dust and debris and to separate the public and/or occupied areas from work areas.
- 8. During demolition and new work procedures, the entire work area shall be clean of all dust, dirt and other debris before application of any new materials and/or finishes.
- 9. Each contractor is responsible to provide adequate and substantial provisions to protect the building and finished surfaces scheduled to remain, both interior and exterior, from damage during delivery of equipment and disposal of materials. All damaged surfaces shall be restored to their original condition. No vehicles will be permitted to occupy any existing street or walk unless approved by owner and the authorities having jurisdiction.
- 10. Each contractor shall locate, identify and protect all site utility distribution services as required prior to commencing the work and shall notify all contractors of the same. Each contractor shall protect all utility distribution services exposed during progress of the work.
- 11. If during the course of demotion, unstable conditions are encountered, immediately stop work and notify the Architect of such conditions.
- 12. Remove all items with care and for possible salvage. The owner maintains first right of refusal for all items scheduled to be removed. Protect and properly store all items called out to be reinstalled for new work.
- 13. Unless otherwise stated, patching and repair of areas to remain in service following demolition, including required patching and touch-up following the installation of new work, shall be the responsibility of the general trades contractor. Patch all openings resulting from the removal of existing fire protection, plumbing, mechanical, and electrical work. Coordinate with additional work shown on the fire protection, plumbing, mechanical and electrical drawings.
- 14. Patch and repair all existing floor systems as required and at all locations of demolished walls, partitions, fixtures, equipment, flooring and/or anchorage/fastenings. Prepare all existing floors to receive new floor finishes. Unless otherwise indicated, patch floors to match adjacent existing surfaces.
- 15. Patch all walls and floors necessary to accept new finishes or to match existing adjacent finishes (to remain).
- Any trade performing core drilling or sawcutting operations shall verify location of existing floor structure prior to commencing drilling or cutting work and shall promptly notify Architect of any obstruction affecting layout of new work.
- 17. Protect existing active smoke detectors and fire alarm devices from dust. Protect throughout duration of the project.
- 8. Pipes, conduit and ductwork encountered in demolished partitions and ceilings which are to remain shall be re-routed and concealed. Those which are abandoned shall be capped and concealed in floor, walls or ceiling.
- 19. Salvage materials to be removed the demolition contractor and turned over to the owner shall be identified by the owner and/or architect prior to the beginning of work and are to be stored on site at a location designated by the owner.
- 20. Any projecting or surface mounted items to be abandoned shall be removed and concealed.

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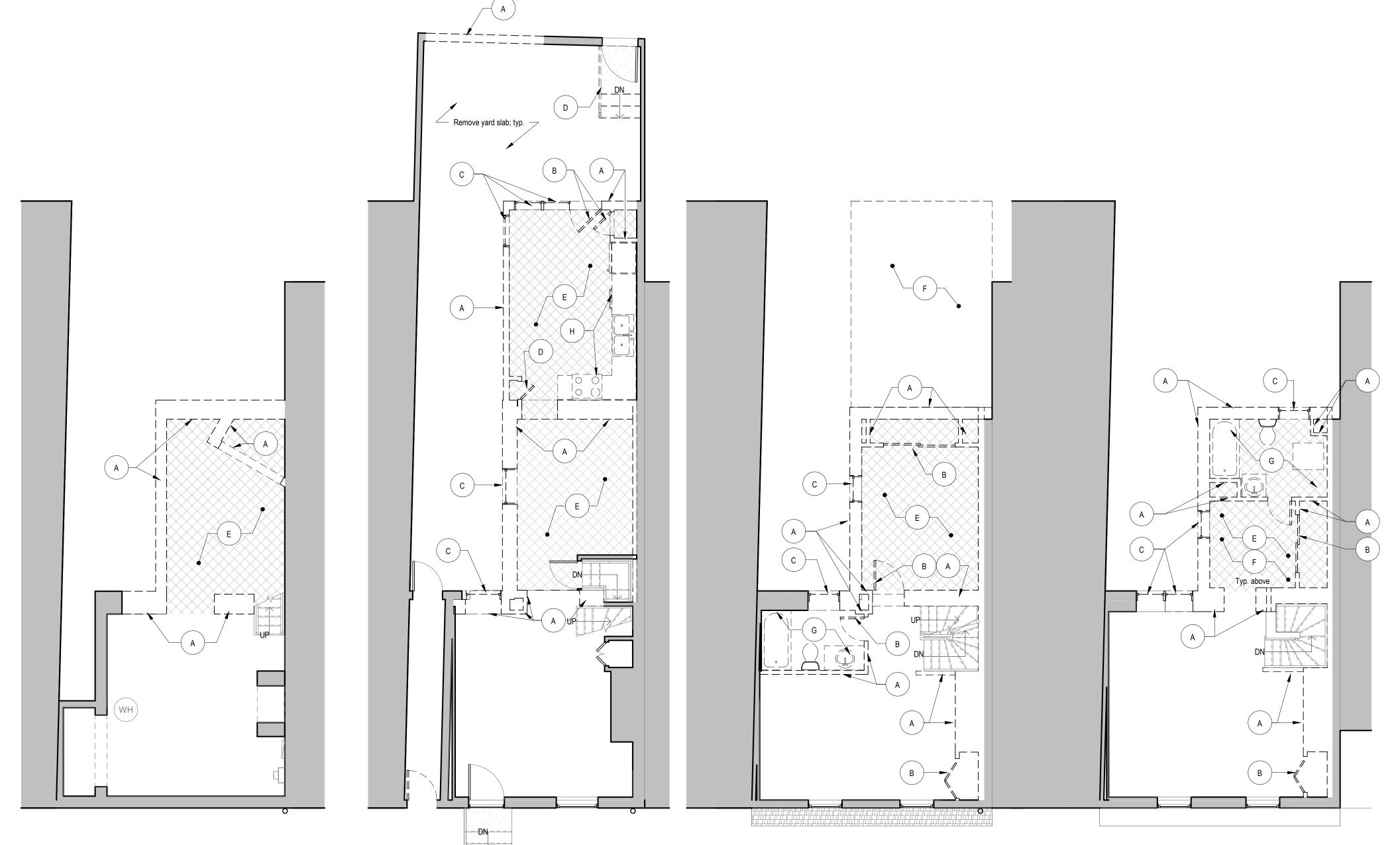
21. Contractor responsible for moisture and mold detection and remediation throughout existing property. Existing damaged, deteriorated, and/or mold-ridden wall board, ceilings, and all other existing materials to be removed throughout as required. Inform architect immediately if additional demolition beyond scope of work shown in demolition plans is required.

1 Basement Demolition Plan

√A100 / 3/16" = 1'-0"

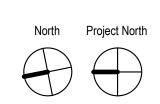
2 First Floor Demolition Plan

A100 3/16" = 1'-0"



Second Floor Demolition Plan

\ A100 \ 3/16" = 1'-0"



4 Third Floor Demolition Plan

A100 / 3/16" = 1'-0"



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Wall Legend

Existing wall/construction

Demolished wall/construction

New wall/construction

1 hour fire rated separation

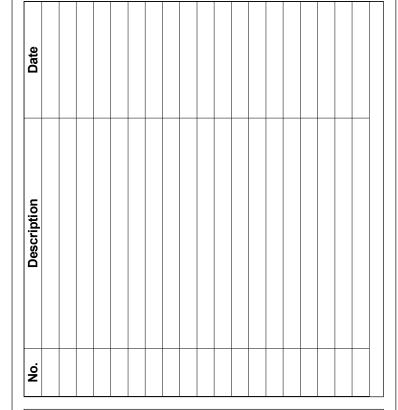
NOTES

- Contractor to V.I.F. demolition scope throughout. Partial interior demolition has been completed under a separate permit. If additional demolition other than what is indicated in the demolition drawings is required, notify architect immediately.
- 2. Contractor to evaluate existing stair railing on all interior stairs throughout building and determine extent of repair and/or replacement. Original railing to remain to greatest extent possible, typical.
- Contractor to salvage existing doors in good condition and working order for potential re-installation in new locations. See door schedule for door sizes and details.
- 4. Contractor to salvage and/or reinstall existing trim to greatest extent possible. Repair and replace trim as required to

match existing.

this drawing was not printed to scale





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Renovation & Addition
613 South Hancock Street

