

ADDRESS: 257 S 4TH ST

Proposal: Remove addition; construct wall and garage; add windows and doors

Review Requested: Final Approval

Owner: M Dwell Two, LLC

Applicant: Judith Robinson and Jane Ahn

History: 1810; three-story rear addition in 1981

Individual Designation: 4/30/1957

District Designation: Society Hill Historic District, Significant, 3/10/1999

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

BACKGROUND:

This application proposes to remove a non-historic three-story rear addition on a Federal rowhouse that is both individually designated and listed as a significant resource in the Society Hill Historic District. The newly exposed western wall will feature three large openings set with a combination of windows and French doors and Juliet balconies on the upper stories. It also proposes to construct a brick wall and live-roof garage structure on the rear yard of the property. Additionally, it proposes to add one skylight to the rear slope of the roof, add one window and one set of French doors with guardrail to the exposed north side façade of the house and add windows and doors to a small historic rear ell. The building was constructed c. 1810 and is three-and-a-half stories tall with a gable roof and brick façade. The three-story addition proposed for removal is located behind the main block of the building and dates to 1981. The current front façade, north façade, and roof were reconstructed to their current forms in 1963. Prior to 1963, the front façade had a first-floor storefront, and the north wall of the building was covered by a neighboring garage. Upon removal of that garage, the owner, in consultation with the Historical Commission and Redevelopment Authority, reconstructed that façade with a new brick veneer, added the current windows with shutters, and rebuilt the chimneys and side roofline to match the rest of the row. The newly exposed rear wall, rear roof, and north side will all be at least partially visible from some surrounding public pedestrian walkways including S. 4th Street, St. James Place and St. Joseph's Way.

The applicants presented a similar design but with an added roof deck for an in-concept review to the Architectural Committee in April 2025. At that time, the Committee was receptive to all of the changes other than the roof deck.

SCOPE OF WORK:

- Remove a three-story non-historic rear addition; add windows and doors to rear wall;
- Construct a brick wall and a live-roof garage structure around the rear yard; and,
- Add a window and French door to the north façade; add windows and doors to rear ell.

STANDARDS FOR REVIEW:

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

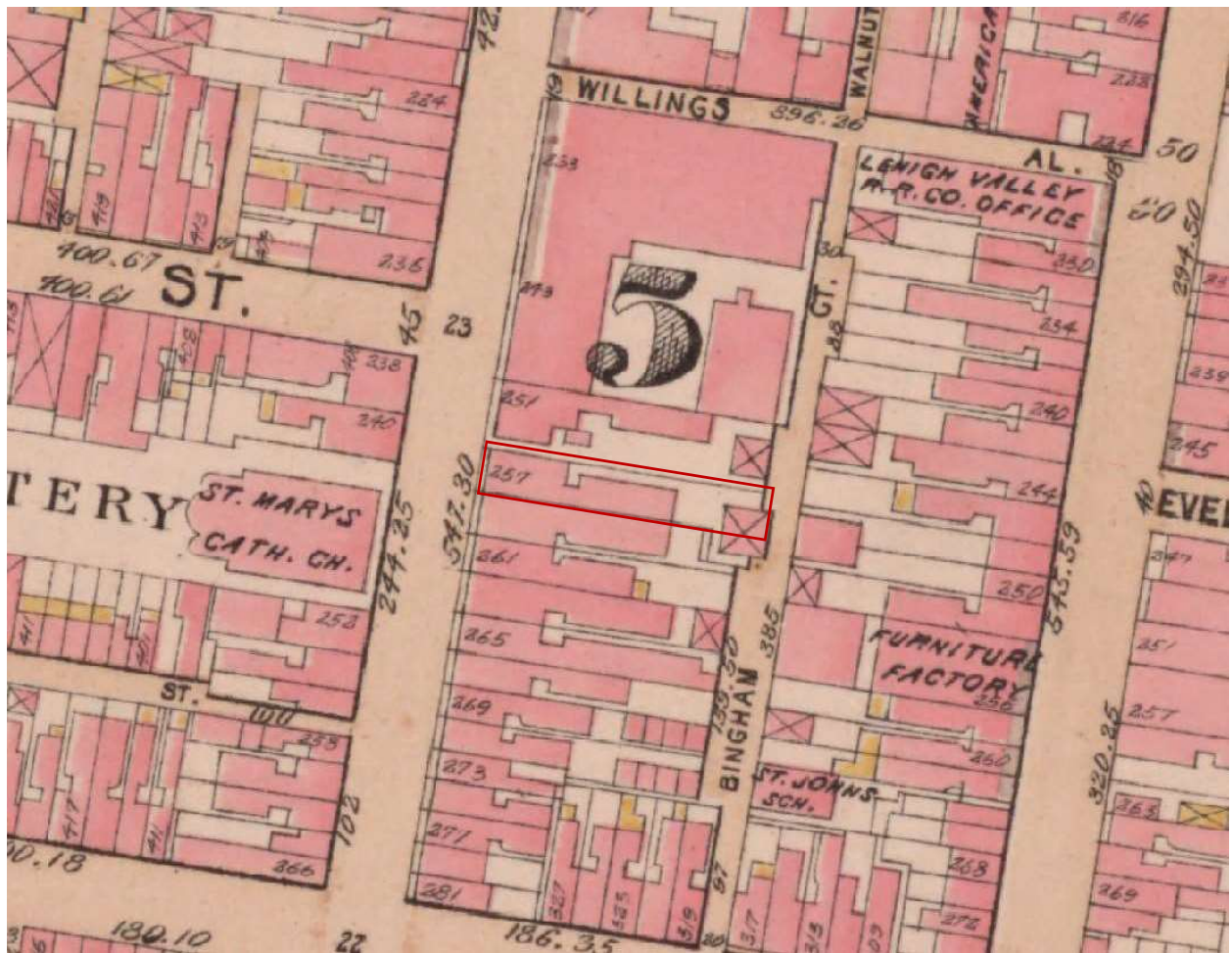
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 - The proposed live roof and garage structure for the rear yard satisfies Standard 9. It does not affect any historic materials and is compatible with the massing, size, and scale of the historic building.

- The proposed addition of a window to the north wall is compatible with Standard 9. While an end wall like this one would likely not have had any windows in it if it were original, the wall as it currently stands with existing windows was reconstructed in 1963 with the approval of the Historical Commission. The addition of one more window does not further impair the architectural features of this property. However, the proposed addition of the French doors with guardrail to the north wall does not meet Standard 9 as it is too specific and distinctive a feature to be compatible with the historic design of the building.
- The proposed addition of new windows and doors to the rear wall and rear ell may satisfy Standard 9. New openings in general are compatible with the historic features of the building, but the proposed arrangements and extent of new windows and doors may alter the appearance to too large an extent to be compatible with the historic design features of the building.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The removal of the 1981 rear addition satisfies Standard 10. It is itself a non-historic addition that was reviewed and approved by the Historical Commission in 1981. Its removal will not impair the essential form or integrity of the historic building.
- *Roofs Guideline | Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
 - The proposed new skylight satisfies the Roofs Guideline. It will be small and minimally visible from surrounding public rights-of-way.

STAFF RECOMMENDATION: Approval of all aspects of the application except the addition of the French doors with guardrail to the north wall, pursuant to Standards 9 and 10.

IMAGES:

Figure 1: 1895, G. W. Bromley Atlas. Property outlined in red.



This is a historical map of a city block in Philadelphia. The map shows several streets: Willinos at the top, 4th Street running vertically on the left, and 3rd Street running vertically on the right. A horizontal street, likely Market Street, runs across the middle. Key landmarks and buildings are labeled, including the Salvation Army Playground, Power House, St. Jos. School, and the Yellow Cab Co. of Phila. A red rectangle highlights a specific building on 4th Street, labeled 'M 3'. Other buildings are labeled with various letters and numbers, such as 'M 1', 'M 2', 'M 3', 'M 4', 'M 5', 'M 6', 'M 7', 'M 8', 'M 9', 'M 10', 'M 11', 'M 12', 'M 13', 'M 14', 'M 15', 'M 16', 'M 17', 'M 18', 'M 19', 'M 20', 'M 21', 'M 22', 'M 23', 'M 24', 'M 25', 'M 26', 'M 27', 'M 28', 'M 29', 'M 30', 'M 31', 'M 32', 'M 33', 'M 34', 'M 35', 'M 36', 'M 37', 'M 38', 'M 39', 'M 40', 'M 41', 'M 42', 'M 43', 'M 44', 'M 45', 'M 46', 'M 47', 'M 48', 'M 49', 'M 50', 'M 51', 'M 52', 'M 53', 'M 54', 'M 55', 'M 56', 'M 57', 'M 58', 'M 59', 'M 60', 'M 61', 'M 62', 'M 63', 'M 64', 'M 65', 'M 66', 'M 67', 'M 68', 'M 69', 'M 70', 'M 71', 'M 72', 'M 73', 'M 74', 'M 75', 'M 76', 'M 77', 'M 78', 'M 79', 'M 80', 'M 81', 'M 82', 'M 83', 'M 84', 'M 85', 'M 86', 'M 87', 'M 88', 'M 89', 'M 90', 'M 91', 'M 92', 'M 93', 'M 94', 'M 95', 'M 96', 'M 97', 'M 98', 'M 99', 'M 100'. The map also shows a cemetery on the left and a fire insurance company building. The overall style is that of a historical cadastral map.

Figure 3: View of front of 257 S 4th St looking down the side of its north façade from 4th St:



Figure 4: View of the of 257 S 4th St looking west from St. Joseph's Way:



Figure 5: Aerial view of 257 S 4th St, looking southwest:

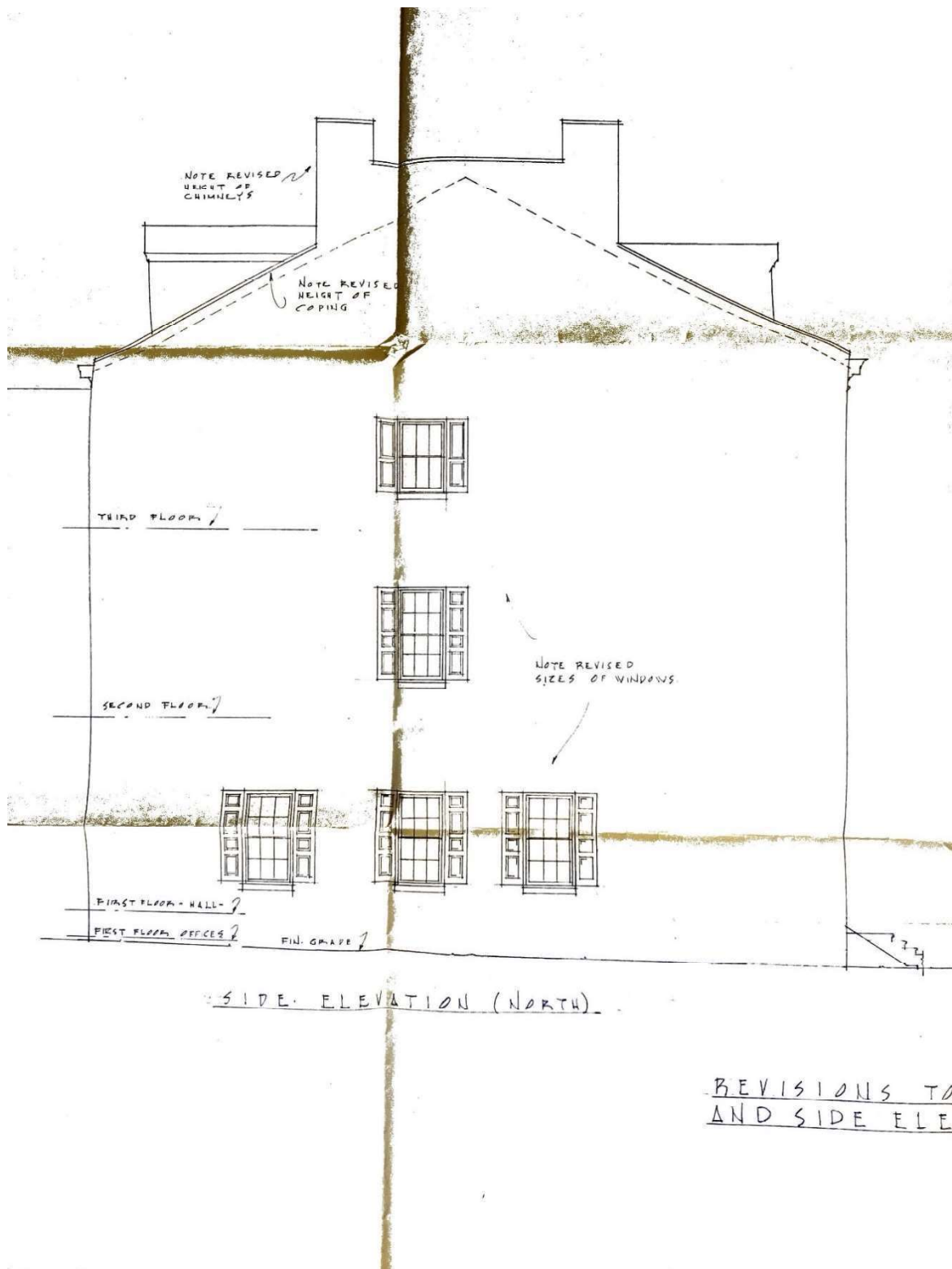


257 S 4th Street
Philadelphia Historical Commission
November 2025

Figure 6: 1957 Photo of 257 S 4th St showing condition before 1963 restoration work. Note first floor storefront and abutting garage building.



