
Fw: Request for Final Review of New Construction Proposed at 4126-28 Parkside Ave

From preservation <preservation@Phila.gov>

Date Fri 10/4/2024 11:09 AM

To Allyson Mehley <Allyson.Mehley@Phila.gov>

 1 attachments (18 MB)

A_4124P_2022401003_HC Concept Review rev.pdf;

From: Lee Elsey <lee@livingcityarch.com>

Sent: Friday, October 4, 2024 11:03 AM

To: Alexander Till <Alexander.Till@phila.gov>; preservation <preservation@Phila.gov>; allison.mehley@phila.gov <allison.mehley@phila.gov>

Subject: Re: Request for Final Review of New Construction Proposed at 4126-28 Parkside Ave

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Hi Alex and Allison,

I know Alex is out of town, so I hope this finds its way to the appropriate parties. I believe we've made the requested alterations:

- reduced cornice proportions and lowered parapet
- wrapped brick bay around interior court side
- added rear elevation to A202
- eliminate vinyl siding on East elevation
- darker tone to panelling (we're struggling with this a bit, since it renders differently in every view)

Also, I realized the rendering packet I intended to send for the last meeting probably didn't come through. I was curious why it wasn't included in the previous presentation, but I see it can't be included in a single email given the size of both presentation files. I'm going to follow up with that in a second email.

Please confirm receipt of these emails.