Philadelphia, PA 19147

DEMOLITION PLANS

Project number 23093

Date 13 January 2025

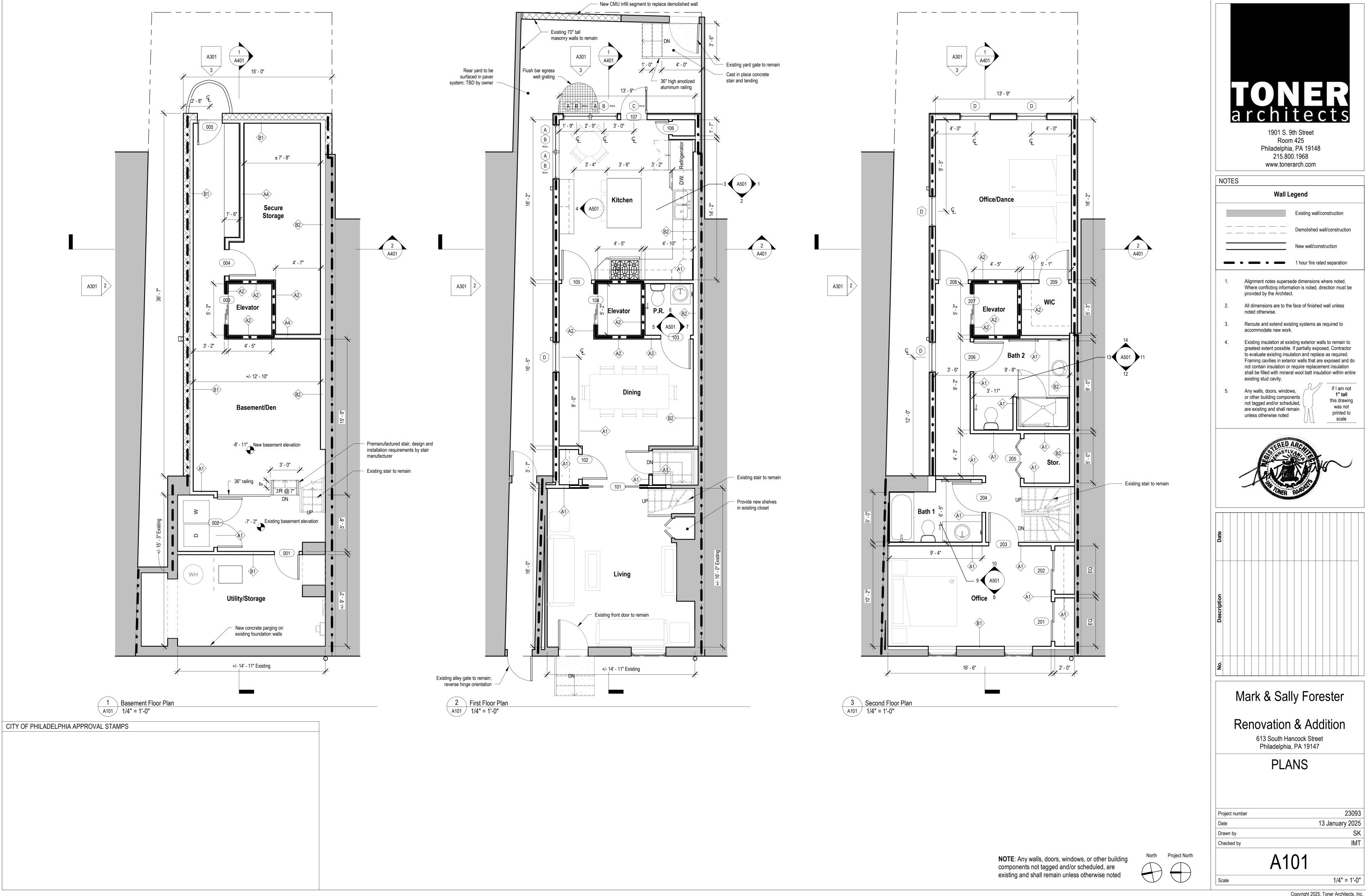
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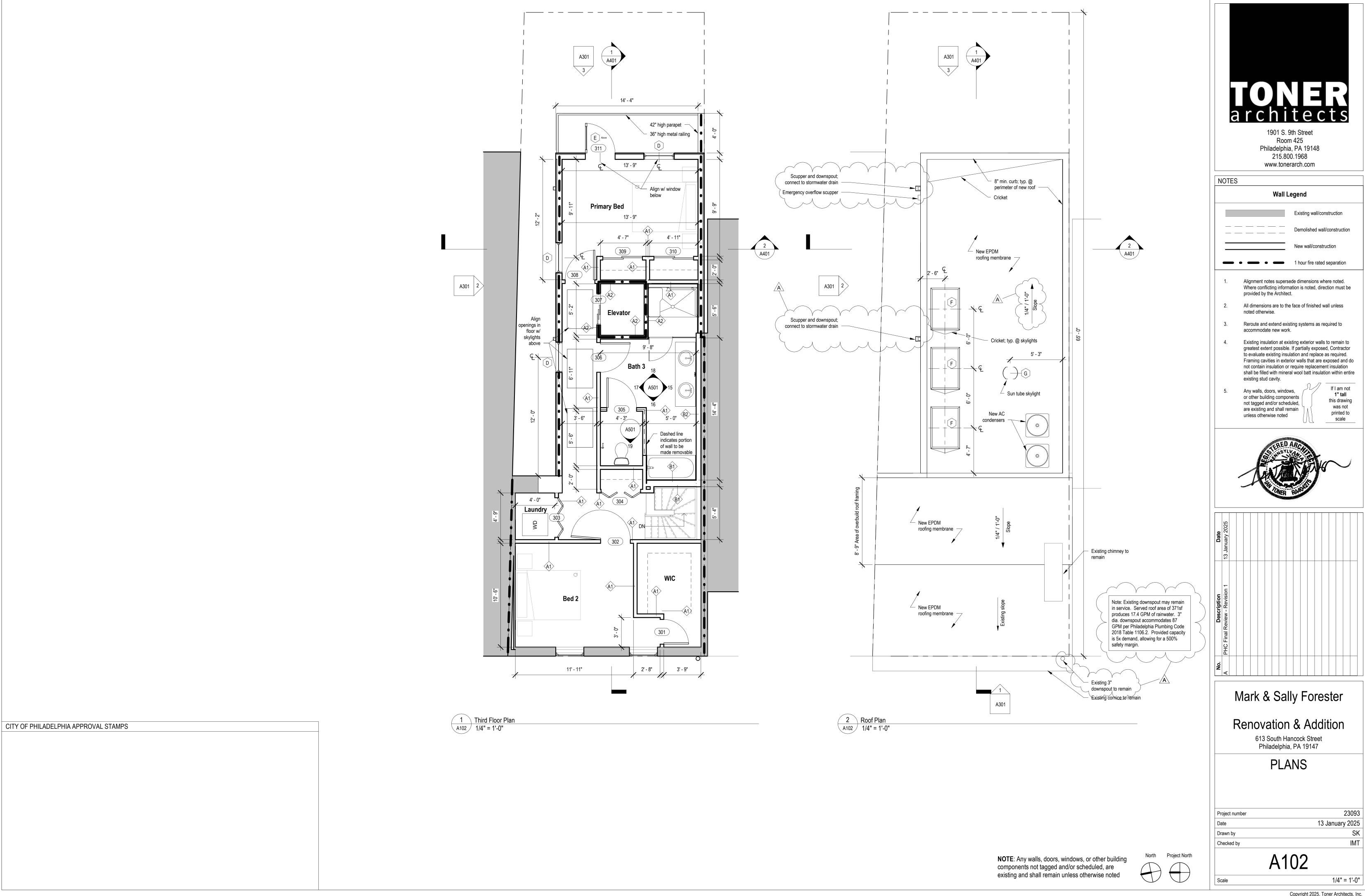
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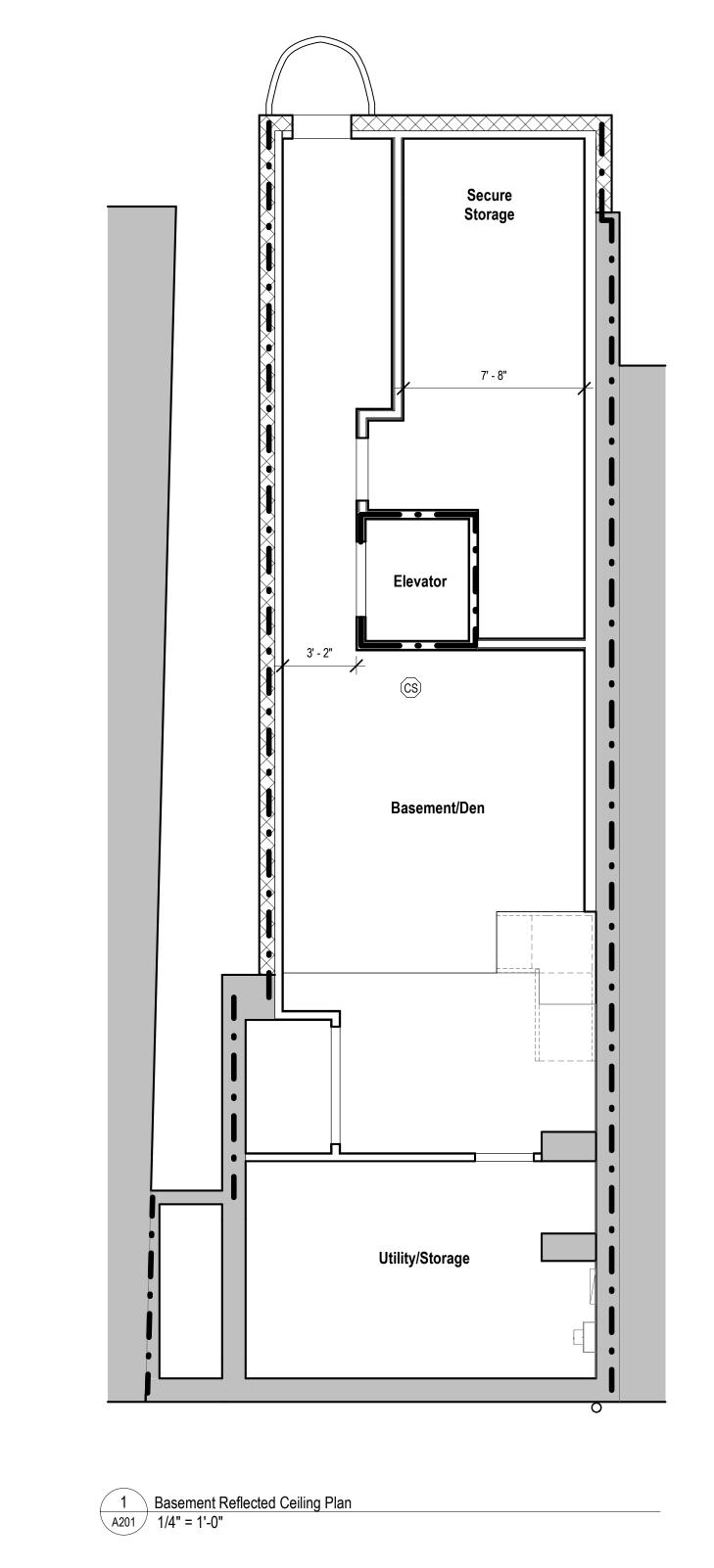
A100

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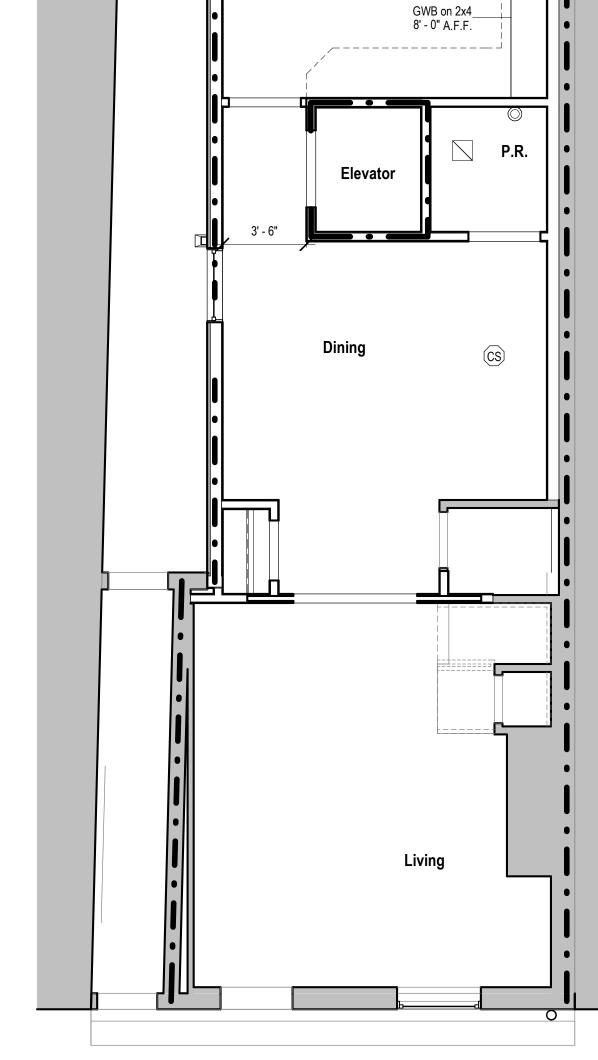
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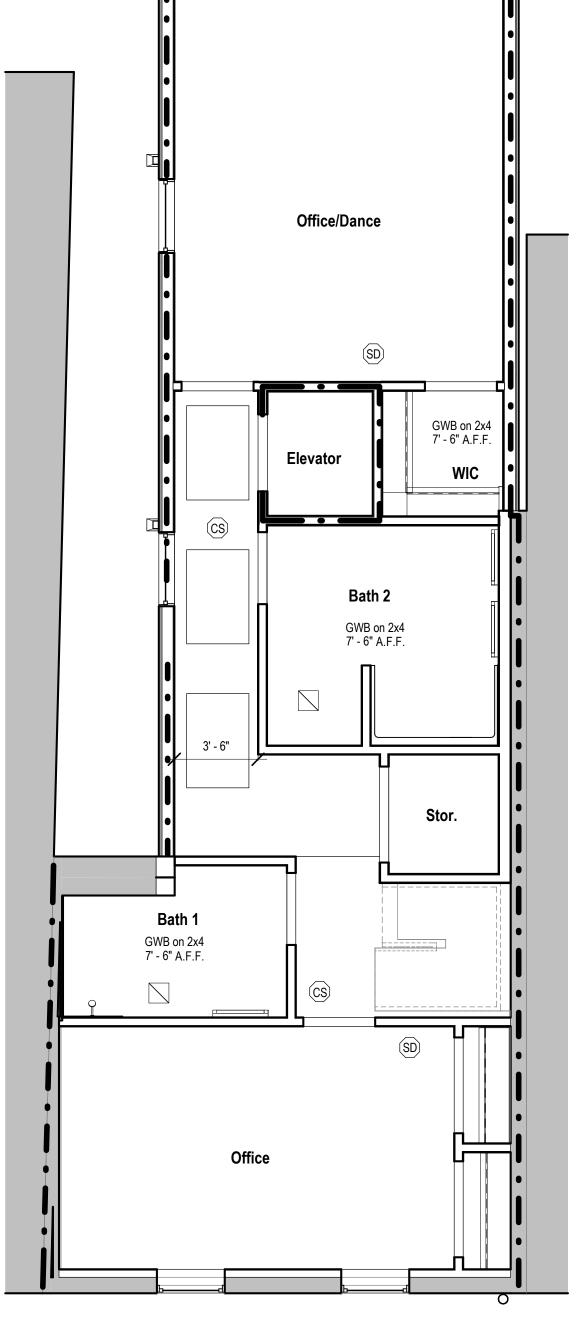


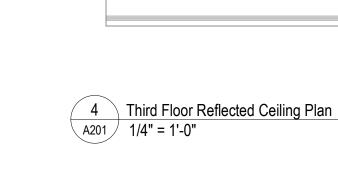




CITY OF PHILADELPHIA APPROVAL STAMPS







2 First Floor Reflected Ceiling Plan
A201 1/4" = 1'-0" Second Floor Reflected Ceiling Plan
A201 1/4" = 1'-0"

noted otherwise.

Alignment notes supersede dimensions where noted. Where conflicting information is noted, direction must be provided by the Architect.

All dimensions are to the face of finished wall unless

Reroute and extend existing systems as required to

Contractor to relamp and refocus/readjust all new light fixtures at substantial completion of work.

MEP systems design by other. GC to coordinate MEP work with architectural work and notify architect of

Lighting layout shown on RCP's are schematic, final

layout and fixture count by MEP engineer.

GWB on 2x4 8' - 0" A.F.F.

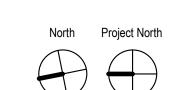
Kitchen

accommodate new work.	Ceiling Symbols					
Contractor to confirm compatibility of all system parts.	Item	Symbol	It			
V.I.F. final installation heights and locations for all	Recessed Downlight	\oslash	,			
decorative lights.	Vanity Light					
Light fixtures are to be furnished and installed by the Contractor, unless otherwise noted. All decorative fixtures are to be provided by the client and installed by the	Pendant Light	•				
Contractor to relamp and refocus/readjust all new light	Exhaust Fan (50 CFM min)					
fixtures at substantial completion of work.			ļ			

Fire Protection Symbols Symbol SD Smoke Detector CS Combination Smoke / Carbon Monoxide Detector

NOTE: Unless otherwise noted, ceiling assembly shall be attached to underside of struture; see floor/ceiling ypes on page A003 for more details.

GWB on 2x4 7' - 6" A.F.F.