Figure 7: 1963 Architectural drawing showing proposed north façade approved by Historical Commission at that time:



From: [Judy Robinson](#)
To: [Alexander Till](#)
Cc: [Jane Ahn](#)
Subject: RE: 257 S 4TH NEXT STEPS-120125
Date: Monday, December 1, 2025 12:05:36 PM
Attachments: [A-257 S 4TH ST-BLDG PMT REVISED-120125.pdf](#)

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Hi Alex:

Find attached revised permit drawings:

- Proportion of transom on rear façade changed
- Windows in L changed to 6/6 double hung
- Balcony removed from N facing façade and changed to window aligned with windows below (note, to get more light into attic we are showing two windows—I walked around the neighborhood and having two in the peak area seemed very common)
- Shutters added to new windows proposed on North facing façade.

Let me know if you need anything else.

Judy.

Judy Robinson, RA



635 Addison Street
Philadelphia PA 19147
267.253.6174



AERIAL VIEW OF PROPERTY



4TH STREET FACADES



REAR FACADES

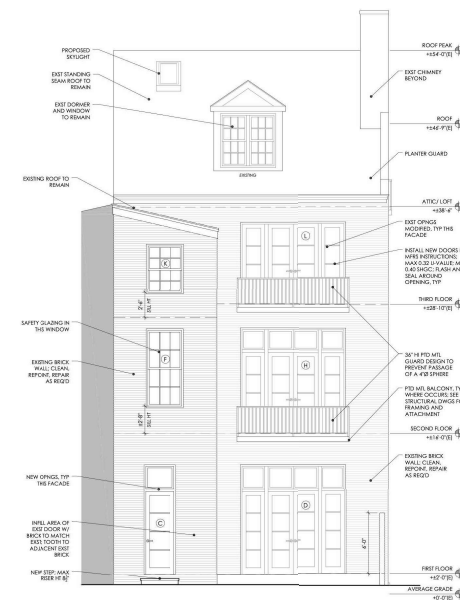
PROPOSED
FOR
REMOVAL



EXISTING SOUTH
VIEW OF THIRD FL.
ON HISTORIC ELL

EXISTING PARTIAL
VIEW OF SECOND FL
ON HISTORIC ELL

EXISTING SOUTH
VIEW OF FIRST FL
ON HISTORIC ELL



PROPOSED REAR ELEVATION



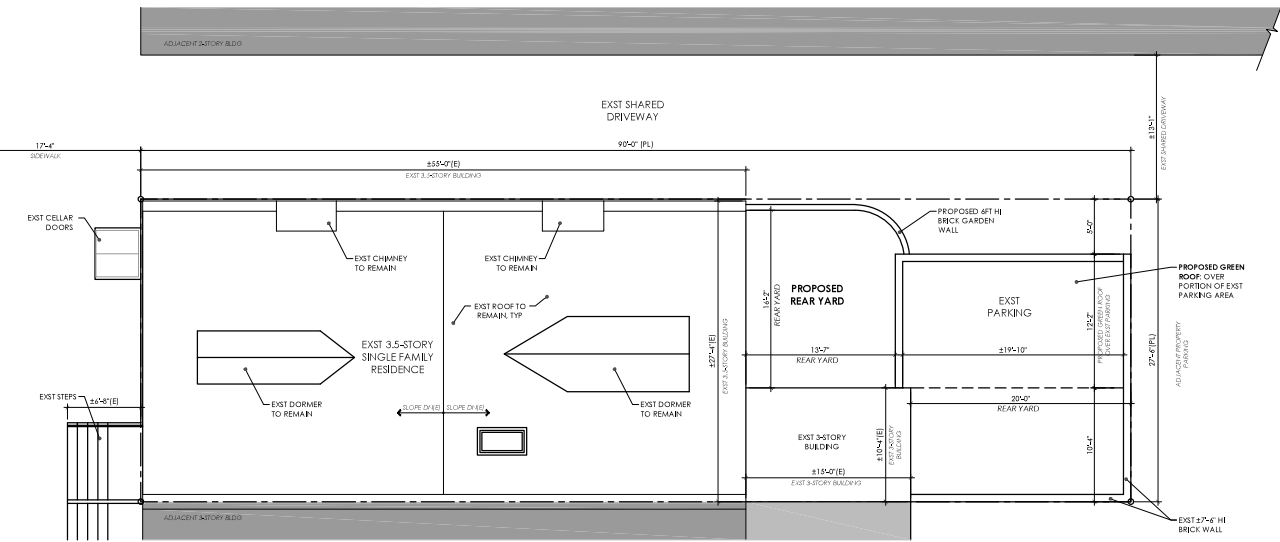
EXISTING THIRD FL REAR WALL

EXISTING SECOND FL REAR WALL

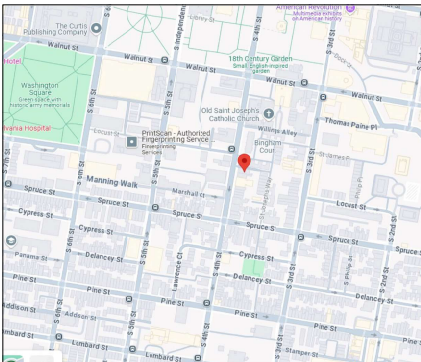
EXISTING FIRST FL REAR WALL



PROPOSED SIDE ELEVATION



1 SITE PLAN
SCALE: 1/8" = 1'-0"



2 LOCATION MAP
SCALE: NTS

GENERAL NOTES

- COMPLY WITH CODES: All work shall comply with 2018 IRC, and Philadelphia Building Code.
- HAZARDOUS MATERIALS: Under no circumstances shall the handling, removal, or disposal of hazardous materials (including, but not limited to asbestos) be undertaken as part of the work of this contract. Notify Owner immediately of any hazardous materials encountered and proceed only when and as directed by the Owner.
- PERMITS: The Contractor shall be responsible for ensuring that all necessary permits are posted on site and that all required inspections are completed. The Contractor shall be responsible for obtaining all certificates required for the completion of the project for occupancy.
- DISCREPANCIES: Where conflicts exist within or between parts of the construction documents and applicable standards, codes and ordinances, the more stringent, or high quality requirements shall apply. Large scale drawings shall take precedence over small scale drawings, figured dimensions on the drawings over scaled dimensions, and noted material over graphic representations. Contact Architect for clarification if a discrepancy is found.
- DIMENSIONS: Dimensions are to finished face and rounded to nearest whole inch, UNO.
- EXISTING CONDITIONS: The Contractor shall verify on the job site all dimensions and the relationships of the new work to the existing construction and report any discrepancies to the Architect in advance of fabrication of the affected work.
- FIRST QUALITY WORK: All work shall conform to standards of the industry for first quality workmanship and materials and shall strictly comply with manufacturer's recommendations and specifications.
- BLINDING: Contractor is responsible for installation of all blinding of areas which have masonry, shelving, and Owner supplied items requiring support.
- WET TREATED MATERIALS: Where the construction classification of the project requires that material be treated, Contractor shall install the treated material as required even if they are not specifically indicated as being treated on the drawings.
- CHANGE ORDERS: The Architect accepts no liability for on-site deviations from the intent of the construction documents. On-site changes must be approved by the Architect prior to the change being made.
- DRAWING DETAILS: Drawing details are provided to communicate intent to the Contractor. Every detail of construction is not provided. All thermal and moisture protection shall be continuous unless noted otherwise. If a detail is not shown and the intent is not clear, the Contractor shall contact the Architect for clarification and additional detail information. The Architect accepts no liability if the Contractor fails to contact the Architect for needed clarification.
- EXTERIOR OPENINGS AND JOINTS: All exterior wall openings and joints shall be constructed and installed in such a manner as to make them waterproof against rain, wind, and snow.
- FLASHING: Flashing shall be installed in such a manner as to prevent moisture from entering the wall to be reflected to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections and similar locations where moisture could enter the wall. Flashing with projecting flanges shall be installed on both sides and the ends of coping, under sills, and continuously above projecting trim.
- MEANS AND METHODS: The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures; or for safety precautions and programs in connection with the work; or for the acts or omissions of the Contractor, subcontractors, or any other persons performing any of the work; or for the failure of any of them to carry out the work in accordance with the construction documents.
- MEP & FP: Mechanical, Electrical, Plumbing and Fire Protection to be design build. Architectural drawings intended to indicate layout of devices only, where shown. Permit drawings for this work by the Owner's Engineer or Contractor. Contractor to provide and install electrical connections and outlets for designated mechanical system.
- GYP-SUM BACKERS: Cement, fiber-reinforced or glass mat gypsum backer in compliance with ASTM C1288, C1325, or C1178 and installed in accordance with manufacturer's recommendations shall be used as backer for wall in tub and shower areas and wall panels in shower areas.
- CUPPER BOX: Copper box range to be installed into the sheathing so that the roofing membrane makes a smooth transition sloping into the box (if applicable).
- STAR SHIP DRAWINGS: Submit shop drawings for metal ship (if applicable) to Architect for approval prior to fabrication.
- WASHER AND HOT WATER HEATER DRAIN PANS: Provide and install drain pans under washing machine and hot water heaters.
- WASHER THROW VALVE: Install washing machine throw valve in location in that is easily accessible.
- BATHROOM AND SHOWER FLOOR AND WALLS: Above bathtubs with installed shower heads in shower compartments shall be finished with a non-absorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor. Use glazed ceramic wall tile or equivalent in these areas, typical.
- USE NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED (PT) in accordance with AWPA A11 for all wood framing members that rest on concrete or masonry exterior foundation walls or are less than 8 inches from the exposed ground, sills and joists on concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier, wood siding, sheathing, and wall framing on the exterior of a building having a clearance of less than 8 inches from the ground or less than 2 inches measured vertically from concrete steps, porch slabs, patio slabs, and similar horizontal surfaces exposed to the weather, wood shingle attics or other wood framing members attached directly to the interior of exterior masonry walls or concrete walls below grade.
- FLAME SPREAD INDEX: Flame spread index and smoke-developed index for wall and ceiling finishes to be in accordance with IRC 2018 Section 2602.9. Insulation materials, including foams such as vapor retarders and vapor-permeable membranes installed within floor-ceiling assemblies, crawl spaces and attics shall have a flame spread index not to exceed 25 with an accompanying smoke-developed index not to exceed 400 where tested in accordance with ASTM E84 or E136. See also IRC 2018 Section 2602.10.
- BREATHING: In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and roof or attic space and be installed in locations outlined and in accordance with IRC 2018 Section 302.11.
- DRAFTSTOPPING: In combustible construction, draftstopping shall be installed to subdivide floor/ceiling assemblies in accordance with IRC 2018 Section 302.12.

MISCELLANEOUS BUILDING CODE INFORMATION
2018 International Residential Code

Project Description:
The removal of an existing 3.5-story single family home including (4002 gfi) removal of existing below addition to create a rear yard; new stairs, poritions, kitchen and bath; partial green roof over existing parking. See Joning Permit# JP-2025-00169

Fire Resistant Construction (Table R302.1(1))

- Exterior walls with the separation distance less than 5ft to be provided with minimum 1 hour fire rating.
- Projections not allowed where the separation distance is less than 2ft; projections to be 1 hour fire rated from underside when the separation distance is less than 5ft.
- Openings in walls not allowed where the separation distance is less than 3ft; where separation distance is 3ft-5ft, allowed 20% opening; where separation is 5ft or greater, openings can be unlimited.
- Penetrations in walls with the separation distance less than 3ft must comply with R302.4.

Automatic Sprinkler Systems (R313.1)

- The existing building is not provided with a residential sprinkler system and a sprinkler system is not proposed.
- Per exception, An automatic residential sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential sprinkler system installed.

Smoke Alarms (R314)

- Smoke Alarms shall be provided and installed in accordance with R314.
- Smoke Alarms shall be installed in each sleeping room; outside each separate sleeping area in the immediate vicinity of bedrooms; on each story of the dwelling including basements.
- Smoke Alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm as outlined above.

Carbon Monoxide Alarms (R315)

- Carbon Monoxide Alarms shall be provided and installed in accordance with R315.
- Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of bedrooms.
- Combination Carbon Monoxide and Smoke Alarms shall be permitted to be used in lieu of Carbon Monoxide Alarms.

