ADDRESS: 2036 DELANCEY PL
Proposal: Construct addition
Review Requested: Final review
Owner: Rebecca Malcolm-Naib and Farid Naib
Applicant: Uk Jung, Studio Hada
History: 1868, Frederick Brown House; alterations, Furness & Hewitt, 1874
Individual Designation: 1/6/1972
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:
This application seeks final approval for the removal of a non-historic garage and construction of a three-story addition with garages at the rear of this corner property at S. 21st Street and Delancey Place. The proposed addition would be clad in brick and would attach to the existing building through a glass and paneled connector utilizing existing openings.

The Architectural Committee reviewed an in-concept version of the application in December 2020, recommended denial, and offered suggestions. Following the Committee's review, the applicant revised the application to respond to the suggestions. At its January 2021 meeting, the Historical Commission reviewed and endorsed the revised in-concept application. The Historical Commission concluded that the revisions made between the Committee and Commission meetings responded to the Committee's comments. The Commission suggested that an existing iron gate that was shown in the plans but not in a rendering should be retained. The Commission also indicated that details such as the design of the garage doors should be developed before a final submission The current application for final approval is consistent with the in-concept application that the Historical Commission endorsed in 2021.

SCOPE OF WORK:
- Remove existing garage
- Construct three-story addition with garages

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
    - The proposed construction removes a non-historic element of the property. The new work is differentiated from the old and is generally compatible in massing, scale, and materials to the historic building. The application complies with Standard 9. The applicant should include historic gate in final plans as requested by Historical Commission. The applicant should confirm whether additional railings will be required by the building code around pool areas on the roof. If they are required, these railings should be incorporated into the design for the final review by the Historical Commission.

- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
    - The proposed addition does not remove significant amounts of historic material and could be removed in the future without damaging the essential form and integrity of the historic property. The application complies with Standard 10.

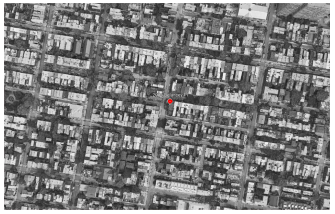
STAFF RECOMMENDATION: The staff recommends approval, pursuant to Standards 9 and 10.

2036 DELANCEY PLACE

SHEET LIST

SHEET #	SHEET NAME
01 GENERAL	
G-001	COVER SHEET
G-002	CODE & SITE PLAN
02 STRUCTURAL	
S-000	FRAMING PLANS
S-001	SCHEDULES
S-100	FRAMING PLANS
S-101	FRAMING PLANS
S-102	FRAMING PLANS
S-200	SECTIONS
03 DEMO	
AD-101	DEMO - ARCHITECTURAL
04 ARCHITECTURAL	
A-101	FLOOR PLANS
A-102	FLOOR PLANS
A-201	RCP
A-202	RCP
A-301	ELEVATION, STREET VIEWS & PHOTOS
A-401	SECTIONS
A-501	DETAILS & SCHEDULES
A-601	3D VIEWS

LOCATION MAP



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH ALL LOCAL AND NATIONAL BUILDING CODE REQUIREMENTS
2. ALL CONTRACTORS SHALL BE LICENSED WITH THE CITY OF PHILADELPHIA, PA
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WITH CONSTRUCTION
4. USE NOTED DIMENSIONS ONLY. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE FIELD
5. ALL MATERIALS SHALL BE PROPERLY PROTECTED FROM WEATHER CONDITIONS OR POTENTIAL PROBLEMS ON SITE
6. ALL PRODUCTS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS AND REQUIREMENTS
7. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ACTUAL MANUFACTURERS' DIMENSIONS FOR ANY ROUGH OPENINGS OR ACTUAL INSTALLATION DIMENSIONS
8. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR 1 YEAR FROM DATE OF COMPLETION
9. CONTRACTOR SHALL VERIFY ALL MILLWORK AND MILLWORK DIMENSIONS IN FIELD AND COORDINATE SHOP DRAWINGS
10. CONTRACTOR SHALL PROVIDE PROPER WOOD BLOCKING FOR MILLWORK, CASEWORK, BATHROOM HARDWARE, AND OTHER WALL MOUNTED EQUIPMENT/FIXTURES
11. CONTRACTOR SHALL PROVIDE OWNER WITH ALL MANUALS, GUIDES, WARRANTIES, ETC FOR ALL FURNISHINGS AND EQUIPMENT
12. CONTRACTOR SHALL VERIFY AND PROVIDE TEMPERED GLASS WHERE REQUIRED
13. CONTRACTOR SHALL REVIEW AND COORDINATE ALL EQUIPMENT/APPLIANCE REQUIREMENTS WITH OWNER

MATERIAL SECTION LEGEND

- EARTH
- CRUSHED STONE
- GYPSUM / PLASTER
- CONCRETE
- MASONRY - BRICK
- MASONRY - CMU
- MASONRY / STONE
- FIRE STOPPING & FIRE SAFING
- SEALANT & BACKER ROD
- FINISH WOOD
- ROUGH CONTINUOUS WOOD
- DISCONTINUOUS WOOD BLOCKING
- PLYWOOD
- STEEL
- ALUMINUM
- RIGID INSULATION
- BATT INSULATION

SYMBOLS LEGEND

- BUILDING SECTION
- WALL SECTION / DETAIL SECTION
- DETAIL CALL OUT
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- LEVELS
- COLUMN GRID
- GRAPHIC SCALE (SCALE: 1/16" = 1'-0")
- WINDOW/PANEL TYPE
- WALL TYPE
- KEY NOTE
- SPOT ELEVATION TAG
- NORTH ARROW
- ROOM TAG (Room name 101)
- DOOR NUMBER
- DIMENSION
- MATCHLINE

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	MTL	METAL	SUSP	SUSPEND(ED)
AL	ALUMINUM	FDN	FOUNDATIONS	NIC	NOT IN CONTRACT	T	TREAD
AOR	ARCHITECT OF RECORD	FE	FIRE EXTINGUISHER	NO	NUMBER	T&G	TONGUE AND GROOVE
ASPH	ASPHALT	FEC	FIRE EXTINGUISHER CABINET	NOM	NOMINAL	TEL	TELEPHONE
BD	BOARD	FF	FINISH FLOOR	NTS	NOT TO SCALE	THK	THICK
BLDG	BUILDING	FFE	FURNITURE FIXTURES EQUIPMENT	OC	ON CENTER	TO	TOP OF
BLKG	BLOCKING	FLR	FLOOR(ING)	OC	OUTSIDE DIAMETER	TYP	TYPICAL
BM	BEAM	FT	FOOT	OPP	OPPOSITE	UV	UNIT VENTILATOR
BO	BOTTOM OF	FTR	FIRE TREATED	OZ	OUNCE	VAR	VARIES
BOT	BOTTOM OF	GA	GAUGE, GAGE	PAV	PAVING	VERT	VERTICAL
BRC	BRICK COURSE	GALV	GALVANIZED	PC	PLUMBING CONTRACTOR	VEST	VESTIBULE
BSMT	BASEMENT	GEN	GENERAL	PLAT	PLATFORM	VIF	VERIFY IN FIELD
CJ	CONTROL JOINT	GC	GENERAL CONTRACTOR	PLUM	PLUMBING CONTRACTOR	W/	WITH
CL	CENTER LINE	GL	GLASS	PORTCEMT	PORTLAND CEMENT	WD	WOOD
CLG	CEILING	GRB	GRADE BEAM	PR	PAIR	WO	WINDOW OPENING
CLR	CLEAR	GWB	GYPSUM WALL BOARD	PRE-FAB	PREFABRICATE(D)		
CMU	CONCRETE MASONRY UNIT	H	HIGH, HEIGHT	PREFIN	PREFINISH(ED)		
CNTR	CENTER LINE	HB	HOSE BIB	PRT	PRESSURE TREATED		
COL	COLUMN	HCP	HANDICAPPED	PT	POINT		
CONC	CONCRETE MASONRY UNIT	HDWR	HARDWARE	PT	PAINTED		
CONFIG	CONFIGURATION	HM	HOLLOW METAL	PTN	PARTITIONS		
CONST	CONSTRUCTION	HORIZ	HORIZONTAL	PWD	PLYWOOD		
CONT	CONTINUE (OUS)	HR	HOUR	R	RADIUS OR RISER		
COORD	COORDINATE	HVAC	HEATING, VENTILATION & AIR CONDITIONING	RD	ROOF DRAIN		
DIA	DIAMETER			RECOM	RECOMMENDED		
DIM	DIMENSION	INCL	INCLUDE, (D), (ING)	REF	REFERENCE		
DN	DOWN	INSUL	INSULATION	REQD	REQUIRED		
DTL	DETAIL	INT	INTERIOR	RM	ROOM		
DWG	DRAWING	JT	JOINT	RND	ROUND		
EA	EACH	LAV	LAVATORY	RO	ROUGH OPENING		
EC	ELECTRICAL CONTRACTOR	LAV	LIGHT FIXTURE, LINEAR FEET	RWC	RAINWATER CONDUCTOR		
EL	ELEVATION	LT WT	LIGHT WEIGHT	SCHED	SCHEDULE		
ELEC	ELECTRICAL CONTRACTOR	MATL	MATERIAL	SIM	SIMILAR		
EP	ELECTRICAL PANEL	MAX	MAXIMUM	SPEC	SPECIFICATIONS		
EQ	EQUAL	MC	MECHANICAL CONTRACTOR	SS	STAINLESS STEEL		
EXH	EXHAUST	MEMB	MEMBRANE	STD	STANDARD		
EXIST, EX	EXISTING	MIN	MINIMUM	STL	STEEL		
EJ, EXP JT	EXPANSION JOINT	MISC	MISCELLANEOUS	STOR	STORAGE		
EXT	EXTERIOR	MO	MASONRY OPENING	STRUCT	STRUCTURAL		

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STRUCTURE
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No.	Description	Date

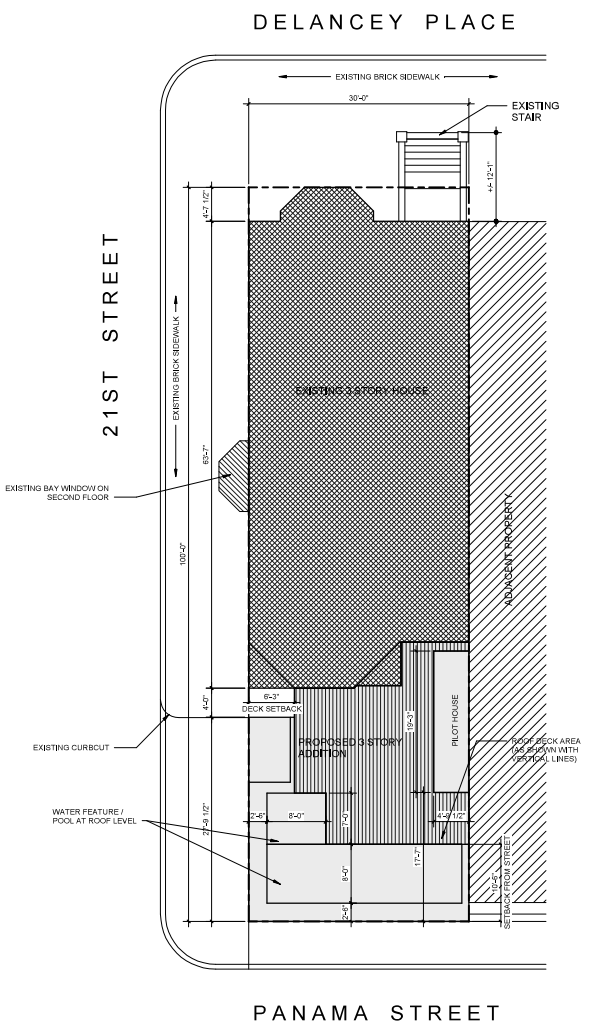
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

COVER SHEET

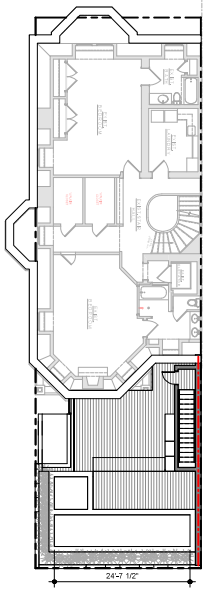
Project number	1805
Date	02/07/2022
Drawn by	UJ
Checked by	UJ

G-001

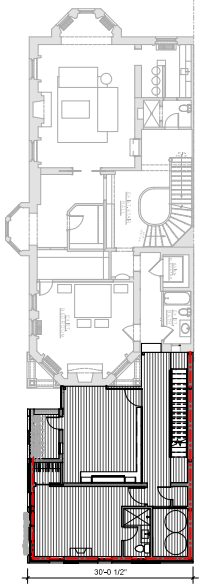
Scale 1/4" = 1'-0"



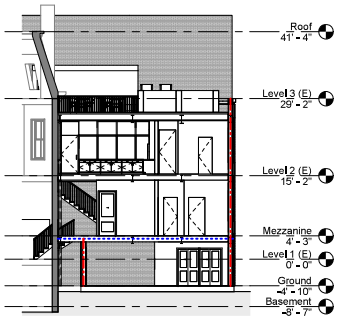
5 SITE PLAN
1/8" = 1'-0"



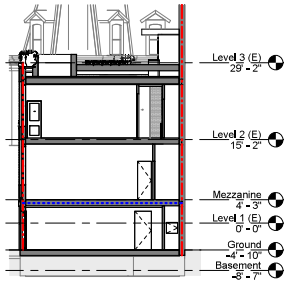
4 LEVEL 3 FLOOR PLAN
3/32" = 1'-0"



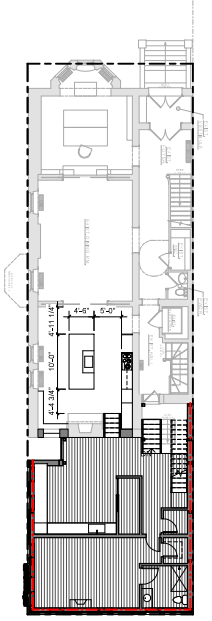
3 LEVEL 2 FLOOR PLAN
3/32" = 1'-0"



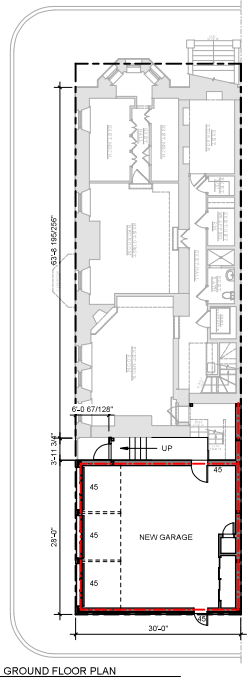
6 N/S SECTION LOOKING EAST
3/32" = 1'-0"



7 E/W SECTION LOOKING NORTH
3/32" = 1'-0"



2 MEZZANINE FLOOR PLAN
3/32" = 1'-0"



1 GROUND FLOOR PLAN
3/32" = 1'-0"

GENERAL INFORMATION

BASE ZONING DISTRICT:	RM-1
OVERLAY DISTRICT:	CTR Center City Overlay District - Residential Parking Control Area CTR Center City Overlay District - Center City Residential District Control Area CTR Center City Overlay District - Center City Commercial District Control Area
LOT AREA:	3000 SF

USE REGULATIONS	ALLOWED / REQUIRED	EXISTING	PROPOSED
USE	SINGLE FAMILY	SINGLE FAMILY	SINGLE FAMILY

DEVELOPMENT STANDARDS	ALLOWED / REQUIRED	EXISTING	PROPOSED
OPEN AREA	600 SF (20,00%) MIN	288,9 SF (9,6%)	155,5 (5,2%)
OCCUPIED AREA	2,400 SF MAX	2.713,8 SF	2887,2 SF
FRONT YARD SETBACK	MATCH TO ADJACENT	MATCH TO ADJACENT	MATCH TO ADJACENT
SIDE YARD	12' IF SEMI DETACHED	STRUCTURE IS ATTACHED	STRUCTURE IS ATTACHED
REAR YARD	9' MINIMUM	0'	0'
HEIGHT	38' MAX	47' 5" (EXISTING HOUSE)	47' 5" (EXISTING HOUSE). PROPOSED ADDITION IS 34'
PARKING UNITS	0 REQUIRED	3 (EXISTING)	3 (MAINTAIN 3 OFF TREET PARKING SPACES)

JURISDICTION	City of Philadelphia
APPLICABLE CODES	Uniform Construction code 2018 International Existing
Building Code	2018 International Building Codes Philadelphia Building Code &
Amendments	
SCOPE OF PROPOSED WORK	**New Construction** Addition to Single Family Home
USE & OCCUPANCY	SINGLE FAMILY
SPRINKLER SYSTEM	N/A
CONSTRUCTION TYPE	

KEY

- 1 HR RATED WALL ASSEMBLY
- 1 HR HORIZONTAL ASSEMBLY (UL DES. RC2601)
- 45 — 45 MINUTE RATED DOOR

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No.	Description	Date

DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

CODE & SITE PLAN

Project number	1805
Date	02/07/2022
Drawn by	UJ
Checked by	UJ

G-002

Scale: As indicated

STRUCTURAL NOTES

GENERAL

1. Comply with latest editions of applicable local and state building codes and regulations, including but not limited to 2015 International Residential Code.
2. Use structural drawings in conjunction with architectural, mechanical, electrical, plumbing, and civil drawings and project specifications.
3. Existing conditions and measurements shown on these drawings are approximate.
4. Verify all conditions and dimensions prior to starting work. If conditions differ from those shown, notify Architect immediately.
5. See Site Plan and architectural drawings for project datum.
6. Perform work under job-site conditions recommended by referenced codes and specifications, by materials suppliers, and which are acceptable under standard industry practice.
7. Provide periodic and final clean up and coordinate work with Owner to establish access to workplace and for staging and storage areas.
8. Protect existing construction and utilities during construction.
9. Notify Architect if there are apparent inconsistencies between structural plans, notes, details, and specifications prior to proceeding with affected portion of the work.
10. All details shown on structural drawings are to be considered typical throughout project, UNO.
11. All typical details not cut on plan apply at all appropriate locations. Coordinate typical details.
12. Submit product data for proposed substitutions demonstrating equivalence to specified products shown on drawings.
13. Structure is designed to be self-supporting and stable after construction is complete. Contractor is solely responsible for construction means and methods, including techniques and sequences of procedures.
14. Contractor is solely responsible for design and construction of all shoring and bracing necessary to protect existing construction and to complete work shown on these drawings.

STRUCTURAL LOADS

1. Design Loads per 2015 International Residential Code:

   Living Areas Live Load: 40 psf.

   Sleeping Areas Live Load: 30 psf.

   Roof Live Load: 20 psf.

FOUNDATIONS

1. Verify minimum allowable soil bearing capacity of 2,000 psf for footings.
2. Place footings and slab on firm, dry, non-frozen subgrade.
3. Remove unsuitable soil encountered during excavation for foundations and slabs. Backfill these excavations and areas requiring structural fill with clean ML or better borrow (per ASTM D2487) placed in 8" maximum lifts. Compact to 95% maximum dry density as determined by modified proctor test (ASTM D1557). Brace and protect foundation walls and piers during backfilling.
4. Do not perform unbalanced backfilling against foundation walls unless walls are securely braced by temporary bracing or permanent construction.