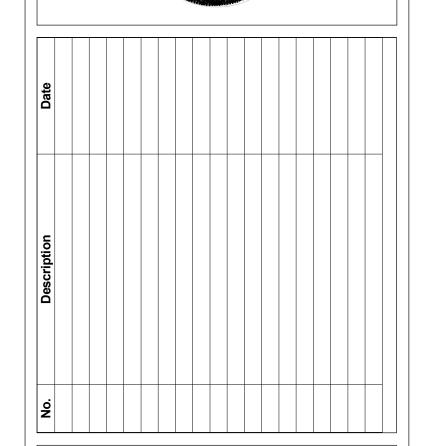




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Wall L	_egend
	Existing wall/construction
	Demolished wall/construction
	New wall/construction
	1 hour fire rated separation

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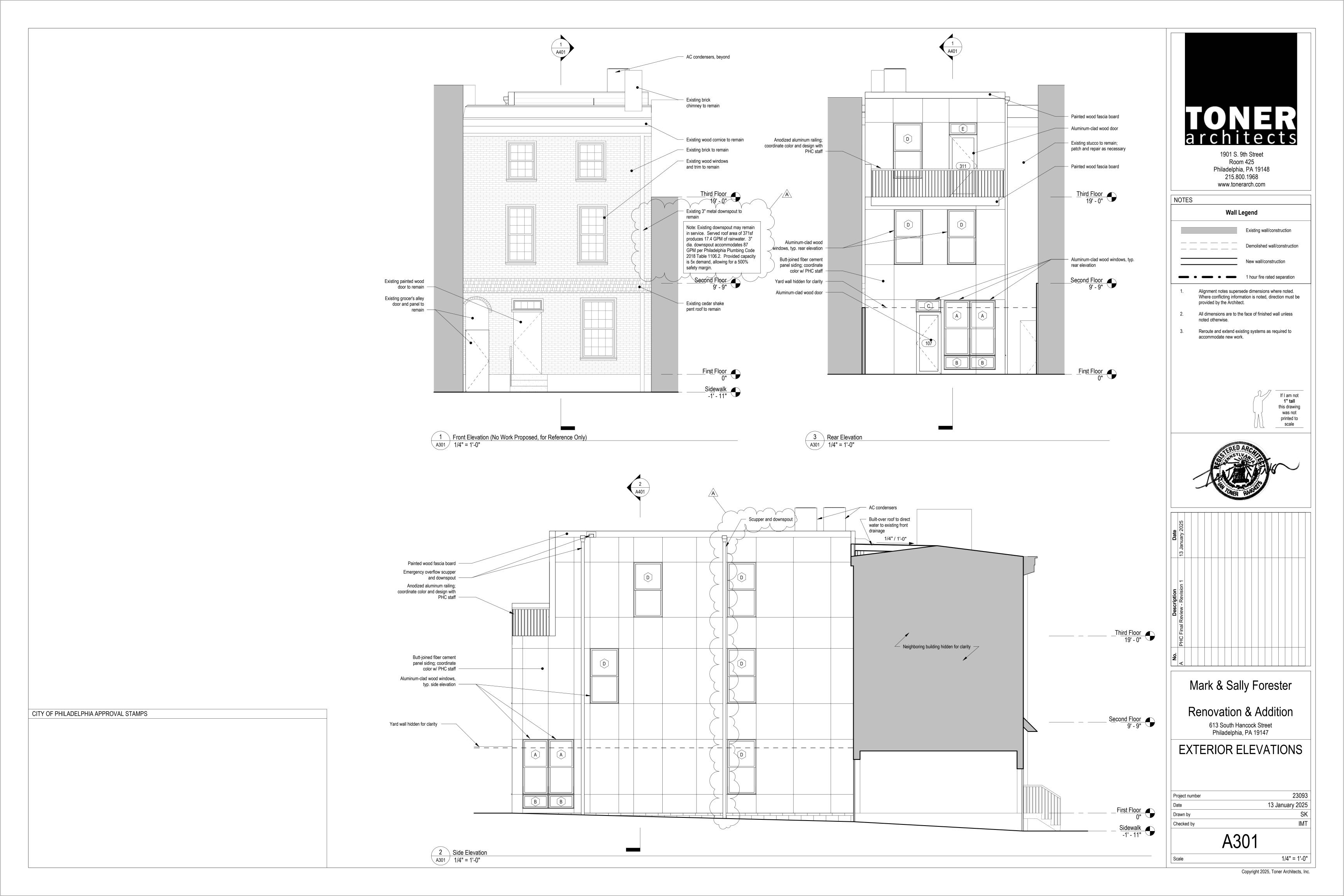
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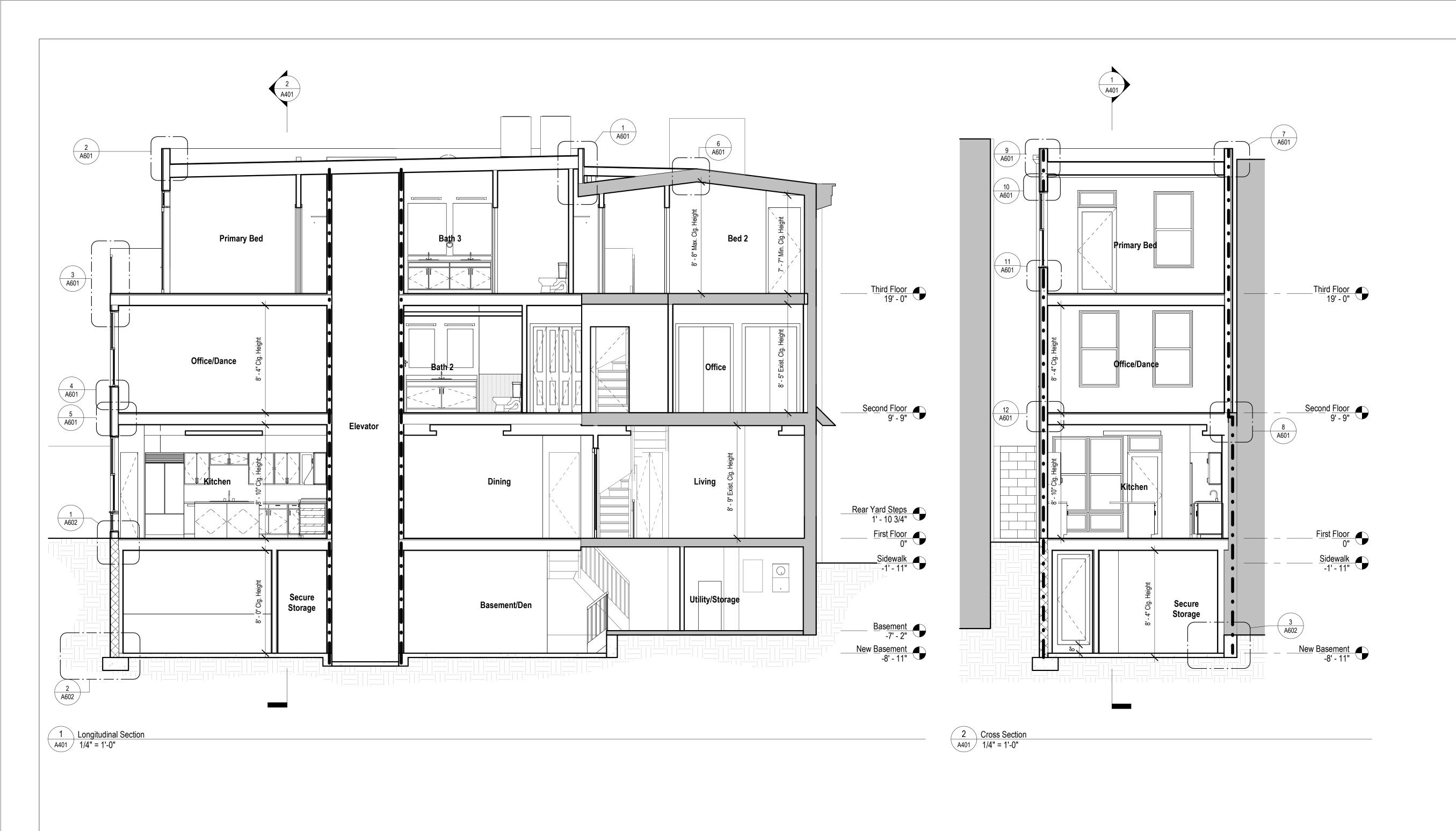
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REFLECTED CEILING **PLANS**

23093 Project number 13 January 2025 SK Drawn by IMT Checked by A201

1/4" = 1'-0"

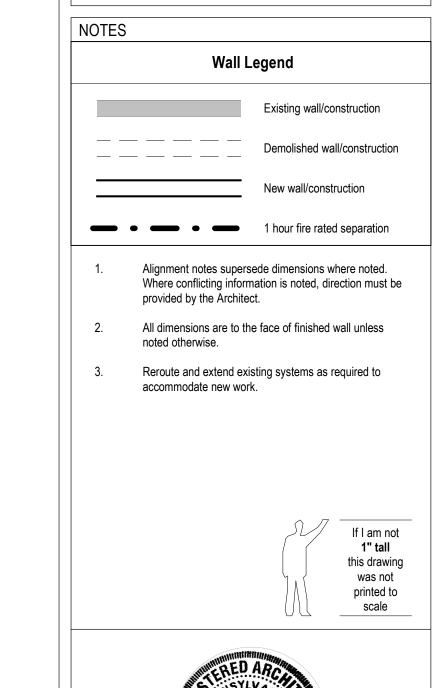


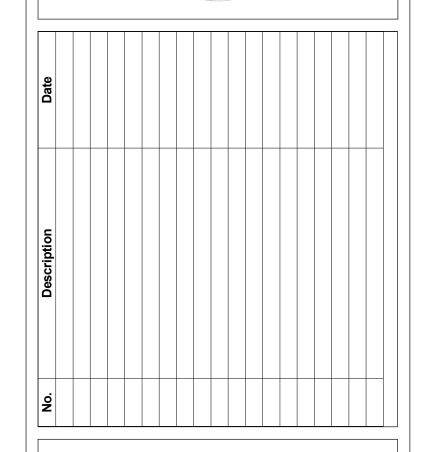


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BUILDING SECTIONS

 Project number
 23093

 Date
 13 January 2025

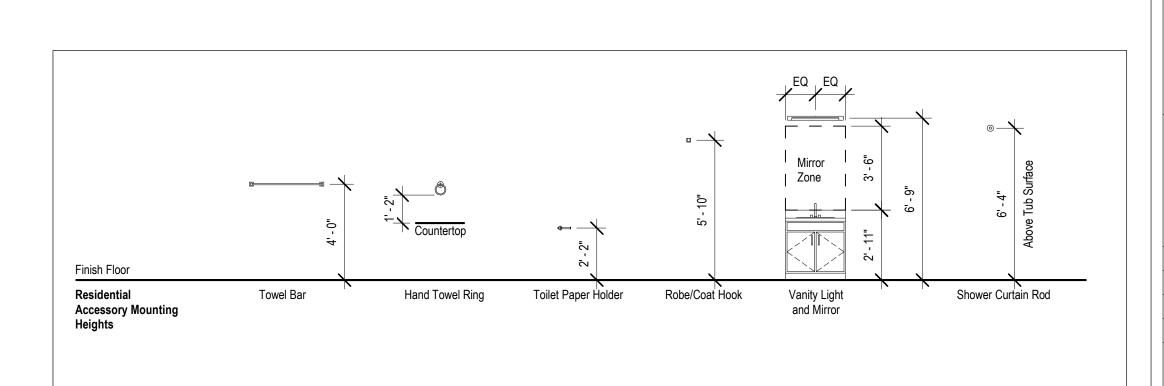
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 SK

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1/4" = 1'-0"



CITY OF PHILADELPHIA APPROVAL STAMPS

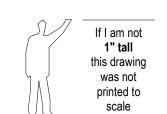




1901 S. 9th Street Room 425 Philadelphia, PA 19148 215.800.1968 www.tonerarch.com

NOTES

- 1. All dimensions are to the face of finished wall unless noted otherwise.
- Reroute and extend existing systems as required to accommodate new work.
- Locate all existing systems and ceiling fixtures and coordinate with new work.
- V.I.F. final installation heights and locations for bathroom accessories and decorative lights. See Residential Accessory Mounting diagram on sheet A501.
- See RCP's for complete decorative lighting layout & fixture quantities.
- All exposed end cabinets and other exposed sides of
- cabinet carcasses shall receive finished panels to match adjacent finished cabinet doors and faces.
- Contractor to reuse existing trim to greatest extent possible. Repair and replace trim as required to match existing.





Date										
Description										
No.										

