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

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**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;

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**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)

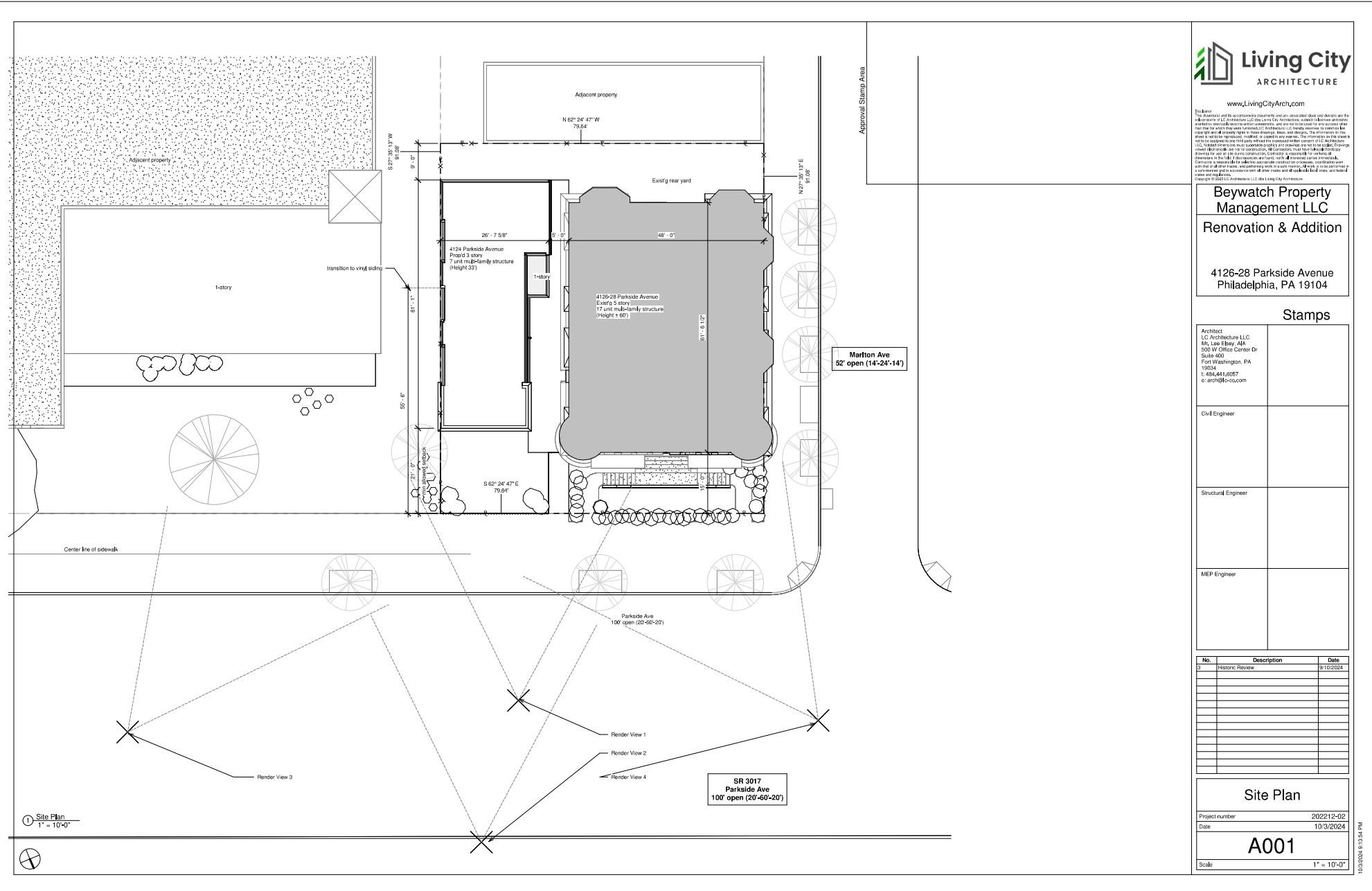
Also, I realized the rendering packet I intended to send for the last meeting probably didn't come through. I was curious why it wasn't included in the previous presentation, but I see it can't be included in a single email given the size of both presentation files. I'm going to follow up with that in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

Please confirm receipt of these emails.