RESIDENTIAL ENERGY CODE INFORMATION
IECC 2018

IECC 402.1.2 - CLIMATE ZONE 4a

IECC 402.1.2 - CLIMATE ZONE 4a

IECC 402.1.2 - CLIMATE ZONE 4a

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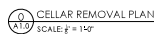
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IECC 402.1.2 - CLIMATE ZONE 4a



- 1. GOVERNING CODES:** All work shall comply with codes and authorities having jurisdiction over the project. Comply with governing codes, rules, regulations, ordinances, laws, and decrees. Comply with all applicable codes, rules, regulations, ordinances, laws, and decrees. Comply with building and fire department regulations of authorities having jurisdiction.
- 2. HAZARDOUS MATERIALS:** Under no circumstances shall the Contractor remove or dispose of hazardous materials (including but not limited to asbestos) be undertaken as part of the work of contract. Notify Owner immediately of any hazardous materials found during the project. Obtain approval from the local health officer, Owner, and appropriate regulatory agencies before removal.
- 3. EXISTING CONDITIONS:** The Contractor shall verify on site all dimensions and the relationships of the new work to the existing construction being removed and report any discrepancies to the Architect prior to commencement of work.
- 4. DISCREPANCIES:** Where conflicts exist between a written or pictorial document and applicable standards, codes, and ordinances, the more restrictive shall govern. In the event of conflict, the drawings shall take precedence over verbal instructions. If the drawings show conflicting information on drawings over multiple sheets, the larger drawing shall prevail over scaled dimensions, and noted dimensions shall prevail over graphic representation.
- 5. MATERIALS OWNERSHIP:** Except for items or materials intended to be removed, salvaged, relocated, or otherwise identified to remain Owner property, dismantled materials shall become Contractor's property and shall be returned to the Contractor.
- 6. OCCUPIED PROPERTIES:** If adjacent properties are occupied, or if Owner will occupy portions of the building immediately adjacent to removal area, conduct removal to adjacent property will not be required until after the completion of the project. Remove within less than 72 hours notice to Owner of activities that will affect adjacent properties. Obtain Owner permission for access to adjacent properties.
- 7. ACCESS:** Maintain access to all public walkways, corridors, and other adjacent occupied or used facilities. UNO.
- 8. EXAMINATION:** Before starting work, verify that utilities have been disconnected and capped. Survey existing conditions and correlate with requirements of the contract documents. Verify that removal and relocation of items to be removed and salvaged, When removal of structural members or structural elements is required and re-entrained with the intended function or design are encountered, submit a written request for approval to the Architect. Promptly submit a written report to the Architect. Perform surveys as the work progresses to detect hazards resulting from selective removal activities.
- 9. TEMPORARY PROTECTION:** Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain. Erect and maintain dust control measures to limit dust migration and protect adjacent areas from dust migration and to separate areas from fumes and noise. Provide and maintain adequate lighting to ensure safe working conditions, visibility and prevent movement, settlement, or collapse of structures to remain and to prevent unexpected or uncontrolled movements or collapses of existing structures.
- 10. GENERAL SELECTIVE REMOVAL:** Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to protect the Work within the limits of protecting and maintaining the remainder of the building.
- 11. EXISTING REUSE TO REMAIN OR RESALVAGED PROTECT:** Construction indicated to remain or be salvaged against damage and destruction and not scheduled for removal by Owner the location of protective storage for items to be salvaged.
- 12. REPAIRS:** Promptly repair damage to adjacent construction caused by removal operations. Where repairs to existing surfaces are required, they shall be made to meet original finish and appearance. The contractor shall close all breaches and voids in party walls with like material.
- 13. DISPOSAL OF REMOVED MATERIALS:** Promptly dispose of materials removed from the project. Do not dump or reuse materials. Do not burn removed materials. Transport removed materials off Owner's property and legally dispose of them.
- 14. PARTY WALLS:** The Contractor shall maintain the integrity of party walls and provide any all shoring and bracing required to their support.
- 15. ADJACENT FOUNDATION WALLS:** Foundation walls enclosing interior space that become exposed to earth as a result of demolition or excavation shall be protected in accordance with Chapter 18 of the Building Code prior to back-filling.
- 16. ADJACENT BUILDING WALLS:** Interior walls that become exterior walls as a result of demolition shall comply with applicable standards for exterior wall construction, including but not limited to strength and structural performance. The exposed portion of the wall to be removed shall be protected with approved exterior cladding, waterproof paper, or other temporary means approved for use by code official for maximum period of 60 days. Such temporary protection shall be maintained throughout the duration of the project.
- 17. BEARING WALLS:** Verify that walls scheduled to be removed are NOT bearing. If during demolition, walls scheduled to be removed are discovered to be bearing and not noted as such, DO NOT REMOVE any additional walls.



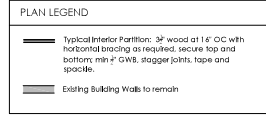
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

REMOVAL PLANS



ISSUED FOR
BLDG PMT
RP-2025-011857
REVISED PER PHC
12-01-25

A1.0



Continuum
ARCHITECTURE & DESIGN, INC.

635 Addison Street - Philadelphia, PA 19147
267.253.6174 - j@continuum-architecture.com

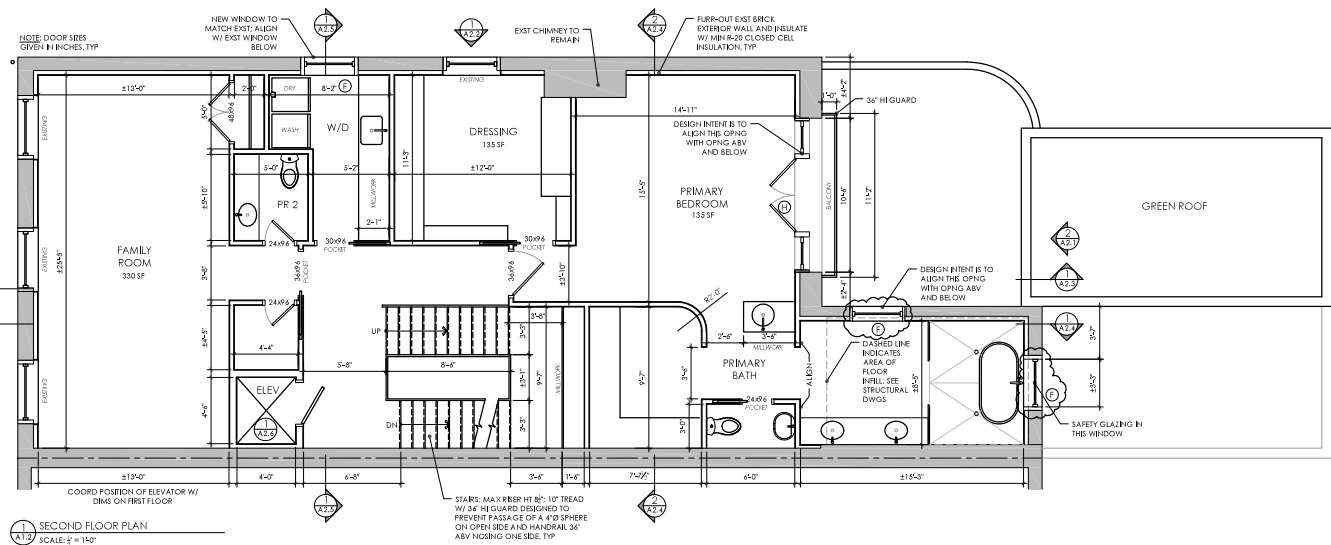
Owner:
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location: Existing Single Family Home Remodel 257 S 4th Street, Philadelphia PA 19106 - OPA # 871508120
Drawing Title: FLOOR PLANS

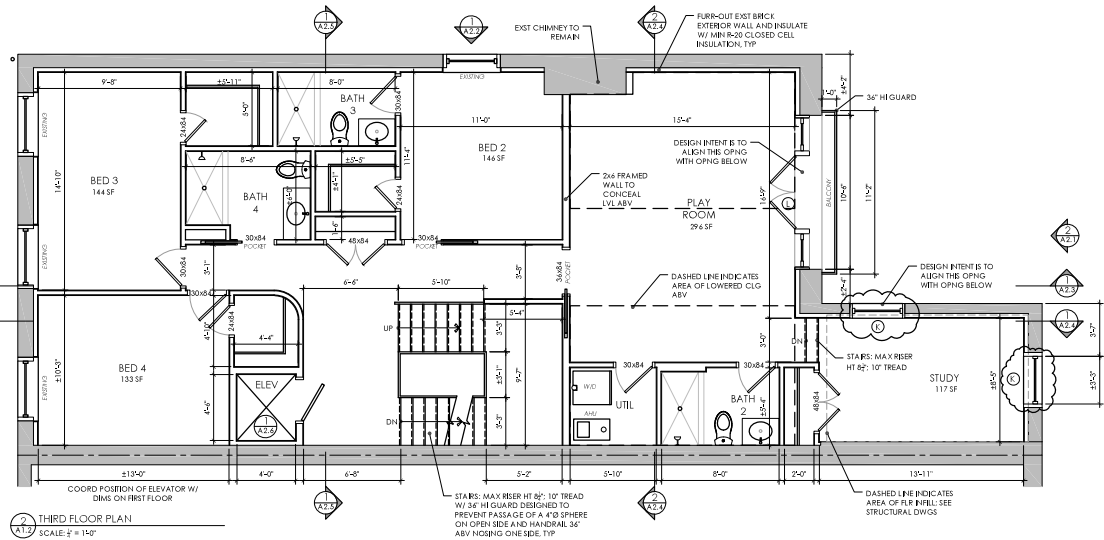


ISSUED FOR
BLDG PMT
RP-2025-011857
REVISED PER PHC
12-01-25

A1.1



PLAN LEGEND	
	Typical Interior Partition: 3/4" wood at 1/4" OC with horizontal bracing as required, secure top and bottom, min 2" CWB, stagger joints, tape and splice.
	Existing Building Walls to remain



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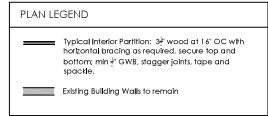
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Drawing Title:
FLOOR PLANS



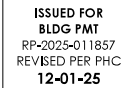
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RP-2025-011857
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12-01-25

A1.2

SEE A2.1 FOR NEW WINDOW TYPES SCHEDULE

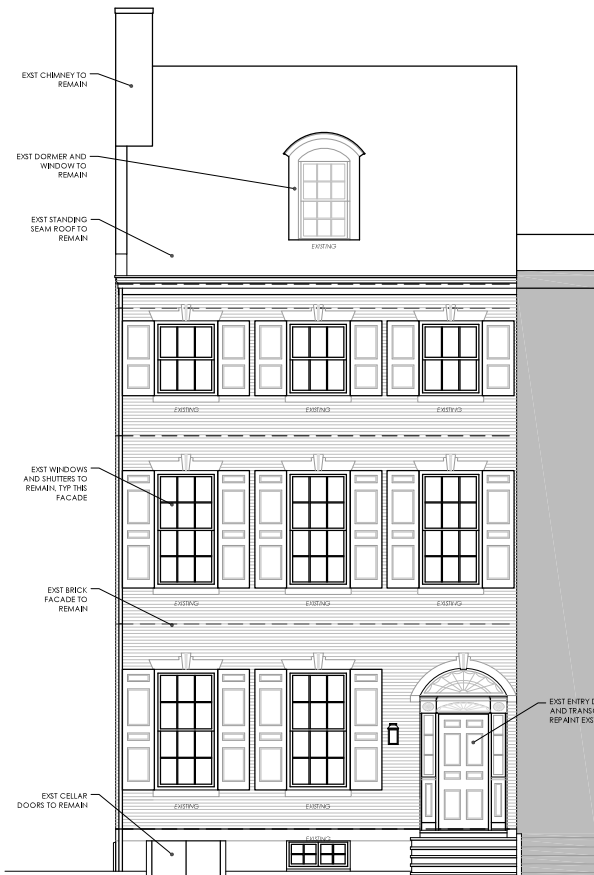


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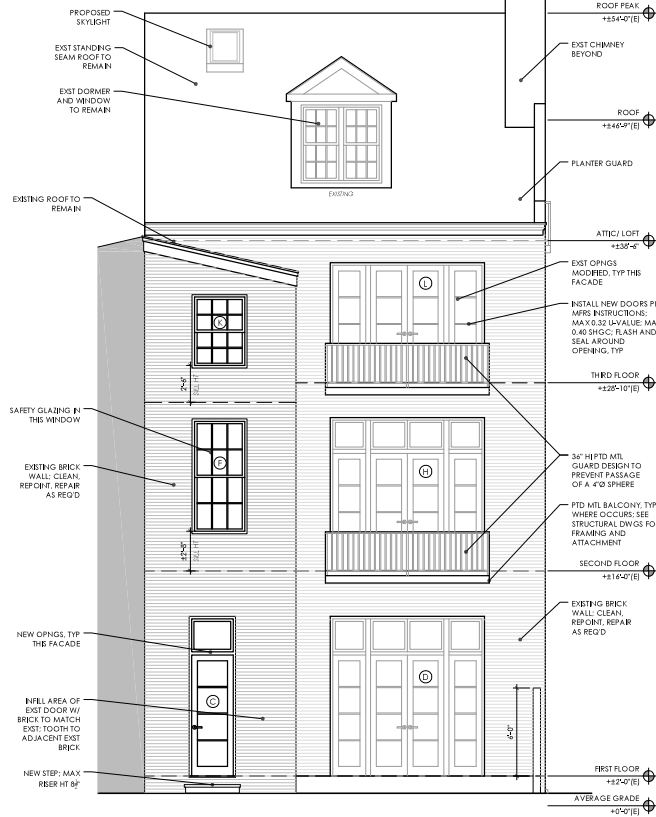


A1.3

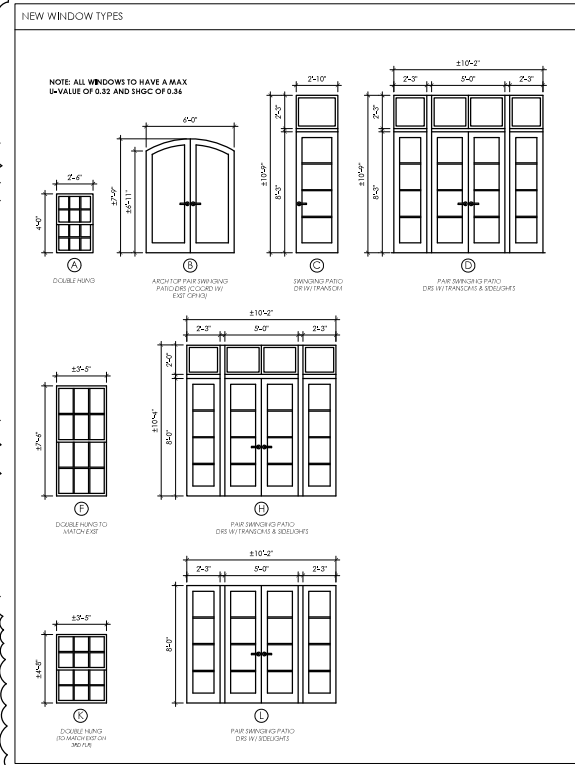
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