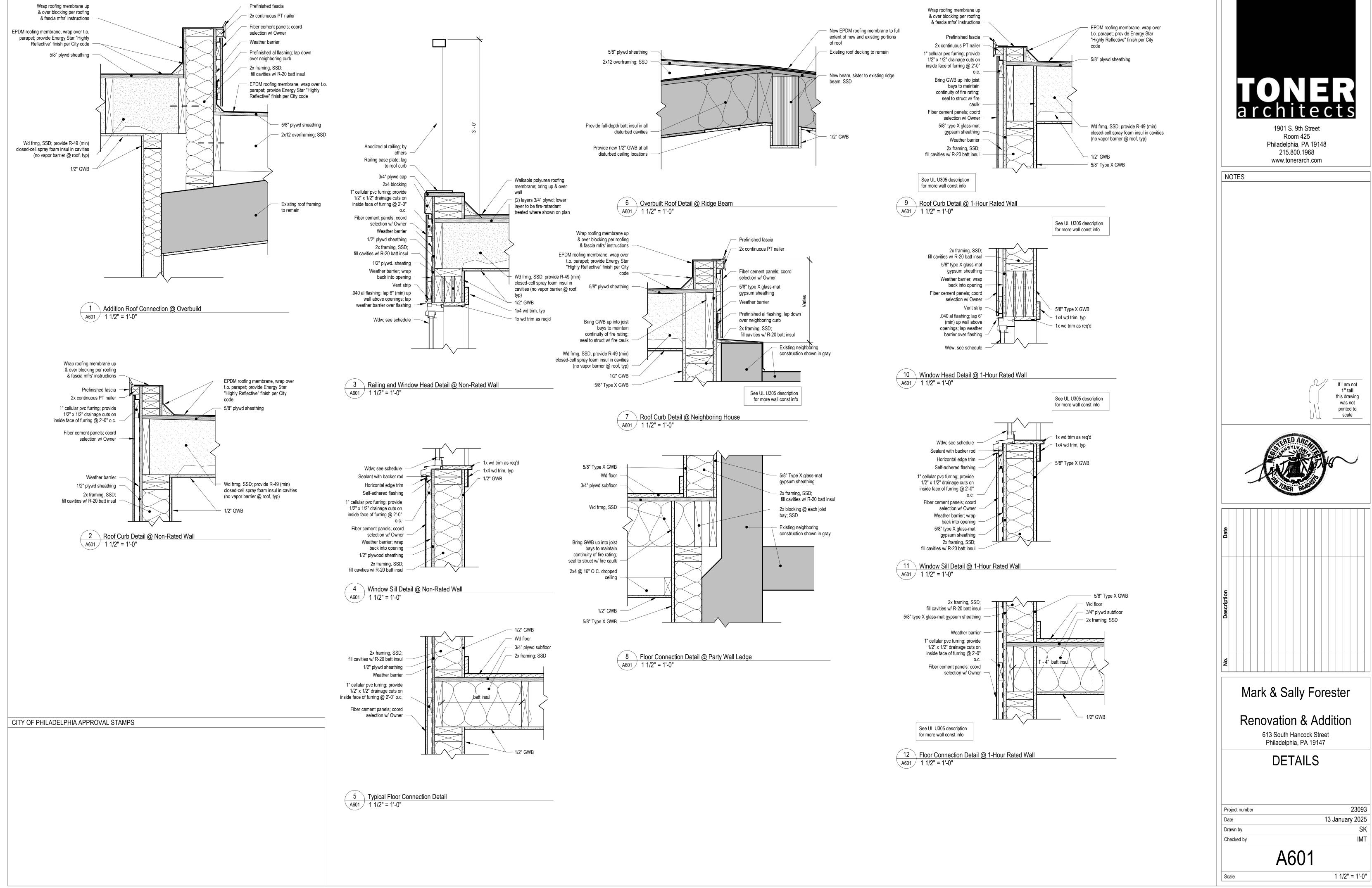
Mark & Sally Forester

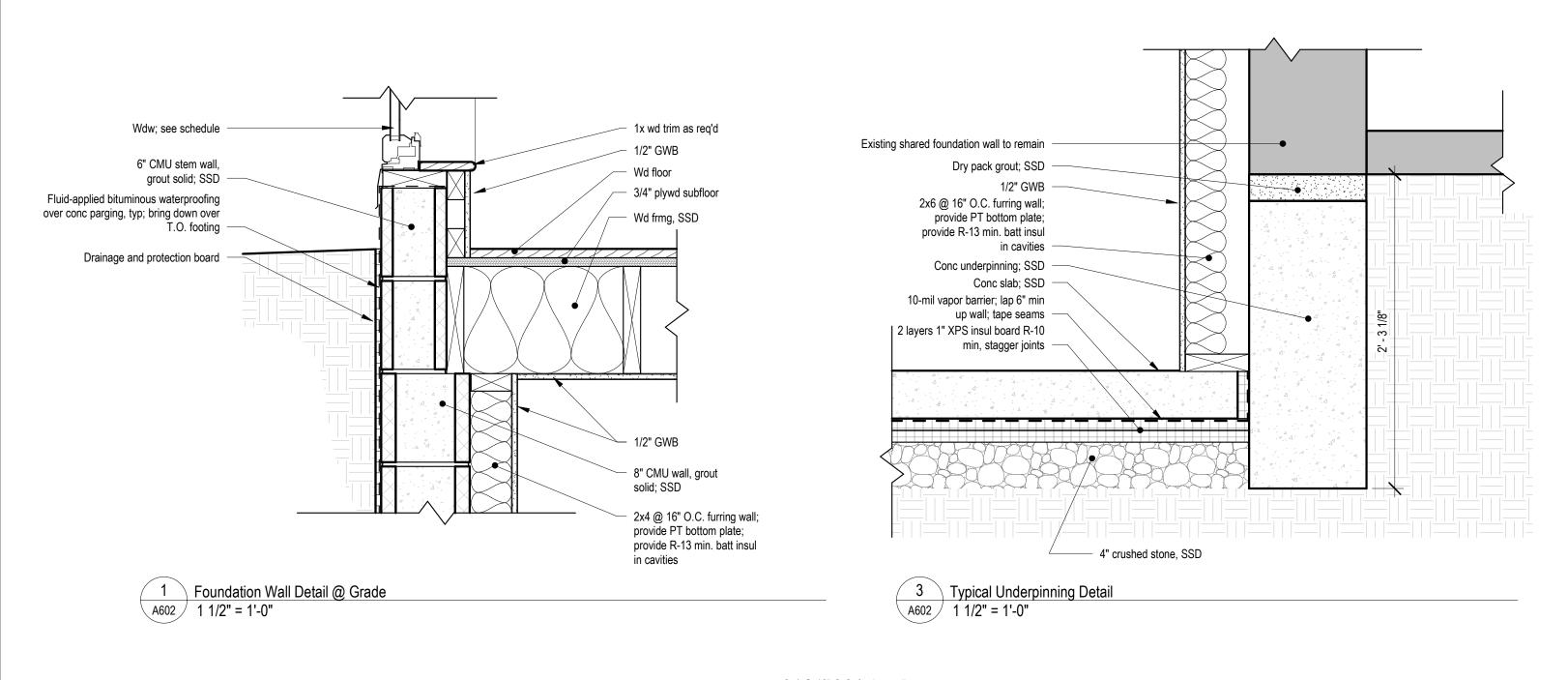
Renovation & Addition 613 South Hancock Street Philadelphia, PA 19147

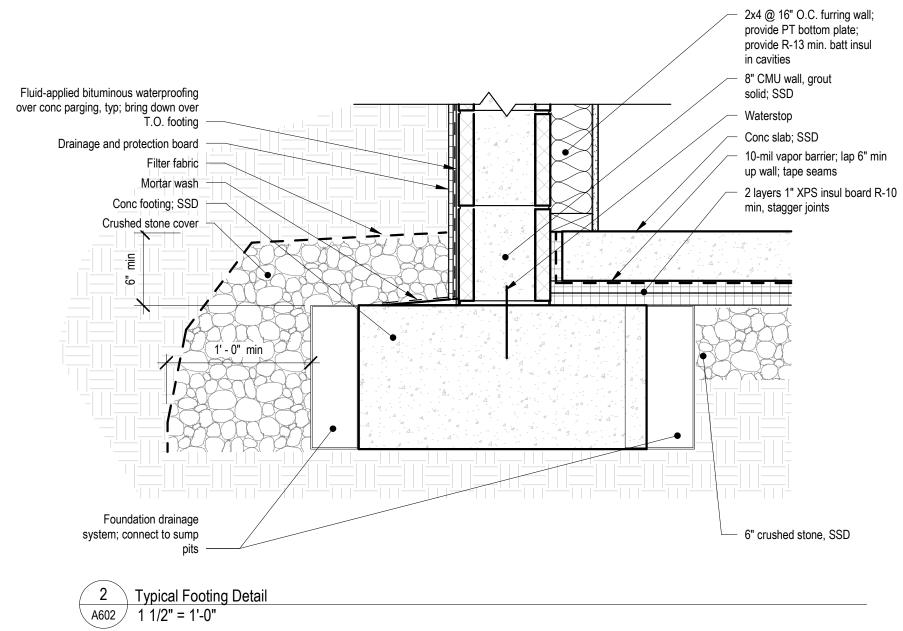
INTERIOR ELEVATIONS

23093 Project number 13 January 2025 SK Drawn by IMT Checked by

> A501 1/4" = 1'-0"













Date										
Description										
Ö										

Mark & Sally Forester

Renovation & Addition

613 South Hancock Street Philadelphia, PA 19147

DETAILS

Project number 23093

Date 13 January 2025

Drawn by Author

Checked by Checker

A602

GENERAL NOTES

- 1. STRUCTURAL DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE CIVIL/SITE, ARCHITECTURAL, ELECTRIC, MECHANICAL, PLUMBING, PROJECT SPECIFICATIONS, AND ANY OTHER DOCUMENTS THAT ENCOMPASS THE COMPLETE CONSTRUCTION DOCUMENTATION.
- 2. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) AND

TO ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS.

THE SPECIFICATIONS, THE STRICTEST PROVISIONS SHALL GOVERN

CONSTRUCTION, EQUIPMENT, AND/OR DEVICES.

- 3. WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY IMPLIED TO BE
- SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED. 4. IF ANY GENERAL NOTES CONFLICT WITH ANY DETAIL OR NOTE ON THE PLANS OR IN
- 5. THE STRUCTURAL DRAWINGS ARE FOR THE PLACEMENT AND SIZE OF STRUCTURAL COMPONENTS ONLY. REQUIREMENTS MADE BY OSHA AND ALL OTHER APPLICABLE
- SAFETY CODES ARE TO BE DETERMINED AND PROVIDED BY THE CONTRACTOR. 6. CONTRACTOR SHALL COORDINATE ANY OPENINGS REQUIRED TO ACCOMMODATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING
- 7. CONTRACTOR SHALL VERIFY AND/OR ESTABLISH ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. IF THE EXISTING FIELD CONDITIONS DO NOT PERMIT THE INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DETAILS SHOWN, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ALLOWABLE CONSTRUCTION LOADS. BRACING, SHEETING, SHORING, ETC., REQUIRED TO SUPPORT EXISTING BUILDINGS, SIDEWALKS, UTILITIES, ETC., SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER ENGAGED BY THE CONTRACTOR; DETAILED SHOP DRAWINGS SHALL BE PREPARED INDICATING ALL WORK TO BE PERFORMED.
- 9. COST OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR ERRORS WILL BE AT THE CONTRACTOR'S EXPENSE.
- 10. USE OF CONSTRUCTION DOCUMENTS AS ERECTION OR SHOP DRAWINGS BY THE CONTRACTOR IS EXPRESSLY PROHIBITED.

DESIGN LOADS:

OCCUPANCY CATEGORY II

LIVE LOADS: ALL FLOORS = 40 PSF

ROOF LIVE LOAD = 30 PSF

GROUND SNOW LOAD, PG = 30 PSF FLAT ROOF SNOW LOAD, PF = 20 PSF SNOW EXPOSURE FACTOR, CE = 0.9SNOW IMPORTANCE FACTOR, I = 1.0THERMAL FACTOR, CT = 1.0.

WIND LOAD:

ULTIMATE WIND SPEED, V(3s) = 115 MPHWIND IMPORTANCE FACTOR, I = 1.00

WIND EXPOSURE B INTERNAL PRESSURE COEFFICIENT: +/- 0.18

ULTIMATE COMPONENTS & CLADDING WIND PRESSURE: 22 PSF

EARTHWORK:

- 1. ONLY PREDOMINATELY GRANULAR SOILS FREE OF ORGANIC AND OTHER DELETERIOUS MATERIALS, COMPLETELY PASSING A 2" SIEVE AND WITH LESS THAN 35% PASSING A NO. 200 SIEVES MAY BE USED AS RETAINING WALL OR BASEMENT WALL BACKFILL.
- 2. EXCAVATION SHALL BE PERFORMED SO AS NOT TO DISTURB EXISTING ADJACENT BUILDINGS, STREETS AND UTILITY LINES. VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. HAND EXCAVATE AROUND UTILITIES AS REQUIRED.
- 3. BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS.
- 4. DO NOT BACKFILL UNTIL BASEMENT WALLS HAVE ATTAINED 75% OF SPECIFIED 28-DAY DESIGN STRENGTH.
- 1. ALL CONCRETE WORK SHALL CONFORM TO ACI 301 STANDARD SPECIFICATIONS FOR REINFORCED CONCRETE.
- 2. CONCRETE SHALL BE REINFORCED, DETAILED AND CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318), AND THE MANUAL OF STANDARD PRACTICE.
- 3. ALL REINFORCING AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 315).
- 4. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH (F'C) AS FOLLOWS:

<u>TYPE</u> <u>F'C (PSI)</u> FOOTINGS 3,000 4,000 WALLS & SLAB

- 5. ALL CONCRETE SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150. AGGREGATE SHALL CONFORM TO ASTM C33.
- 6. CONCRETE ADMIXTURES SHALL BE USED TO FACILITATE CONCRETE PLACEMENT, AND DIFFICULT PLACING CONDITIONS OR ASSIST IN ATTAINING SPECIFIED CONCRETE QUALITIES. ADMIXTURES SHALL HAVE LESS THAN 0.05% CHLORIDE IONS.

AIR ENTRAINMENT PER ASTM C260 WATER REDUCER PER ASTM C494, TYPE A WATER REDUCER/ACCELERATOR PER ASTM C494, TYPE C OR E

- WATER REDUCER/RETARDER PER ASTM C494, TYPE B OR D SUPERPLASTICIZER PER ASTM C494, TYPE F OR G
- 7. AIR ENTRAINMENT FOR CONCRETE SUBJECT TO EXTERIOR EXPOSURE 6%. 8. MAXIMUM DESIGN SLUMP OF 4".