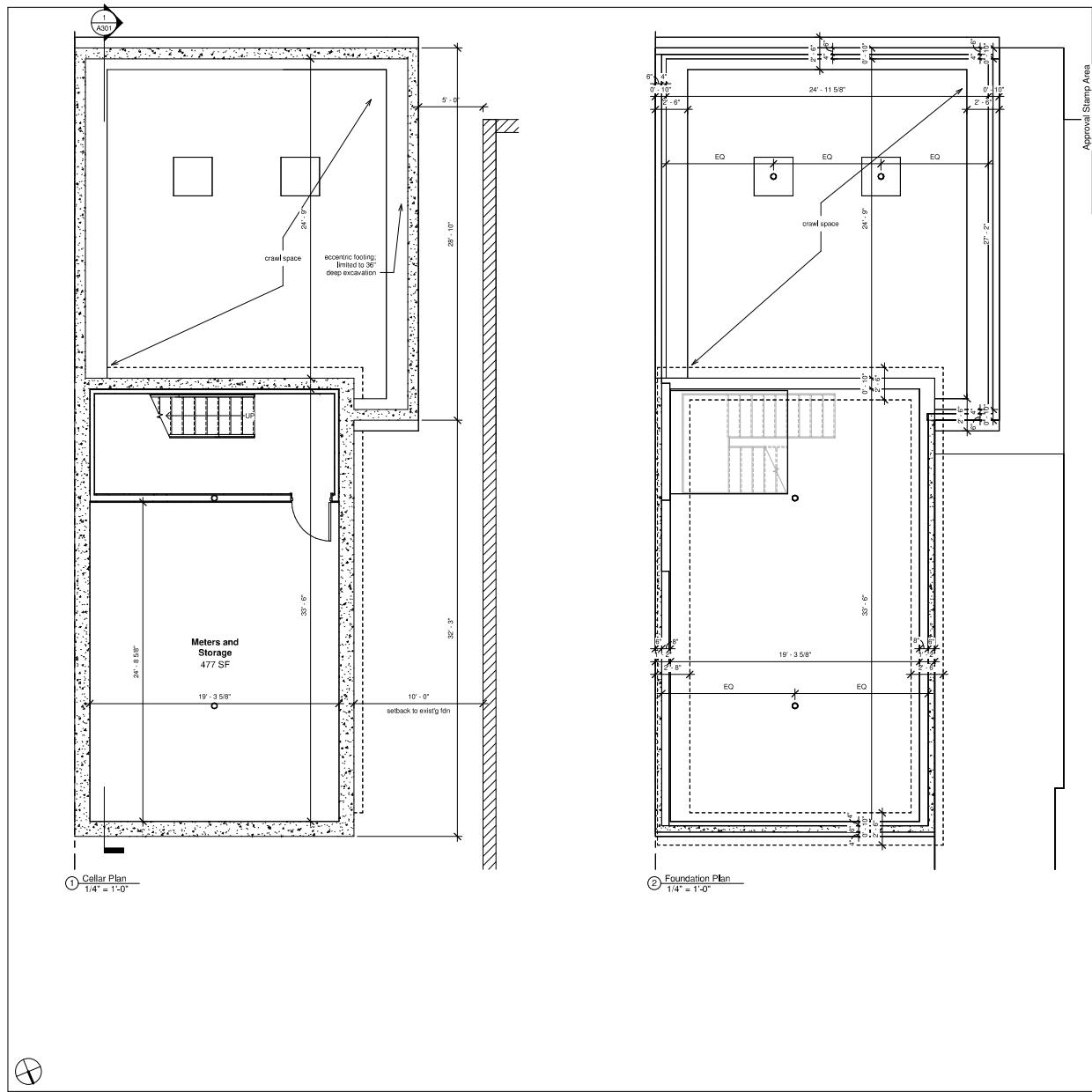
Best,

Lee Elsey, esq, aia  
Living City Architecture  
484-441-6057 | [www.LivingCityArch.com](http://www.LivingCityArch.com)