CONCRETE

1. Comply with latest editions of American Concrete Institute ACI 301 "Specification for Structural Concrete for Buildings," ACI 318 "Building Code Requirements for Structural Concrete," ACI 305 "Hot Weather Concreting," and ACI 306 "Cold Weather Concreting."
2. Compressive strength at 28 days: Footings, 3,000 psi. Exterior foundation walls, piers, and slabs on ground, 4,500 psi (0.45 maximum w/c ratio). Interior walls, piers, slabs on ground, and elevated slabs, 4,000 psi (0.45 maximum w/c ratio).
3. Provide air entrainment for all exterior exposed concrete per F2 exposure category: 6.0 percent air content for 3/4" nominal maximum aggregate. Submit proposed air content for mixes with other aggregate sizes.
4. Reinforcing steel: ASTM A615, Grade 60 deformed bars. Provide standard hooks on dowels into piers, pilasters, and walls. Epoxy coated reinforcing steel ASTM A775.
5. Welded wire fabric: ASTM A185, flat sheets. Epoxy coated WWF ASTM A884.
6. Lap all reinforcing bars 48 bar diameters. Lap all WWF 12" minimum.
7. Provide 3/4" chamfer on exposed edges and corners.
8. Provide 1/4"-profile roughened surface at all adjoining surfaces not cast monolithically.
9. Provide following cover for reinforcement:

a) Concrete exposed to earth or weather:

#6 through #18 bars	2"
#5 bar & smaller	1-1/2"

b) Concrete not exposed to earth or weather:

Walls, Elevated Slabs, & Joists	3/4"
Beams & Columns	1-1/2"

c) Concrete placed directly on earth, footings:

All reinforcement	3"

10. Submit certified mix design and complete set of shop drawings for reinforcing steel.

CONCRETE PIERS

1. Provide concrete piers as shown, with tops of piers 8" below top of slab, UNO.
2. Center piers under columns, UNO.
3. Center reinforcing cages under columns, UNO.
4. Provide #3 ties, top three at 4" centers, balance at 12" centers.
5. Provide standard hook on vertical reinforcing.

SLAB ON GROUND

1. Provide 4" concrete slab on ground with 6x6 W2.0xW2.0 WWF located at 1/3 depth of slab from top, UNO. Provide 12" minimum lap in WWF.
2. Place slab on 6 mil polyethylene vapor barrier and 4" PADOT #2B stone.
3. Provide control joints as shown on foundation plans. Saw cut control joints to 1/4 depth of slab and fill with joint sealer, UNO.
4. Provide full-depth 1/2" premolded isolation joint between slab and walls, piers, and other vertical faces.
5. Place and finish slab for flatness-leveiness of F/F-25 and F/L-20 (Flat).

ELEVATED SLAB ON METAL DECK

1. Provide 6" concrete slab with 6x6 W1.4xW1.4 WWF 3/4" below top of slab, UNO.
2. Slab thickness to be measured from top of slab to bottom of metal deck, UNO.
3. Place and finish slab for Floor Surface Classification of 'Flat' per ACI 117 (1/4" maximum gap 90% compliance, 3/8" maximum gap 100% compliance).

STEEL

1. Comply with latest editions of American Institute of Steel Construction "AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings" and "AISC Code of Standard Practice."
2. Wide Flange members ASTM A992, Grade 50. Other structural steel shapes, bars, angles, plates, and threaded rod ASTM A36. Tubing ASTM A500, Grade C. Pipe ASTM A53, Grade B.
3. Typical connections double 5/16" angle clips, full depth, UNO.
4. Typical tube connections 3/8" shear tabs, full depth, UNO.
5. Other connections and gussets 3/8" plate, UNO.
6. Provide cap plate for all tube and pipe columns, UNO.
7. Fasteners ASTM F3125, Grade A325, Type 1, 3/4" diameter, for Type N connections, UNO.
8. All bolted connections to have minimum 2 bolts, UNO. Bolts to be at 3" spacing, UNO.
9. Shear stud connectors ASTM A108, Type B.
10. Threaded rods ASTM A36.
11. Welds comply with AWS D1.1 "Structural Welding Code," with low hydrogen electrodes.
12. Clean steel in accordance with SSPC SP-3. Prime with SSPC Paint 25 Type II.
13. Galvanize all framing, members, and connections permanently exposed to weather, including lintels, ASTM A153 Class C.
14. Submit complete set of shop drawings
15. Steel fabricator to survey and verify existing conditions prior to fabrication of steel members.

FORM DECK

1. Comply with latest editions of Steel Deck Institute "Design Manual for Floor Decks and Roof Decks" and American Iron and Steel Institute "Specification for the Design of Cold Formed Steel Structural Members".
2. Welding comply with AWS D1.3 "Structural Welding Code - Sheet Steel."
3. Provide 9/16" 18-gauge form deck ASTM A653 SQ Grade 80, G60 coating, minimum 3 span lengths, UNO.
4. Provide 20-gauge galvanized pour stops, closure strips, plates, and shapes. Provide plates, shapes, or structural steel angles to carry deck at discontinuities in supporting steel framing.
5. Fasten deck and accessories to supporting steel with 3/4" puddle welds inside welding washers at 12" centers or with #12 screws at 12".
6. Fasten side laps at maximum 36" centers if span exceeds 5'.
7. Submit complete set of shop drawings.

WOOD FRAMING

1. Comply with cited International Residential Code.
2. Wood framing Hem Fir No. 2 or better.
3. Wood with exterior exposure or in contact with concrete or wood designated "PT," Southern Pine No. 2 or better, pressure impregnated with Copper Azole Type B in accordance with American Wood Preservers Association (AWPA) Standard UC3B. Hot-dip galvanize all connectors.
4. Microllam laminated veneer lumber (LVL) manufactured by Truss Joist Weyerhaeuser: Fb minimum 2,600 psi. MOE minimum 2,000,000 psi.
5. Install all engineered wood products in accordance with manufacturer's printed instructions.
6. Framing connectors manufactured by Simpson Strong-Tie, UNO. 18-gauge minimum thickness, galvanized. Provide between each beam, joist, rafter, or purlin and supporting member. Install in accordance with manufacturer's printed instructions.
7. Floor and roof decking: Group 1 APA rated tongue and groove panels, nominal thickness 3/4" for floor, 5/8" for roof, minimum span rating of 48/24, Exposure 1.
8. Nail and glue floor decking to joists. Glue to conform with Performance Specification AFG-01 by APA.
9. Wall sheathing: Group 1 APA rated panels, nominal thickness 1/2", minimum span rating 24/16, Exposure 1.
10. Provide double top plate at all load-bearing walls. Minimum 6'-0" splice.
11. Provide solid blocking below all point loads. Blocking to match size of post above.
12. Provide blocking, bracing, and bridging per IRC prior to loading.
13. Nail in accordance with IRC Table R602.3(1) "Fastening Schedule for Structural Members." Common steel wire nail type, UNO.
14. Fasten multi-ply members with full-penetration TimberLok screws (0.189" shank diameter) or Simpson SDWS screws (0.220" shank diameter), two at 24-inch centers (top and bottom).

ABBREVIATIONS

Other abbreviations per CSI Uniform Drawing System

AB	anchor bolt
ABV	above
ADJ	adjacent
AFF	above finish floor
ALT	alternate
APPROX	approximate
ARCH	architect, architectural
BC	bottom chord
BCX	bottom chord extension
BEF	bottom of existing footing
BEGB	bottom of existing grade beam
BLDG	building
BLKG	blocking
BOF	bottom of footing
BOT	bottom
BRG	bearing
BS	both sides
BW	both ways
CIP	cast in place
CJ	control joint
CLG	ceiling
CLR	clear
CM	concrete masonry
COL	column
CONC	concrete
CONN	connection, connect
CONST	construction
CONT	continuous
DBL	double
DET	detail
DIA	diameter
DIM	dimension
DWG	drawing
EA	each
EL	elevation
EQ	equal
EQUIP	equipment
EW	each way
EXIST	existing
EXP	expansion
EXT	exterior
FDN	foundation
FIN	finish
FL	flange
FLR	floor
FS	far side
FTG	footing
GA	gage
GALV	galvanized
GR	grade
GR BM	grade beam
HORIZ	horizontal
HT	height
INT	interior
JST	joist
JT	joint
LLH	long leg horizontal
LLV	long leg vertical
LONG	longitudinal
MASY	masonry
MAX	maximum
MECH	mechanical
MIN	minimum
MISC	miscellaneous
NOM	nominal
NS	near side
NTS	not to scale
OC	on center
OPNG	opening
OPP	opposite
PSF	pounds per square foot
PSI	pounds per square inch
R	radius
REINF	reinforcing, reinforced
REQD	required
SCHED	schedule
SECT	section
SIM	similar
SOG	slab on ground
SPEC	specification
SQ	square
STD	standard
T&B	top and bottom
T&G	tongue and groove
TCX	top chord extension
TEF	top of existing footing
THK	thick
TOC	top of concrete
TOF	top of footing
TOM	top of masonry
TOS	top of steel
TOW	top of wall
TRANS	transverse
TYP	typical
UNO	unless noted otherwise
VERT	vertical
VIF	verify in field
W/	with
W/O	without
WP	working point
WT	weight
WWF	welded wire fabric

SYMBOLS

℄	center line
(E)	existing
PL	plate
(S)	slope
@	at
ϕ	diameter

STRUCTURAL DESIGN CRITERIA (2015 IRC & ASCE 7-10)

BUILDING INFO	Risk Category		II	IBC 1604.5/ASCE 1.5.1
	Mean Roof Height	h	34'-0"	
	Roof Angle (Degrees)	θ	--	
FLOOR LIVE LOAD	Uniform	40 PSF RESIDENTIAL / 30 PSF SLEEPING		IBC 1607.3
	Concentrated	- -		IBC 1607.4
	Live Load Reduction	NOT USED		IBC 1607.10
ROOF LIVE LOAD	Uniform	20 PSF TYP		IBC 1607.12
	Live Load Reduction	NOT USED		IBC 1607.12.2
ROOF SNOW LOAD	Ground Snow	P_g	25 PSF	IBC 1608.2/ASCE 7.2
	Flat Roof Snow	P_f	20 PSF	ASCE 7.3
	Exposure Factor	C_e	0.9	ASCE 7.3.1
	Importance Factor	I_s	1.0	ASCE 7.3.3
	Thermal Factor	C_t	1.0	ASCE 7.3.2
	Minimum Load for Low-Slope Roofs	P_m	20 PSF	ASCE 7.3.4
	Sloped Roof Snow Load	P_s	--	ASCE 7.4
	Roof Slope Factor	C_s	--	ASCE 7.4.1
	Drift Surcharge Load(s)	P_d	--	ASCE 7.10
	Width of Snow Drift(s)	w	--	ASCE 7.7
SOIL LOAD	Soil Bearing Pressure	C_e	2000 PSF	
	Unified Soil Classification		--	IBC 1610.1/ASCE 3.2.1
	Lateral Active Soil Pressure		40 PSF	IBC 1610.1/ASCE 3.2.1
	Lateral At-Rest Soil Pressure		60 PSF	IBC 1610.1/ASCE 3.2.1
LATERAL - WIND	Basic Wind Speed	V	115 MPH	IBC 1609.3/ASCE 26.5
	Wind Directionality Factor	K_d	0.85	ASCE 26.6
	Wind Exposure Category		B	IBC 1609.4/ASCE 26.7
	Topographic Factor	K_{zt}	1.0	ASCE 26.8
	Velocity Pressure Coefficient	K_z	1.0	ASCE 26.3
	Gust-Effect Factor	G	0.85	ASCE 26.9
	Enclosure Classification		ENCLOSED	ASCE 26.10
	Internal Pressure Coefficient	GCpi	+/- 0.18	ASCE 26.11
	Components & Cladding Design Pressure		--	ASCE 30
	Analysis Procedure		EQUIVALENT LATERAL FORCE METHOD	
LATERAL - SEISMIC	Seismic Importance Factor	I	1.0	ASCE 11.5.1
	Mapped Short Period Spectral Response Acceleration	S_s	.20	IBC 1613.3.1/ASCE 11.4.3
	Mapped 1-Sec Period Spectral Response Acceleration	S_1	.06	IBC 1613.3.1/ASCE 11.4.3
	Site Class		D	IBC 1613.3.2/ASCE 11.4.2
	Design Short Period Spectral Response Acceleration	S_{DS}	.213	IBC 1613.3.4/ASCE 11.4.4
	Design 1-sec Period Spectral Response Acceleration	S_{D1}	.096	IBC 1613.3.4/ASCE 11.4.4
	Seismic Design Category		B	IBC 1613.3.5/ASCE 11.6
	Basic Seismic Force Resisting System	STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE		
	Seismic Response Coefficient	C_s	0.07	ASCE 12.8.1.1
	Response Modification Factor	R	3	ASCE 12.2.1
	Design Base Shear	V	9.8 KIPS	ASCE 12.8.1
	Analysis Procedure	EQUIVALENT LATERAL FORCE METHOD		

ARCHITECTURE

STUDIO_HADA

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IN COLLABORATION WITH

INTERIOR DESIGN

STUDIO IQL

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Philadelphia, PA 19129
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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MEGAN B. HOLLOWAY ENGINEER

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

NOTES AND ABBREVIATIONS

Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

S-000

Scale: AS NOTED = 1'-0"

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	REMARKS
C1	HSS 5x5x⅜	11"x¾"x0'-11"	
C2	HSS 4x4x⅜	10'x¾"x0'-10"	

NOTES: 1. Provide four 3/4" diameter ASTM F1554 Grade 36 anchor rods with 2" hook and 9" embedment per base plate, one per corner, UNO. 2. Set base plate on 3/4" non-shrink, non-metallic, high early strength grout.

JOIST HANGER SCHEDULE

MEMBER	FACE MOUNT HANGER SINGLE/DOUBLE/TRIPLE	TOP FLANGE HANGER SINGLE/DOUBLE/TRIPLE
2x12	U210/U210-2/U210-3	LB212/HU212-2TF/HU212-3TF
1¾x11⅞ LVL	HU11/HU412/HU612	BA1811/1.25 / BA3.56/11.25 / HB5.50/11.25

NOTES: 1. [——] indicates joist hanger on plan. 2. Provide face mount hanger UNO on plans. 3. Joist hangers by Simpson Strong-Tie, UNO.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING	REMARKS
F2	2'-0"x1'-0"	(3) #4 LONG & #3 @ 18" TRANS	CONT STRIP
F3	3'-0"x3'-0"x1'-0"	(4) #4 EW	
F5	5'-0"x5'-0"x1'-0"	(7) #4 EW	
F7	7'-0"x7'-0"x1'-2"	(7) #5 EW	

NOTES: 1. Place exterior footings at elevations noted or so bottom of footings is 3'-0" minimum below finish grade, whichever is deeper. 2. Place horizontal reinforcing 3" clear above footing bottom, UNO. 3. Place dowels in footings to match vertical reinforcing in walls and piers. 4. Center footings under columns and walls, UNO. 5. Step footings as required. 6. Step footings as required so bottom of footing equals bottom of adjacent existing footing. 7. Allowable bearing capacity 2000 psf.

POST SCHEDULE

MARK	SIZE
P1	(2) 2x6
P2	(3) 2x6
PA	POST ABOVE

NOTES: 1. Provide solid blocking below all posts, continuous to supporting beam or foundation. 2. Solid blocking size to match post with grain oriented vertically.

HEADER SCHEDULE

MARK	SIZE	POST
H1	(2) 2x8	(1) 2x6 JACK & (1) 2x6 KING
H2	(3) 2x10	(2) 2x6 JACK & (2) 2x6 KING

NOTES: 1. Glue & nail built up members with 16d nails @ 12". 2. Nail sheathing to header and sills with 8d nail @ 4".

PIER SCHEDULE

MARK	SIZE	REINFORCING	CAGE	REMARKS
CP1	17"x17"	(4) #8	14"x14"	
CP2	11"x17"	(4) #7	8"x14"	

NOTES: 1. Provide concrete piers as shown, with tops of piers 8" below top of slab, UNO. 2. Center piers under columns, UNO. 3. Center reinforcing cages under columns, UNO. 4. Provide #3 ties, top three at 4" centers, balance at 12" centers in concrete piers, UNO. 5. Provide standard hook on vertical reinforcing.

GRADE BEAM SCHEDULE

MARK	'W'	'D'	BOTT. REINF		TOP REINF		CLOSED TIES		
			CONT.	ADDL.	CONT.	ADDL.	SIZE	TYPE	CLOSED TIES
GB1	2'-0"	1'-6"	(4) #5	-					

NOTES: 1. See section X/S-200 for detail.

LINTEL SCHEDULE

MARK	MAX SPAN	TYPE	MIN BRG	REMARKS
LL1	4'-0"	L3½x3½x5/16 OR 4x8 PRECAST W/ #3 T4B	4" 8"	
LL2	8'-0"	L5x3½x5/16 OR 4x8 PRECAST W/ #3 T & #5 B	4" 8"	

NOTES: 1. Provide one precast unit or steel angle for each 4" thickness of supported masonry, UNO. 2. Provide lintels per max span above for openings in masonry partitions and for other masonry openings not shown on structural drawings, see architectural and mechanical drawings. 3. Galvanize exterior angles. 4. Provide minimum specified bearing on solid or solid grouted masonry. 5. Long leg vertical angles, UNO.

BRACED WALL SCHEDULE (PER 2015/2018 IRC)

MARK	BRACING METHOD	MATERIAL THICKNESS			FASTENER	SPACING	CHORD	ANCHOR BOLT	HOLD-DOWN / STRAP	REMARKS
BW1	GB: GYPSUM BOARD	½"	INTERIOR SIDE	UNBLOCKED EDGES	5d COOLER NAILS	7" @ EDGES, 7" @ FIELD	N/A	½" DIA @ 6'-0"	N/A	
BW2	WSP: WOOD STRUCTURAL PANEL	7/16"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	6" @ EDGES, 12" @ FIELD	N/A	½" DIA @ 6'-0"	N/A	PROVIDE ½" GYPSUM BOARD INTERIOR SHEATHING W/ 5d COOLER NAILS SPACED 7" @ EDGES & 7" @ FIELD

NOTES: 1. See plans for location and minimum length of panels. For lengths not indicated on plan, provide specified wall bracing for full length of wall. 2. Provide full height chord studs at edges of openings within shear wall (if applicable) and at ends of shear walls. 3. Wood structural panel sheathing panels shall not be less than 4'-0" x 8'-0", except at boundaries and changes in framing 4. Provide holdown and anchor bolt or tension strap at each end of shear wall, install per manufacturers recommendations.