CITY OF PHILADELPHIA APPROVAL STAMPS

- 9. MAXIMUM WATER CEMENT RATIO: 0.45 (BY WEIGHT).
- 10. CONCRETE MIXES SHALL BE PROPORTIONED PER SECTION 4.0 OF ACI-301. CERTIFIED HISTORICAL TEST DATA SHALL SERVE AS A BASIS FOR EACH MIX DESIGN. DEVIATIONS SHALL BE SUBSTANTIATED WITH ADDITIONAL CERTIFIED TRIAL MIX TESTING AND RESULTS. SUBMIT MIX DESIGN, HISTORICAL DATA OR TRIAL MIX RESULTS FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK.
- 11. REINFORCING STEEL: ASTM A 615 GRADE 60. SEE SCHEDULE FOR REINFORCING BAR LAP LENGTHS.

- 12. PROVIDE A MINIMUM OF CONCRETE COVER FOR REINFORCING BARS AS FOLLOWS: WALLS: 1½" (#5 & SMALLER) OR 2" (EXTERIOR), ¾" (INTERIOR)
- 13. REINFORCING STEEL DIMENSIONS ARE TO THE CENTERLINE OF BAR, UNLESS NOTED
- 14. BEFORE POURING CONCRETE, MECHANICAL AND ELECTRICAL CONTRACTORS TO VERIFY LOCATION AND SIZE OF ALL OPENINGS, PADS, TRENCHES AND SLEEVES FOR THEIR
- 15. PROVIDE CORNER BARS AT ALL WALLS THE SAME SIZE AND NUMBER AS THE
- HORIZONTAL REINFORCING. 16. PROVIDE 34" CHAMFER ON ALL EXPOSED EDGES AND CORNERS.

ENGINEER REGISTERED IN THE PROJECT'S JURISDICTION.

- 17. SUB-BASE FORMS SHALL BE PRE-WETTED PRIOR TO CONCRETE PLACEMENT.
- 18. CONCRETE SHALL BE PREPARED, PLACED AND CURED IN ACCORDANCE WITH THE ACI REQUIREMENTS FOR COLD OR HOT WEATHER PLACING OF CONCRETE, AS REQUIRED.
- 19. PROVIDE WET CURE FOR ALL HORIZONTAL CONCRETE 12" AND GREATER IN THICKNESS, IN ACCORDANCE WITH ACI 301.
- 20. PLACING OF CONCRETE SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE OWNER'S INSPECTION AGENCY.
- 21. BONDING AGENT SHALL BE USED WHERE NEW CONCRETE IS PLACED AGAINST EXISTING

22. ALL FORMWORK, SHORING AND RESHORING SHALL BE DESIGNED BY THE CONTRACTOR'S

23. CONTRACTOR SHALL PROVIDE SPACERS, BOLSTERS, SUPPORT CHAIRS AND SUPPORT BARS AS REQUIRED FOR REINFORCING STEEL. PROVIDE PLASTIC-TIPPED CHAIRS AND BOLSTERS WHERE CHAIRS AND BOLSTERS ARE EXPOSED TO VIEW OR IN CONTACT WITH

- 1. COMPOSITION, QUALITY, STORAGE, HANDLING, PREPARATION AND PLACEMENT OF MATERIALS, QUALITY ASSURANCE FOR MATERIALS AND MASONRY, AND CONSTRUCTION OF MASONRY SHALL COMPLY WITH ACI 530.1/ASCE 6/TMS 602.
- 2. CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
- 3. MASONRY WORK SHALL BE INSPECTED AS REQUIRED BY IBC 1704.5, ACI 530.1-1.5,
- 4. HOLLOW CONCRETE BLOCK SHALL CONFORM TO ASTM C90, GRADE N-2. SOLID CONCRETE BLOCK SHALL CONFORM TO ASTM C146, GRADE N-1.
- 5. MASONRY MORTAR USED SHALL BE TYPE "M" OR "S" MORTAR BELOW GRADE AND "N" MORTAR ABOVE GRADE AND SHALL CONFORM TO STANDARD SPECIFICATIONS FOR MORTAR AND GROUT FOR REINFORCED MASONRY (ASTM C-476).
- 6. GROUT: ASTM C476 WITH PEA GRAVEL AGGREGATE AND A MINIMUM STRENGTH OF 2000 PSI, BUT NOT LESS THAN F'M. GROUT PLACEMENT SHALL NOT START UNTIL THE PLACEMENT OF REINFORCING HAS BEEN APPROVED BY THE OWNER'S INSPECTION AGENCY, MAXIMUM LIFT 4'.
- 7. BLOCK CELLS CONTAINING ANCHOR BOLTS, PLATES OR BARS SHALL BE FILLED SOLID WITH GROUT CONFORMING TO STANDARD SPECIFICATIONS FOR MORTAR AND GROUT FOR REINFORCED MASONRY (ASTM C-476). ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- 8. REINFORCING STEEL: ASTM A615, 60 KSI DEFORMED BARS. VERTICAL REINFORCING BARS SHALL BE HELD IN PLACE BY POSITIONERS SPACED NOT FURTHER THAN RECOMMENDED BY CODE. EXTEND VERTICAL REINFORCING FROM FOOTING TO BOND BEAM. GROUT MASONRY SOLID FULL HEIGHT OF VERTICAL REINFORCING
- 9. HORIZONTAL JOINT REINFORCEMENT: ASTM A82, GALVANIZED, 3/6" DIAMETER SIDE RODS, 9 GA. CROSS RODS. PROVIDE TRUSS TYPE FOR SINGLE WYTHE WALLS, TRI-ROD TRUSS TYPE FOR COMPOSITE WALLS. PROVIDE IN EVERY OTHER COURSE (16" CENTERS) VERTICALLY, EXCEPT PROVIDE IN EVERY COURSE BELOW GRADE AND
- 10. PROVIDE CONTINUOUS BOND BEAM WITH (2) #4 REINFORCING BARS IN SOLID GROUT AT THE TOP OF ALL EXTERIOR MASONRY WALLS, AND BEARING WALLS. STEP BOND BEAM ELEVATIONS AS REQUIRED, LAP MINIMUM 32".
- 11. GROUT MASONRY SOLID:

1.6, 2.3, AND ASTM C140.

- a.IF EITHER FACE IS AT OR BELOW GRADE OR SLAB-ON-GRADE. b.AT REINFORCING BARS AND ANCHORS.
- c. ALL BOND BEAMS.
- 14. PROVIDE CONTROL JOINTS NO MORE THAN 25'-0 O.C. IN CONTINUOUS AND UNINTERRUPTED MASONRY WORK. LOCATE IN COORDINATION WITH ARCHITECT.
- 15. BUILD AND TEST MASONRY PRISMS DURING CONSTRUCTION TO VERIFY F'M FOR EACH CLASS OF MASONRY CONSTRUCTION. PRISM TESTS SHALL BE IN ACCORDANCE WITH
- 16. PROVIDE AND INSTALL TEMPORARY BRACING REQUIRED INSURING STABILITY OF ALL WALLS DURING CONSTRUCTION, AND UNTIL ERECTION OF ATTACHED STRUCTURAL
- 17. ALLOW GROUT IN REINFORCED CMU WALLS TO CURE A MINIMUM OF 48 HOURS BEFORE IMPOSING CONCENTRATED OR OTHER LOADS FROM ABOVE.
- 18. ALL ANGLES IN EXTERIOR WALLS TO BE HOT-DIPPED GALVANIZED. ALL DOUBLE ANGLE LINTELS SHALL BE WELDED BACK TO BACK WITH A MINIMUM 2" STITCH WELD EVERY 8".
- 19. ALL BEAMS SUPPORTING MASONRY, INCLUDING STEEL, PRECAST, AND MASONRY LINTELS ARE TO BEAR 8" (MIN.) ON 3 COURSES SOLID MASONRY.
- 20. ALL MASONRY IS TO BE INSPECTED IN ACCORDANCE WITH ACI 530, LATEST EDITION. 21. SUBMIT COMPLETE SET OF SHOP DRAWINGS SHOWING SIZE AND LOCATION OF ALL
- MASONRY REINFORCING BARS. ALLOW 10 BUSINESS DAYS FOR REVIEW. DO NOT FABRICATE OR INSTALL PRIOR TO SHOP DRAWING APPROVAL.

POST-INSTALLED ANCHORS:

- 1. DRILL AND INSTALL POST-INSTALLED ANCHORS ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 2. ALL POST-INSTALLED ANCHORS SHALL MEET ICC-ES COMPLIANCE FOR EACH TYPE OF APPLICATION. SUBMIT COMPLIANCE REPORT FOR RECORD.
- 3. ADHESIVE ANCHORS IN CONCRETE SHALL BE HILTI HIT HY-200, OR APPROVED EQUAL.
- 4. ADHESIVE ANCHORS IN MASONRY SHALL BE HILTI HIT HY-270, OR APPROVED EQUAL.

STRUCTURAL WOOD:

- 1. COMPLY WITH THE AMERICAN WOOD COUNCIL "NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION," LATEST EDITION.
- 2. ALL STRUCTURAL LUMBER SHALL STAMP WITH THE GRADE MARK OF AN APPROVED TESTING AGENCY.
- 3. ALL WOOD JOISTS, HEADERS, BEAMS, BUILT-UP POSTS, AND BEARING WALL STUDS TO BE SPF OR HEM-FIR NO. 2 HAVING THE FOLLOWING MINIMUM PROPERTIES:
- FB = 850 P.S.I.
- FT = 525 P.S.I.
- FC = 405 P.S.I. (PERPENDICULAR TO GRAIN)
- FC = 1,300 P.S.I. (PARALLEL TO GRAIN)
- FV = 150 P.S.I.

E = 1,300,000 P.S.I.

- 4. WOOD SUBJECT TO EXTERIOR EXPOSURE OR IN CONTACT WITH MASONRY OR CONCRETE SHALL BE SOUTHERN PINE NO. 2 OR BETTER, PRESSURE TREATED IN ACCORDANCE WITH AWPA C2 SPECIFICATIONS HAVING THE FOLLOWING PROPERTIES:
- FB = 1050 P.S.I.
- FC = 565 P.S.I. (PER. TO GRAIN)
- FV = 175 P.S.I.
- E = 1,600,000 P.S.I.

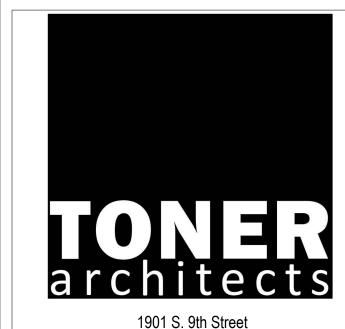
- 5. MICROLLAM LVL, PARALLAM PSL, TIMBERSTRAND LSL BEAMS AND TJI JOISTS HAVE BEEN DESIGN BASED ON SECTION PROPERTIES AND MINIMUM ALLOWABLE DESIGN STRESSES PUBLISHED BY ILEVEL TRUSS JOIST. EQUIVALENT PRODUCTS BY A SINGULAR SIMILAR MANUFACTURER MATCHING THE DESIGN PROPERTIES AND SECTION SIZES OF TRUSS JOIST MAY BE SUBSTITUTED. FRAMING PLANS, DETAILING AND CALCULATIONS FOR ANY ALTERNATE PRODUCTS MUST BE SUBMITTED FOR REVIEW. STORE, INSTALL, AND ERECT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 6. PARALLAM PSL MEMBERS SUBJECTED TO EXTERIOR EXPOSURE SHALL BE WOLMANIZED TO SERVICE LEVEL 2, AS DEFINED BY TRUSS JOIST.
- 7. TOP AND BOTTOM PLATES OF BEARING WALLS SHALL BE SYP NO. 1.
- 8. PROVIDE TWO JOISTS BELOW INTERIOR WALLS PARALLEL TO JOIST SPAN.
- 9. FOR CONVENTIONAL FRAMING, PROVIDE SOLID BRIDGING OR METAL CROSS BRIDGING AT 8' MAX. FOR JOIST SPANS OVER 10'.
- 10. TIMBER CONNECTORS ARE AS MANUFACTURED BY SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS MAY BE USED IF THEY HAVE I.C.B.O. APPROVAL AND THEIR LOAD CAPACITY IS EQUAL TO OR GREATER THAN THE CONNECTOR SPECIFIED. USE MANUFACTURER'S FURNISHED NAILS, SCREWS AND BOLTS.
- 11. EXTERIOR WALL SHEATHING: GROUP 1 APA RATED SHEATHING, NOMINAL THICKNESS $\frac{7}{6}$ ", MINIMUM SPAN RATING 24/16, AND EXPOSURE 1.
- 12. FLOOR SHEATHING: GROUP 1 APA RATED SHEATHING, NOMINAL THICKNESS 3/4", TONGUE AND GROOVE, GLUED WITH A STRUCTURAL QUALITY ADHESIVE AND NAILED, MINIMUM SPAN RATING OF 48/24, AND EXPOSURE 1.
- 13. ROOF SHEATHING: GROUP 1 APA RATED SHEATHING, NOMINAL THICKNESS %", MINIMUM SPAN RATING 32/16, EXPOSURE 1.
- 14. PROVIDE BLOCKING, BRACING, AND BRIDGING PER IBC CODE.
- 15. NAIL IN ACCORDANCE WITH THE IBC "FASTENING SCHEDULE."

<u>RE-POINTING:</u>

- 1. REMOVE OLD MORTAR, DIRT AND DEBRIS FROM CRACKS OR VOIDS AND THE ADJACENT JOINTS TO BE REPOINTED TO A DEPTH OF 21/2 TIMES THE JOINT WIDTH, BUT NO LES THAN ½", NOR LESS THAN DEPTH TO SOUND MORTAR.
- 2. APPLY MORTAR IN ¼" LAYERS, ALLOWING EACH LAYER TO REACH INITIAL SET/THUMBPRINT HARDNESS BEFORE APPLYING THE SUCCEEDING LAYER. WORK
- MORTAR INTO THE FULL DEPTH OF THE CRACK OR VOID USING A FLEXIBLE TOOL 3. KEEP REPAIRED AREA DAMP FOR 72 HOURS BY SPRAYING PERIODICALLY WITH WATER.