# REVISED



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Beywatch Property  
Management LLC

## Renovation & Addition

4126-28 Parkside Avenue  
Philadelphia, PA 19104

## Stamps

Architect:  
LC Architecture LLC  
Mr. Lee Eby, AIA  
500 W Office Center Dr  
Suite 400  
Fort Washington, PA  
19034  
t: 484.441.5057  
e: arch@lc-co.com

Civil Engineer

Structural Engineer

MEP Engineer

## Building Plans

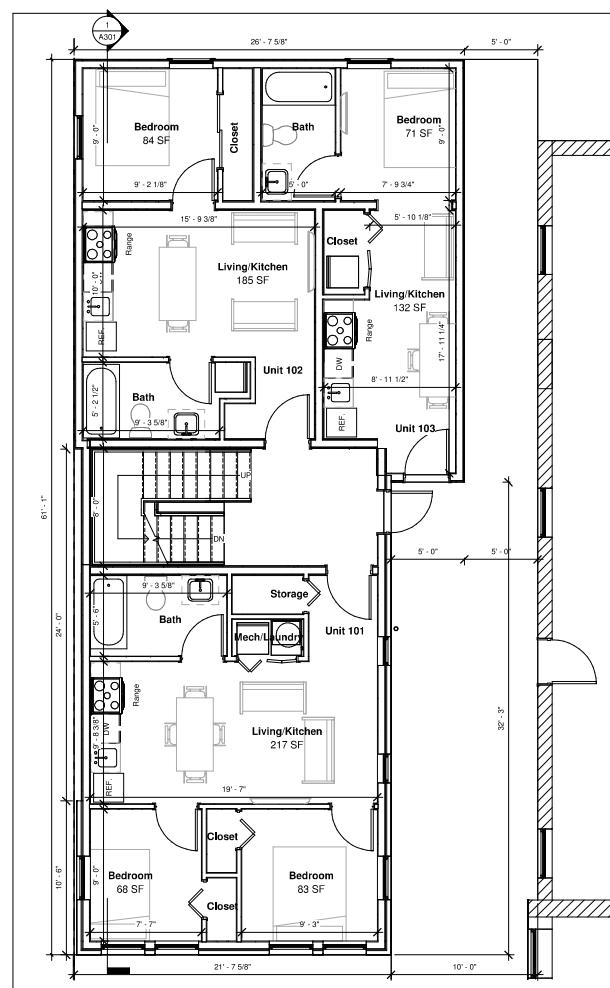
Project number 202212-02

Date 10/3/2024

A100

Scale  $1/4" = 1'-0"$

# REVISED



① 1st Floor Plan

1/4" = 1'-0"

Door Schedule (Plan Sheet)								
Type	Mark	Call	Size	Door Type	Construction Type	Rough Dimensions	Frame Dimensions	Fire Rating
						Width	Height	
E1	8	3068	Ext Res Solid Door	Masonry	8' - 2 1/4"	6' - 3 3/4"	8' - 0"	6' - 8"
C3	3068	Ext Res Opening	Wood Framing	8' - 2 1/2"	6' - 1 1/2"	8' - 0"	6' - 8"	
P1	2	3068	Int Res Solid Door	Wood Framing	8' - 2 1/2"	6' - 1 1/2"	8' - 0"	6' - 8"
P1	2	3068	Int Res Door (Typ)	Wood Framing	2' - 8 1/2"	6' - 9 1/2"	2' - 6"	6' - 8"
P8	9	3068	Int Res Bifold Door	Wood Framing	2' - 8 1/2"	6' - 9 1/2"	2' - 6"	6' - 8"
P10	1	3068	Int Res Bifold Door	Wood Framing	2' - 4 1/2"	6' - 1 1/2"	2' - 2"	6' - 8"
P34	1	3068	Gen Access Solid Door	Wood Framing	2' - 4 1/2"	6' - 1 1/2"	2' - 2"	6' - 8"
P48	2	5068	Int Res Siding	Wood Framing	8' - 0"	6' - 8"	8' - 0"	6' - 8"
P47	1	5068	Int Res Siding	Wood Framing	8' - 0"	6' - 8"	8' - 0"	6' - 8"
P55	5	5068	Int Res Siding	Wood Framing	4' - 0"	6' - 8"	4' - 0"	6' - 8"