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MEGAN B. HOLLOWAY ENGINEER PE089255

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

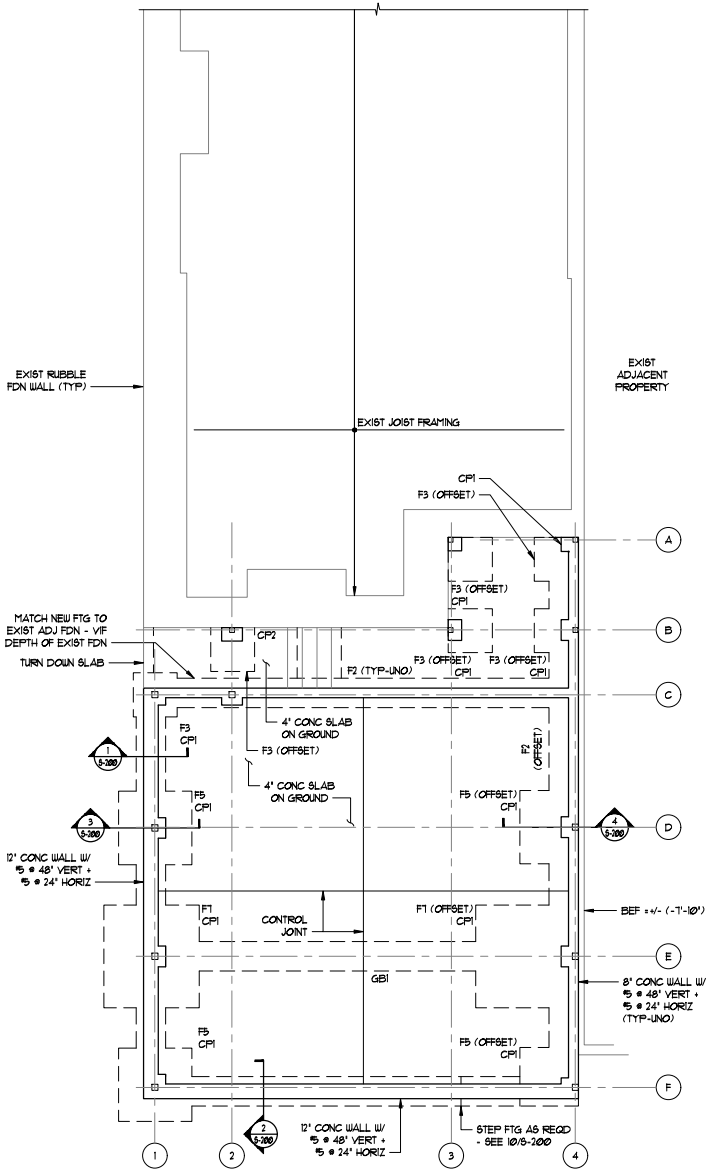
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

SCHEDULES

Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

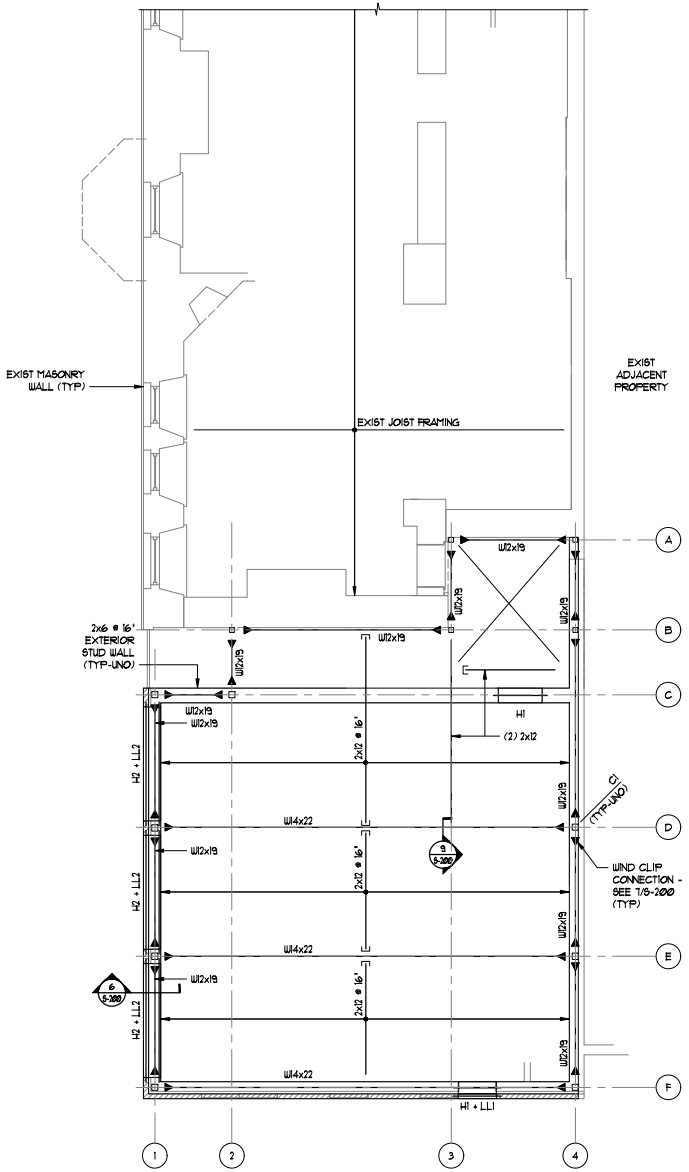
S-001

Scale AS NOTED = 1'-0"



1 S-100 GROUND FLOOR/ FOUNDATION PLAN

SCALE: ¼" = 1'-0"



2 S-100 MEZZANINE FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. ▨ = 4" BRICK VENEER

ARCHITECTURE

STUDIO_HADA

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IN COLLABORATION WITH

INTERIOR DESIGN

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MEGAN B. HOLLOWAY ENGINEER PE089255

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

DELANCEY

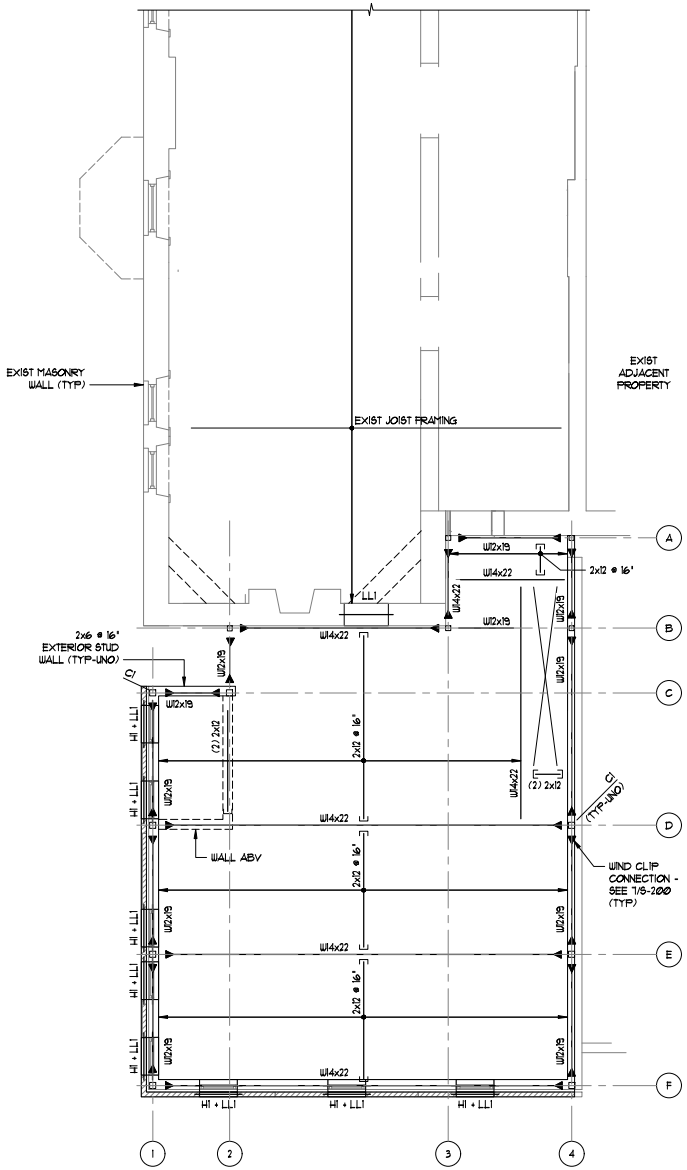
2036 DELANCEY PL
PHILADELPHIA, PA

FRAMING PLANS

Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

S-100

Scale: AS NOTED = 1'-0"

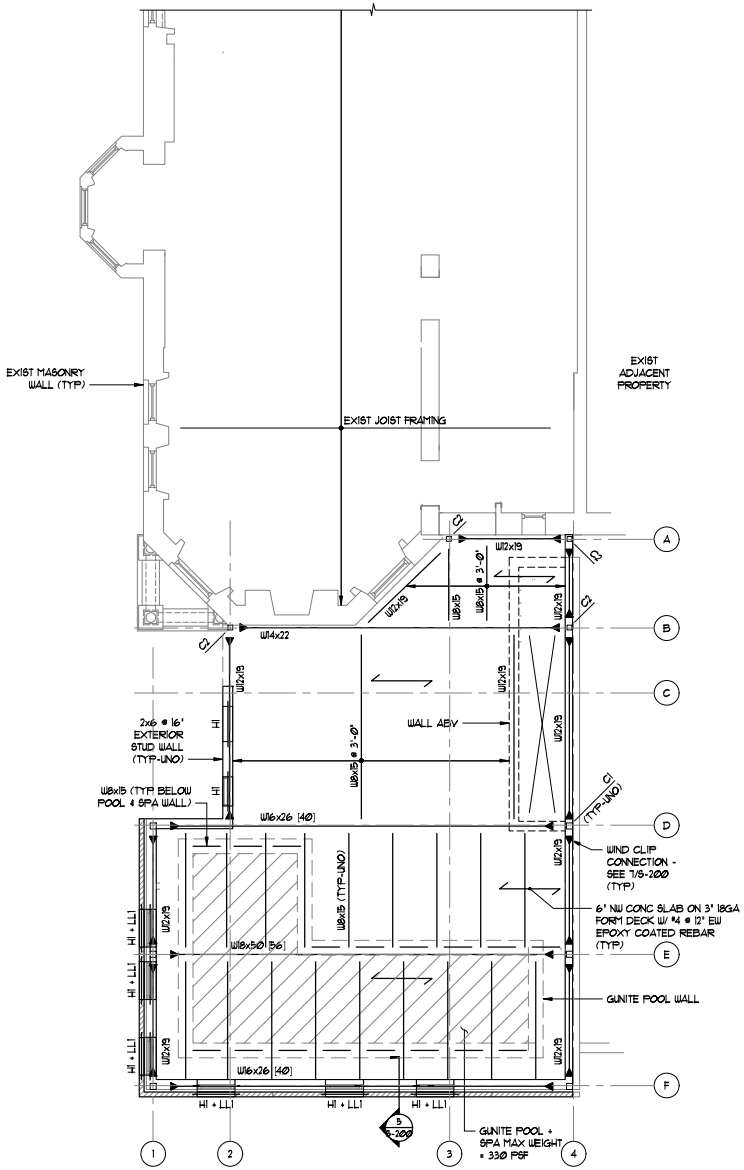


1 / S-101 SECOND FLOOR FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. ▭ = 4" BRICK VENEER



2 / S-101 ROOF FRAMING PLAN

SCALE: ¼" = 1'-0"

NOTES:

1. [X] = INDICATES THE TOTAL NUMBER ¾" DIA x5" HEADED SHEAR STUDS TO BE INSTALLED AT A UNIFORM SPACING ALONG THE TOP OF THE STEEL BEAM.
2. ▭ 4" BRICK VENEER
3. MAX GUNITE POOL AND SPA WALL HEIGHT = 4'-0".
4. MAX GUNITE POOL SLAB THICKNESS = 0'-6".
5. MAX POOL AND SPA WATER HEIGHT = 3'-0".

ARCHITECTURE

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COMMONWEALTH OF PENNSYLVANIA — REGISTERED PROFESSIONAL — MEGAN B. HOLLOWAY — ENGINEER — PE089255

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

DELANCEY

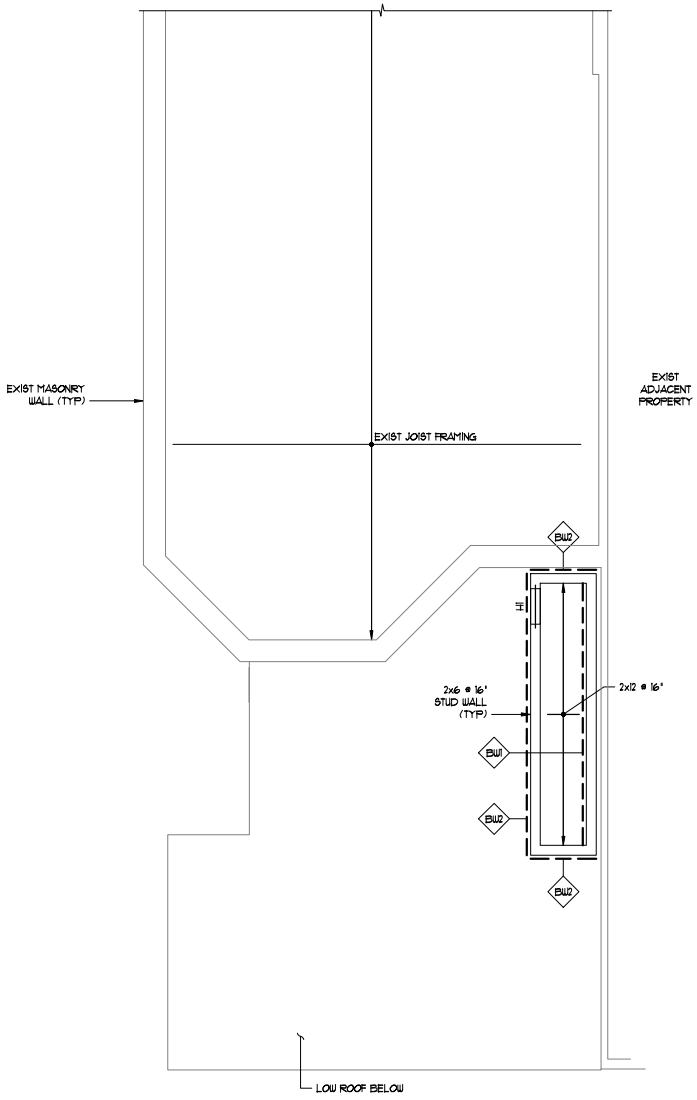
2036 DELANCEY PL
PHILADELPHIA, PA

FRAMING PLANS

Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

S-101

Scale: AS NOTED = 1'-0"



1 S-102 PILOT HOUSE FRAMING PLAN
SCALE: 1/4" = 1'-0"

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MEGAN B. HOLLOWAY ENGINEER PE089255

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

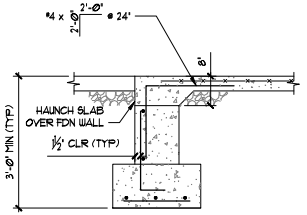
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

FRAMING PLANS

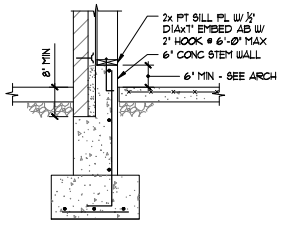
Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

S-102

Scale AS NOTED = 1'-0"



1 S-200 SECTION
SCALE: ¾" = 1'-0"



2 S-200 SECTION
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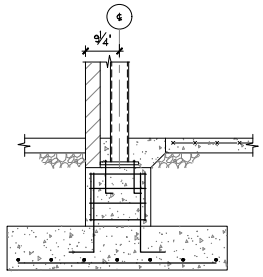

3 S-200 SECTION
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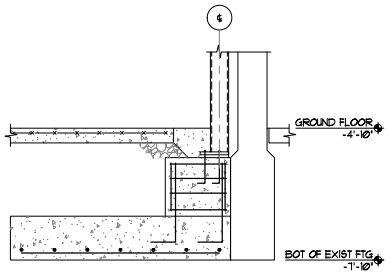
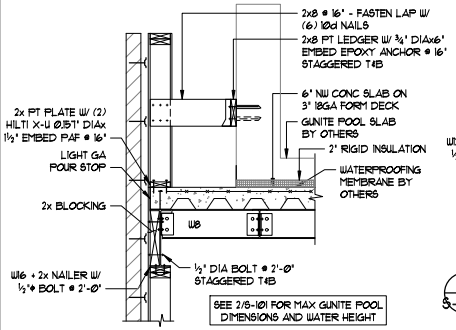
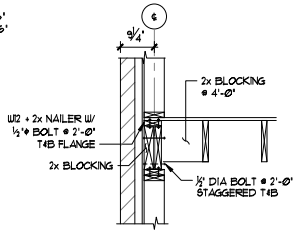


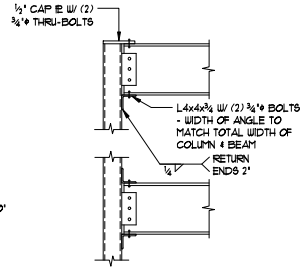
4 S-200 SECTION
SCALE: ¾" = 1'-0"



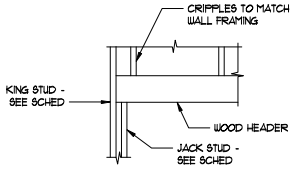
5 S-200 SECTION
SCALE: ¾" = 1'-0"



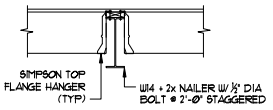
6 S-200 SECTION
SCALE: ¾" = 1'-0"



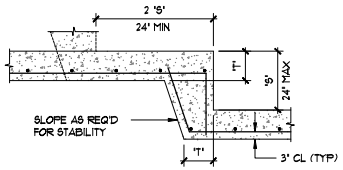
7 S-200 TYP WIND CLIP CONNECTION
SCALE: ¾" = 1'-0"



8 S-200 TYP HEADER DETAIL
SCALE: ¾" = 1'-0"



9 S-200 SECTION
SCALE: ¾" = 1'-0"



10 S-200 TYP STEP FTG
SCALE: ½" = 1'-0"

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COMMONWEALTH OF PENNSYLVANIA REGISTERED PROFESSIONAL MEGAN B. HOLLOWAY ENGINEER PE089255

No.	Description	Date
1	HISTORICAL REVIEW	12/1/2021

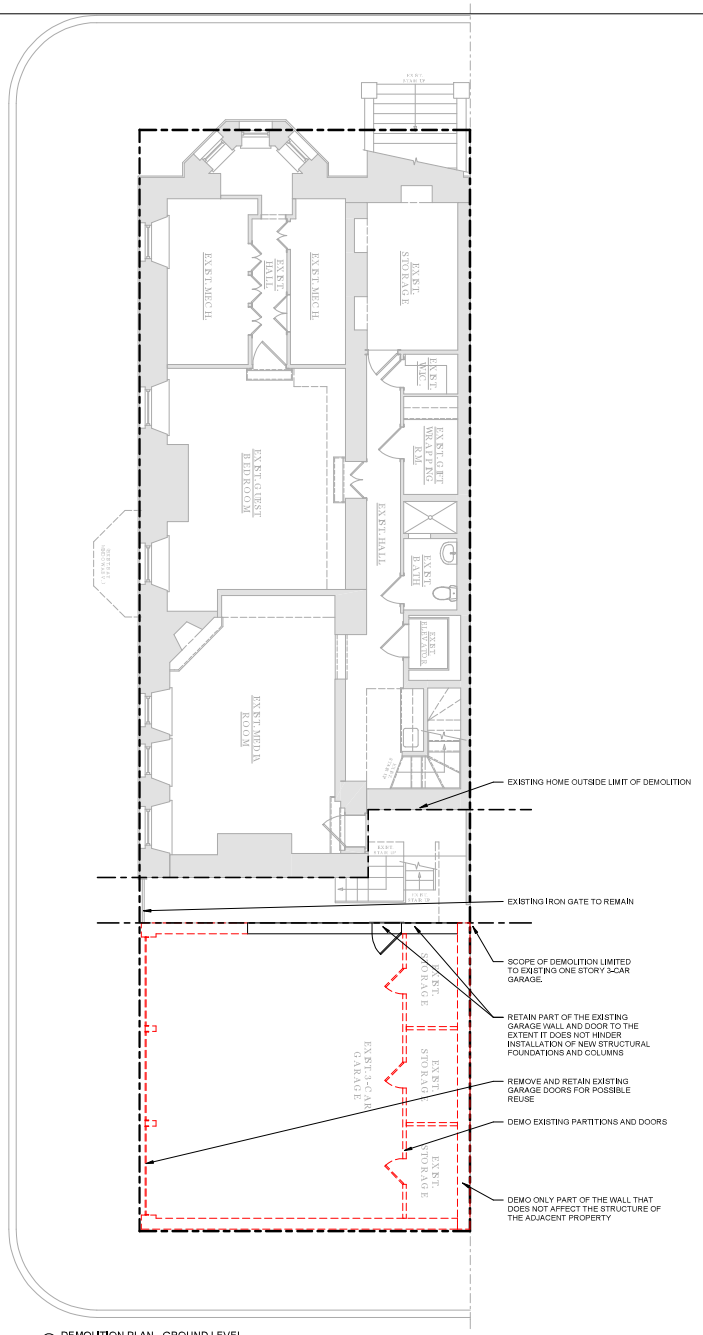
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