TEMPORARY SHORING:

- 1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF SAFE AND ADEQUATE SHORING WHICH PROVIDES THE NECESSARY RIGIDITY, SUPPORTS THE IMPOSED CONSTRUCTION LOADS AND PRODUCES A FINISHED STRUCTURE IN CLOSE CONFORMANCE WITH THE LINES AND GRADES OF THE STRUCTURE AS APPROVED BY
- 2. SHORING SHALL BE FOUNDED ON SOLID FOOTINGS CAPABLE OF SUPPORTING THE IMPOSED LOADS
- 3. APPROVAL OR FIELD REVIEW OF THE SHORING BY THE OWNER WILL IN NO WAY
- RELIEVE THE CONTRACTOR OF THE FULL RESPONSIBILITY FOR THE SHORING. 4. DAMAGE OF EXISTING FRAMING, MASONRY FINISHES OR OTHER ASSEMBLIES AS MAY BE CAUSED BY THE CONTRACTOR'S FAILURE TO TEMPORARILY SUPPORT THE STRUCTURE DURING THE COURSE OF REPAIRS, SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 5. THE CONTRACTOR SHALL SUBMIT A WRITTEN PLAN THAT DESCRIBES THE SEQUENCE AND EQUIPMENT TO BE USED FOR SHORING. DO NOT PROCEED WITHOUT WRITTEN APPROVAL FROM THE OWNER.

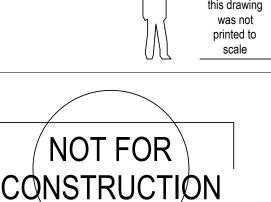


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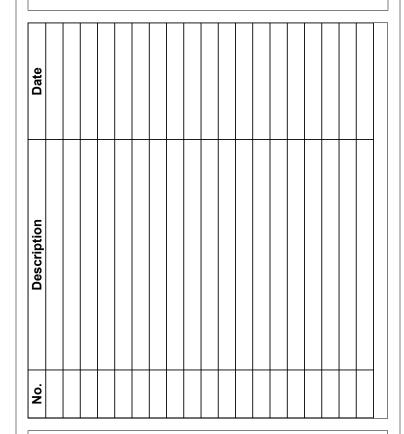
Philadelphia, PA 19148

215.800.1968

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If I am not



Mark & Sally Forester

Renovation & Addition 613 South Hancock Street Philadelphia, PA 19147

GENERAL NOTES

24071 Project number 17 SEPTEMBER 2024 ATS Drawn by

1/4" = 1'-0"

KD



Checked by

Project North

DRAFT MEETING MINUTES ARCHITECTURAL COMMITTEE DECEMBER 2024 FINAL APPROVAL DENIAL

MOTION: Denial MOVED BY: Defwiler SECONDED BY: Stell					
		VOTE			
Committee Member	Yes	No	^.ostain	Recuse	Absent
Dan McCoubrey	X				
John Cluver	X				
Rudy D'Alessandro	X				
Justin Detwiler	X				
Nan Gutterman	X				
Allison Lukachik	Χ				
Amy Stein	X				
Total	7				

ADDRESS: 613 S HANCOCK ST
Proposal: Construct addition
Review Requested: Final Approval
Owner: Mark and Sally Forester
Applicant: Ian Toner, Toner Architects
History: 1765; John Fullerton House
Individual Designation: 6/24/1958
District Designation: None

Staff Contact: Daniel Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes to demolish a highly altered rear ell and construct a rear addition that encloses a portion of the rear of the main block at 613 S. Hancock Street. No work is proposed to the front façade.

The rear ell of the building at 613 S. Hancock Street faces S. Howard Street, a short, dead-end alley used primarily for parking. Three non-historic buildings with first-floor garages stand on the east side of S. Howard Street, across from the rear of 613 S. Hancock Street. The rears of the buildings facing the west side of S. Howard Street have been significantly altered. There is a history of demolition on the 600 block of S. Howard Street that has diminished its historic character. The 1917 Sanborn map shows a now-demolished five-story building that previously obscured the view of the rear of 613 S. Hancock Street.

The Architectural Committee reviewed an in-concept version of the application in May 2024 and recommended denial. That design featured a side-gable roof with skylights and facades clad in cementitious panels with one-over-one windows clad in aluminum. The addition would not be visible from Hancock Street. The Architectural Committee objected to the design of the roof, which would drain onto the historic building, as well as the cladding and windows. The Historical Commission reviewed and approved a revised in-concept application in June 2024. The revised design featured a flat roof instead of a side gable roof and an alteration to the slope the rear gable of the historic building to shed water to the front downspout. An internal roof drain in the addition will manage all water runoff from the addition internally without impacting the historic building.

SCOPE OF WORK:

- Demolish rear ell.
- Construct three-story rear addition.

STANDARDS FOR REVIEW:

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

- Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
 - No work is proposed to the historic front façade and street visible gable roof. The rear of 600 S. Hancock Street, including the ell, is highly altered and lacks character defining features.
- 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 scale of the proposed addition is large, but it does not diminish the view of the designated property from S. Hancock Street; there is no historic fabric on S. Howard Street.

STAFF RECOMMENDATION: Approval, pursuant to Standards 2 and 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 0:44:10

PRESENTERS:

- Mr. Shachar-Krasnoff presented the application to the Architectural Committee.
- Architect Sam Katovitch represented the application.

DISCUSSION:

- Mr. Detwiler questioned if a shed roof would simplify the management of water runoff. He stated that rear ell roofs typically slope to one side, and the proposal would cause significant water runoff to the gutter of the historic building.
 - Mr. Katovitch responded that the proposed shed roof slopes to the alley and is curved at the edge to contain and shed runoff. He stated that the downspout would be able to handle the water runoff.
- Mr. Cluver suggested that a five-inch downspout is incompatible in scale with the historic building.
 - Mr. Katovitch responded that the proposal calls for a four-inch downspout. He continued that he will consult with an MEP engineer regarding the building's water management.
- Mr. McCoubrey recommended that a notch be taken out of the height of the addition's roof where it abuts the historic house. He stated that nearly all of the addition's ceiling heights could remain as proposed.
 - Mr. Katovitch expressed concern with building code compliance if the notch was taken out.
- Mr. Detwiler asked about the ceiling heights in the addition.
 - Mr. Katovitch responded that the proposed third-floor ceiling height is 9 feet 4 inches.

- Ms. Stein stated that the Architectural Committee has never received a proposal
 where the height of the addition necessitates that all water runoff at an historic house
 is directed to the front gutter. She questioned if a gutter path could be created at the
 five-foot wide gap between the addition and the house to the north.
 - Mr. Katovitch replied that this idea was discussed at the Architectural Committee review of the in-concept application, but the Committee decided at that time that it did not want a cricket used to manage the water.
- Mr. Detwiler suggested that the project design has a commercial feel. He stated that a cricket and a reduced roof height where the addition meets the historic house is preferred.
- Mr. Cluver observed, based upon the section drawing, that the height of the addition could not be reduced to below the rear eave of the original house. However, the addition could be at the same height as the eave.
 - Mr. Katovitch replied that the client was not happy with the solution suggested by Mr. Cluver. He expressed concern that incorporating these suggestions would require additional time for reconsideration by the Architectural Committee and the Historical Commission.
- Mr. McCoubrey stated that the suggested changes could be executed for consideration by the Historical Commission at its next meeting, and the project would not have to return to the Architectural Committee.
 - Mr. Katovitch inquired if the staff could approve the application with the suggested changes.
 - Mr. McCoubrey responded that the project requires review at a public meeting of the Historical Commission.

PUBLIC COMMENT:

None.

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:

The Architectural Committee found that:

- The rear ell of the building at 613 S. Hancock Street faces S. Howard Street, a short, dead-end alley used primarily for parking.
- The Historical Commission reviewed and approved a revised in-concept application in June 2024.
- As designed, all water runoff from the roof of the historic house is directed to the front gutter.
- The roof of the addition sits higher than the rear slope of the historic house's roof.

The Architectural Committee concluded that:

- Owing to the addition's height where it abuts the historic house and the transfer of all water to the front gutter of the historic house, the application fails to satisfy Standards 2 and 9.
- The roof of the addition should be lowered so that it meets the back slope of the existing roof at the eave in order to satisfy the Standards.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial, pursuant to Standards 2 and 9.

ITEM: 613 S Hancock St

MOTION: Denial MOVED BY: Cluver

SECONDED BY: D'Alessandro

VOTE										
Committee Member	Yes	No	Abstain	Recuse	Absent					
Dan McCoubrey	X									
John Cluver	X									
Rudy D'Alessandro	X									
Justin Detwiler	X									
Nan Gutterman	X									
Allison Lukachik	X									
Amy Stein	X									
Total	7									

ADDRESS: 1108 S FRONT ST

Proposal: Legalize rear addition with reduction in height and revision of cladding

Review Requested: Final Approval Owner: OML Worldwide LLC

Applicant: Villiam Klotz, Restoration Development Group

History: 1800

Individual Designation: 3/30/1965 District Designation. None

Staff Contact: Ted Maut theodore.maust@phila.gov

OVERVIEW: This application sceks to legalize a rear addition built without the Historical Commission's review at 1108 S. Front Street. The as-built addition is presently three-stories in height and clad in vinyl siding. The Architectural Committee and Historical Commission reviewed three previous versions of this application, and ultimately denied them. Feedback during the reviews has focused on the scale of the rear addition and its use of bright white vinyl cladding, which make it very visible from Manan Street and incompatible with the neighboring historic properties. Previous applications have included proposals for the front façade, but the applicants have agreed to work with the Historical Commission's staff on the restoration of that elevation.

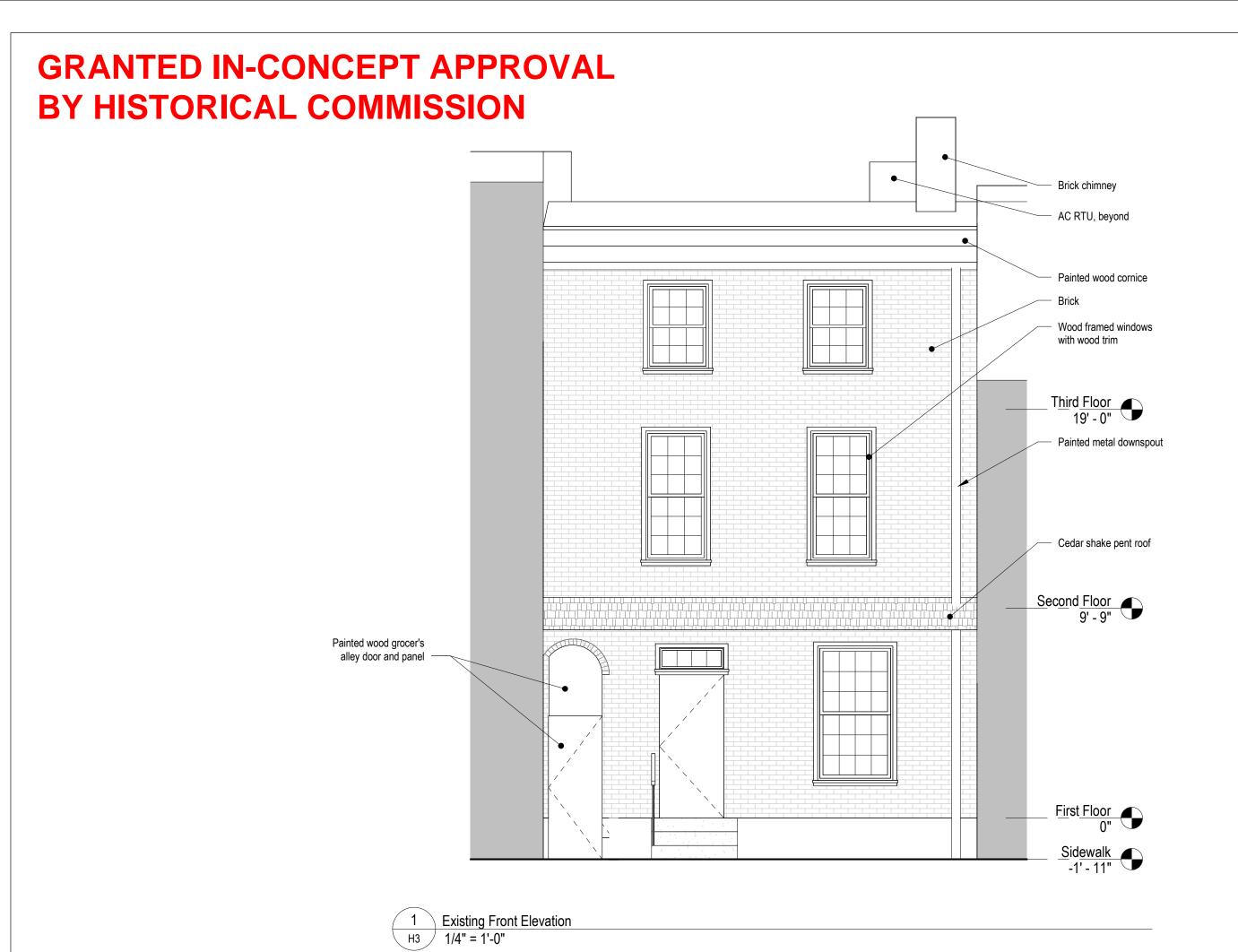
The revised application, which was presented to the Historical Commission on 13 December 2024 and referred back to the Architectural Committee, addresses those key concerns. The submitted plans show the full removal of the third-floor roof deck, part house, and a large section of the third floor. The vinyl siding will be removed and replaced with a synthetic stucco finish above the first floor, which is of masonry construction. A roof deck above the second floor is also proposed, with a black metal picket railing. The revised scope shows a proposed rear addition that is more compatible in terms of historic materials, features, size, and massing with the historic property and neighboring buildings.