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267.353.4174 - j@continuum-architect.com

Owner:
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA # 871508120
Drawing Title:
EXTERIOR ELEVATIONS and NEW WINDOW TYPES SCHEDULE

ISSUED FOR
BLDG PMT
RP-2025-011857
REVISED PER PHC
12-01-25

A2.1

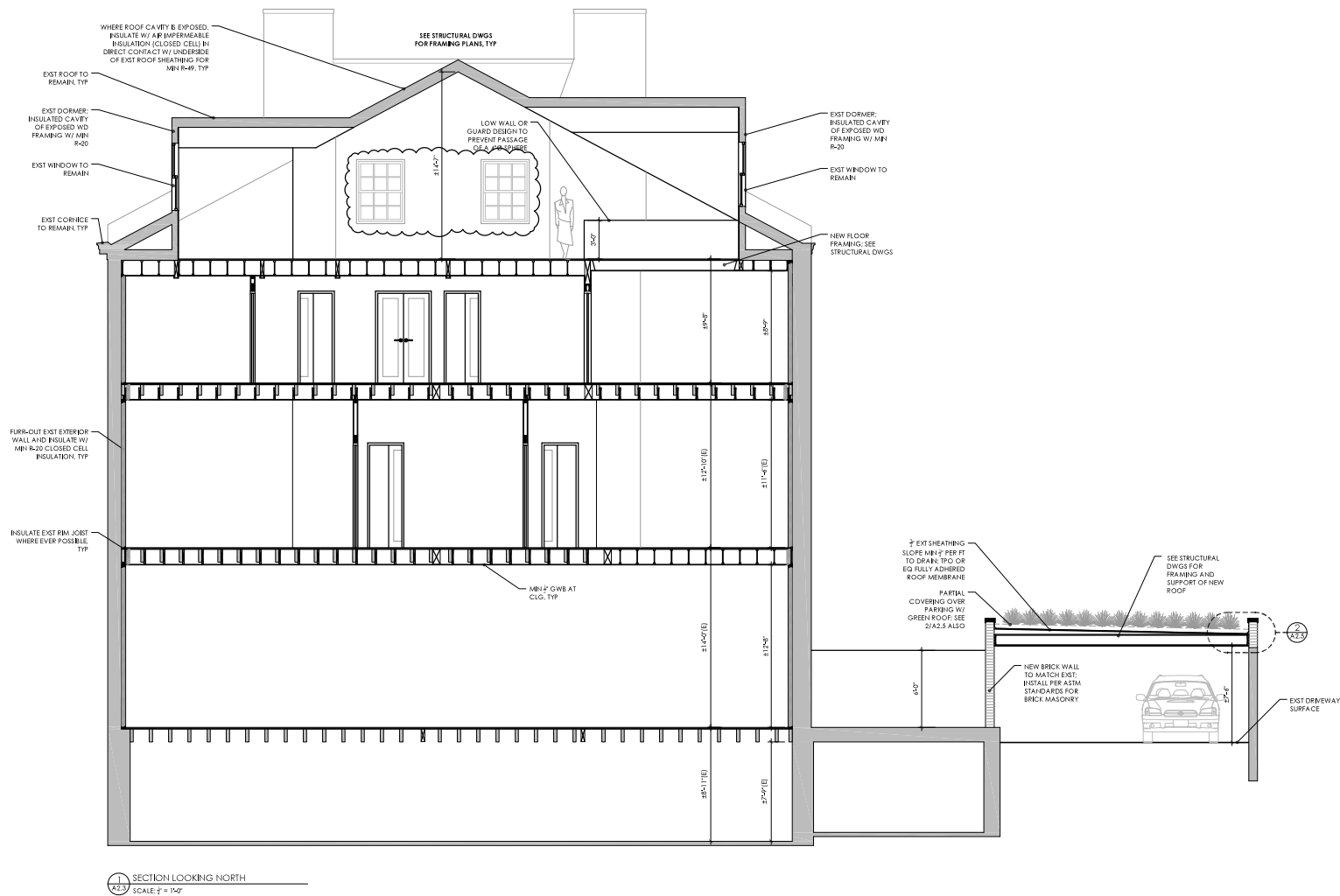


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Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:
EXTERIOR ELEVATIONS

ISSUED FOR
BLDG PMT
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12-01-25

A2.2



1-2 SECTION LOOKING NORTH
SCALE: 1/4" = 1'-0"

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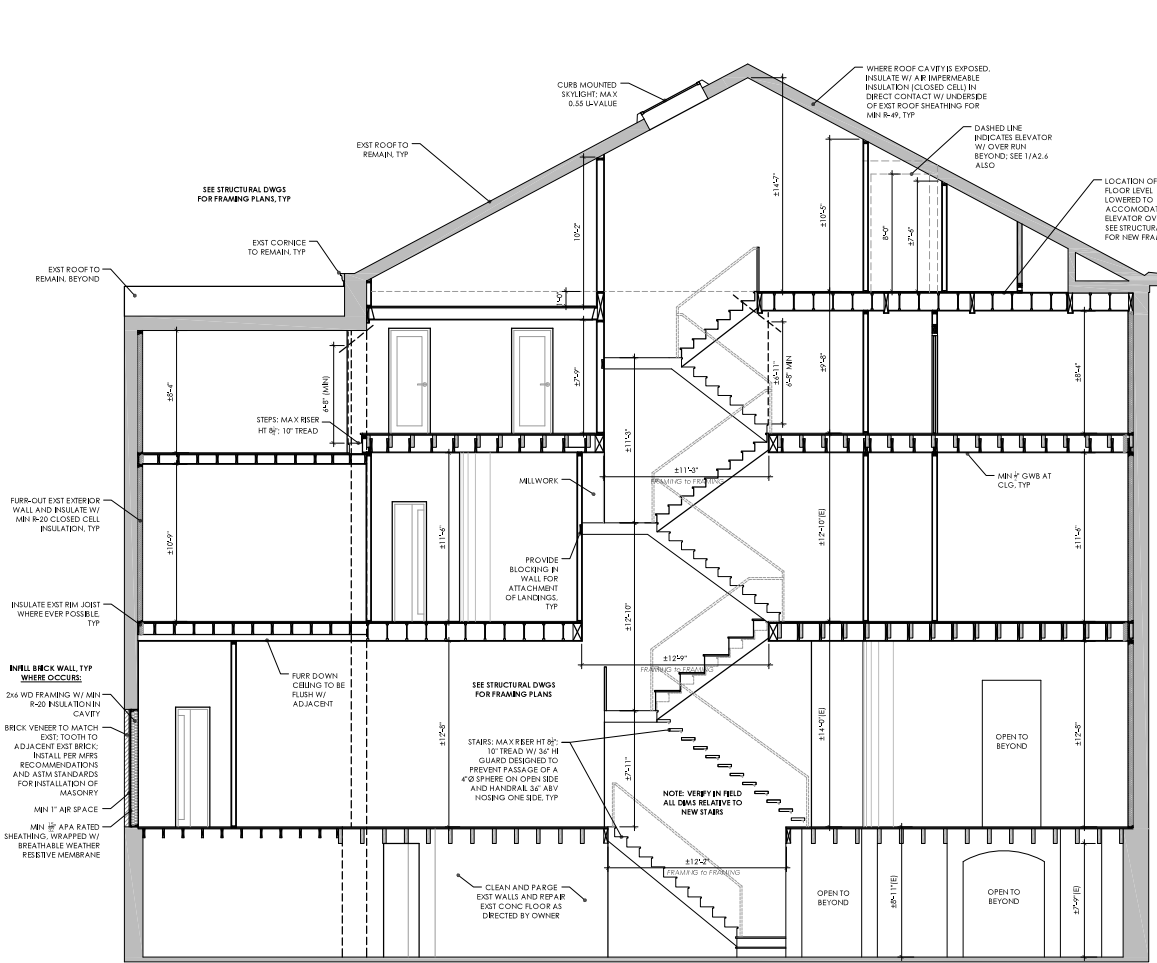
Owner:
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:
BUILDING SECTIONS

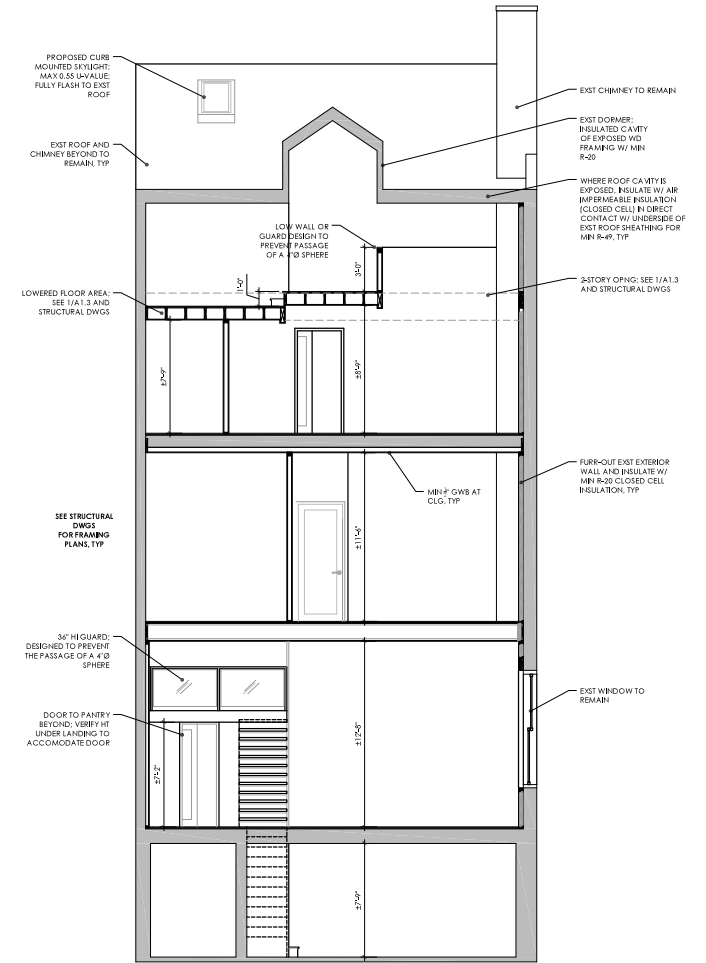
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A2.3

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A2.4 SECTION LOOKING SOUTH - THRU STAIR
SCALE: 1/4" = 1'-0"



A2.4 SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"



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A2.4



A2.5

The diagram illustrates the layout of a walk-in cooler with two types of doors: a double door and a single door. Key dimensions and clearance requirements are labeled:

- Double Door:**
 - Maximum Interior Dimension: 15.59 FT. in USA or 19.58 FT. where Δ load
 - Door Width: 240 IN. MINIMUM 6"
 - Door Height: 84 IN. MINIMUM 6"
 - Door Clearance: 3 IN. CLEARANCE (SHALL NOT BE LESS THAN 1" AT NO MORE THAN 1-1/4")
 - Door Swing: 180° SWING
- Single Door:**
 - Door Width: 240 IN. MINIMUM 6"
 - Door Height: 84 IN. MINIMUM 6"
 - Door Clearance: 3 IN. CLEARANCE (SHALL NOT BE LESS THAN 1" AT NO MORE THAN 1-1/4")
 - Door Swing: 180° SWING
- Clearance Requirements:**
 - Minimum Interior Dimension: 15.59 FT. in USA or 19.58 FT. where Δ load
 - Door Clearance: 3 IN. CLEARANCE (SHALL NOT BE LESS THAN 1" AT NO MORE THAN 1-1/4")
 - Door Swing: 180° SWING

1. Enclosed, plumb and square hobble with smooth interior surfaces. Include for fascias or furring of hobble interior.
2. Doors, frames and door hardware.
3. Finish openings as per elevator contractor's shop drawings.
4. Jam boxes shall be flush to finish surface at specified height at each hobble door.
5. Hobble door security. All hobble doors require door locking devices (provided by independent) as well as a locking device and a latch set. All doors must be swing type (single hinge). Solid core doors are recommended.
6. Unfinished/in-install door: EC may prefer a minimum of one hobble door and associated framing belt unfinished or accommodate elevator installation and prevent possible damage to door/framing. Preferably at the lowest floor.

[illegible]

DOOR HEIGHT	INSIDE CAB HEIGHT	OVERALL CAB HEIGHT	OVERHEAD REQUIREMENT
6' - 3"	80"	7' - 3"	8' - 0"
7' - 3"	84"	7' - 4"	8' - 4"
8' - 3"	92"	8' - 3"	9' - 0"
8' - 3"	96"	8' - 4"	9' - 4"

Technical drawing of the wall bracket showing side, front, and detail views with dimensions and labels:

- Side View:** Shows the bracket's profile with a height dimension of 89.8 and a width dimension of 5.6.
- Front View:** Shows the bracket's face with a central circular hole and a rectangular slot.
- Detail View:** Shows a close-up of the mounting hole with a diameter of 1.2. Labels include:
 - SINGLE MOUNT HOLE BY
 - THIS HOLE IS TO LOCATE BRACKET OVER GANG BOX
- Labels:**
 - WALL BRACKET PROVIDED BY

November 17, 2025

Philadelphia Historical Commission
1515 Arch Street, Philadelphia PA 19102

Re: 257 S 4th Street
Philadelphia, PA 19106
RP-2025-011857

The Owner of the above referenced 4-story single family residence plans to renovate the existing blighted building into a four-bedroom, four-bathroom home with residential elevator. The renovation will include a new interior layout and finishes: a new kitchen, new bathrooms and powder rooms, new interior partitions, stairs, and some new windows to bring additional daylight into the home.