SECTIONS

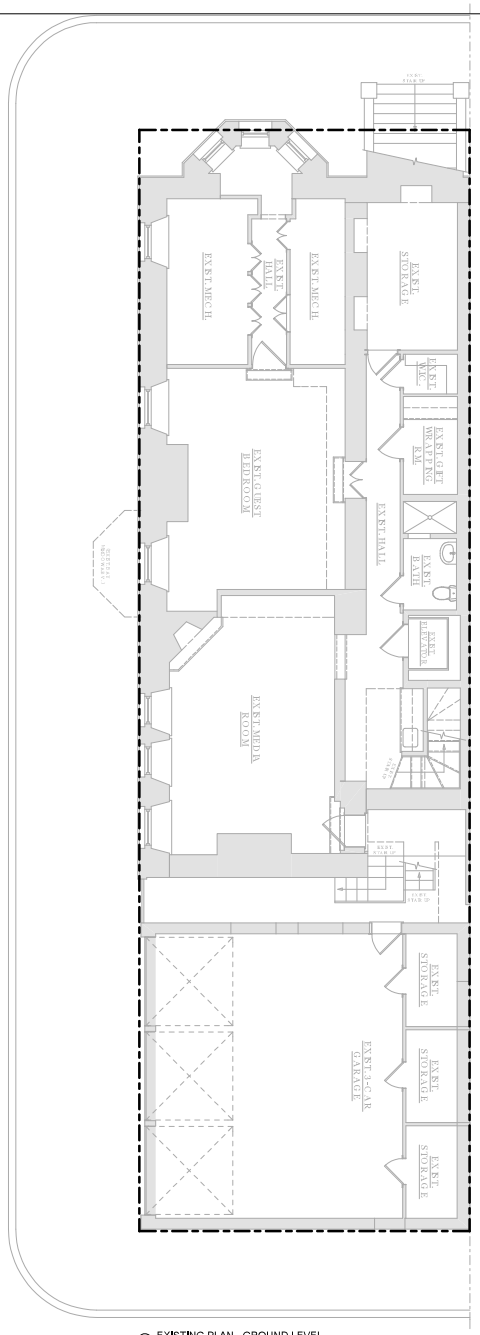
Project number	4474
Date	12/8/2021
Drawn by	ABR
Checked by	MBH

S-200

Scale AS NOTED = 1'-0"



2 DEMOLITION PLAN - GROUND LEVEL
3/16" = 1'-0"



1 EXISTING PLAN - GROUND LEVEL
3/16" = 1'-0"

SEE PLANS FOR MORE DETAILS ON DEMOLITION OF EXISTING 1 STORY GARAGE. EXISTING SINGLE FAMILY HOME NOT TO BE DISTURBED

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STRUCTURE
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AQUATIC FACILITY CONSULTANTS
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Warminster, PA 18974
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No.	Description	Date

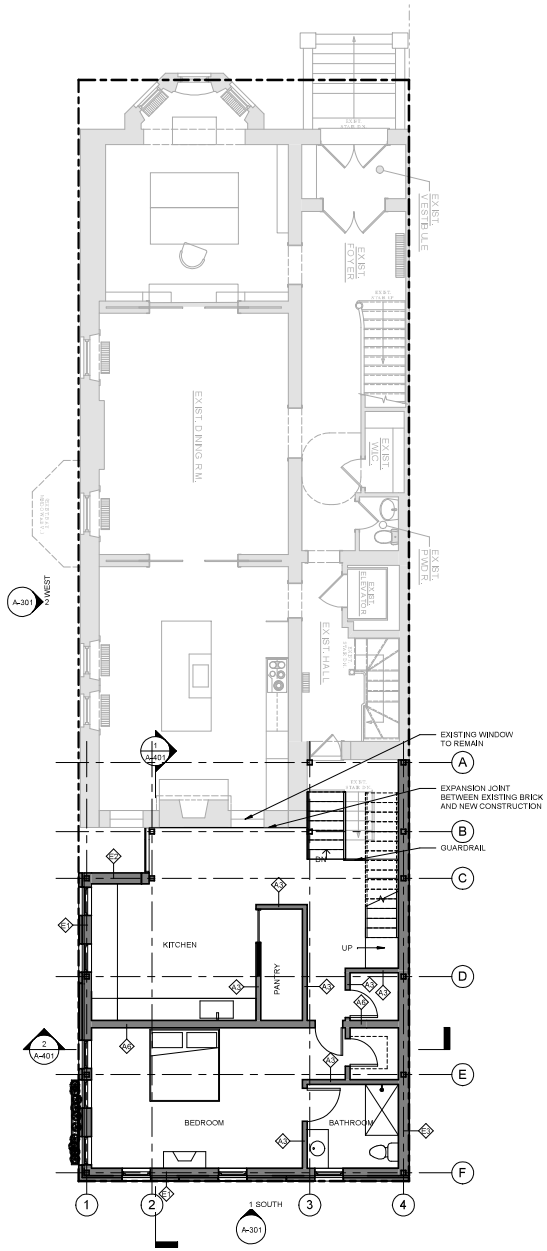
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

DEMO - ARCHITECTURAL

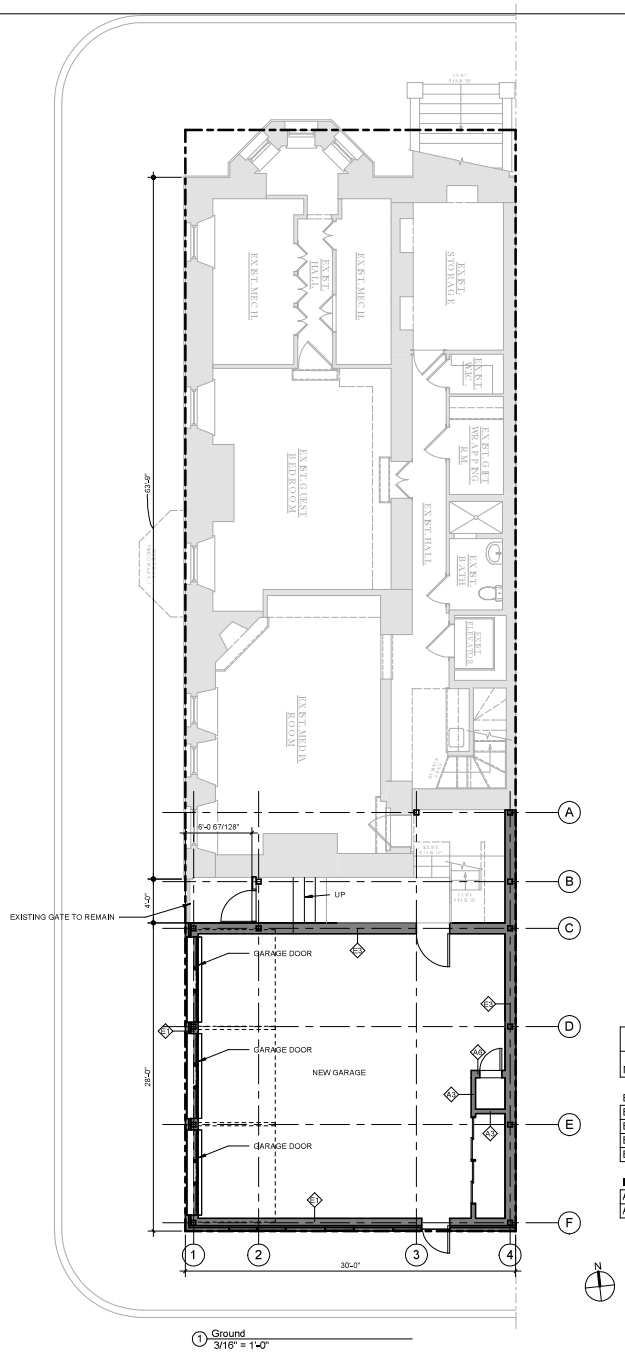
Project number	1805
Date	02/07/2022
Drawn by	UJ
Checked by	UJ

AD-101

Scale 3/16" = 1'-0"



2 Mezzanine
3/16" = 1'-0"



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

WALL SCHEDULE				
MARK	TYPE INFORMATION	FIRE RATING	UL DES NO	STC Rating
Exterior				
E1		1 HR		53
E2				53
E3		1 HR		53
E5				53
Interior				
A3				
A6				

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AQUATIC FACILITY CONSULTANTS
James Sankey & Associates
1979 Stout Drive, Suite 6
Warminster, PA 18974
t:215-343-9500

No.	Description	Date

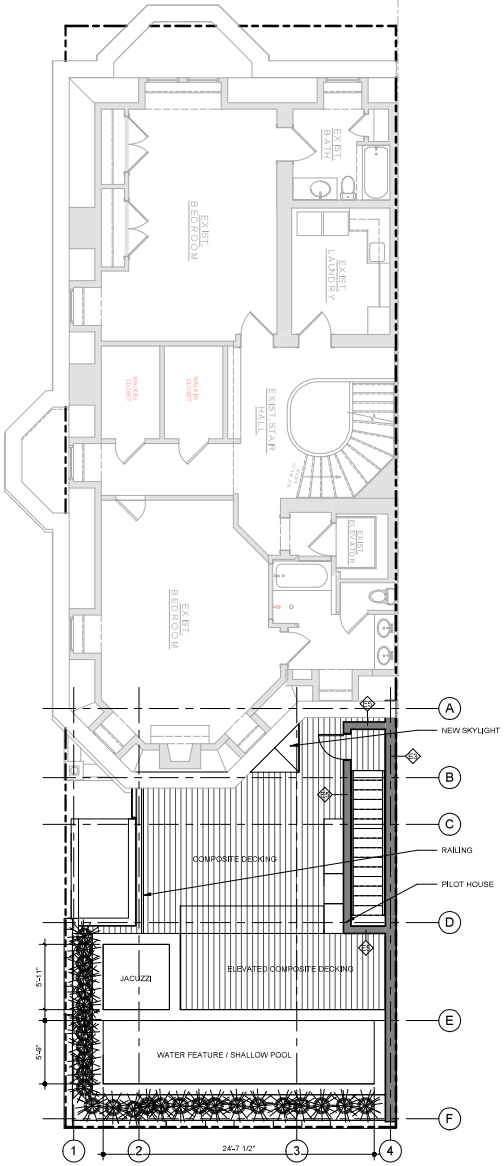
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

FLOOR PLANS

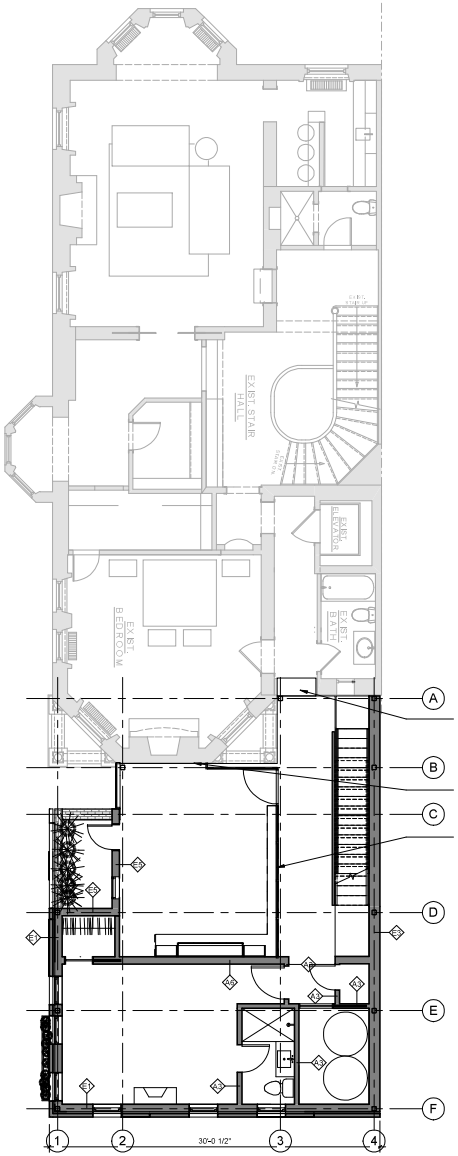
Project number	1805
Date	02/07/2022
Drawn by	UJ
Checked by	UJ

A-101

Scale 3/16" = 1'-0"



② Level 3
3/16" = 1'-0"



① Level 2
3/16" = 1'-0"

WALL SCHEDULE				
MARK	TYPE INFORMATION	FIRE RATING	UL DES NO	STC Rating
Exterior				
E1		1 HR		53
E2				53
E3		1 HR		53
E5				53
Interior				
A3				
A6				

ARCHITECTURE
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IN COLLABORATION WITH

INTERIOR DESIGN
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AQUATIC FACILITY CONSULTANTS
James Sankey & Associates
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Warminster, PA 18974
t:215-343-9500

No.	Description	Date

DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

FLOOR PLANS

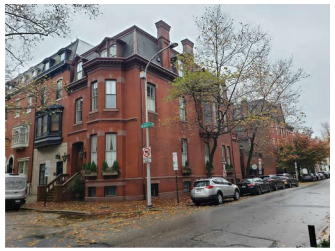
Project number	1805
Date	02/07/2022
Drawn by	Author
Checked by	Checker

A-102

Scale 3/16" = 1'-0"

EXISTING PHOTO (11/30/2020)
NORTH ELEVATION

EXISTING PHOTO (11/30/2020)
FROM SOUTH WEST CORNER, LOOKING NORTH WEST



EXISTING PHOTO (11/30/2020)
FROM NORTH EAST CORNER, LOOKING SOUTH WEST

EXISTING PHOTO (11/30/2020)
SOUTH ELEVATION

2 WEST
3/16" = 1'-0"

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

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No.	Description	Date

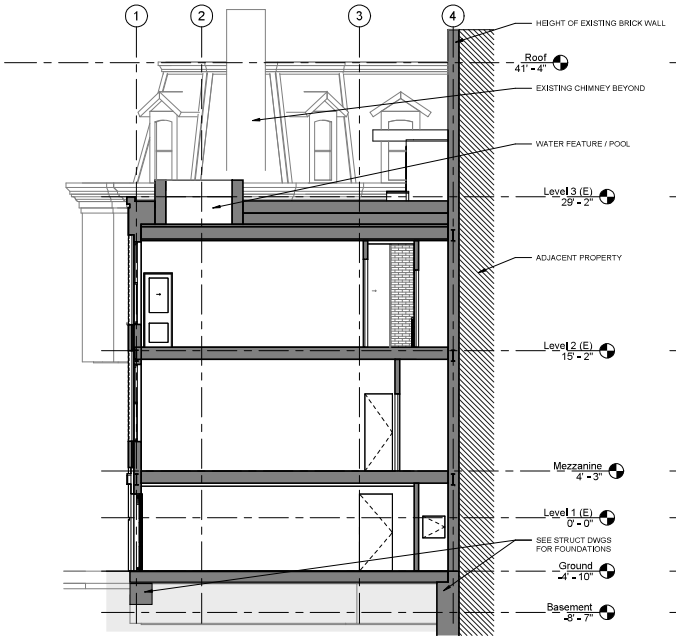
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

ELEVATION, STREET VIEWS & PHOTOS

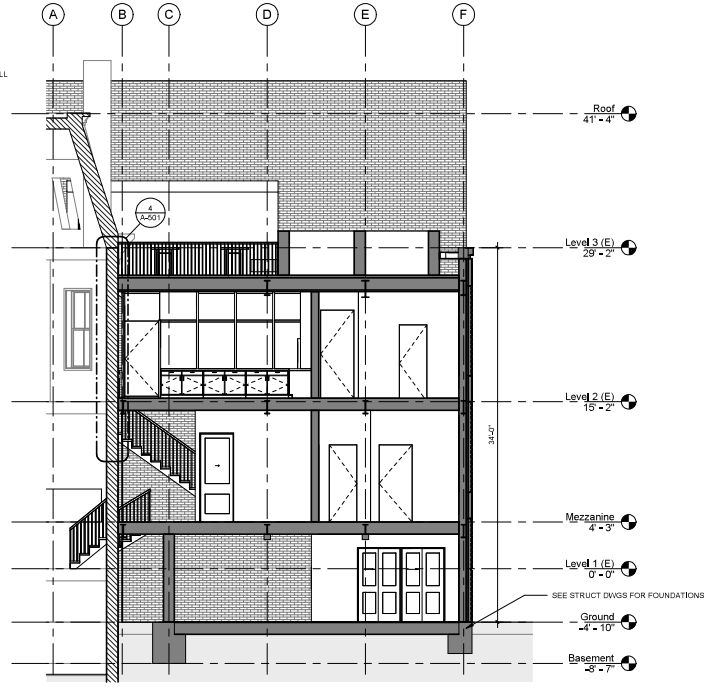
Project number	1805
Date	02/07/2022
Drawn by	UJ
Checked by	UJ

A-301

Scale 3/16" = 1'-0"



2 E/W SECTION LOOKING NORTH
3/16" = 1'-0"



1 N/S SECTION LOOKING EAST
3/16" = 1'-0"

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No.	Description	Date

DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

SECTIONS

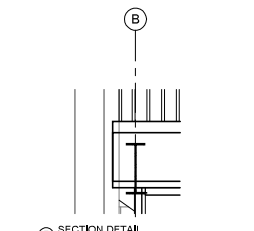
Project number	1805
Date	02/07/2022
Drawn by	Author
Checked by	Checker

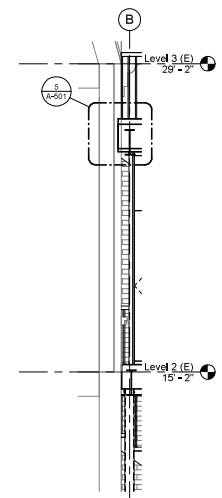
A-401

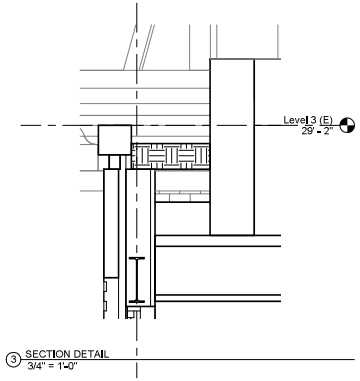
Scale 3/16" = 1'-0"