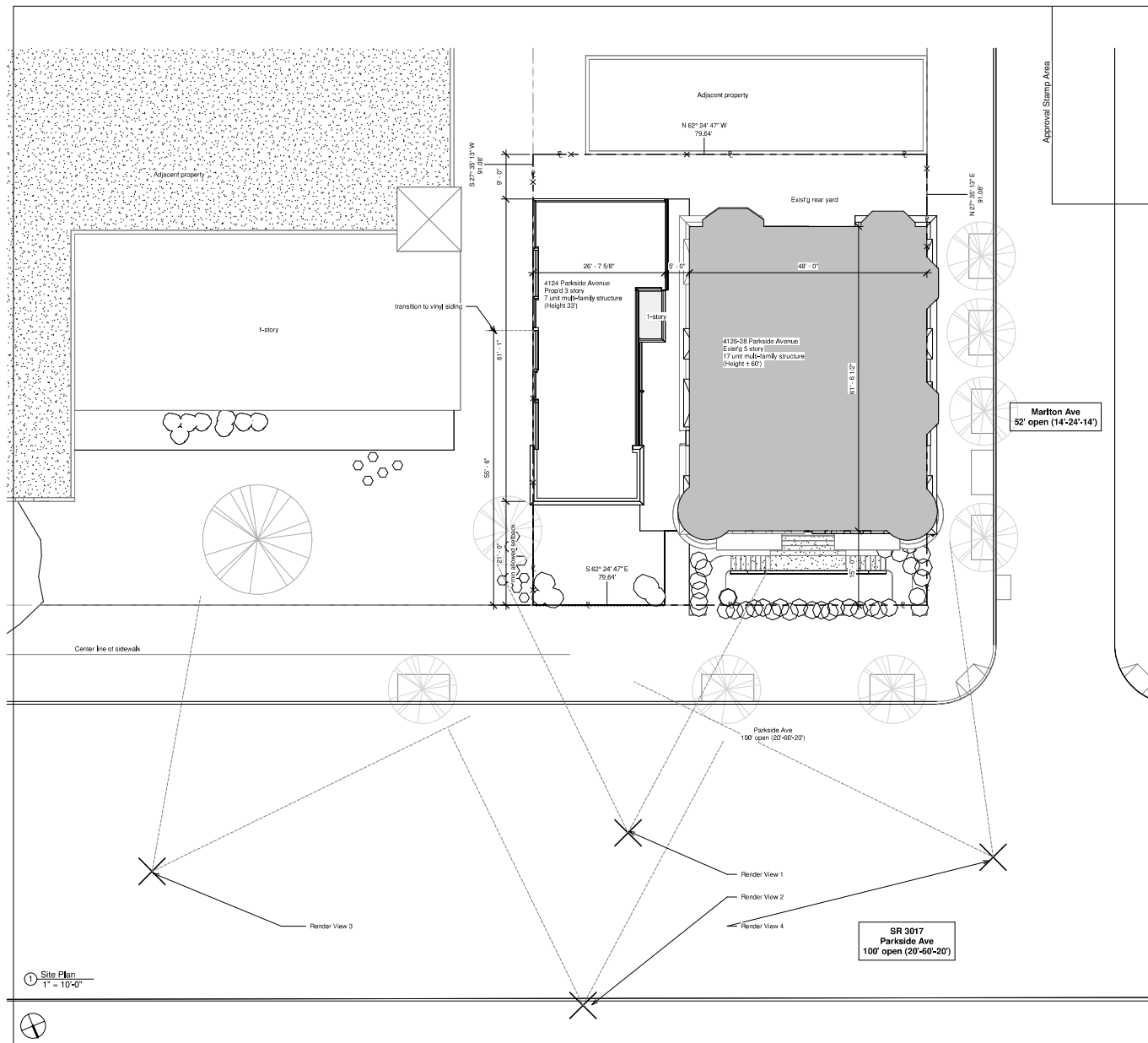
Best,

Lee Elsey, esq, aia

Living City Architecture

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Beywatch Property Management LLC
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MEP Engineer

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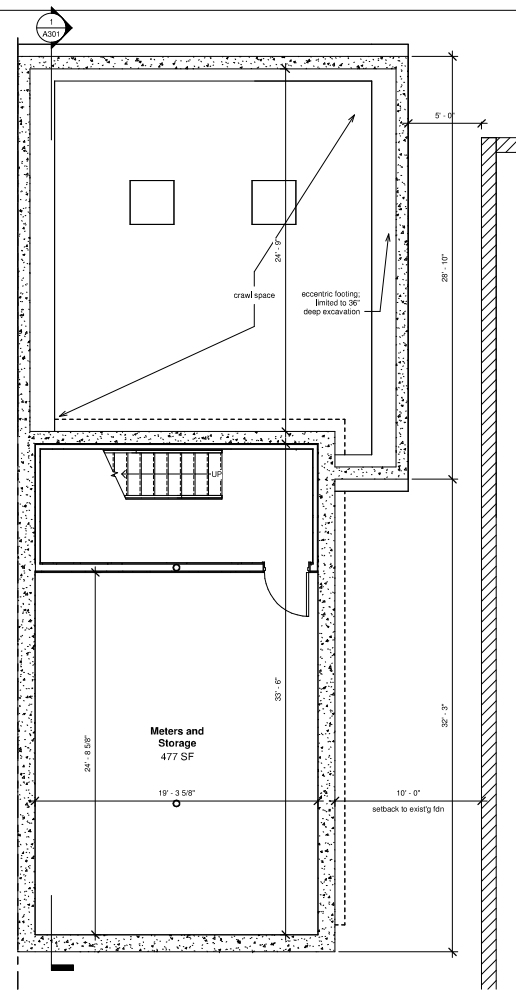
Site Plan