The 3-story addition at the rear that was added in the 1980's will be removed to return the home to its previously existing footprint and create a rear yard outdoor space.

The existing openings in the east facing facade have been repeatedly modified over the years (see attached photos). The renovation proposes openings of a consistent width, based on the existing width of the third floor opening and aligning each opening floor to floor-- similar to the neighbor to the south.

Per suggestions from PHC at the preliminary meeting, Juliette-style balconies have been added in a few locations to create a feeling of outdoor space, in lieu of the roof deck initially proposed.

Thank you for taking the time to review our application for building permit.

Sincerely,



Judy Robinson, Architect
Continuum Architecture & Design PC



AERIAL VIEW OF PROPERTY



4TH STREET FACADES



REAR FACADES

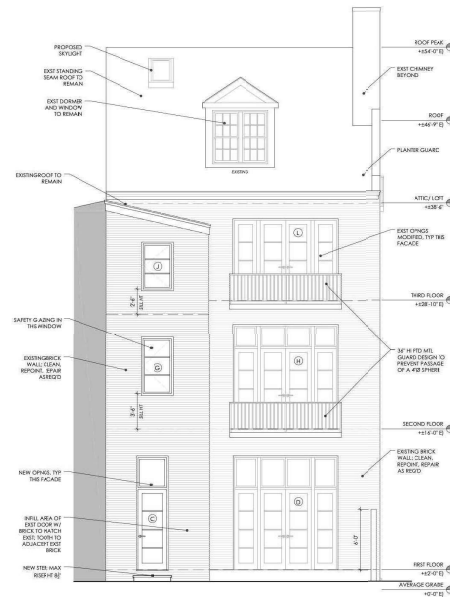
**PROPOSED
FOR
REMOVAL**



EXISTING SOUTH
VIEW OF THIRD FL.
ON HISTORIC ELL

EXISTING PARTIAL
VIEW OF SECOND FL
ON HISTORIC ELL

EXISTING SOUTH
VIEW OF FIRST FL
ON HISTORIC ELL



PROPOSED REAR ELEVATION



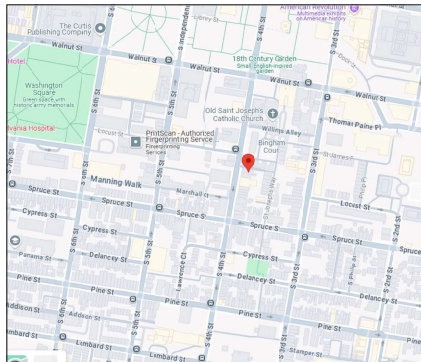
EXISTING THIRD FL REAR WALL

EXISTING SECOND FL REAR WALL

EXISTING FIRST FL REAR WALL



PROPOSED SIDE ELEVATION

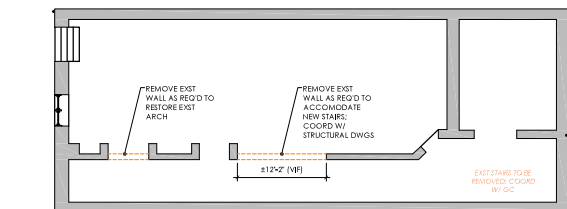
[illegible]

- Carbon Monoxide Alarms (R315):
 - Carbon Monoxide Alarms shall be provided and installed in accordance with R315.
 - Carbon Monoxide Alarms shall be installed outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - Combination Carbon Monoxide and Smoke Alarms shall be permitted to be used in lieu of Carbon Monoxide Alarms.

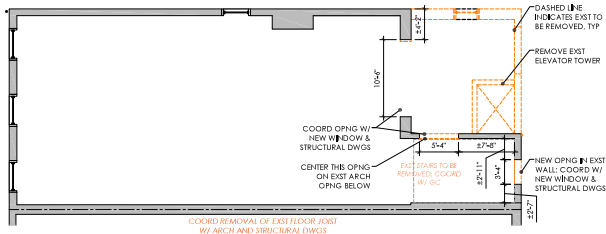
DWG#	DWG DESCRIPTION	ISSUE DATE
A-0.0	SITE PLAN, CODE INFORMATION and NOTES	10/22/25
A-1.0	REMOVAL PLANS	10/22/25
A-1.1	FLOOR PLANS	10/22/25
A-1.2	FLOOR PLANS	10/22/25
A-1.3	FLOOR PLANS	10/22/25
A-2.0	BUILDING ELEVATIONS and NEW WINDOW TYPES	10/22/25
A-2.1	BUILDING ELEVATION	10/22/25
A-2.3	BUILDING SECTIONS	10/22/25
A-2.4	BUILDING SECTIONS	10/22/25
A-2.5	BUILDING SECTIONS and DETAILS	10/22/25
A-2.6	RESIDENTIAL ELEVATOR BASE and DESIGN	10/22/25
S-1	STRUCTURAL NOTES	10/22/25
S-2	STRUCTURAL FOUNDATION and FRAMING PLANS	10/22/25
S-3	STRUCTURAL FRAMING PLANS and SECTIONS	10/22/25
S-4	STRUCTURAL FRAMING PLANS and SECTIONS	10/22/25

CONTINUUM ARCHITECTURE & DESIGN, INC. STANDARD SPECIFICATIONS TO BE INCLUDED AS DOCUMENTS FOR THIS PROJECT. CONTACT ARCHITECT FOR A DIGITAL COPY OF THE STANDARD SPECIFICATION.

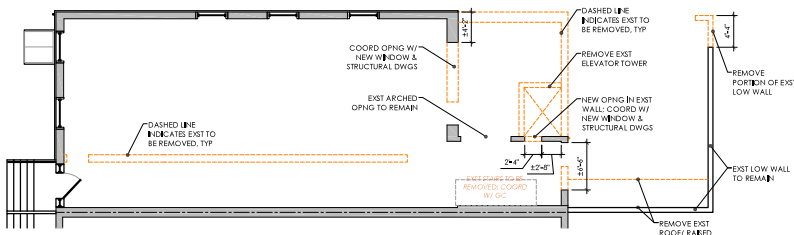




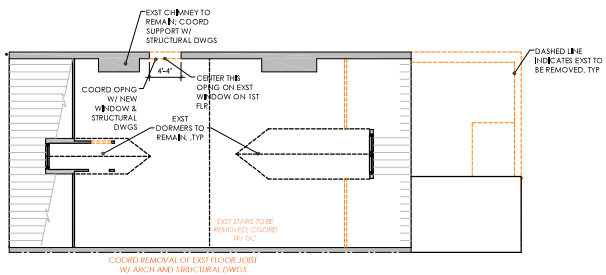
0 CELLAR REMOVAL PLAN
SCALE: 1/4" = 1'-0"



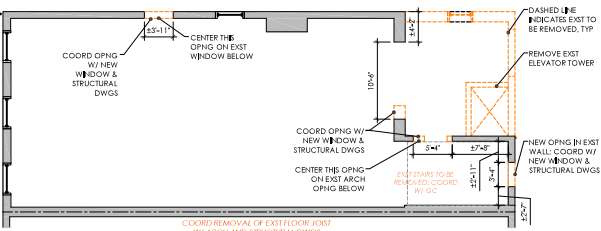
3 THIRD FLOOR REMOVAL PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR REMOVAL PLAN
SCALE: 1/4" = 1'-0"



4 LOFT/ FOURTH FLOOR REMOVAL PLAN
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR REMOVAL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL REMOVAL NOTES
- GOVERNING CODES: All work shall comply with codes and authorities having jurisdiction over the project. Comply with governing EPA notification regulations before beginning selective removal. Comply with handling and disposal regulations of authorities having jurisdiction.
 - HAZARDOUS MATERIALS: Under no circumstances shall the handling, removal, or disposal of hazardous materials (including but not limited to asbestos) be undertaken as part of the work of this contract. Notify Owner immediately of any hazardous materials encountered and proceed only when and as directed by the Owner.
 - EXISTING CONDITIONS: The Contractor shall verify on the job site all dimensions and the relationships of the new work to the existing construction being removed and report any discrepancies to the Architect in advance of removal work.
 - DISCREPANCIES: Where conflicts exist within or between parts of the documents and applicable standards, codes, and ordinances, the more stringent or high quality requirements shall apply. Large scale drawings shall take precedence over small scale drawings, figured dimensions on the drawings over scaled dimensions, and noted materials over graphic representations.
 - MATERIALS OWNERSHIP: Except for items or materials indicated to be reused, salvaged, recycled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from the project site.
 - ADJACENT PROPERTIES: If adjacent properties are occupied, or if Owner will occupy portions of the building immediately adjacent to removal area, conduct removal so adjacent property will not be affected or Owner operations will not be disrupted. Provide not less than 72 hours notice to Owner of activities that will affect adjacent property or Owner's operations.
 - ACCESS: Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities, UNO.
 - EXAMINATIONS: Before starting work, verify that utilities have been disconnected and capped. Survey existing conditions and correlate with requirements indicated to determine extent of selective removal required. Inventory and record the condition of items to be removed and retained and items to be removed and salvaged. When unanticipated mechanical, electrical, or structural elements that conflict with the intended function or design are encountered, investigate and measure the nature and extent of the conflict. Promptly submit a written report to the Architect. Perform surveys as the work progresses to detect hazards resulting from selective removal activities.
 - TEMPORARY PROTECTION: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain. Erect and maintain dust proof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise. Provide and maintain interior shoring, bracing, or structural support to preserve stability and prevent movement, settlement, or collapse of construction to remain and to prevent unexpected or uncontrolled movement or collapse of construction being removed.
 - GENERAL SELECTIVE REMOVAL: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the work within limitations of governing regulations.
 - EXISTING ITEMS TO REMAIN OR BE SALVAGED: Protect construction indicated to remain or be salvaged against damage and select during selective removal. Coordinate with Owner the location of protective storage for items to be salvaged.
 - REPAIRS: Promptly repair damage to adjacent construction caused by removal operations. Where repairs to existing surfaces are required, patch to produce surfaces suitable for new material. The contractor shall close all breaches and voids in party walls with like material.
 - DISPOSAL OF REMOVED MATERIALS: Promptly dispose of removed materials. Do not allow removed materials to accumulate on-site. Do not burn removed materials. Transport removed materials off Owner's property and legally dispose of them.
 - PARTY WALLS: The Contractor shall maintain the integrity of party walls and shall provide any and all shoring and bracing required for their support.
 - ADJACENT FOUNDATION WALLS: Foundation walls enclosing interior space that become exposed to earth as a result of demolition shall be dampproofed in accordance with Chapter 18 of the Building Code prior to backfilling.
 - ADJACENT BUILDING WALLS: Interior walls that become exterior walls as a result of demolition shall comply with applicable standards of the International Building Code for weather protection, the rating, and structural performance. The exposed portion of the wall to be temporary protected from weather damage by tarpaulins, waterproof paper, or other temporary means approved for use by code official for maximum period of 60 days. Such temporary protection shall be maintained in a weathertight condition.
 - BEARING WALLS: Verify that walls scheduled to be removed are not bearing. If during demolition, walls scheduled to be removed are discovered to be bearing and not noted as such, DO NOT remove and contact the Architect immediately.



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267.253.6174 • info@continuumarchitecture.com

Owner:

M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location:

Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA # 871508120

Drawing Title:

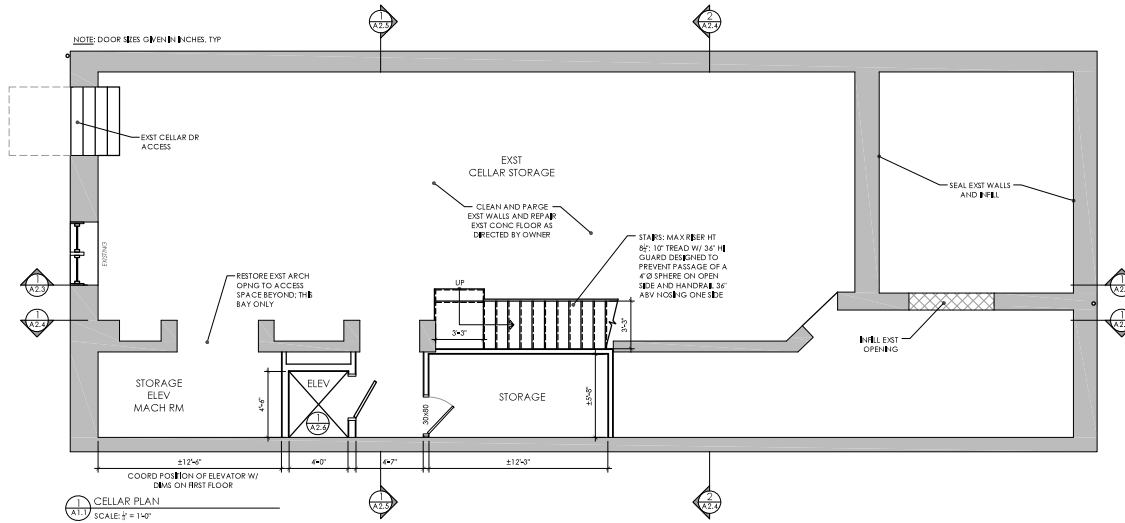
REMOVAL PLANS



ISSUED FOR
BLDG PMT
10-22-25

A1.0

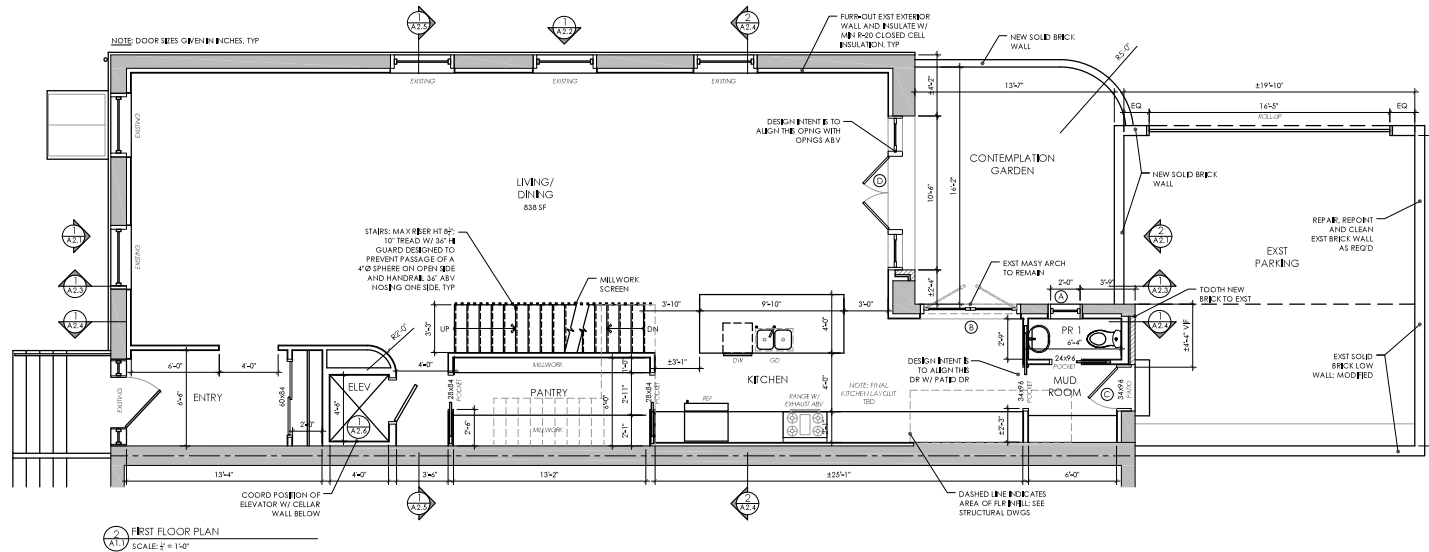
NOTE: DOOR SIZES ON 6" INCHES, TYP



PLAN LEGEND

- Typical Interior Partition: 3/4" wood at 1/4" OC with horizontal bracing as required, secure top and bottom: min 2" CWB, stagger joints, tape and spackle.
- Existing Building Walls to remain

NOTE: DOOR SIZES ON 6" INCHES, TYP



SEE A2.1 FOR NEW WINDOW TYPES SCHEDULE



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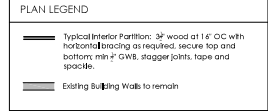
Project Name & Location:
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257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120

Drawing Title:
FLOOR PLANS



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10-22-25

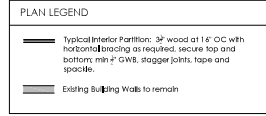
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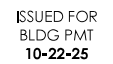
Project Name & Location:	Existing Single Family Home Remodel 257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:	FLOOR PLANS



A1.2

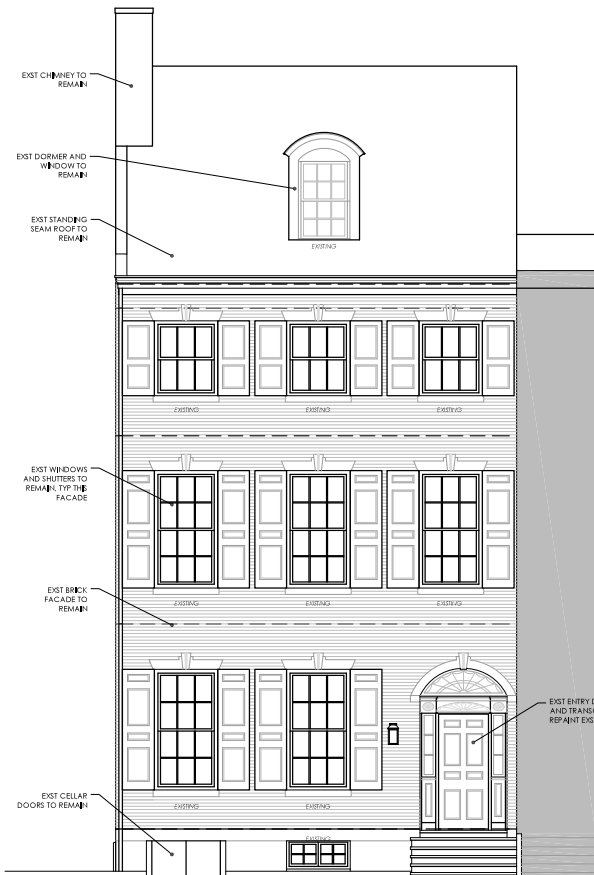


Project Name & Location:	Existing Single Family Home Remodel 257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:	FLOOR PLANS

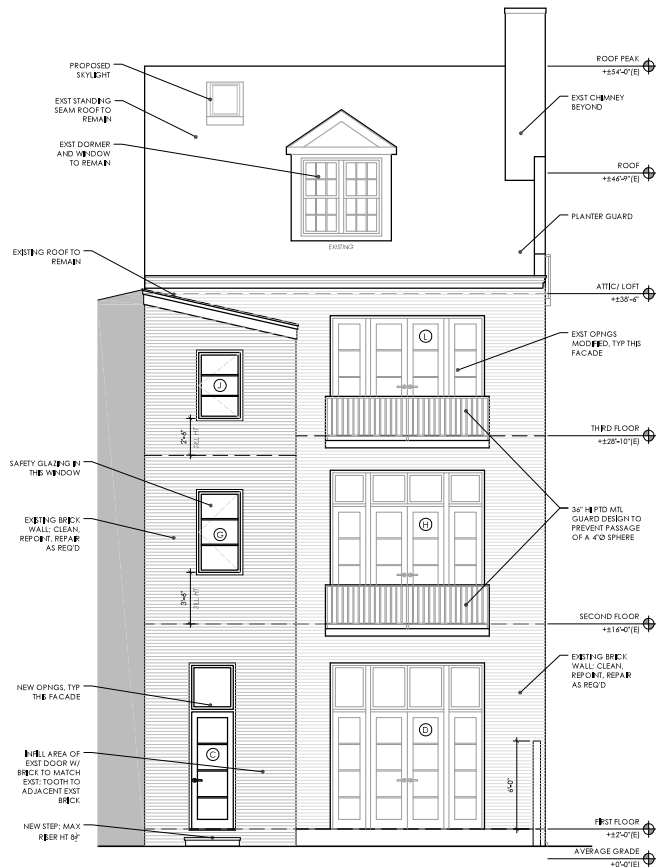


A1.3

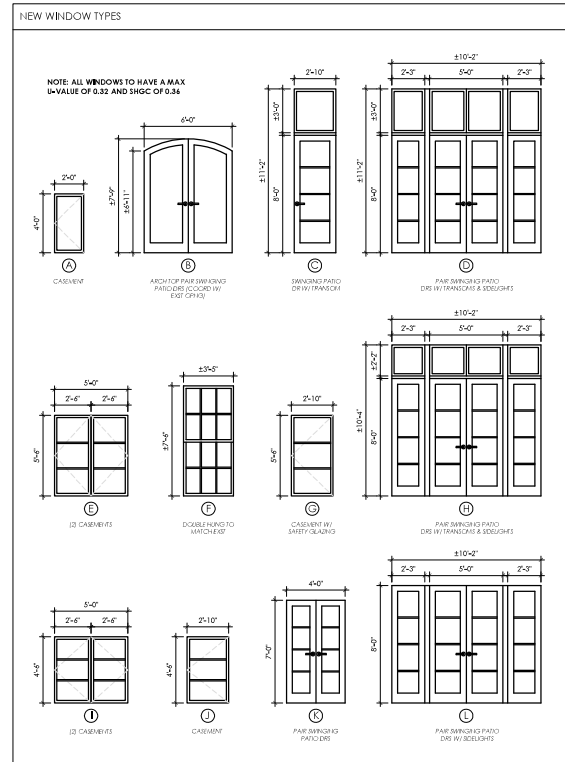
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FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



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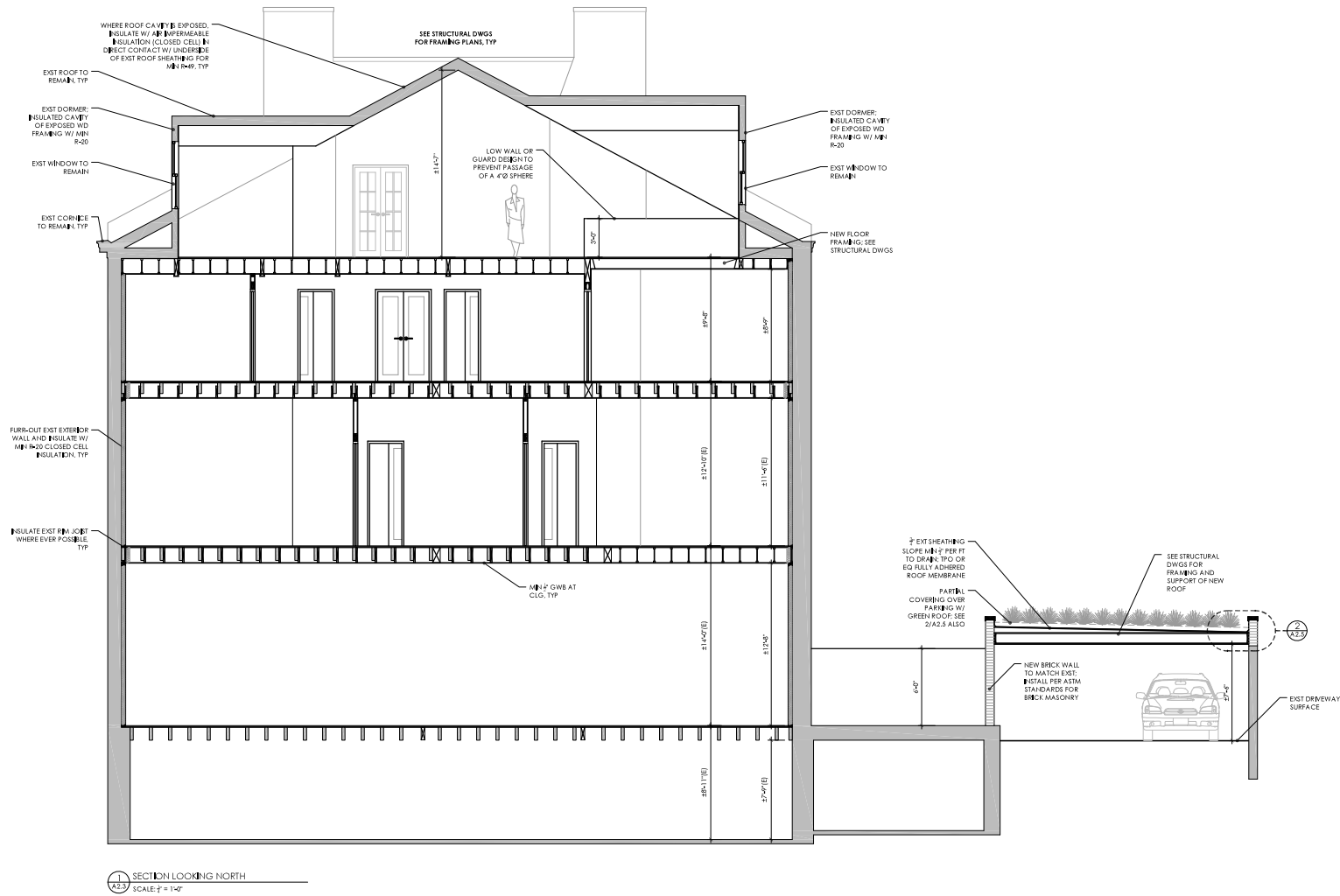
A2.1



Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120

Drawing Title:
EXTERIOR ELEVATIONS

A2.2



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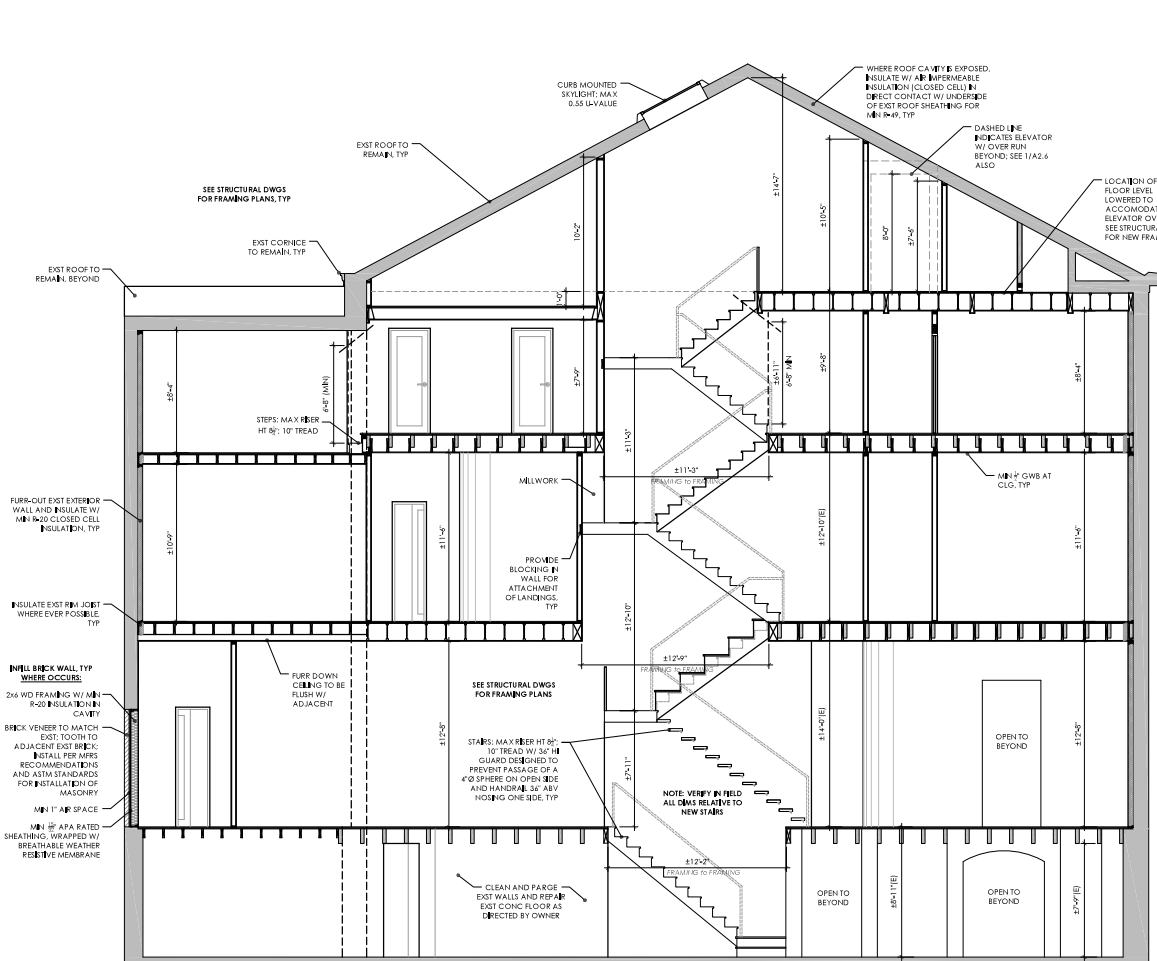
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Project Name & Location:
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257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:
BUILDING SECTIONS

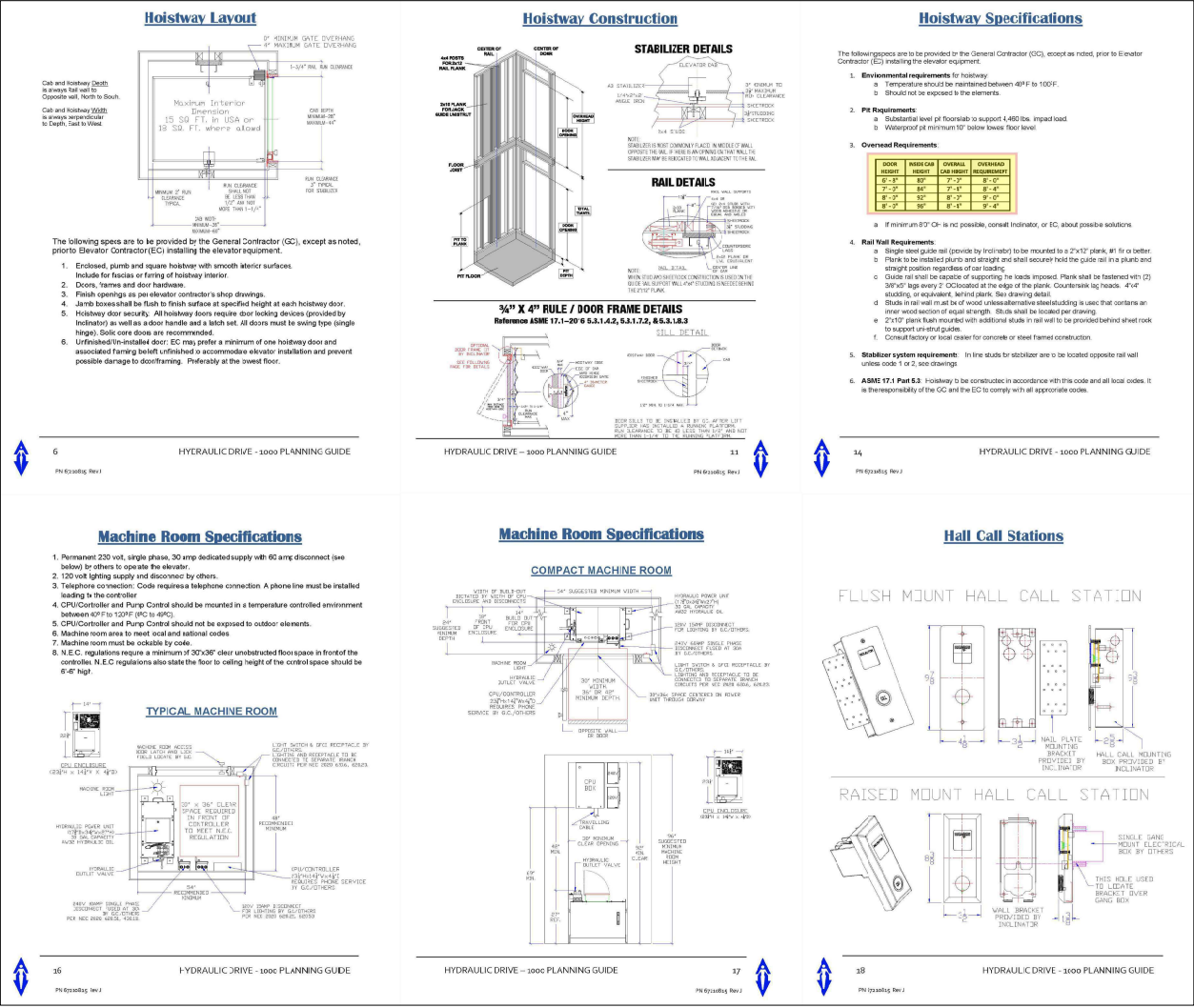
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10-22-25

A2.3

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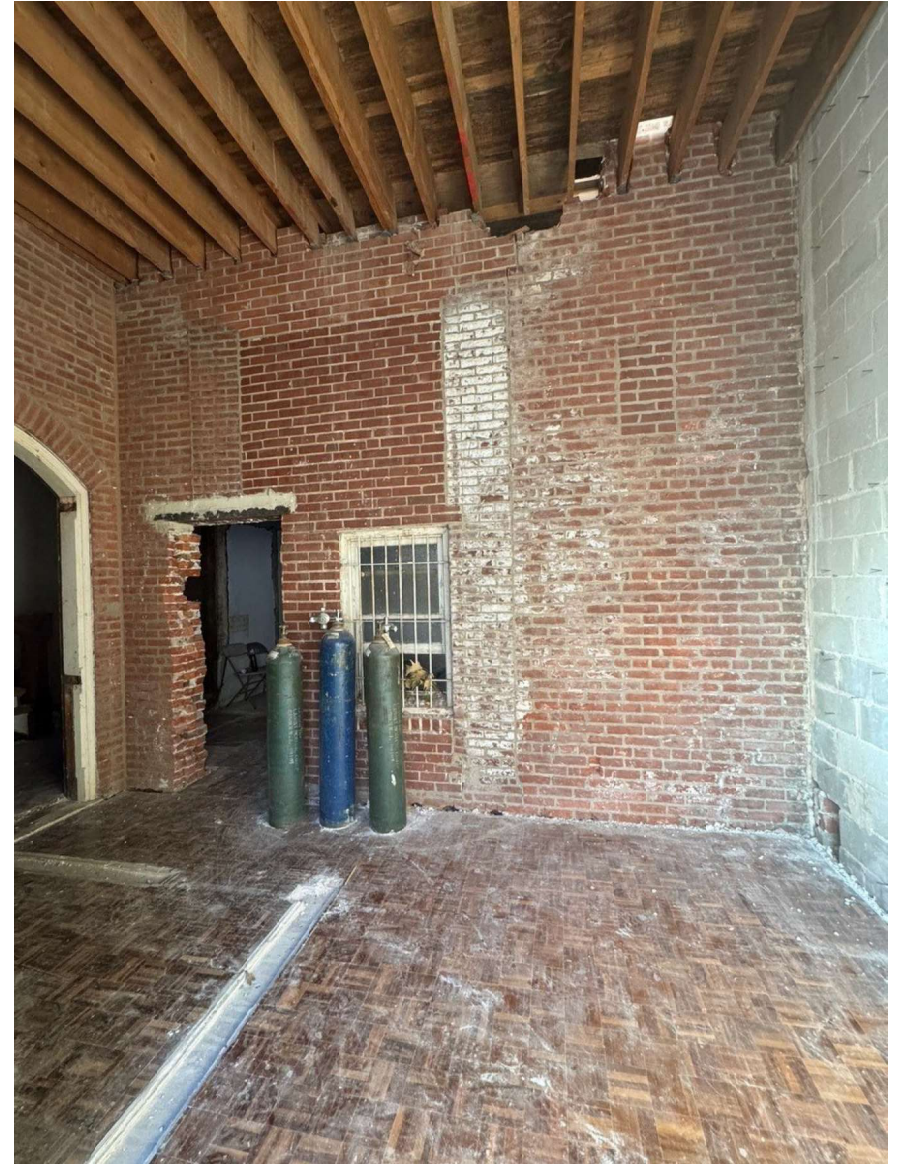
Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA # 871508120
Drawing Title:
RESIDENTIAL ELEVATOR - BASIS OF DESIGN

ISSUED FOR
BLDG PMT
10-22-25

A2.6



FIRST FLOOR EXISTING REAR OPENING LOOKING EAST



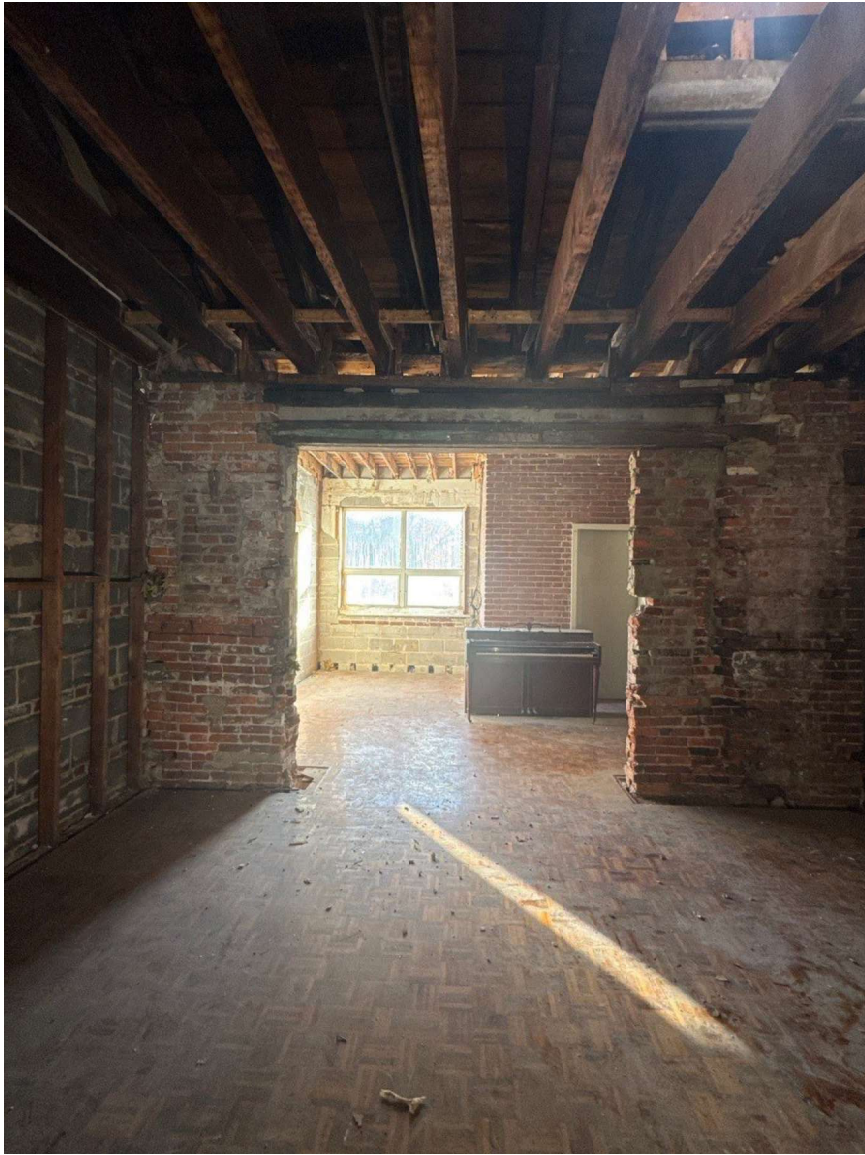
FIRST FLOOR EXISTING REAR OPENING LOOKING WEST