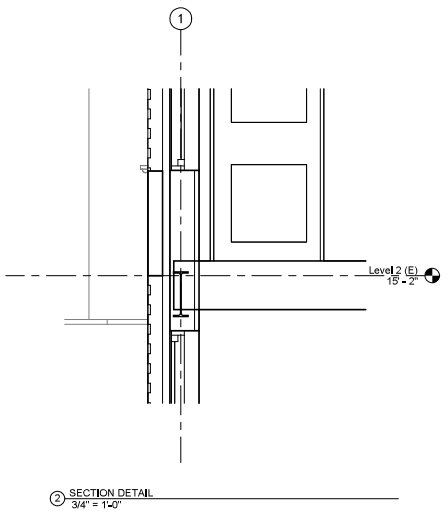
Door Schedule					
Level	Mark	Type	Facing Material	Frame Material	Panel Material
Ground	1	96" x 96"	WoodVertical		WoodVertical
Ground	2	96" x 96"	WoodVertical		WoodVertical
Ground	4	96" x 96"	WoodVertical		WoodVertical
Ground	5	30" x 84"			
Ground	83	36" x 84"			
Ground	114	48" x 80"			
Ground	115	48" x 80"			
Ground	166	18" x 36"			
Level 1 (E)	167	36" x 96"			
Mezzanine	127	36" x 84"			
Mezzanine	129	30" x 84"			
Mezzanine	173	30" x 84"			
Mezzanine	175	30" x 84"			
Mezzanine	176	36" x 96"			
Level 2 (E)	153	30" x 84"			
Level 2 (E)	154	36" x 96"			
Level 2 (E)	155	30" x 84"			
Level 2 (E)	156	36" x 96"			
Level 2 (E)	158	36" x 9'6			
Level 2 (E)	159	36" x 96"			
Level 2 (E)	160	36" x 96"			
Level 2 (E)	168	28" x 84"			
Level 2 (E)	171	30" x 84"			
Level 3 (E)	79	30" x 84"			

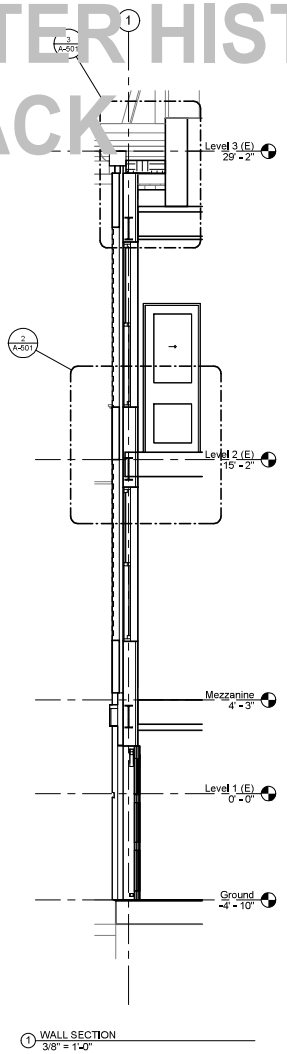
Room Finish Schedule							
Room Number	Room Name	Finish					Comments
		Floor	Base	Wall	Ceiling		
Level 2 (E)							
201	BEDROOM						











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No.	Description	Date

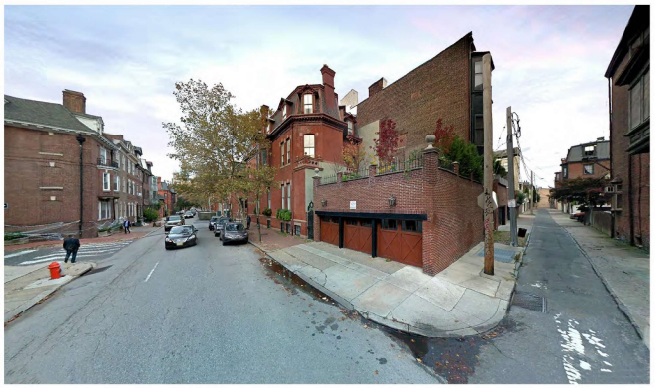
DELANCEY
2036 DELANCEY PL
PHILADELPHIA, PA

DETAILS & SCHEDULES

Project number	1805
Date	02/07/2022
Drawn by	Author
Checked by	Checker

A-501

Scale: As indicated



EXISTING STREET VIEW OF GARAGE FROM SW CORNER

RENDERED STREET VIEW OF PROPOSED ADDITION FROM SW CORNER

1 AXONOMETRIC VIEW

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No.	Description	Date

DELANCEY

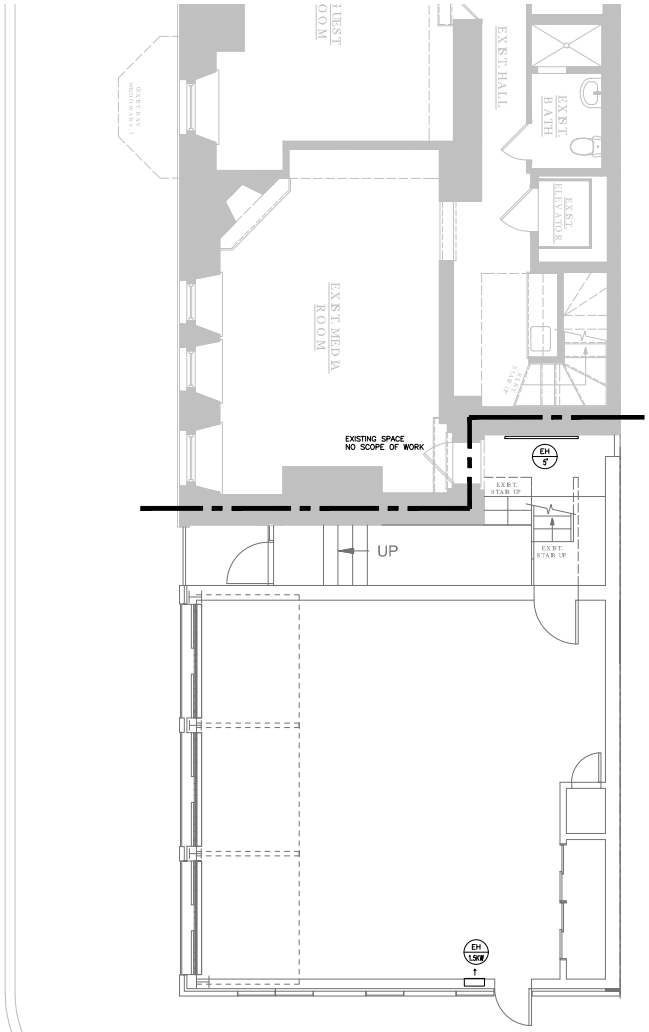
2036 DELANCEY PL
PHILADELPHIA, PA

3D VIEWS

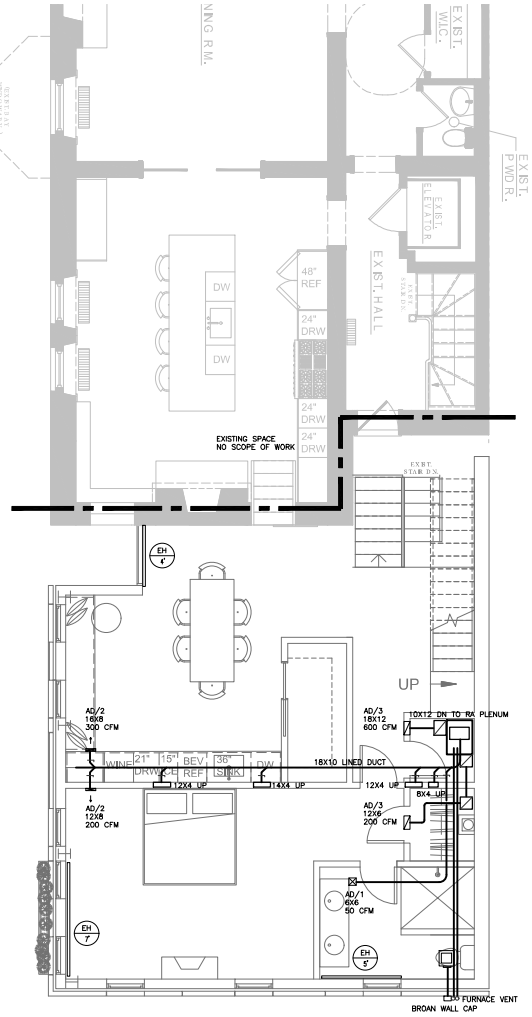
Project number	1805
Date	02/07/2022
Drawn by	Author
Checked by	Checker

A-601

Scale



1 H1.0 HVAC GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 H1.0 HVAC MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

CITY OF PHILADELPHIA STAMPS

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STUDIO_HADA
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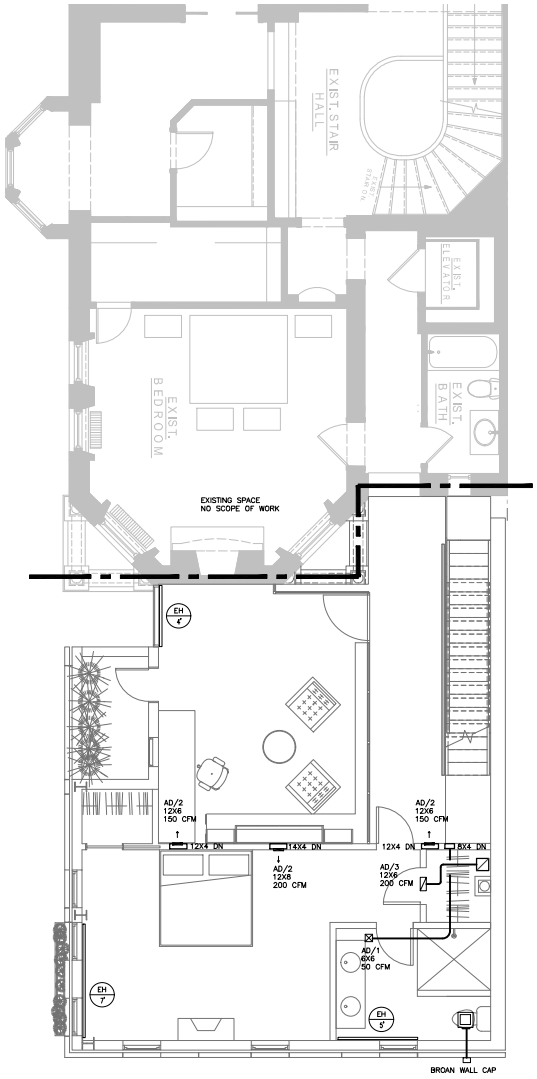
HVAC PLANS

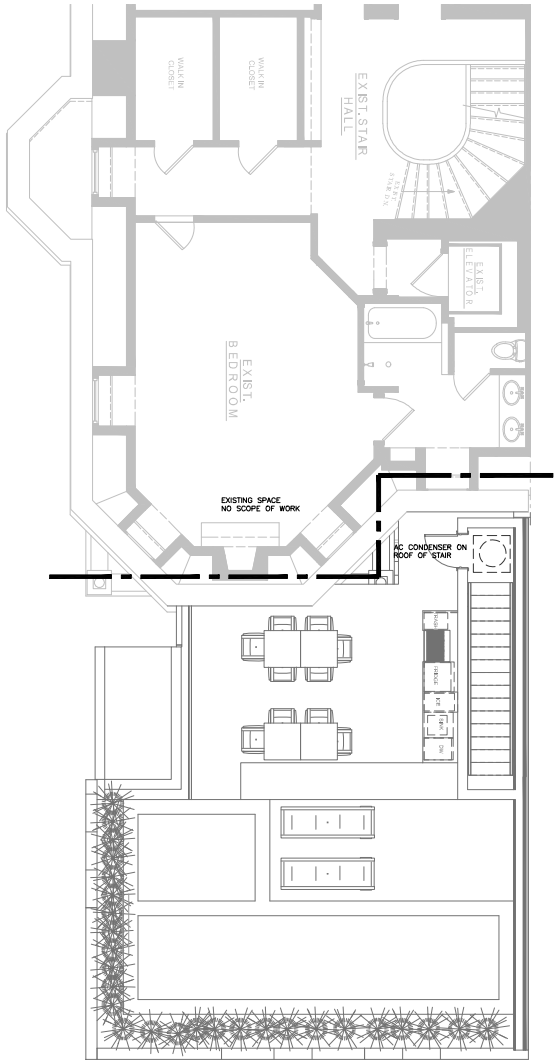
Project number
Date
Drawn by
Checked by

H1.0

Scale



1 HLI HVAC SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 HLI HVAC ROOF DECK PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

CITY OF PHILADELPHIA STAMPS

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HVAC PLANS

Project number
Date
Drawn by
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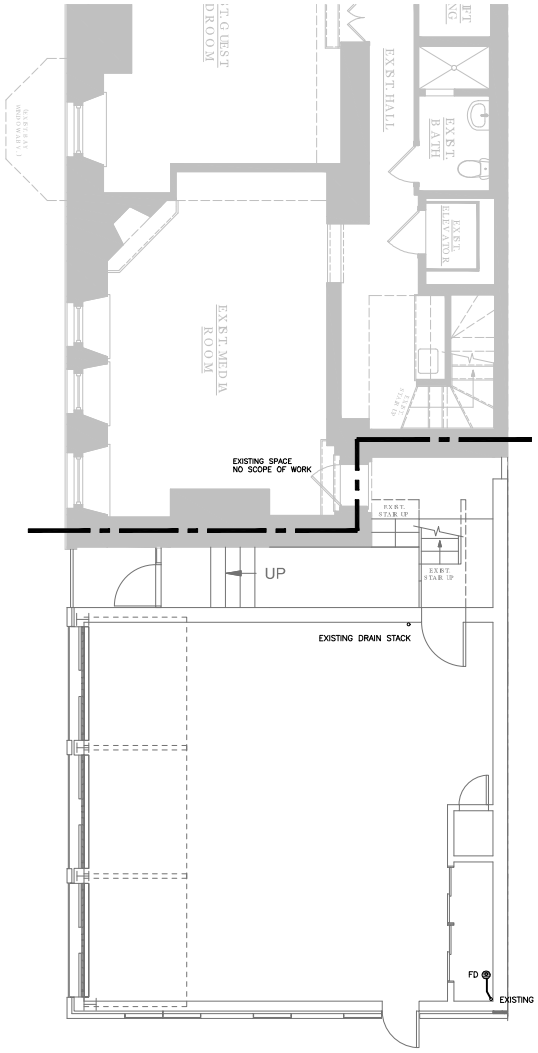
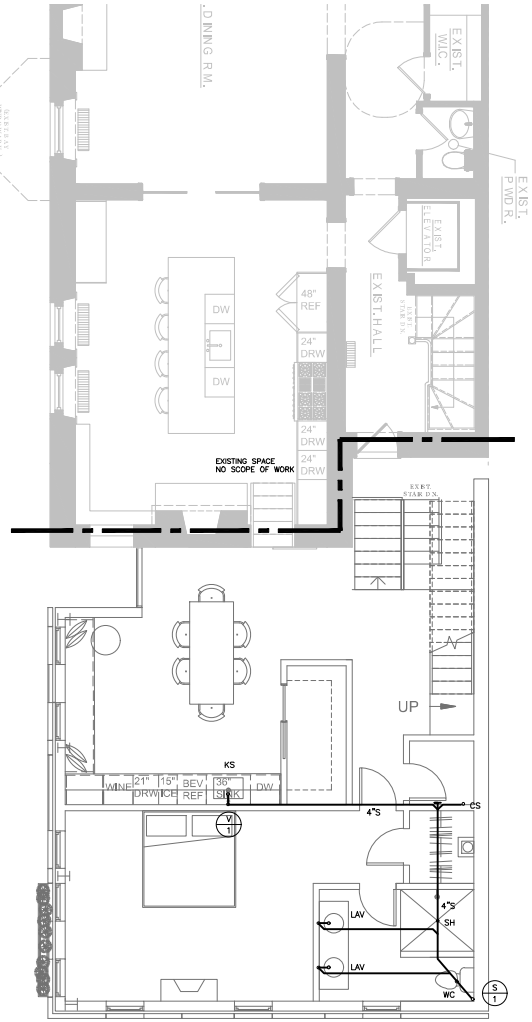
H1.1

Scale



1 P1.0 SANITARY GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 P1.0 SANITARY MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

CITY OF PHILADELPHIA STAMPS

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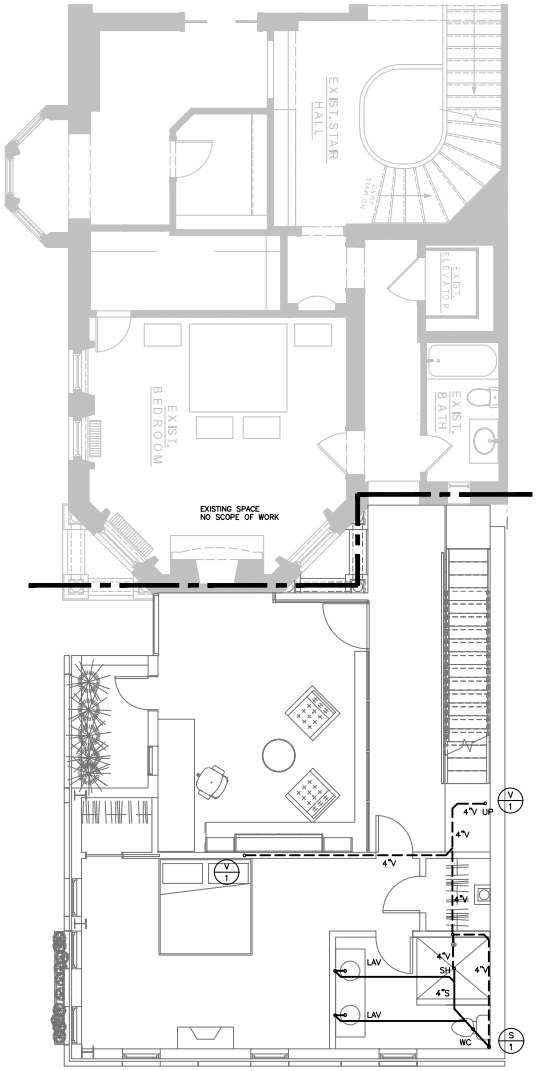
SANITARY PLANS

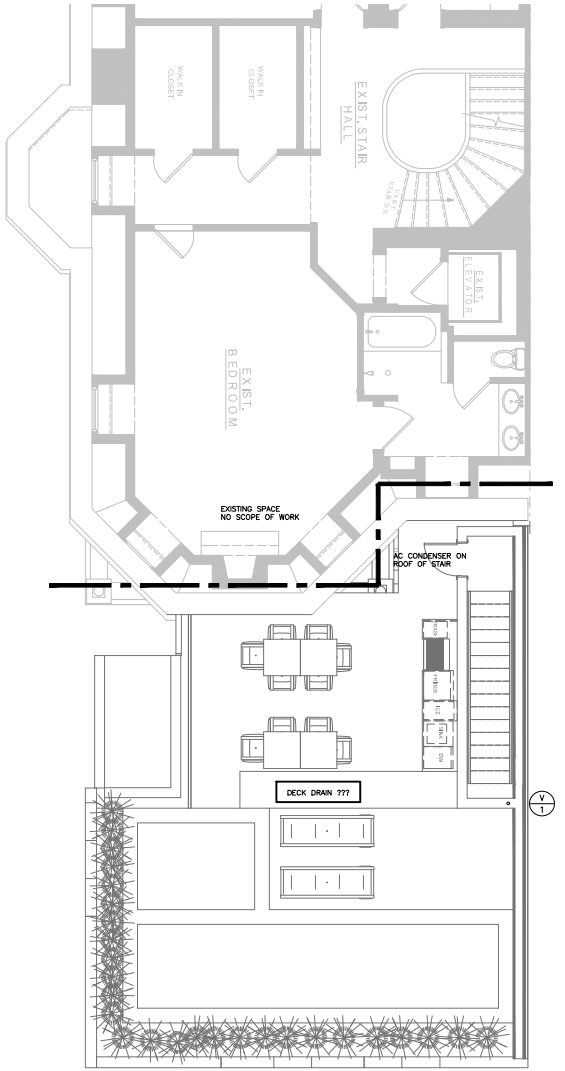
Project number
Date
Drawn by
Checked by

P1.0

Scale



1 P1.1 SANITARY SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 P1.1 SANITARY ROOF DECK PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