Project number	202212-02
Date	10/3/2024

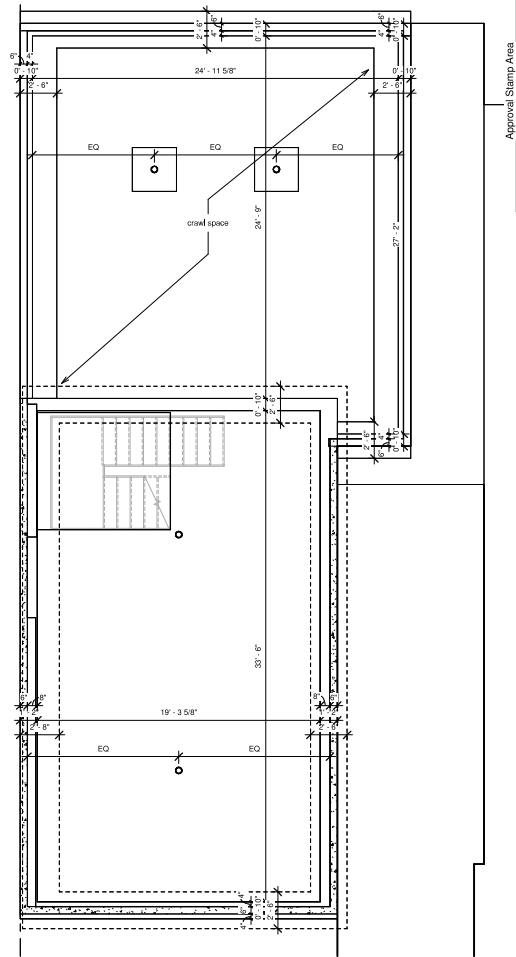
A001

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① Cellar Plan
1/4" = 1'-0"



② **Foundation Plan**
1/4" = 1'-0"

General Notes - Floor Plans

1. The contractor shall not consider door notes to be all inclusive. It is the contractor's responsibility to inspect and assess each area and to fulfill the intent of the work indicated by the door notes.
2. Architectural drawings must be read in conjunction with all other drawings for the project. All discrepancies between drawings must be brought to the attention of the architect prior to proceeding with the work.
3. All dimensions are to the finish face of exterior wall on exterior or face of stud on interior unless noted otherwise.
4. Fasten and seal all penetrations to maintain scheduled fire resistance rating of assemblies.
5. Provide acoustic caulking to close gaps between service outlets (switches, receptacles, data, coax) and gypsum wallboard.
6. All interior walls are type G unless noted otherwise.
7. All apartment unit interior doors are set 4" apart junction corner unless noted otherwise.
8. Provide and install bolting for milwork, cabinets, grab bars, handrails, racks, and mounted toilet accessories.



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Building Plans

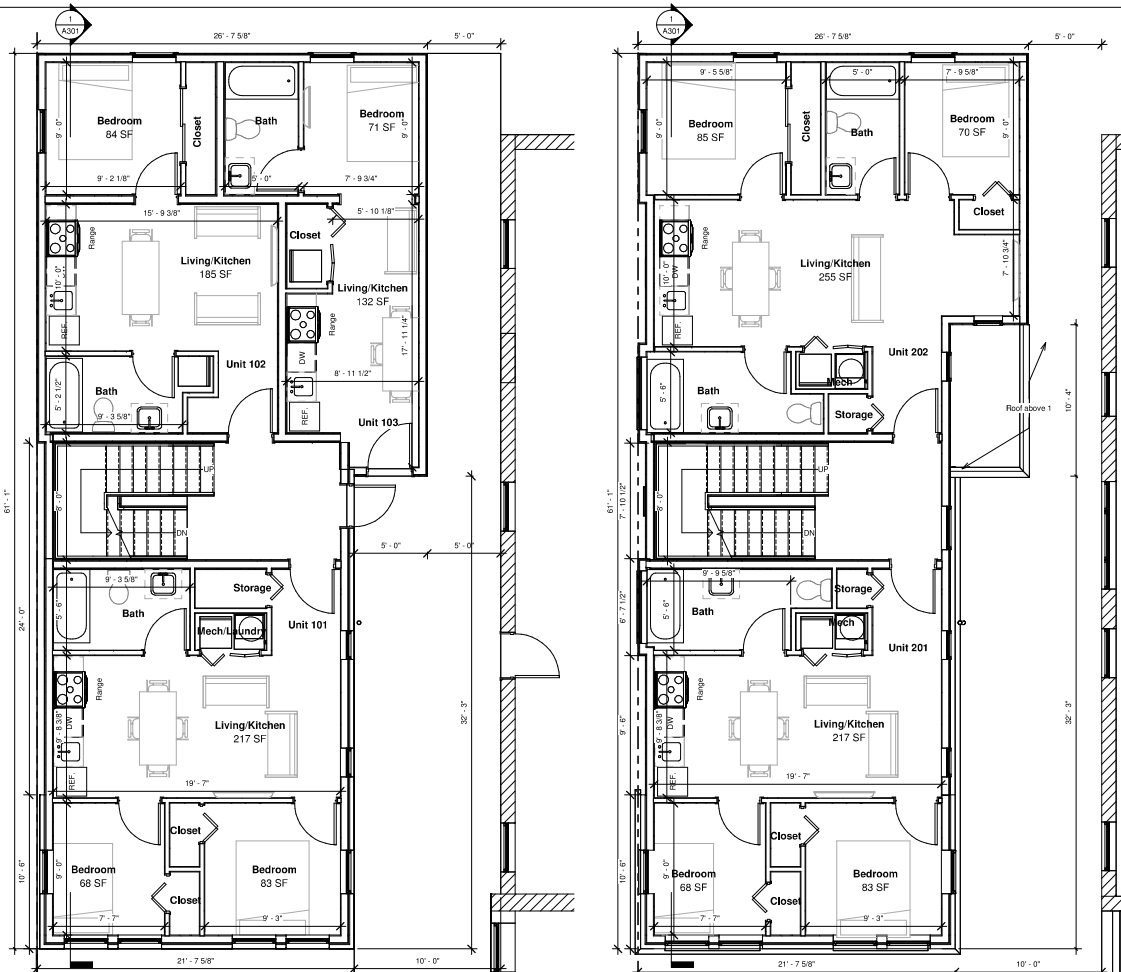
Project number	202212-02
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Date	10/3/2024
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A100