② 2nd/3rd Floor Plan

1/4" = 1'-0"

Wall Schedule						
Type	Mark	Call	Description	Std Width	Width	UL Assembly
E1B			Ext Res Wall (both sides); Brick Veneer Finish	8' - 11 1/4"	8' - 0"	
E1C			Ext Res Wall (both sides); Vinyl Finish	8' - 7 1/2"	8' - 0"	
E1W			Ext Res Wall; Vinyl Finish	<varies>	<varies>	
F10			Foundation 10' Concrete	<varies>	<varies>	
G			General Partition Wall	0' - 4 1/2"	45 min.	
G2			General Res Partit Wall	0' - 4 1/2"	45 min.	
G3			Domed Wood Stud Wall	0' - 4 1/2"	45 min.	

③ 1st Floor Rentable Area Plan

1/16" = 1'-0"

④ 2nd/3rd Floor Rentable Area Plan

1/16" = 1'-0"

⑤ Glazing Schedule (Plan Sheet)

1/16" = 1'-0"

Type	Mark	Call	Window Type	Construction Type	Rough Dimensions	Frame Dimensions	Width	Height	Area	Egress	Unit #
E1B	6	Double Hung	Wood Framing	8' - 0"	5' - 0"	3' - 0"	2' - 11 1/2"	2' - 11 1/2"	15 SF	Yes	4124
E1C	12	Double Hung	Wood Framing	8' - 0"	6' - 0"	3' - 0"	2' - 11 1/2"	2' - 11 1/2"	18 SF	Yes	4124
F10											
G											
G2											
G3											

⑥ Area Schedule (Rental)

1/16" = 1'-0"

Name	Area	Unit	Bath	Bed	Count	Affordable
Star	550 SF					
Common	550 SF					
101	559 SF	2	1	1	50%	
102	596 SF	1	1	1		
103	596 SF	1	1	1		
201	543 SF	2	1	1		
202	659 SF	2	2	1		
301	563 SF	2	1	1		
302	563 SF	2	2	1		
Rentable	3,715 SF					
Grand total	4,265 SF					

Approval Stamp Area



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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 finish face of exterior wall on exterior or face of stud on interior unless noted otherwise.

4. Firestop seal all penetrations to maintain scheduled fire resistance rating of assemblies.

5. Provide acoustical caulk to close gaps between service outlets (switches, receptacles, data, coax) and gypsum wallboard.

6. All interior walls are type G unless noted otherwise.

7. Apartment unit interior doors are set 4" from adjacent partition corner unless noted otherwise.

8. Provide and install blocking for millwork, cabinets, grab bars, handles, racks, and mounted toilet accessories.

#### General Notes - Floor Plans

1. 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 fulfill the intent of the work indicated by all the contract documents.

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6. All interior walls are type G unless noted otherwise.