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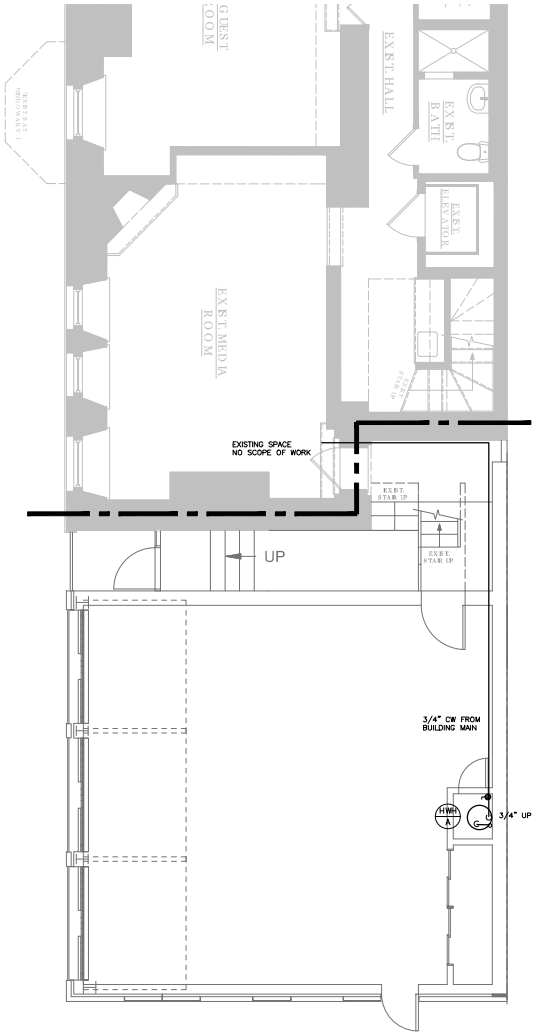
SANITARY PLANS

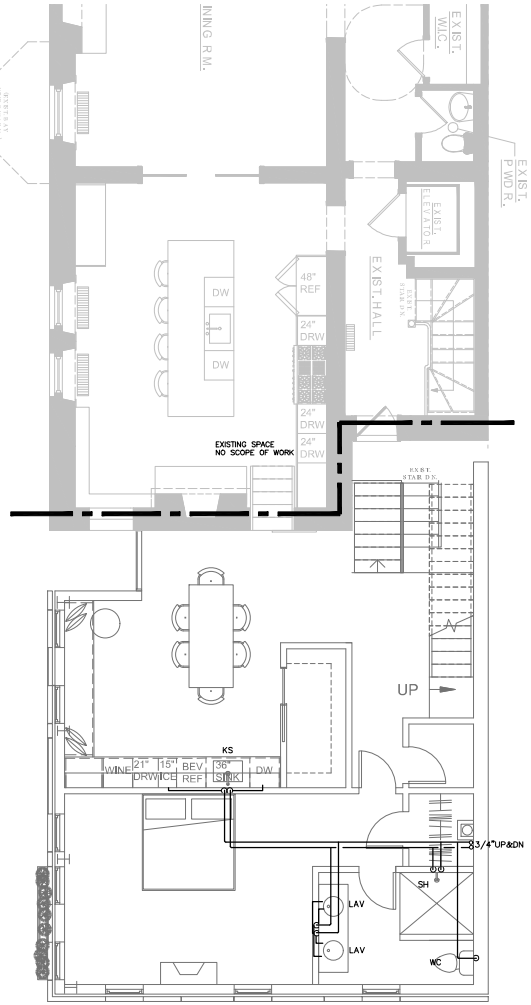
Project number
Date
Drawn by
Checked by

P1.1

Scale



1 P2.0 WATER GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 P2.0 WATER MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

CITY OF PHILADELPHIA STAMPS

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WATER PLANS

Project number
Date
Drawn by
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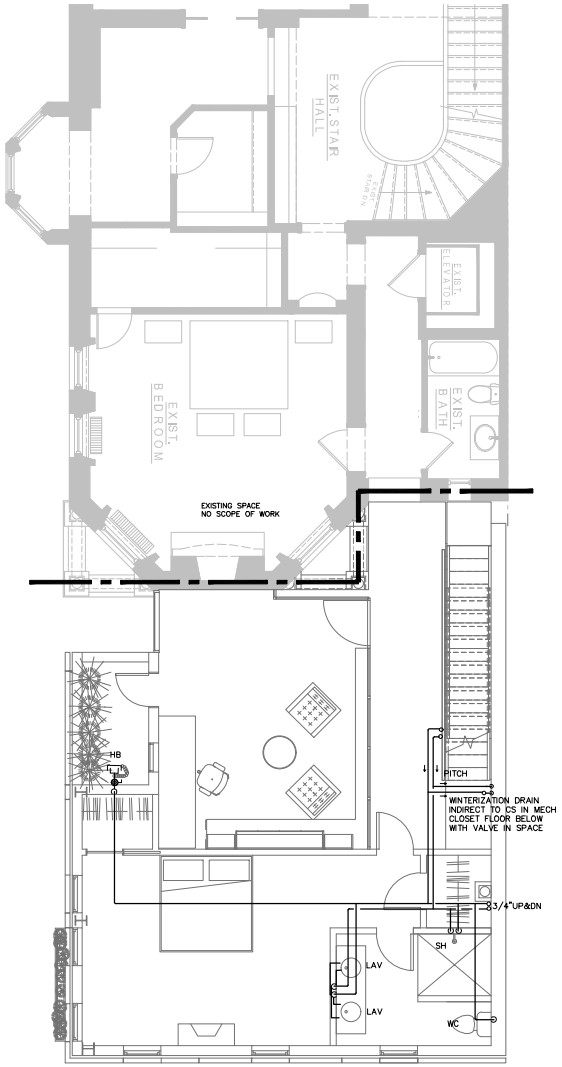
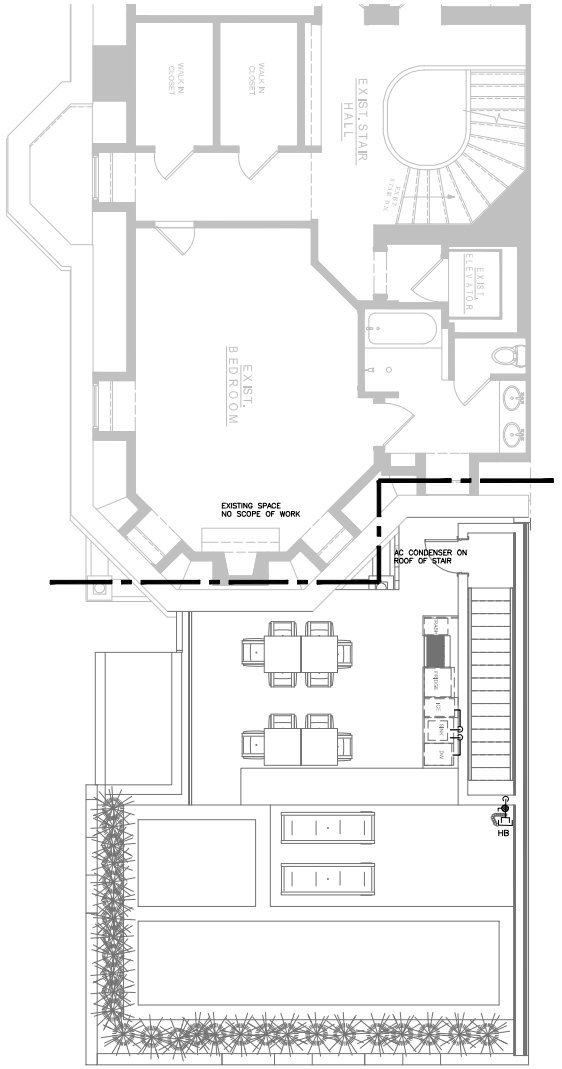
P2.0

Scale



1 P2.1 WATER SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 P2.1 WATER ROOF DECK PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

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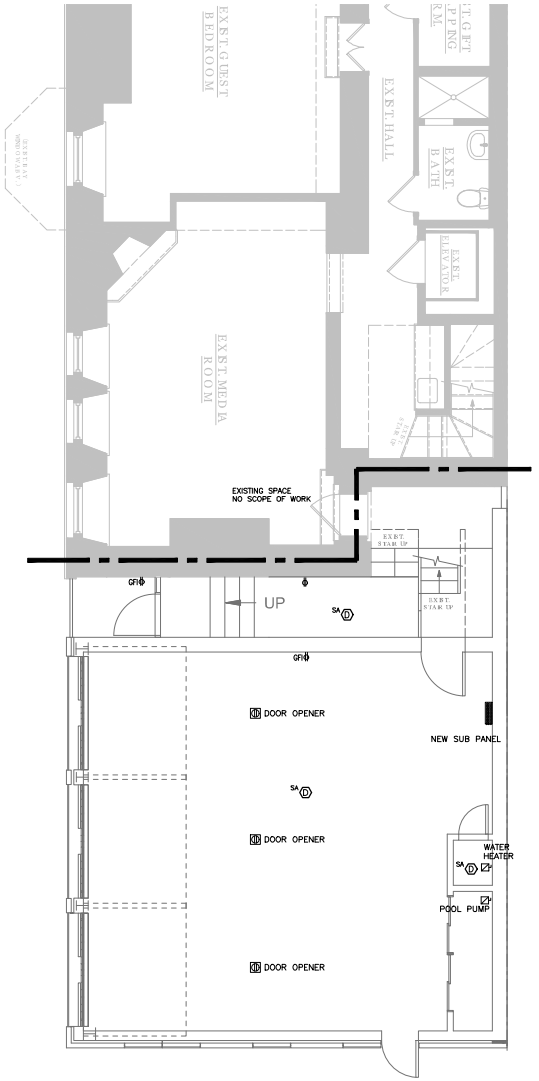
WATER PLANS

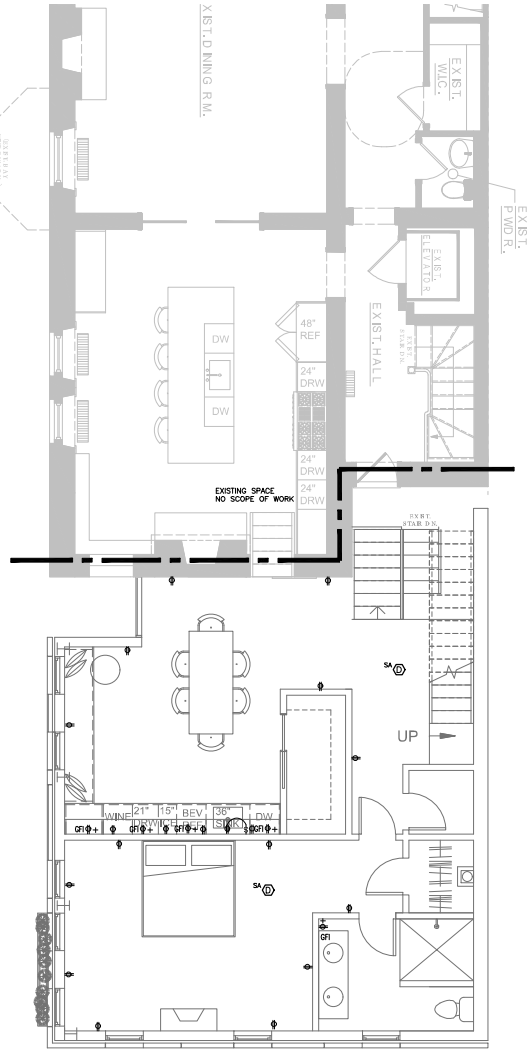
Project number
Date
Drawn by
Checked by

P2.1

Scale



1 E1.0 ELECTRICAL 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 E1.0 ELECTRICAL MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

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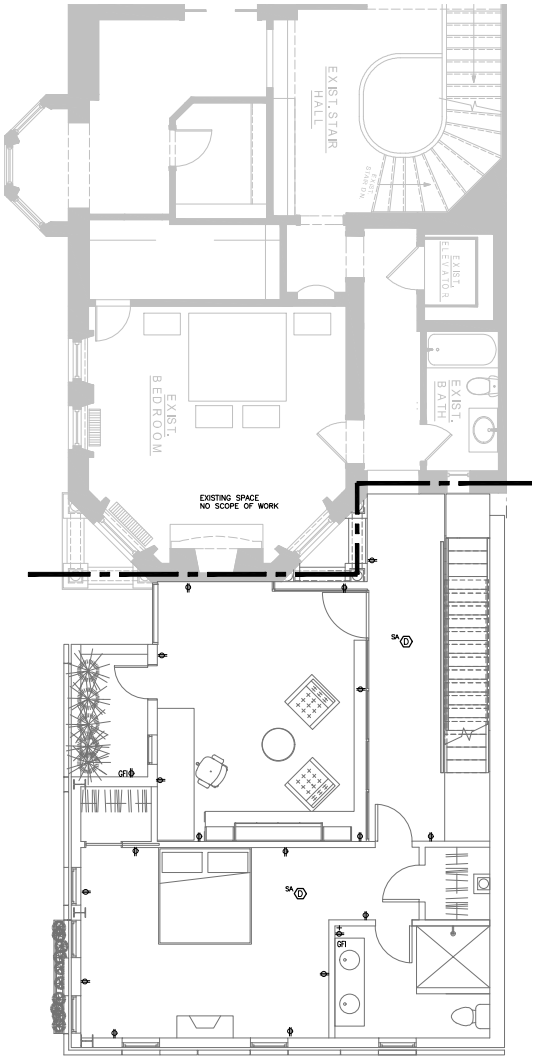
ELECTRICAL PLANS

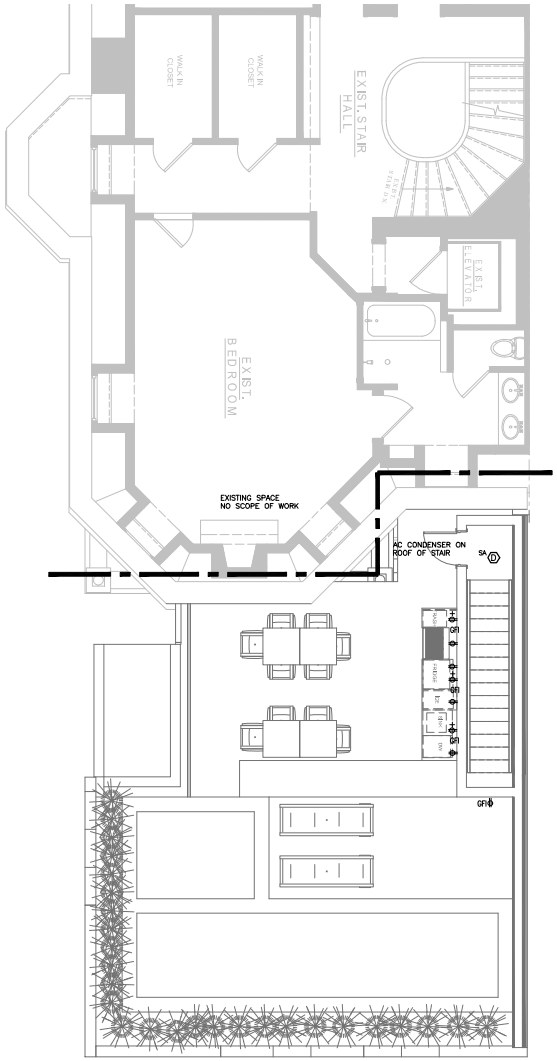
Project number
Date
Drawn by
Checked by

E1.0

Scale



1 E1.1 ELECTRICAL 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8



2 E1.1 ELECTRICAL ROOF DECK PLAN
SCALE: 1/4" = 1'-0"
0 2 4 8

CITY OF PHILADELPHIA STAMPS

ARCHITECTURE
STUDIO_HADA
3705 Haverford Avenue
Philadelphia, PA 19104
t:267-577-6055

IN COLLABORATION WITH
INTERIOR DESIGN
STUDIO IQL
3580 Indian Queen Lane
Philadelphia, PA 19129
t:267-289-2223

Consultants:

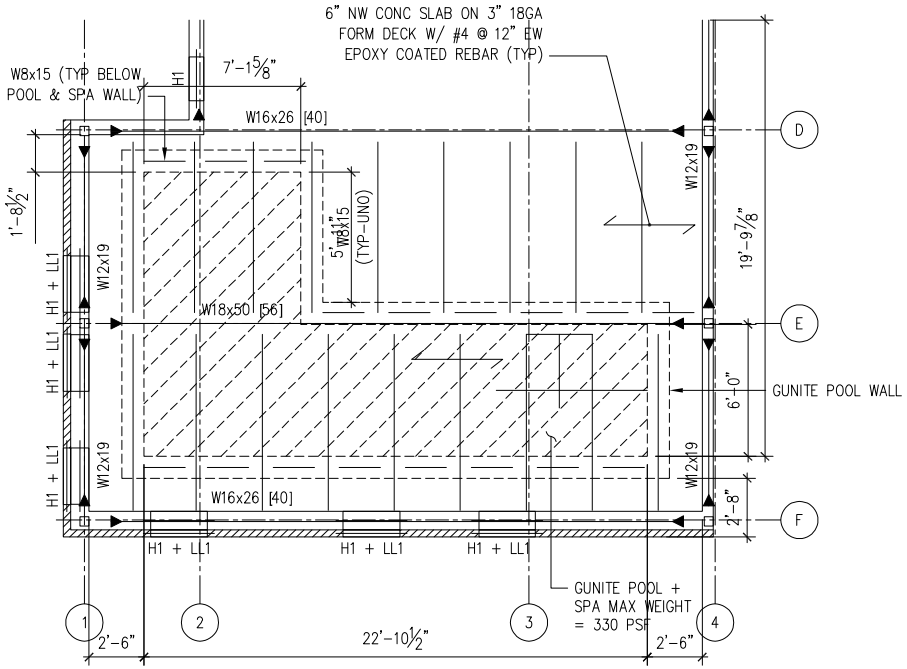
MECHANICAL / ELECTRICAL / PLUMBING AND FIRE PROTECTION ENGINEER
URBAN TECHNOLOGY, INC.
1243 EASTON ROAD, SUITE 206
WARRINGTON, PA 18976
tel: (215) 536-0606 fax: (215) 686-0936
aja@utengineers.com

ELECTRICAL PLANS

Project number	
Date	
Drawn by	
Checked by	

E1.1

Scale

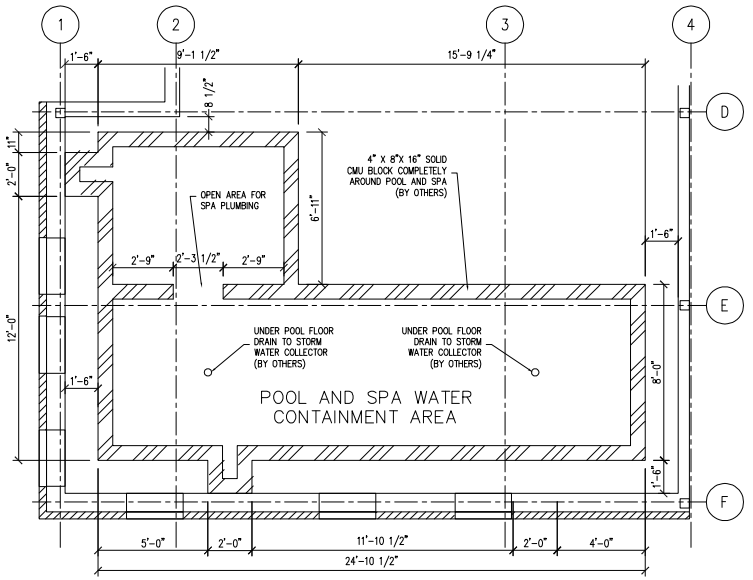


2 SP-2 ROOF FRAMING PLAN

SCALE: |" = 1'-0"

NOTES:

1. [X] = INDICATES THE TOTAL NUMBER [" DIAx5" HEADED SHEAR STUDS TO BE INSTALLED AT A UNIFORM SPACING ALONG THE TOP OF THE STEEL BEAM.
2. = 4" BRICK VENEER
3. MAX GUNITE POOL AND SPA WALL HEIGHT = 4'-0".
4. MAX GUNITE POOL SLAB THICKNESS = 0'-6"
5. MAX POOL AND SPA WATER HEIGHT = 3'-0".