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1st Floor Plan
1/4" = 1'-0"

2nd/3rd Floor Plan
1/4" = 1'-0"

Door Schedule (Plan Sheet)									
Type	Count	Call	Door Type	Construction	Rough Dimensions		Frame Dimensions		Fire Rating
Mark	Count	Size		Type	Rough Width	Rough Height	Width	Height	
E1	8	3068	Ext Res Solid Door	Masonry	3'-2 1/4"	6'-8 3/4"	3'-0"	6'-8"	
C3	1	3068	Int Res Opening	Wood Framing	5'-2 1/2"	5'-9 1/2"	5'-0"	6'-8"	
P	18	3068	Int Res Type B Route Door	Wood Framing	2'-6 1/2"	5'-9 1/2"	2'-10"	6'-8"	
P1	2	3068	Int Res Door (typ)	Wood Framing	2'-6 1/2"	5'-9 1/2"	2'-6"	6'-8"	
P8	9	3068	Int Res Blind Door	Wood Framing	2'-6 1/2"	5'-9 1/2"	2'-6"	6'-8"	
P10	5	3068	Int Res Blind Door	Wood Framing	2'-4 1/2"	5'-9 1/2"	2'-2"	6'-8"	
P34	1	3070	Gen Glazed Door	Wood Framing	3'-0 1/2"	7'-1 1/2"	2'-10"	7'-0"	
P46	2	5068	Int Res Sliding	Wood Framing	5'-0"	6'-8"	5'-0"	6'-8"	
P47	1	5068	Int Res Sliding	Wood Framing	5'-0"	6'-8"	5'-0"	6'-8"	
P55	5	5068	Int Res Sliding	Wood Framing	4'-0"	6'-8"	4'-0"	6'-8"	

Wall Schedule									
Type	Mark	Description	Stud Width	Width	UL Assembly	Fire Rating	STC		
ETB		Ext Rated Wall (both sides), Brick Veneer Finish		0' - 11 1/4"					
ETV		Ext Rated Wall (both sides), Vinyl Finish		0' - 7 1/2"					
ETV		Ext Rated Wall, Vinyl Finish		<varies>					
F10		Foundation 10" Concrete		<varies>					
G		General Partition Wall		0' - 4 1/2"		45 min.			
G2		General Rated Partition Wall		0' - 8"					
G3		Purged Wood Stud Wall		0' - 4 1/2"					