7. Apartment unit interior doors are set 4" from adjacent partition corner unless noted otherwise.

8. Provide and install blocking for millwork, cabinets, grab bars, handles, racks, and mounted toilet accessories.

**Beywatch Property Management LLC**  
**Renovation & Addition**

4126-28 Parkside Avenue  
Philadelphia, PA 19104

#### Stamps

Architect	LC Architecture LLC Mr. Lee Ealey, AIA 1000 Spring Garden Street Suite 400 Fort Washington, PA 19034 T: 484.441.0557 e: architect@lcarch.com
Civil Engineer	
Structural Engineer	
MEP Engineer	

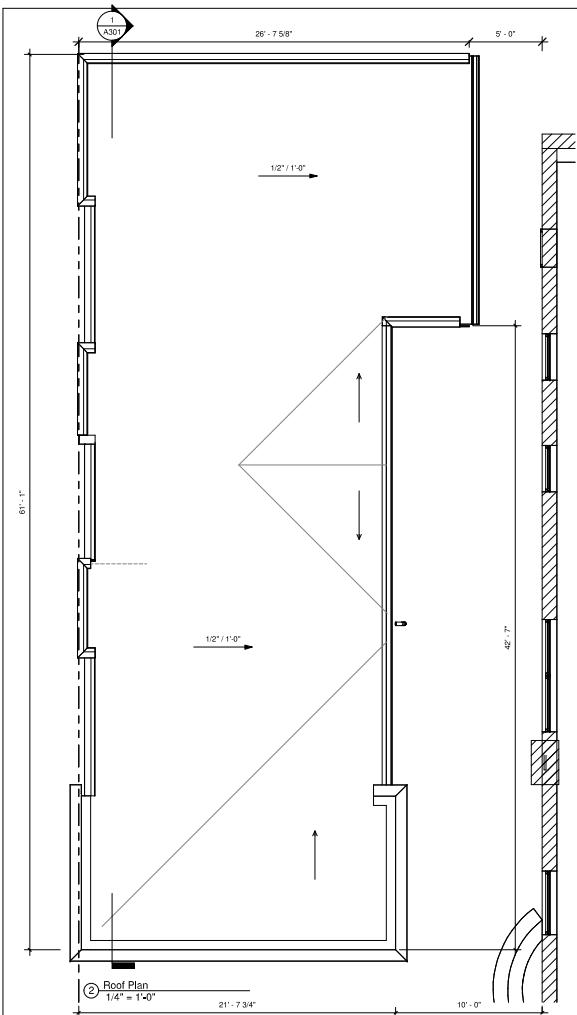
No.	Description	Date
3	Historic Review	9/10/2024
4		
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#### Building Plans

Project number 202212-02  
Date 10/3/2024

A101  
Scale As indicated  
10/3/2024 13:55 PM

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### General Notes - Floor Plans

1. 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 hold the intent of the work indicated by the 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 finish face of exterior wall on exterior or face of stud on interior unless noted otherwise.
4. Firestop and seal all penetrations to maintain scheduled fire resistance rating of assemblies.
5. Provide acoustical 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" from adjacent partition corner unless noted otherwise.
8. Provide and install Knockdown for millwork, cabinets, grab bars, handrails, racks, and mounted toilet accessories.

Beywatch Property  
Management LLC

## Renovation & Addition

4126-28 Parkside Avenue  
Philadelphia, PA 19104

## Stamps

Architect LC Architecture LLC Mr. Lee Ebeey, AIA 1910 Wilson Center Dr. Suite 400 Pittsburgh, PA 15234 t: 412.441.2057 e: arch@lc-llc.com	
Civil Engineer	
Structural Engineer	
MEP Engineer	

## Building Plans

Project number	202212-02
Date	10/3/2024
	A102
Scale	1/4" = 1'-0"

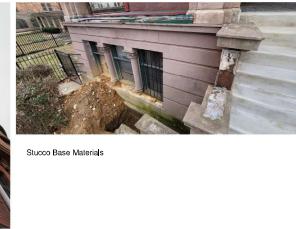
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Existing Buildings at 4126-28 Parkside Ave



Brick & Window Materials



Stucco Base Materials

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Philadelphia, PA 19104

**Stamps**

Architect  
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e: architect@lcarch.com