CMU BLOCK CONTAINMENT PLAN VIEW

0 .5 1.5 3 6
SCALE IN FEET

FILE: DELANCEY RESIDENCE.DWG

Revisions

james sankey & associates, LLC
Warwick Commons, 1976 Stout Drive Suite 6, Warminster, PA 18974-3871
215 ● 343 ● 9500 Fax 215 ● 672 ● 5599
4905 Edmonston Road Hyattsville, MD 20781-2614
pennsylvania ● new york ● new jersey ● delaware ● florida ● maryland

WATER CONTAINMENT PLAN

DELANCEY RESIDENCE
x
x x

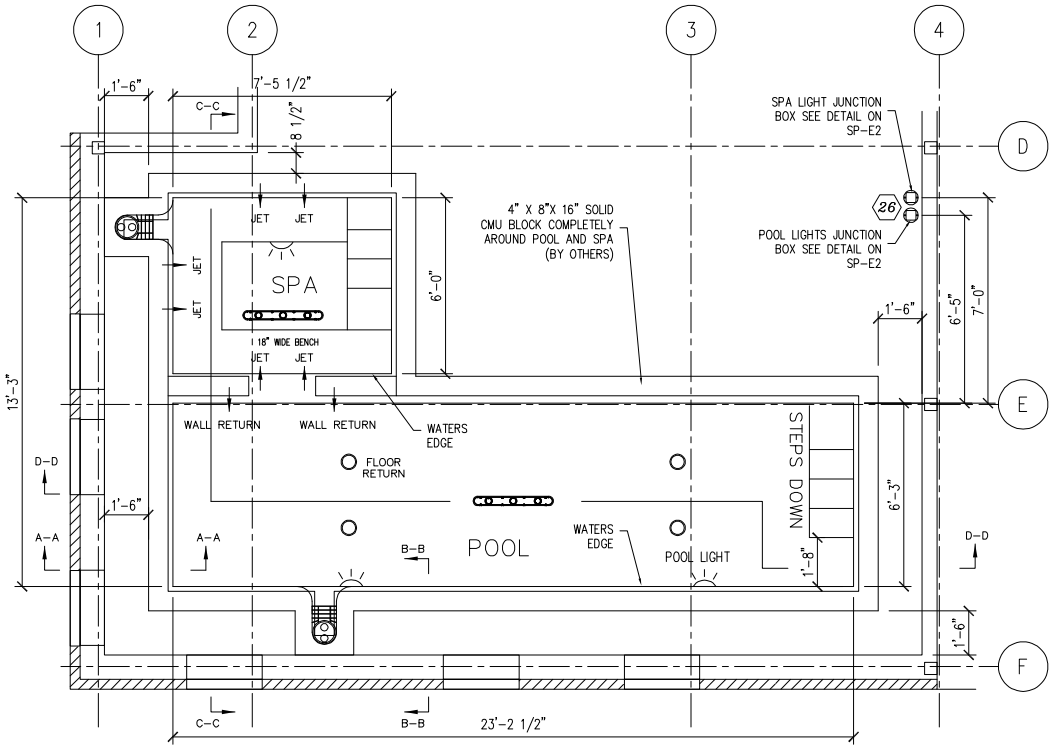
CHECKED BY:	ENGRD:
REVISIONS	JAMES P. SANKEY JR. SHIMON S. GUY SHEET 1 OF 8

PROFESSIONAL CERTIFICATION
SHIMON S. GUY

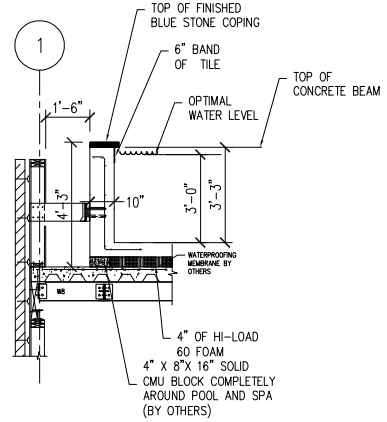
LICENSED PROFESSIONAL ENGINEER, CERTIFIES TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF THAT THE WORK COMPLIES WITH THE APPLICABLE REQUIREMENTS OF THE 2018 IRC AND IS A DULY LICENSED PROFESSIONAL ENGINEER LIVING THE LAW OF THE STATE OF PENNSYLVANIA LICENSE NO. PE042782

Date: 12/22/2021
Scale: 3/8" = 1'-0"

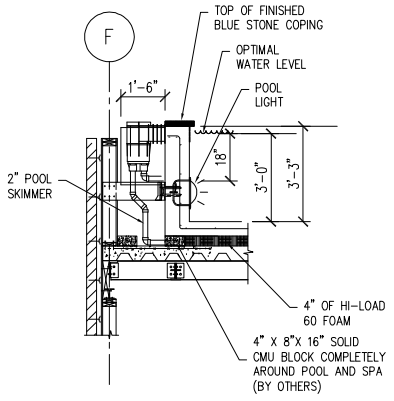
SP-1



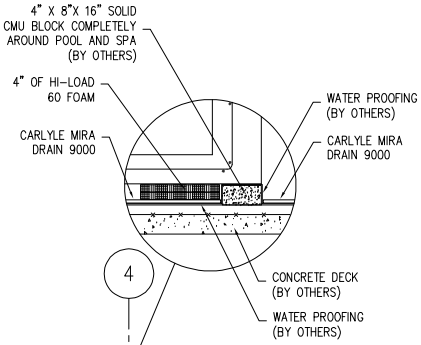
POOL AND SPA PLAN VIEW
POOL AND SPA COPING IS NOT SHOWN

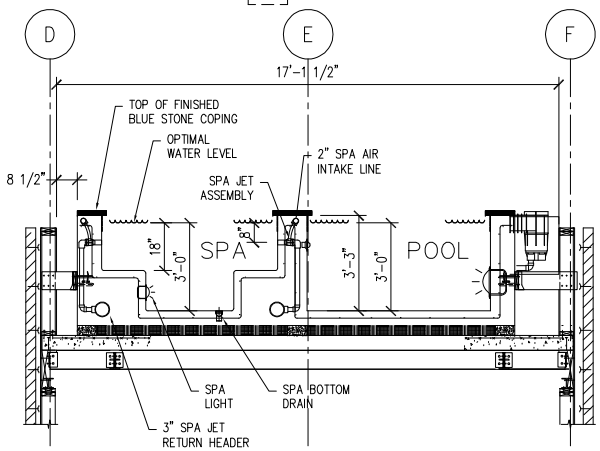


1 SP1 SECTION A-A
SCALE: 1" = 1'-0"



1 SP1 SECTION B-B
SCALE: 1" = 1'-0"





1 SP1 SECTION C-C
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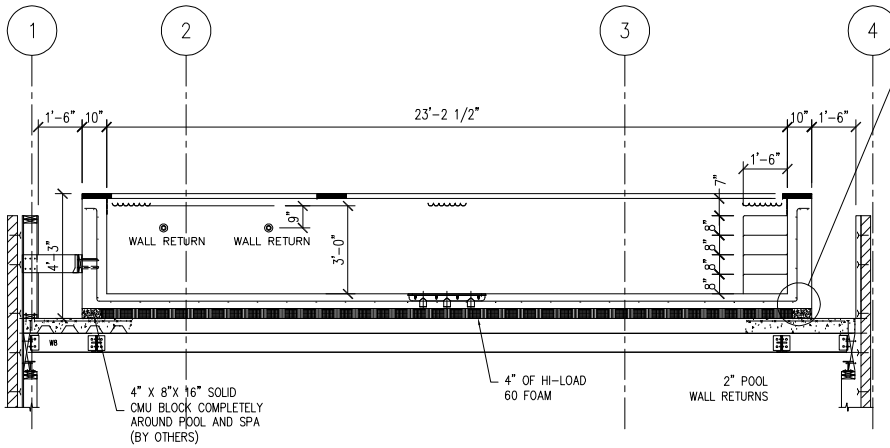

1 SP1 SECTION D-D
SCALE: 1" = 1'-0"

0 .5 1.5 3 6
SCALE IN FEET

Revisions

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Warwick Commons, 1976 Stout Drive Suite 6, Warminster, PA 18974-3871
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pennsylvania ● new york ● new jersey ● delaware ● florida ● maryland

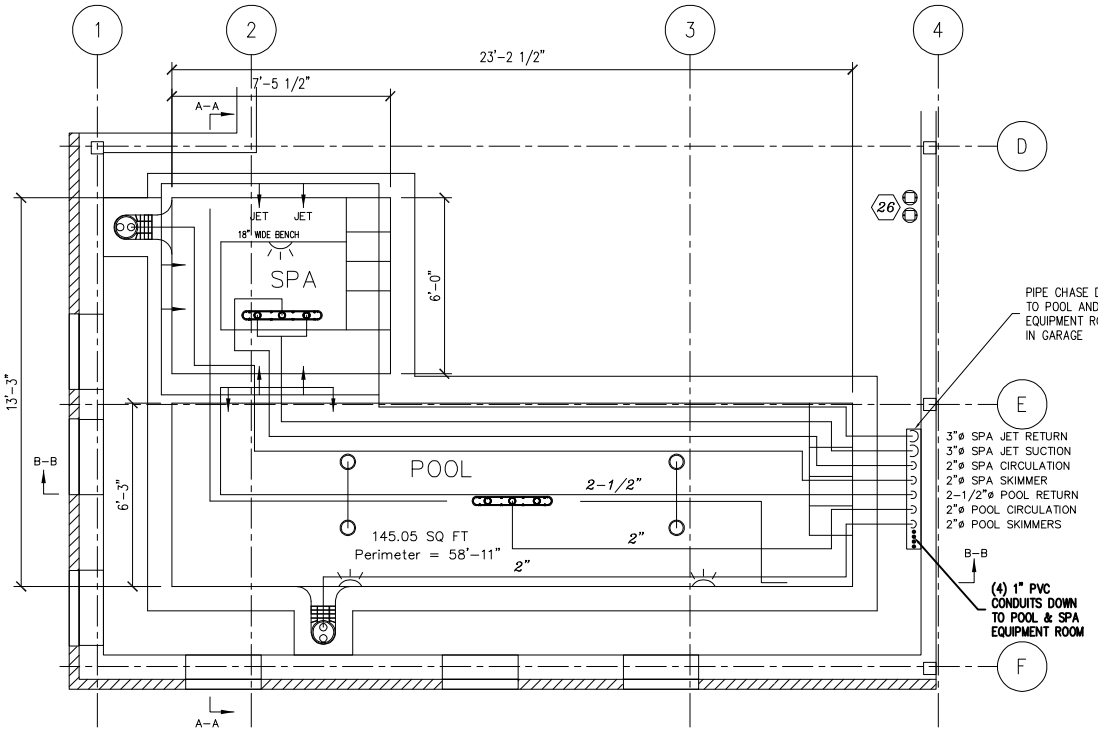
POOL and SPA LAYOUT

DELANCEY RESIDENCE
x
x
x

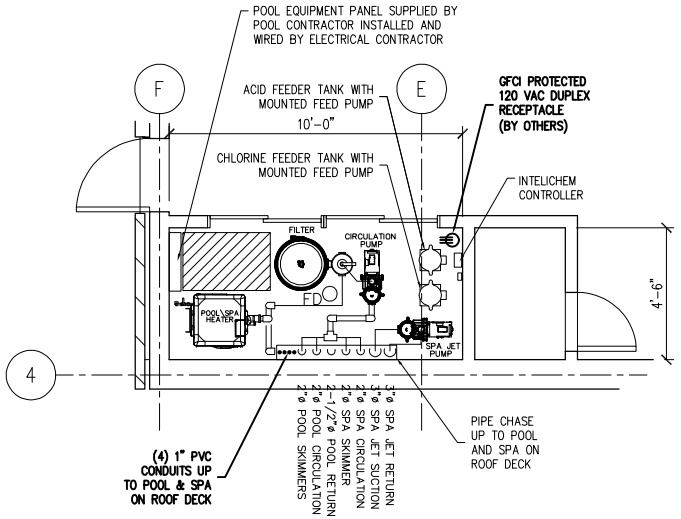
CHECKED BY:	ENGRS: JAMES P. SANKEY JR, SHIMON S. OUY
REVISIONS	SHEET 2 OF 8
	PROFESSIONAL CERTIFICATION SHIMON S. OUY
	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF PENNSYLVANIA LICENSE No. PE062990

Date: 12/22/2021
Scale: 1/2" = 1'-0"

SP-2

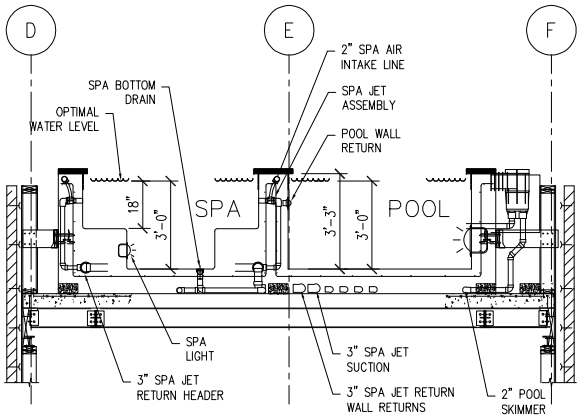


PLUMBING PLAN VIEW



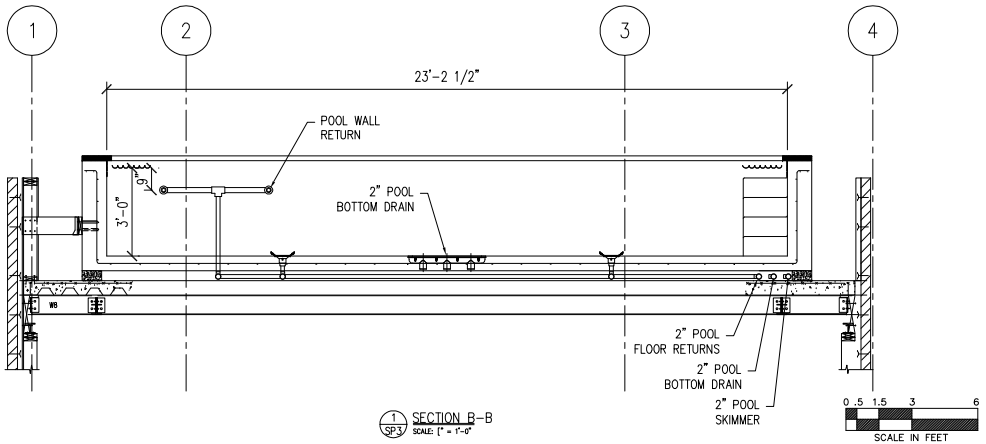
POOL AND SPA EQUIPMENT ROOM PLAN VIEW

LOACTED IN GARAGE



1/SP3 SECTION A-A

SCALE: 1" = 1'-0"



1/SP3 SECTION B-B

SCALE: 1" = 1'-0"

james sankey & associates, LLC
Warwick Commons, 1976 Stout Drive Suite 6, Warminster, PA 18974-3871
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pennsylvania ● new york ● new jersey ● delaware ● florida ● maryland

Revisions

POOL and SPA PLUMBING

DELANCEY RESIDENCE

x
x
x

CHECKED BY:

REVISIONS

ENGRS:
JAMES P. SANKEY JR
SHIMON S. OUY
SHEET 3 OF 8

PROFESSIONAL CERTIFICATION
SHIMON S. OUY

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF PENNSYLVANIA LICENSE No. PE062982

Date:
12/22/2021

Scale:
1/2" = 1'-0"

SP-3

THE MINUTES OF THE 701ST STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION

FRIDAY, 8 JANUARY 2021
REMOTE MEETING ON ZOOM
ROBERT THOMAS, CHAIR

CALL TO ORDER

START TIME IN ZOOM RECORDING: 00:00:00

Mr. Thomas, the Chair, called the meeting to order at 9:00 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	X		
Donna Carney (Department of Planning & Development)	X		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	X		
Mark Dodds (Division of Housing & Community Development)	X		
Kelly Edwards, MUP	X		
Steven Hartner (Department of Public Property)	X		
Sara Lepori (Commerce Department)	X		
Josh Lippert (Department of Licenses & Inspections)	X		
John Mattioni, Esq.	X		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair	X		
Jessica Sánchez, Esq. (City Council President)	X		
Betty Turner, MA, Vice Chair		X	
Kimberly Washington, Esq.	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:
Jonathan Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Shannon Garrison, Historic Preservation Planner I
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Leonard Reuter, Esq., Law Department
Megan Cross Schmitt, Historic Preservation Planner II

ADDRESS: 2036 DELANCEY PL
Proposal: Construct addition
Review Requested: Review In Concept
Owner: Rebecca Malcolm-Naib and Farid Naib
Applicant: Uk Jung, Studio Hada
History: 1880
Individual Designation: 1/6/1972
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:
This application seeks in-concept approval for the removal of a non-historic garage and construction of a three-story addition with garages at the rear of this corner property at S. 21st Street and Delancey Place. Historically, a one-story glass conservatory appended the rear of the building. The proposed addition would attach to the existing building through a glass connector, would utilize existing openings to provide access to the new addition, and would be clad in brick.

The Architectural Committee voted to recommend denial in-concept, pursuant to Standard 9. They objected to the height of the addition, which extended above the cornice line of the existing house, the use of solid railings and parapet walls, the size and scale of the masonry openings on the proposed addition, the use of a lighter material at the full first floor, and the connection between the historic building and existing building.

Following the Architectural Committee, the applicant revised the application to respond to the Committee's recommendation by reducing the height, number of windows, replacing the dark panel area with a change in brick coursing, revising the glass connection to the existing house to step back through all levels, and changing the material of the base of the building.

SCOPE OF WORK:
- Remove existing garage
- Construct three-story addition with garages

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed construction removes a non-historic element of the property. The new work is differentiated from the old and is generally compatible in massing, scale, and materials to the historic building. Architectural features such as window sizes and infill materials should be further explored. The application mostly complies with this standard.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*

- The proposed addition does not remove significant amounts of historic material and be removed in the future without damaging the essential form and integrity of the historic property. The application complies with this standard.

STAFF RECOMMENDATION: The staff recommends approval in-concept, pursuant to Standards 9 and 10.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9.

START TIME OF DISCUSSION IN ZOOM RECORDING: 01:14:46

PRESENTERS:

- Ms. DiPasquale presented the revised application to the Historical Commission.
- Architect Uk Jung represented the application.

PUBLIC COMMENT: None.