Glazing Schedule (Plan Sheet)												
Type	Mark	Count	Call	Window Type	Construction	Rough Dimensions		Frame Dimensions		Area	Egress	Unit #
			Size		Type	Rough Width	Rough Height	Width	Height			
74	6			Double Hung	Wood Framing	3'-0"	5'-0"	3'-0"	2'-11 1/2"	15 SF	Yes	4124
82	12			Double Hung	Wood Framing	3'-0"	8'-0"	<varies>	2'-11 1/2"	18 SF	Yes	4124

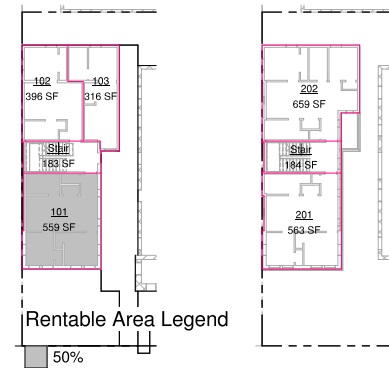
Area Schedule (Rentable)				
Name	Area	Unit Bed Count	Unit Bath Count	Affordability
Star Common	550 SF			

101	559 SF	2	1	50%
102	396 SF	1	1	
103	316 SF	1	1	
201	563 SF	2	1	
202	659 SF	2	2	
301	563 SF	2	1	
302	659 SF	2	2	
Rentable	3,715 SF			
Grand total	4,285 SF			

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General Notes - Floor Plans

- The contractor shall not consider floor plan notes to be all inclusive. It is the contractor's responsibility to inspect and assess each area and to follow the intent of the work indicated by all the contract documents.
- Architectural drawings must be read in conjunction with all other drawings for the project. All discrepancies between drawings must be brought to the attention of the architect prior to proceeding with the work.
- All dimensions are to finish face of exterior wall on exterior or face of stud on interior unless noted otherwise.
- Firestop and seal all penetrations to maintain scheduled fire resistance rating of assemblies.
- Provide acoustical caulking to close gaps between service outlets (switches, receptacles, data, coax) and gypsum wallboard.
- All interior walls are type G unless noted otherwise.
- All apartment unit interior doors are set 4" from adjacent partition corner unless noted otherwise.
- Provide and install blocking for millwork, cabinets, grab bars, handrails, racks, and mounted toilet accessories.



1st Floor Rentable Area Plan
1/16" = 1'-0"

2nd/3rd Floor Rentable Area Plan
1/16" = 1'-0"



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Structural Engineer

MEP Engineer

No.	Historic Review	Description	Date
3		Historic Review	9/10/2024
4		Historic Review	9/10/2024
5		Historic Review	9/10/2024
6		Historic Review	9/10/2024
7		Historic Review	9/10/2024
8		Historic Review	9/10/2024
9		Historic Review	9/10/2024
10		Historic Review	9/10/2024
11		Historic Review	9/10/2024
12		Historic Review	9/10/2024
13		Historic Review	9/10/2024
14		Historic Review	9/10/2024
15		Historic Review	9/10/2024
16		Historic Review	9/10/2024
17		Historic Review	9/10/2024
18		Historic Review	9/10/2024
19		Historic Review	9/10/2024
20		Historic Review	9/10/2024