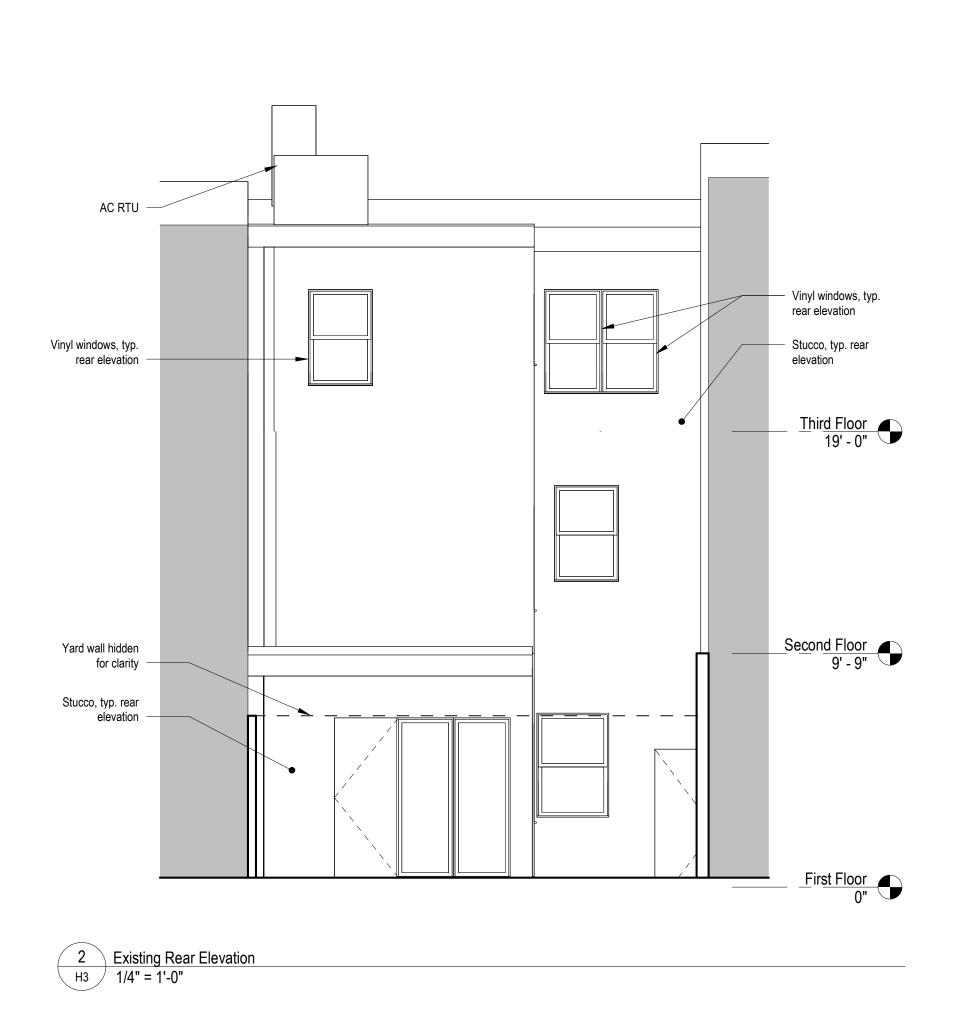
SCOPE OF WORK:

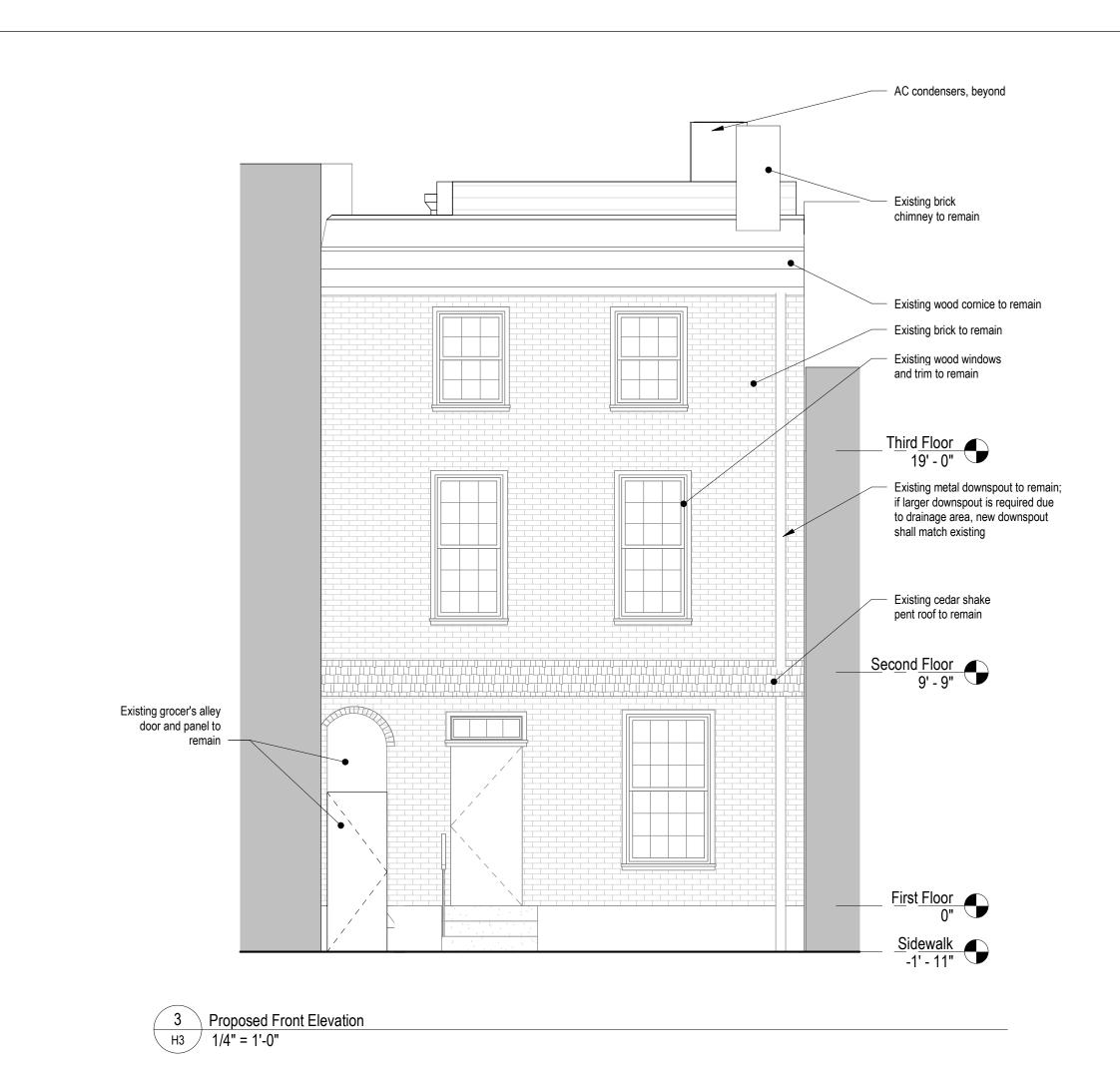
Legalize unpermitted rear addition after changes to massing and cladding.