SECOND FLOOR EXISTING REAR OPENING LOOKING EAST



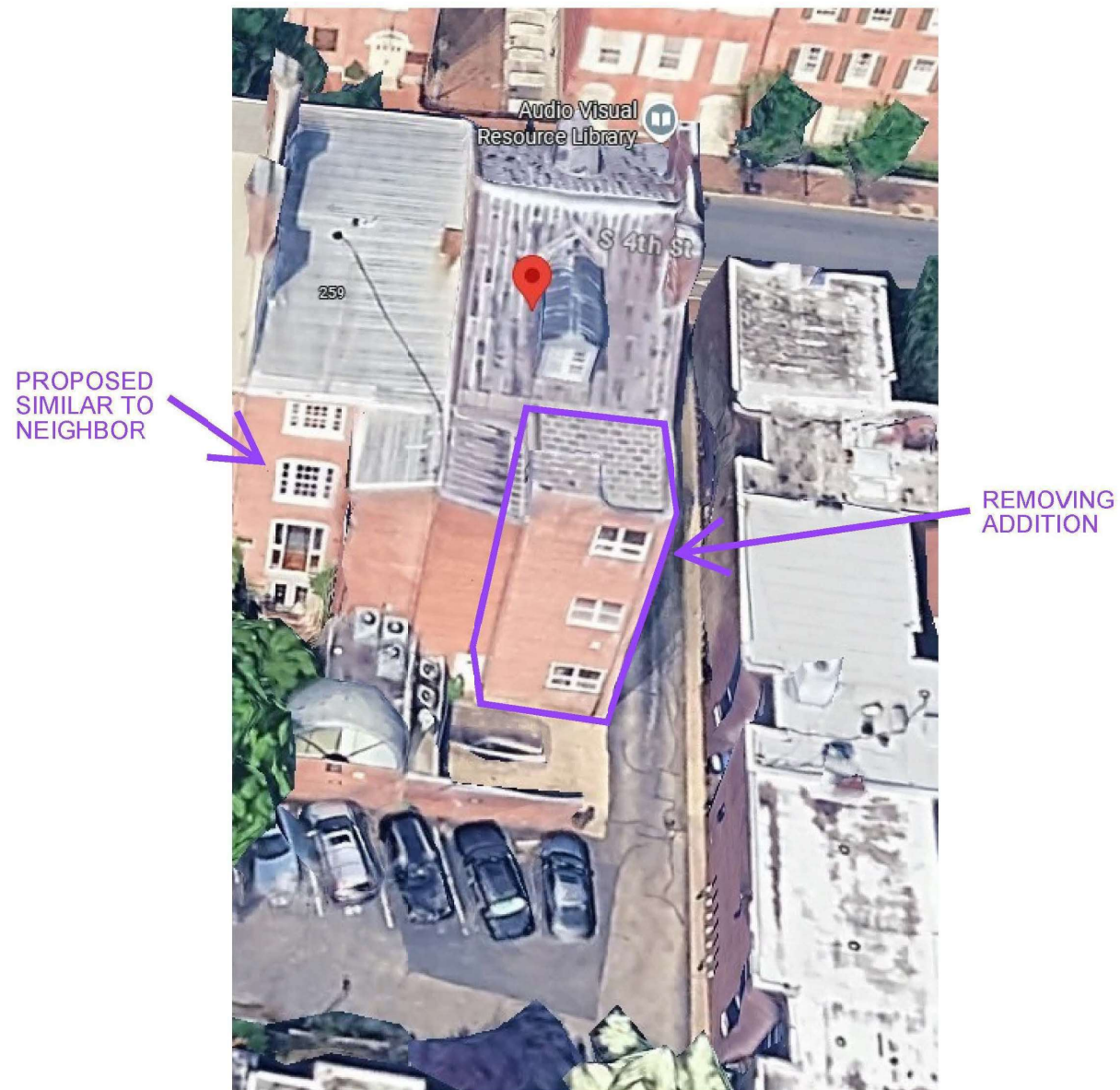
SECOND FLOOR EXISTING REAR OPENING LOOKING WEST



THIRD FLOOR EXISTING REAR OPENING LOOKING EAST



THIRD FLOOR EXISTING REAR OPENING LOOKING WEST



AERIAL VIEW OF REAR OF EXISTING BUILDING and NEIGHBORING PROPERTY



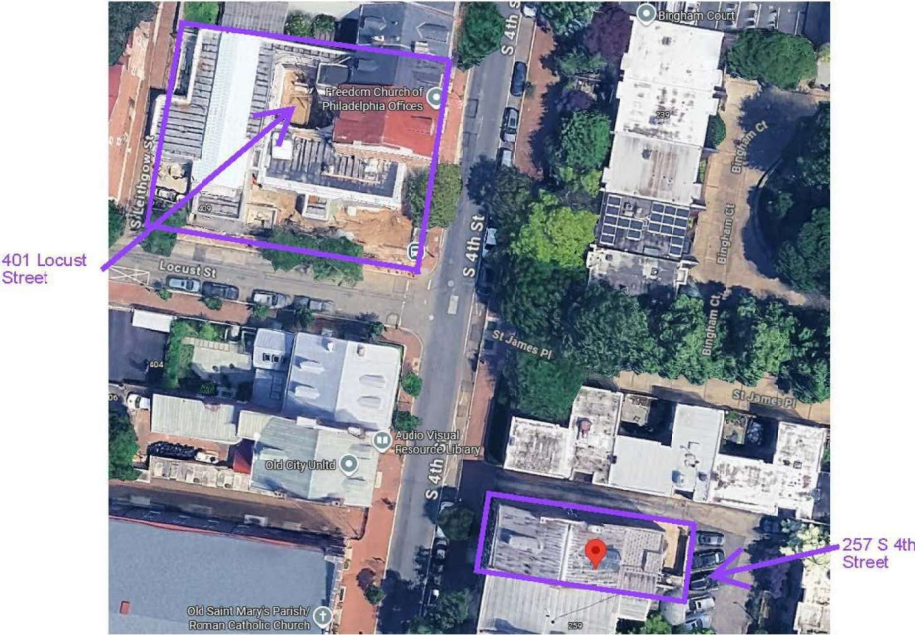
PROPOSED REAR ELEVATION



401 LOCUST STREET ADDITION



401 LOCUST STREET REAR WINDOW CONFIGURATION



AERIAL MAP



REAR OF PROPERTY LOOKING TOWARD 4TH STREET



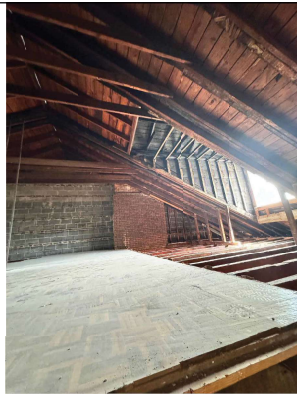
REAR FACADE SHOWING THE 1981 3-STORY ADDITION (PROPOSED FOR REMOVAL)



GROUND FLOOR SHOWING THE INTERIOR OF THE 1981 ADDITION (PROPOSED TO BECOME A GARDEN)



ARCHED OPENING INTO THE INTERIOR OF THE 1981 ADDITION (OPENING TO BE PRESERVED)



LOFT FLOOR SHOWING EXISTING REAR DORMER AND CHIMNEY (LOCATION FOR ROOFTOP GARDEN)

NORTH WALL AND FRONT FACADE ALONG 4TH STREET

PROPERTY SURROUNDINGS AND INTERIOR CONDITIONS

PEDESTRIAN VIEWS OF THE PROPERTY IN THE NEIGHBORHOOD



VIEW FROM THE EAST SIDE OF 4TH STREET

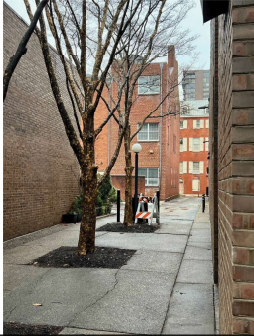


VIEW FROM THE WEST SIDE OF 4TH STREET

VIEW FROM THE MAIN BINGHAM COURT WALKWAY



VIEW FROM A SIDE BINGHAM COURT WALKWAY



ROOFTOP GARDEN INSPIRATIONS FROM WASHINGTON SQUARE



M Design Collaborative

ARCHITECT:

ASSOCIATED ARCHITECT:

CIVIL ENGINEER:

MEP ENGINEER:

STRUCTURAL ENGINEER:

ISSUES:

NUMBER	DATE	DESCRIPTION

REVISIONS:

NUMBER	DATE	DESCRIPTION

IN-CONCEPT REVIEW

KEY PLAN:



CLIENT NAME / PROJECT NAME & ADDRESS

JANE AHN
257 S 4TH STREET

DRAWING TITLE:

SCALE:

PROJECT NO.:

ISSUE DATE: 4.8.25

DRAWN BY: Author

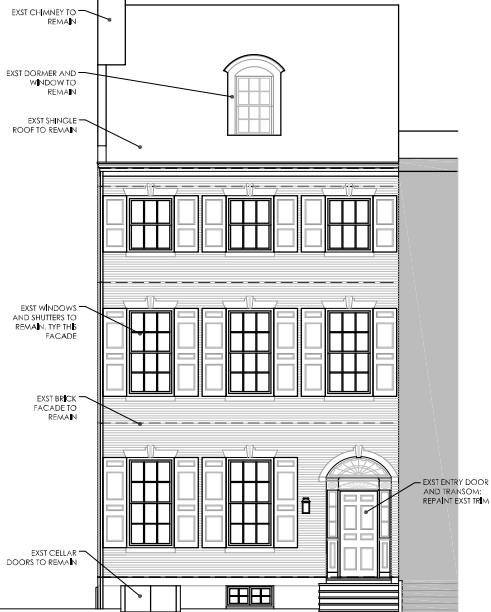
CHECKED BY: Checker

DRAWING NUMBER:

(STAMP)

n.a.

Original design with deck



1 FRONT ELEVATION
22.1 SCALE: $\frac{1}{4}" = 1'-0"$



2 SIDE ELEVATION
22.1 SCALE: $\frac{5}{8}" = 1'-0"$

Approval Stamps:



Owner:
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120

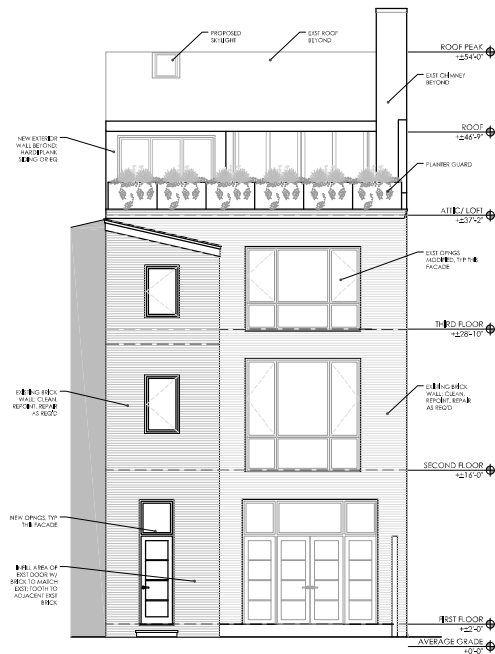
Drawing Title:

EXTERIOR ELEVATIONS

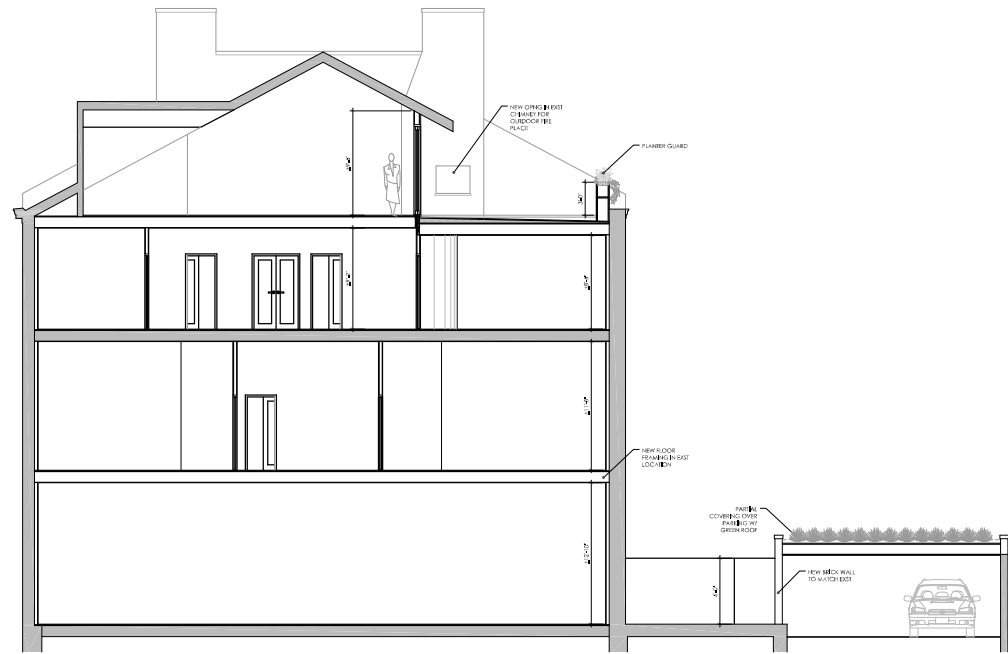
ISSUED FOR
ZONING
PERMIT
02-20-25

Z2.1

Original design with deck



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 DIAGRAMMATIC SECTION LOOKING NORTH
SCALE: 1/8" = 1'-0"

Approval Stamps:



Continuum
ARCHITECTURE & DESIGN, INC.
635 Addison Street - Philadelphia, PA 19147
267.253.6174 - info@continuum-architecture.com

Owner:
M Dwell Two, LLC
401 Cypress Street
Philadelphia, PA
19106

Project Name & Location:
Existing Single Family Home Remodel
257 S 4th Street, Philadelphia PA 19106 - OPA# 871508120
Drawing Title:
EXTERIOR ELEVATIONS and DIAGRAMMATIC SECTION

ISSUED FOR
ZONING
PERMIT
02-20-25

72.2