Building Plans

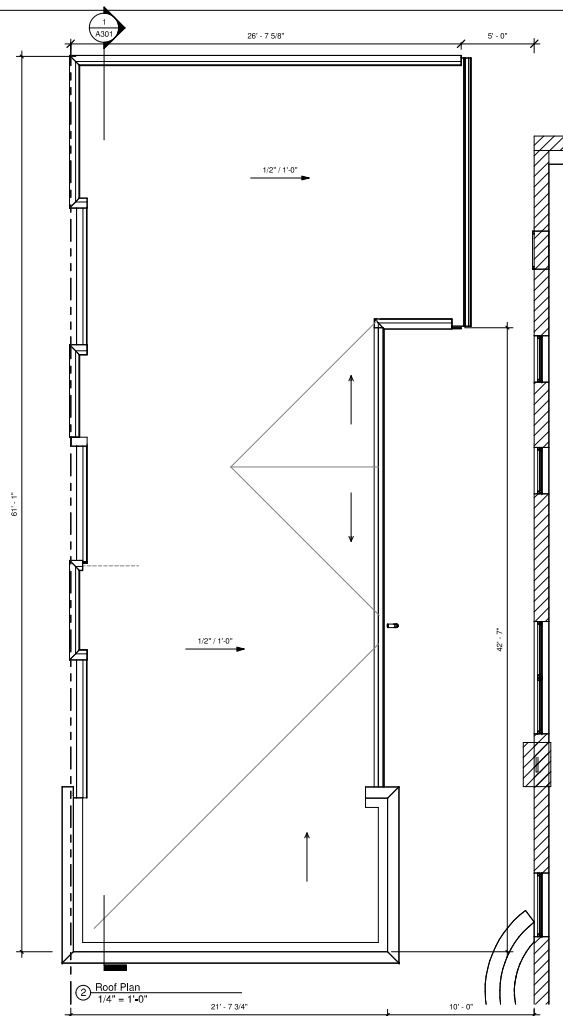
Project number: 202212-02
Date: 10/3/2024

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Scale: As indicated

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Building Plans

Project number	202212-02
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Date	10/3/2024
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A102

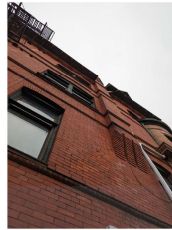
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Existing Buildings at 4126-28 Parkside Ave



Brick & Window Materials



Stucco Base Materials

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Building Elevations

Project number	202212-02
Date	10/3/2024

A201

Scale	1/4" = 1'-0"
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① Front Elevation (North/Parkside Ave)
1/4" = 1'-0"

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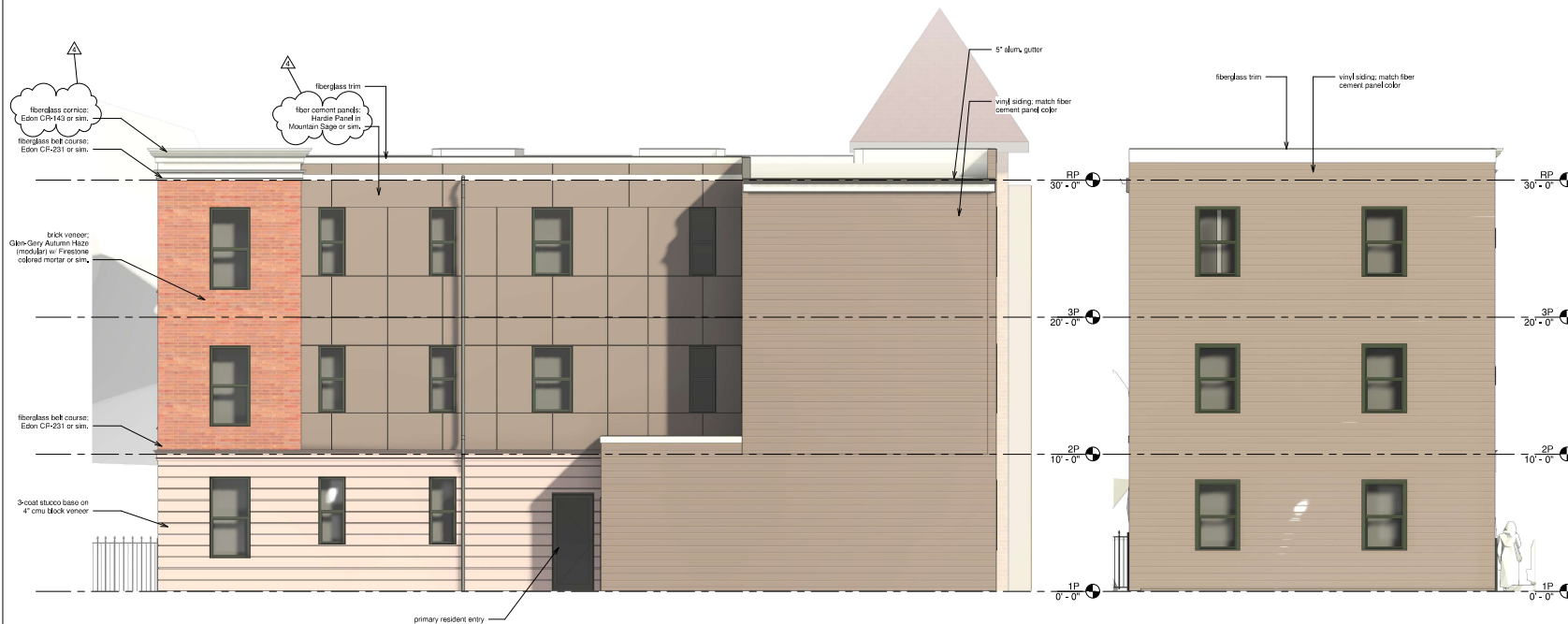
Building Elevations