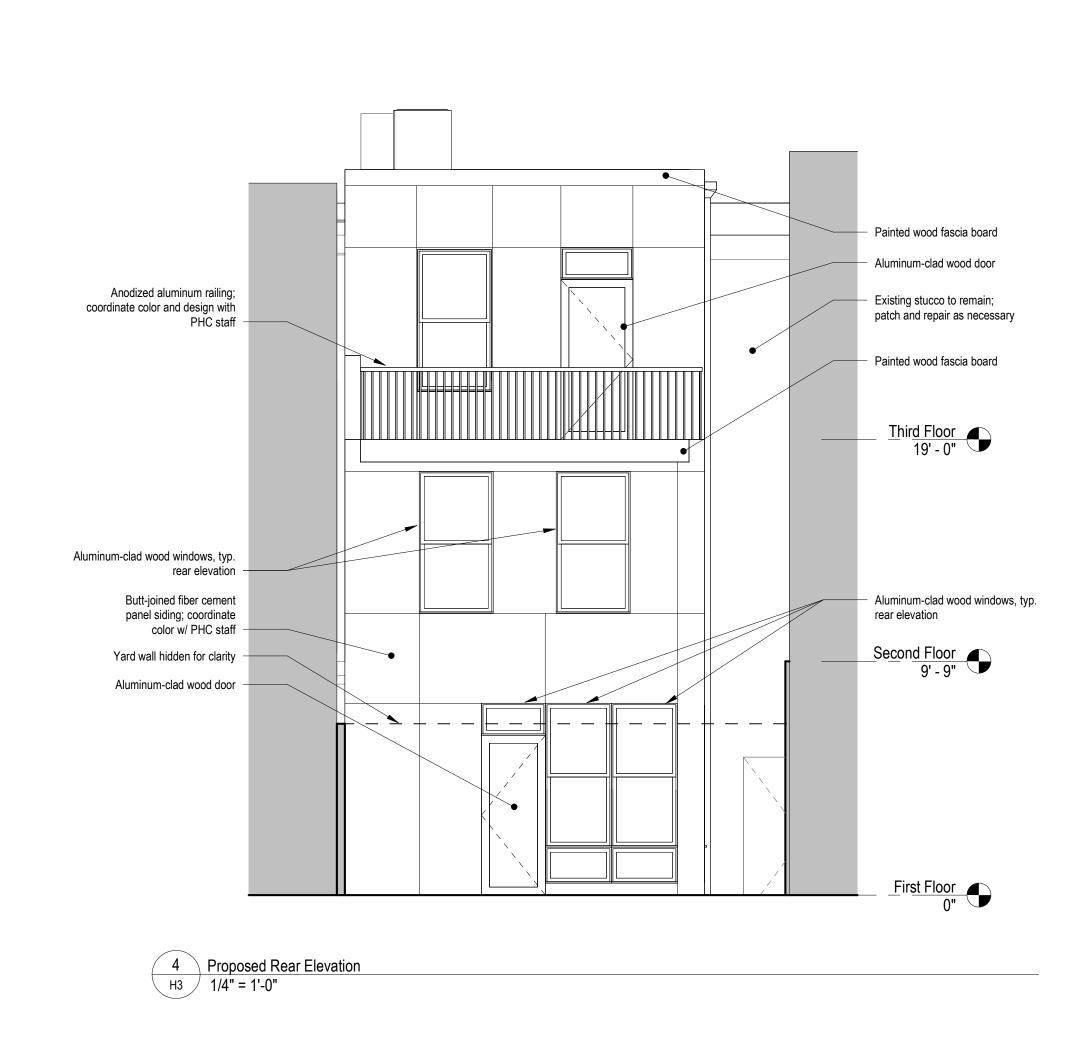
DRAWINGS FROM HISTORICAL COMMISSION MEETING JUNE 2024 IN-CONCEPT APPROVAL

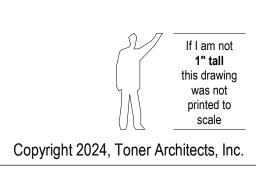


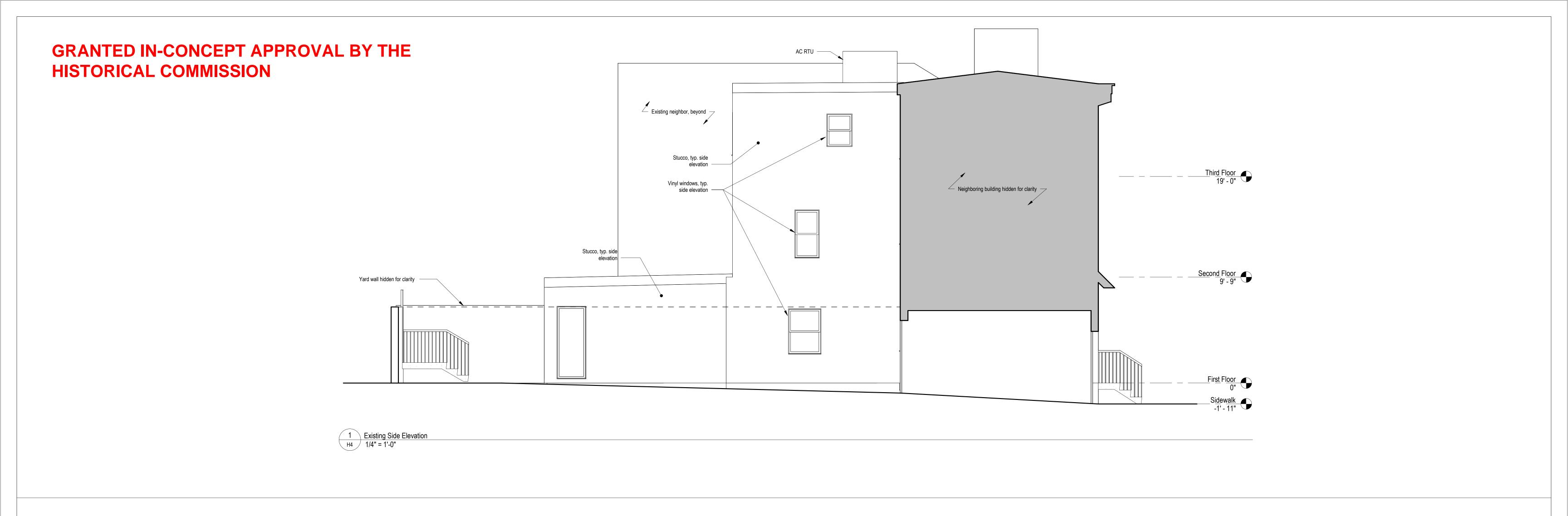


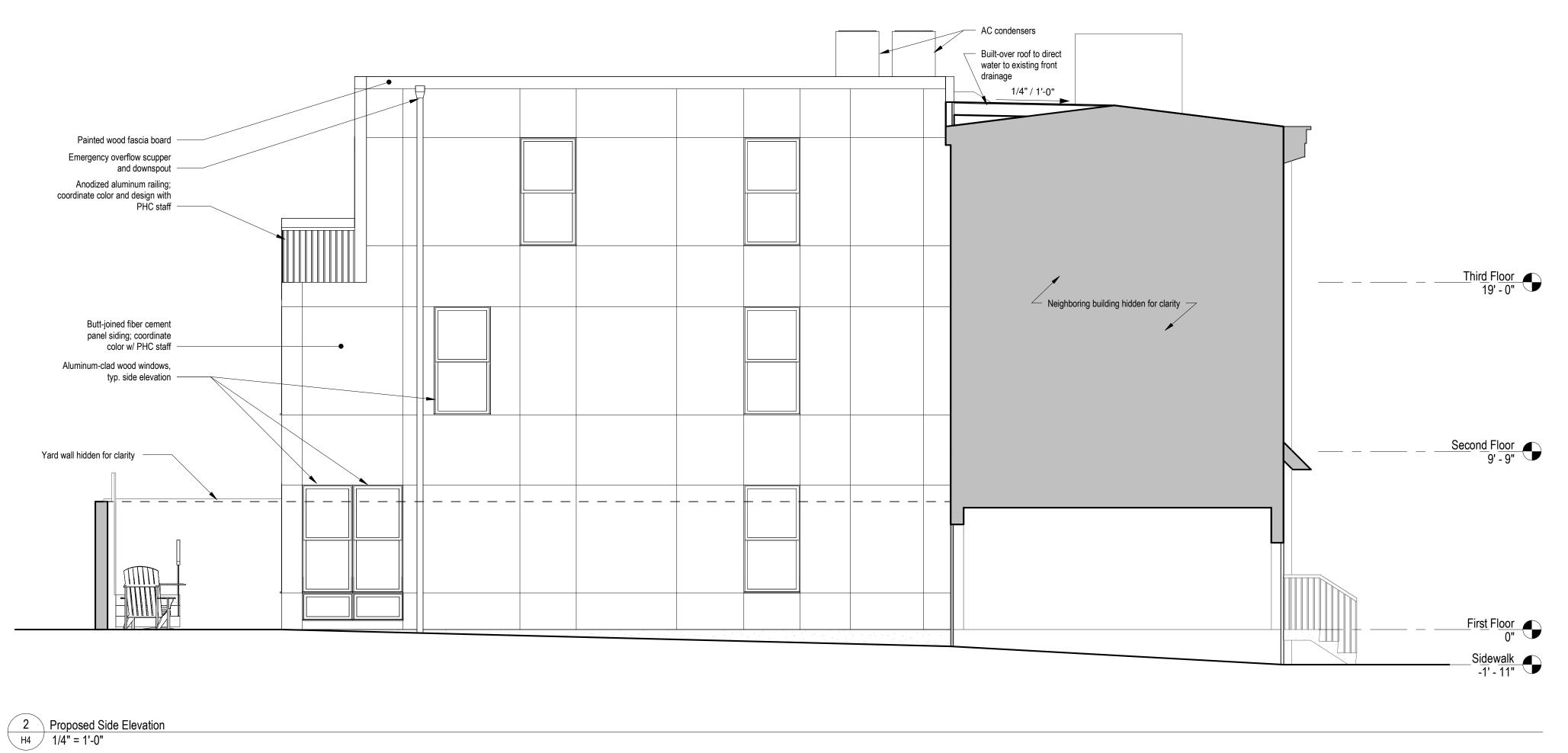












If I am not
1" tall
this drawing
was not
printed to
scale

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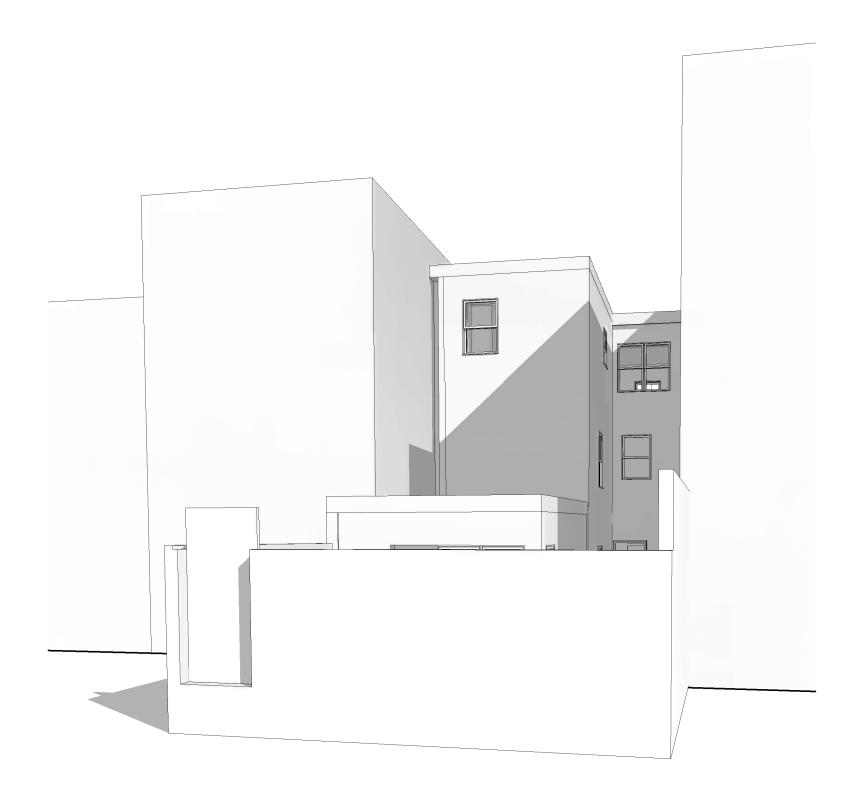
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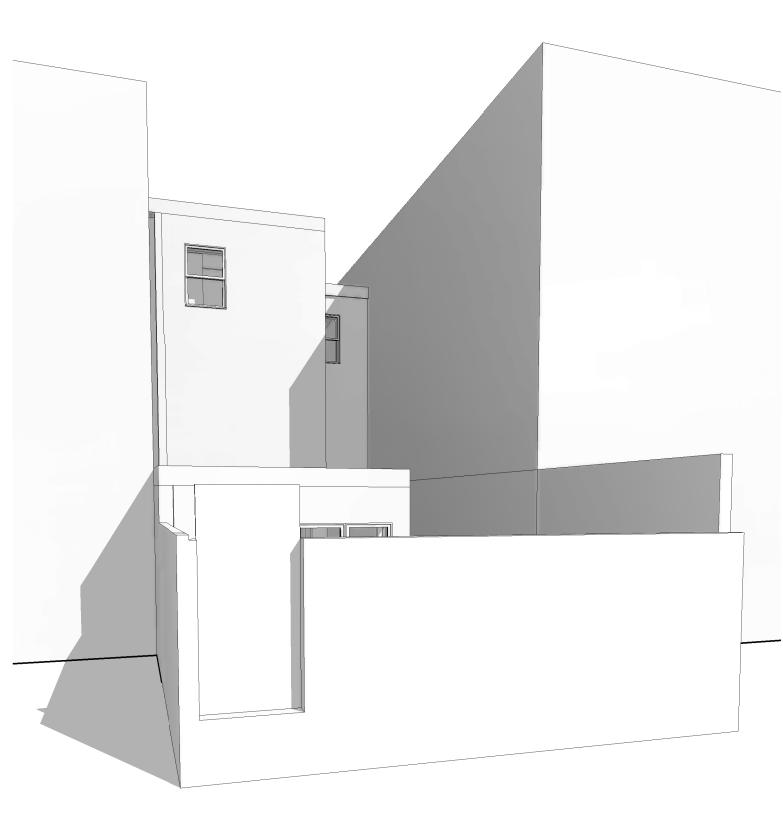
Renovation & Addition

Date10 June 2024Scale1/4" = 1'-0"PHC Commission SubmissionProject number23093

GRANTED IN-CONCEPT APPROVAL BY THE HISTORICAL COMMISSION



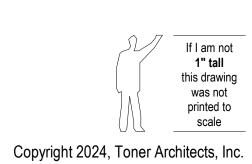








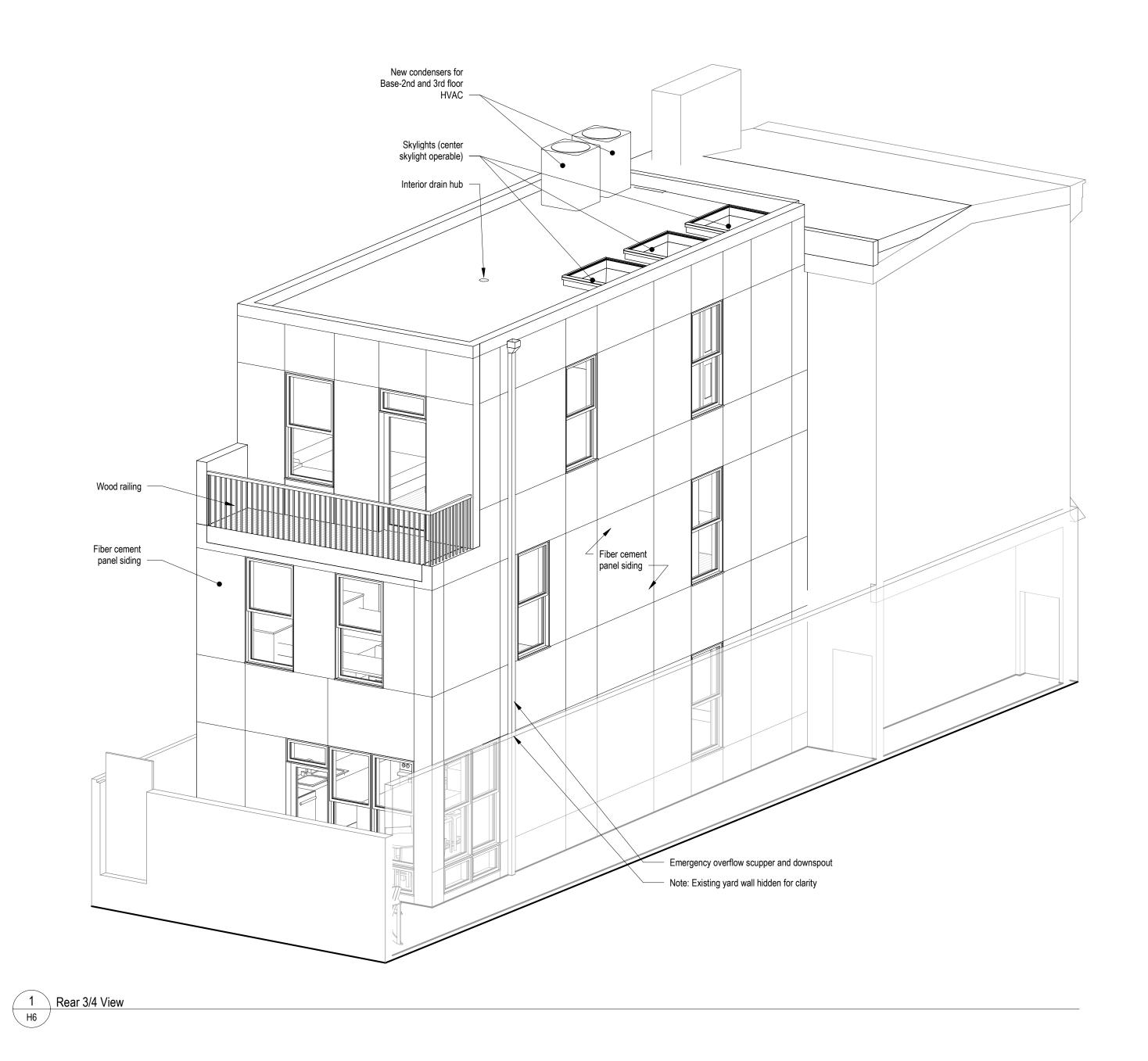




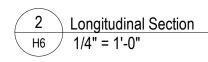
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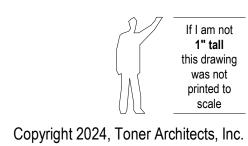
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Philadelphia, PA 19147

Renovation & Addition

Date 9 May 2024 Historic Committee Submission

As indicated

Project number 23093

