Civil Engineer

Structural Engineer

MEP Engineer

No. Description Date

1	Historic Review	8/10/2024
2	Historic Review	10/3/2024
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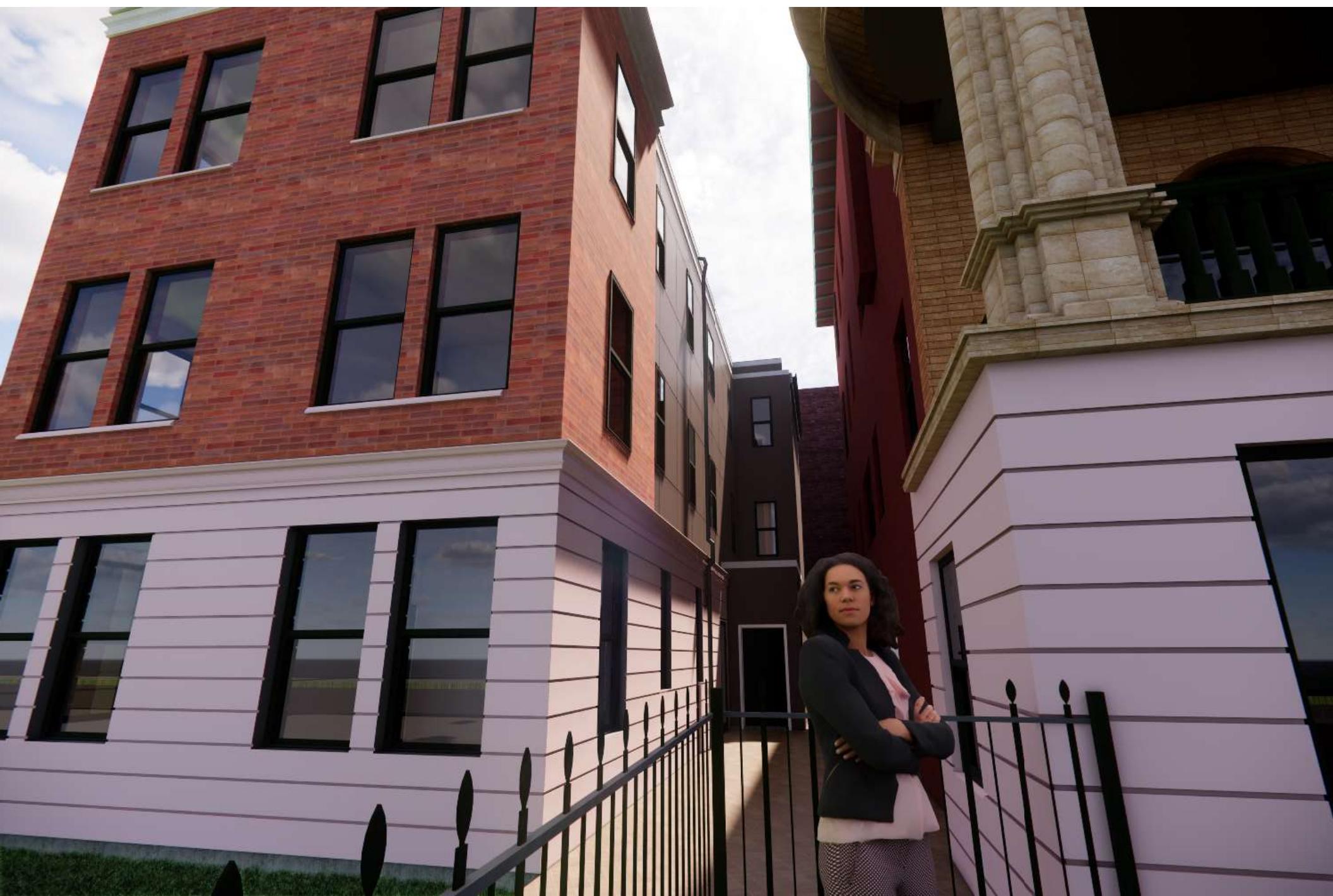
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