Project number	202212-02
Date	10/3/2024

A202

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① Right Elevation (West Entry Court)
1/4" = 1'-0"

② Rear Elevation (South)
1/4" = 1'-0"

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Civil Engineer

Structural Engineer

MEP Engineer

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Building Elevations

Project number	202212-02
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Date	10/3/2024
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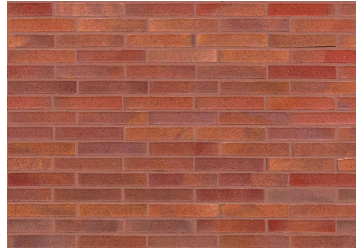
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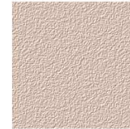
Brick Veneer:
Glen-Gery Autumn Haze (Modular)



Fiber Cement Siding:
JamesHardie Light Mist (smooth finish)



Exterior Window Cladding:
Andersen Windows Forest Green



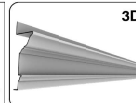
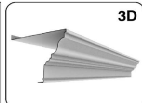
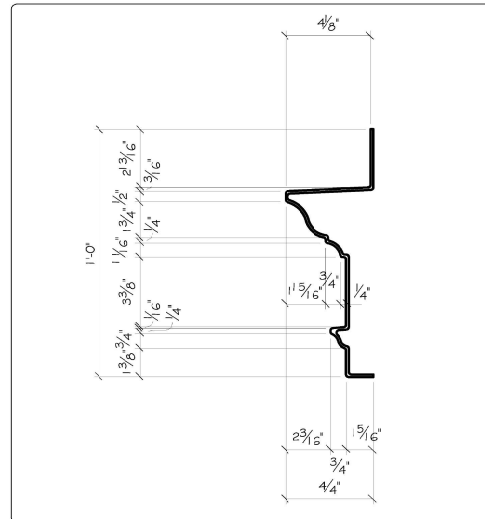
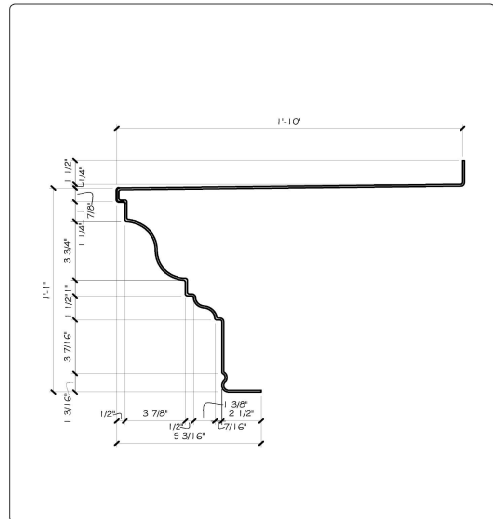
1C710 VALENTINE
BASE 2
3-Coat Stucco Finish:
Omega Products 1C710 Valentine



Masonry Mortar:
SM690-Firestone



Fiber Cement Siding:
JamesHardie Mountain Sage (smooth finish)



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Exterior Finishes

Project number	202212-02
Date	10/3/2024

A501

Scale

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