HISTORICAL COMMISSION FINDINGS & CONCLUSIONS:
The Historical Commission found that:

- The revisions made between the original application and the Historical Commission submission respond to the Architectural Committee's comments.
- The nature of the connection, the materials, and elevation have improved between the Architectural Committee submission and the Historical Commission submission.
- The existing iron gate that is shown in plans but not in the rendering should be retained.
- Details such as the articulation of the garage doors can be worked out in the final review stage.

The Historical Commission concluded that:

- No action on the application is required because the application requests an in-concept review and the Historical Commission's comments presented during the discussion provide the requested advice.

MEETING OF THE ARCHITECTURAL COMMITTEE
OF THE PHILADELPHIA HISTORICAL COMMISSION

TUESDAY, 15 DECEMBER 2020
REMOTE MEETING ON ZOOM
DAN MCCOUBREY, CHAIR

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:00

The Chair called the meeting to order at 9:00 a.m. The following Committee members joined him:

Committee Member	Present	Absent	Comment
Dan McCoubrey, FAIA, LEED AP BD+C, Chair	X		
John Cluver, AIA, LEED AP	X		
Rudy D'Alessandro	X		
Justin Detwiler	X		
Nan Gutterman, FAIA	X		
Amy Stein, AIA, LEED AP	X		

Owing to public health concerns surrounding the COVID-19 virus, all Commissioners, staff, applicants, and public attendees participated in the meeting remotely via Zoom video and audio-conferencing software.

The following staff members were present:
Jon Farnham, Executive Director
Kim Chantry, Historic Preservation Planner III
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner II
Megan Cross Schmitt, Historic Preservation Planner II

The following persons were present:
Karen Arnold, Pennsylvania Historical & Museum Commission
Harrison Haas, Esq.
Jay Bills, Olson Kundig
Dominic Folino
Sam Little
Tom Kundig, Olson Kundig
Sean Narcum, PZ Architects
Paul Steinke, Preservation Alliance
Michael Forman
Uk Jung, Studio Hada
Elizabeth Armour
Monserrate Gonzalez
Doug Seiler, Seiler + Drury Architects
Nicolas Charbonneau

ADDRESS: 2036 DELANCEY PL
Proposal: Construct addition
Review Requested: Review In Concept
Owner: Rebecca Malcolm-Naib and Farid Naib
Applicant: Uk Jung, Studio Hada
History: 1880
Individual Designation: 1/6/1972
District Designation: Rittenhouse Fitler Historic District, Contributing, 2/8/1995
Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:
This application seeks in-concept approval for the removal of a non-historic garage and construction of a three-story addition with garages at the rear of this corner property at S. 21st Street and Delancey Place. Historically, a one-story glass conservatory appended the rear of the building. The proposed addition would attach to the existing building through a glass connector, and would utilize existing openings to provide access to the new addition. The staff notes that although the floor plans and elevations do not seem to entirely correspond, additional elevation drawings and details of the connection would need to be provided in the review for final approval.

SCOPE OF WORK:
- Remove existing garage
- Construct three-story addition with garages

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
  - The proposed construction removes a non-historic element of the property. The new work is differentiated from the old and is generally compatible in massing, scale, and materials to the historic building. Architectural features such as window sizes and infill materials should be further explored. The application mostly complies with this standard.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.*
  - The proposed addition does not remove significant amounts of historic material and be removed in the future without damaging the essential form and integrity of the historic property. The application complies with this standard.

STAFF RECOMMENDATION: The staff recommends approval in-concept, pursuant to Standards 9 and 10.

START TIME OF DISCUSSION IN ZOOM RECORDING: 02:24:10

PRESENTERS:
- Ms. DiPasquale presented the in-concept application to the Architectural Committee.

- Architect Uk Jung represented the application.

DISCUSSION:

- Mr. Jung explained that there is an existing three-car garage and they are proposing to add a three-story addition with a roof deck. The intent is that the addition be lower in hierarchy, in scale, and in detailing to the historic building, and that the intent of the glass connector is to maintain a separation between the new and old.
- Ms. Gutterman expressed concern over the massing and use of dark, solid wood elements that make the building appear taller and less respectful of the historic house.
- Ms. Stein expressed concern with the size and scale of the masonry openings along the side elevation, noting that they seem out of scale with the neighborhood and opining that they had a warehouse as opposed to a residential aesthetic. She opined that the limestone base is awkward, noting that many of the buildings in the area have lower watertables, and that the limestone base puts emphasis on its material in a way that feels out of scale with the character of the neighborhood. She opined that the design of the addition should relate more to the historic building.
    - Mr. Jung responded that they could revise the first-floor cladding to show more brick.
- Mr. McCoubrey questioned the elevated portion of the building shown in dark wood.
    - Mr. Jung responded that the area clad in dark wood is set back approximately five feet, eight inches from the street edge and is a parapet. He noted that they could lower it and asked whether a different or more muted material would be appropriate.
    - Ms. Gutterman noted that the Architectural Committee typically does not approve solid wood railings because they are too opaque and look like another mass and object.
- Ms. Gutterman questioned the material connecting the historic building and the proposed addition, noting that the details of the flashing and how it joins and connects with the historic building will be important.
    - Mr. Jung responded that they are proposing a glass connection between the buildings, and will be reusing existing openings, with little impact on the existing building. He noted that there is an existing door at the second floor that they are planning to reuse.
- Ms. Gutterman suggested maintaining a separation between the historic building and the proposed addition.
- Mr. D'Alessandro suggested that section drawings would be helpful to understand the connection between the buildings.
- Mr. Cluver opined that the railings at the second floor and mezzanine seem superfluous.
- Mr. Jung clarified the floor levels, noting that the first floor of existing house has a very high ceiling, and the addition will not align with that of the historic building owing to the garages, but the floor line and windows at the second floor of the existing house will align with the third floor of the addition.
- Mr. McCoubrey suggested lowering the height of all elements of the proposed addition to keep it below the major cornice line at the base of the mansard.
    - Mr. Jung responded that they can lower the addition, and can lower the tall wood wall to be below the cornice line.

- Mr. Cluver suggested carrying the recess of the entrance vestibule the full height of the addition to maintain a separation at all levels of the addition and provide a cleaner transition between the existing building and addition.

PUBLIC COMMENT: None

ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:
The Architectural Committee found that:

- The height of the proposed addition is too tall and should be reduced to align with or sit below the major cornice line at the base of the mansard of the existing historic building.
- The use of solid railings, parapets, or screen walls adds unnecessary mass to the proposed addition.
- The size and scale of the masonry openings on the proposed addition are out of scale with the residential neighborhood.
- The use of a lighter material for the full first floor of the proposed addition is out of keeping with the features of the historic building. A watertable that aligns with that of the historic building would be more appropriate.
- The applicants should limit the connection to the historic building, and explore creating a separation between the existing building and proposed addition by carrying the recessed alcove of the proposed entrance the full height of the addition.
- The proposed addition does not destroy historic materials that characterize the property.

The Architectural Committee concluded that:

- As proposed, the addition is not compatible with the features, size, scale, proportion, and massing of the historic building owing to its connection, height, and materials.

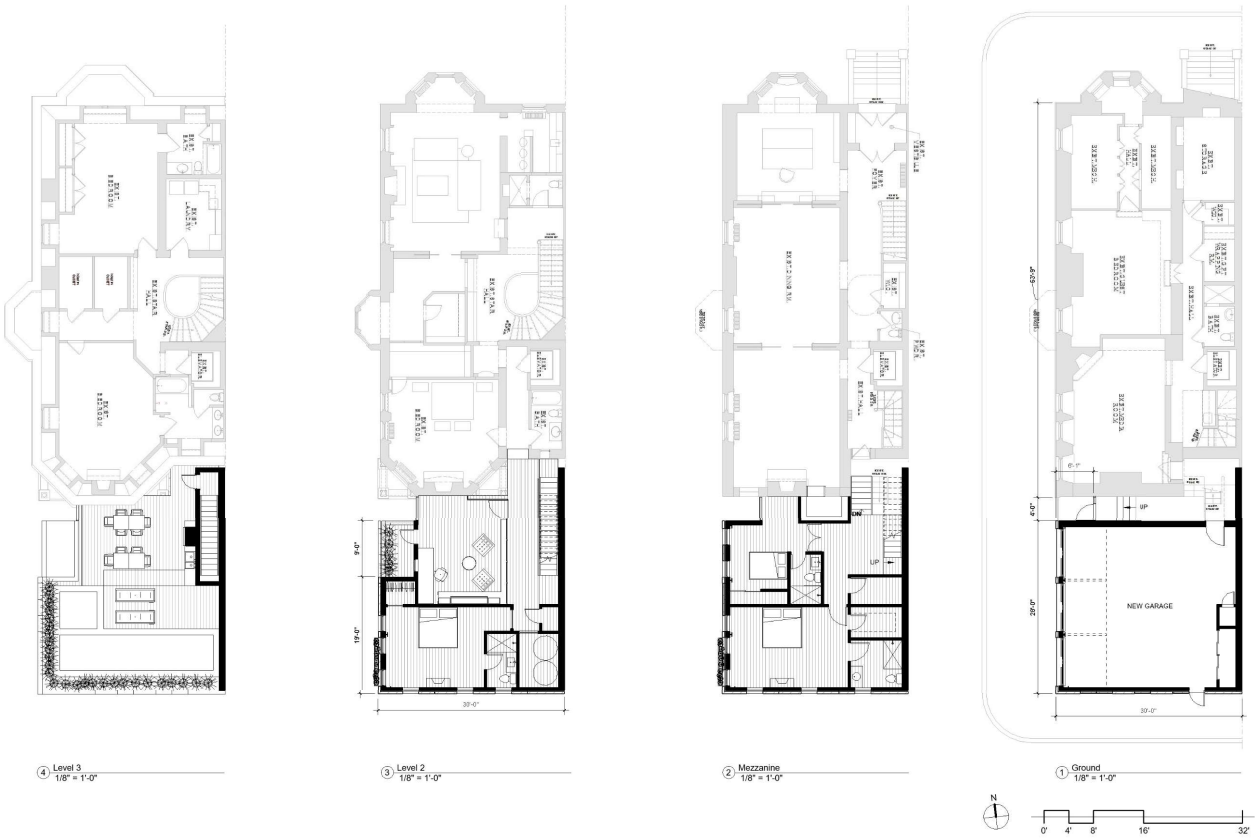
ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend denial of the in-concept application, pursuant to Standard 9.

ITEM: 2036 DELANCEY PL **MOTION: Denial** **MOVED BY: Gutterman** **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				
Amy Stein	X				
Total	6				

2036 Delancey Place

Plans & Axonometric View

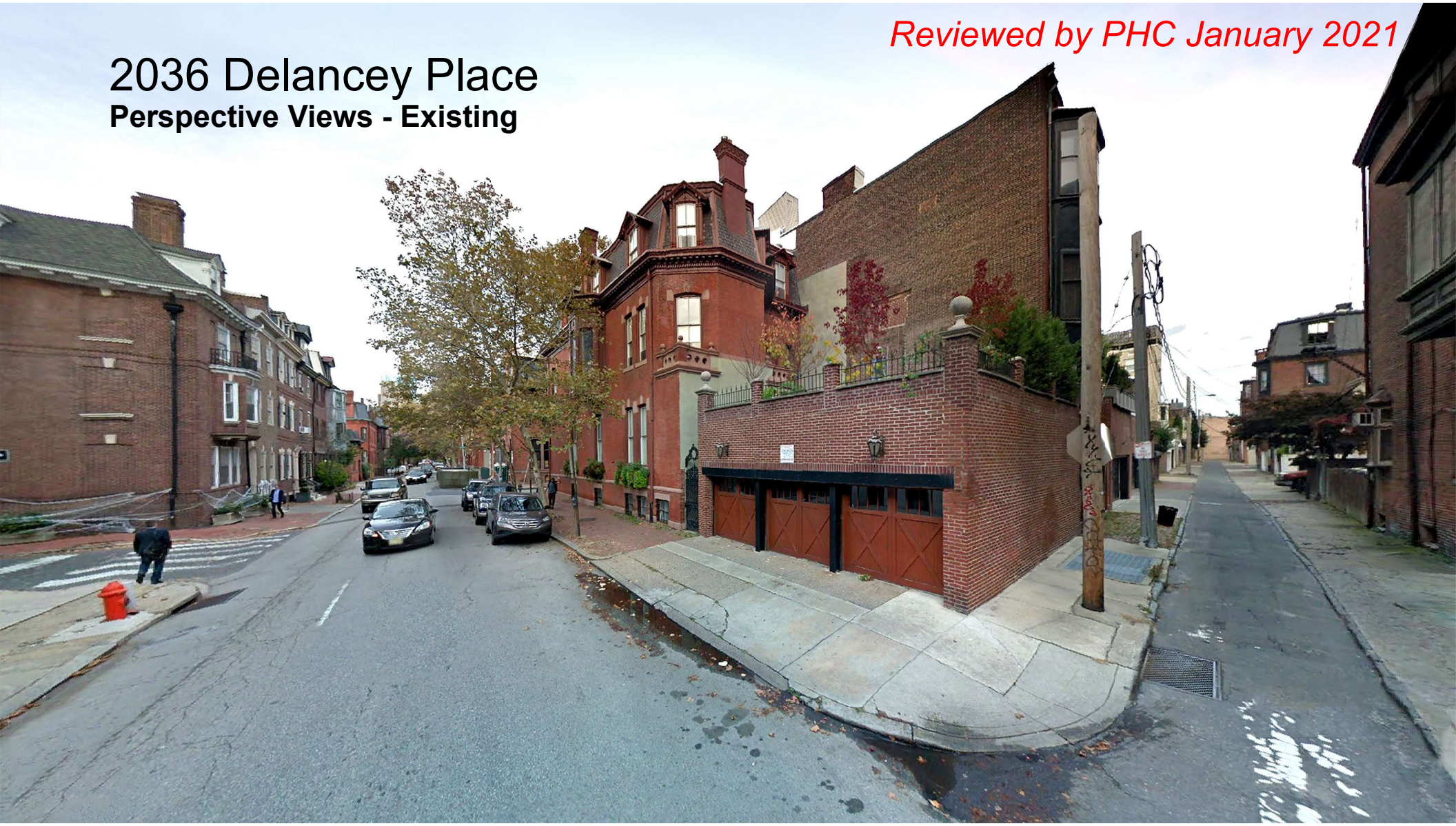
Reviewed by PHC January 2021



Reviewed by PHC January 2021

2036 Delancey Place

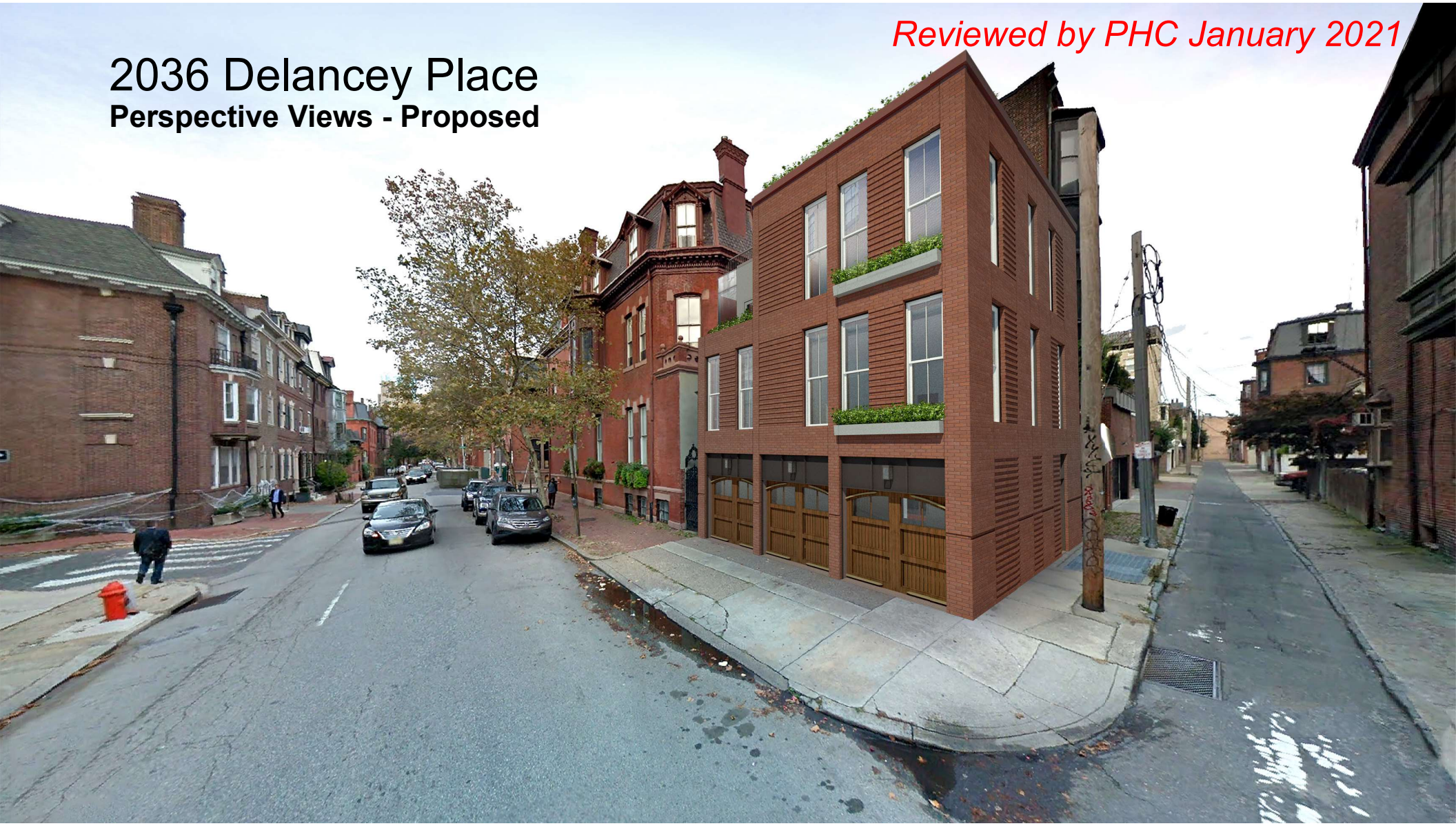
Perspective Views - Existing



Reviewed by PHC January 2021

2036 Delancey Place

Perspective Views - Proposed



Reviewed by PHC January 2021

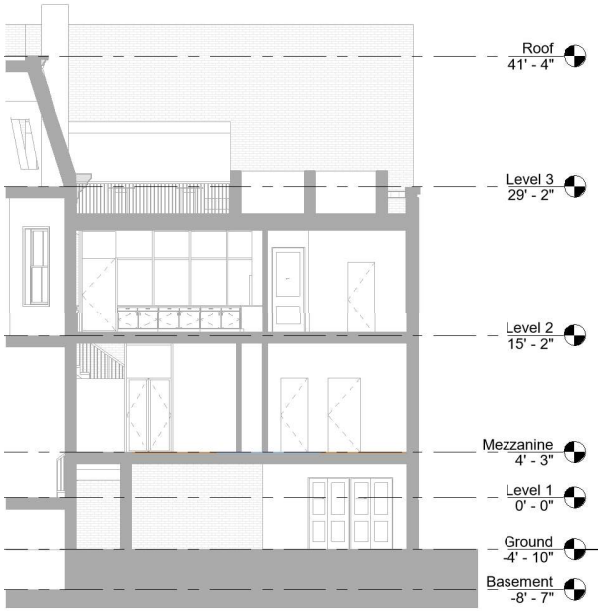
2036 Delancey Place

West Elevation & South Elevation

Reviewed by PHC January 2021

2036 Delancey Place

West Elevation & Section



SECTION

1/8" = 1'-0"