

ADDRESS: 423 AND 425 VINE ST

Proposal: Demolish part of ell; construct rear addition

Review Requested: Final Approval

Owner: Charles Elison and Alina Mateo

Applicant: Wendy Sumida, Via Laulima

History: 1799

Individual Designation: 12/31/1984

District Designation: Old City Historic District, Significant, 12/12/2003

Staff Contact: Allyson Mehley, allyson.mehley@phila.gov

BACKGROUND:

This application seeks final approval to demolish a section of the rear ell of the rowhouse at 423 Vine Street and construct a wider ell in its place. The building at 423 Vine Street was constructed in 1799 and is classified as a significant resource in the Old City Historic District. The property at 423 Vine Street is now combined with the property at 425 Vine Street as a single-family residence. The house that once stood at 425 Vine Street was demolished in the 1940s and the land is used for parking, open space, and a roof deck. The rear ell has two sections, a stucco-clad section closer to the main block and a brick-clad section at the rear. The stucco-clad section is proposed for demolition. The brick-clad section would be retained. Based on historic maps and current photographs, the area proposed for full demolition appears to be original. It is likely that the ell's original exterior was brick but is now covered with stucco. A porch was added to the stucco section of the ell and the historic windows were replaced at some point with one-over-one windows. The stucco section of the ell was originally three stories but the third floor has been removed in the interior. The new infill construction is proposed to be a similar height but with a wider footprint. Brick veneer cladding and Fibrex windows are proposed for the exterior. The staff recognizes that, although the stucco section of the ell is likely original and therefore significant, this area at the rear of the main block is not visible from the public right-of-way.

SCOPE OF WORK:

- Demolish rear ell
- Construct new two-story infill addition

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 application proposes the demolition of the section of the rear ell that likely dates to 1799; therefore, the application does not meet Standard 9.
 - The proposed design of the infill construction is more contemporary in its features and fenestration. The red brick cladding material is compatible with the historic building. If the fenestration, proportions, and details of the proposed façade facing the courtyard were revised, the new construction could meet Standard 9.
- *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 demolition permanently removes historic materials; therefore, this application does not meet Standard 10.
- If the demolition is approved, the rear ell should be documented to HABS (Historic American Buildings Survey) standards. Creation of this documentation would allow the application to better meet Standard 10.

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

IMAGES:



Image 1: 423 Vine Street is shown on the 1858 Hexamer & Locher map.

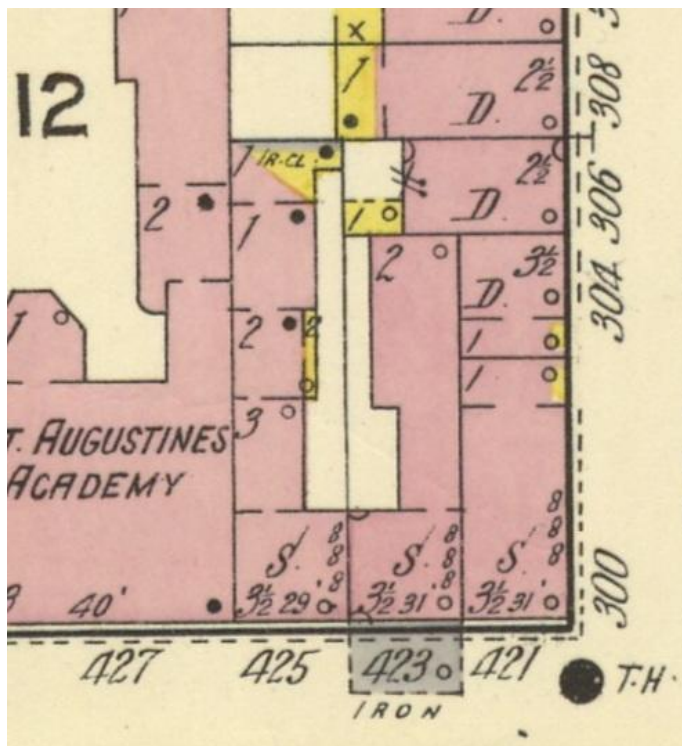


Image 2: 423 Vine Street as seen on a 1916 Sanborn map.



Image 3: 423 Vine Street in a 1964 photograph. The property was substantially rehabilitated on the interior and exterior in 1986-1987. The addition of the garage and connected roof deck at 425 Vine Street occurred in 2000. 423 and 425 Vine Street remain two separate parcels although they are now used as a single-family residence.

Historical Commission & Architectural Committee Review Information Sheet

Property Address:

423-425 Vine Street
Philadelphia, PA 19106

Property Owners:

Charles Elison & Alina Mateo
E: cmelison@gmail.com,
mateo.alina@gmail.com
P: 856.889.8733

Architect:

Wendy Sumida
Via Laulima
2218 Manton Street
Philadelphia, PA 19146
E: wendy@vialaulima.com
P: 267.457.5663

Project Description:

The proposed renovations at 423-425 Vine Street involve the reconstruction of an existing two-story portion of the home to accommodate a new, code-compliant stairway that addresses safety and functional concerns. The existing stairs leading down to the basement, where laundry is located, is narrow, steep, and does not provide proper head clearance. It is difficult to navigate for regular use, especially for laundry and storage purposes. The current stairway from the first to second floor shares similar usability concerns, and the railing does not meet code.

The homeowners, Charlie and Alina, purchased this property in January of 2025 while welcoming their first child. Charlie is an Army veteran with multiple combat tours and minor but overlapping combat related injuries that have presented some mobility impacts. Their mother/mother-in-law, a retired older adult, has also recently moved in with them. The circulation issues mentioned above served as the catalyst for this project as they need to create a safe and user-friendly environment for their young family and elderly parent. To solve these issues, a newly arranged stairway needed to be implemented. The proposed design locates a stacked staircase that follows the longitudinal side of the property. This was necessary to provide the space required for code-compliant stairs and handrails. To make up for some loss of dimensional width at the dining room, the addition footprint was increased to align with the adjacent front portion of the rowhome. The reconstruction is also designed to anticipate a third-floor expansion for future family growth.

Charlie and Alina are eager and excited to complete their project as they are currently carrying two mortgages and would very much like to settle into their forever home for financial relief and family planning.

***Please refer to the included Project Images document and Permit Set for additional information about the project**



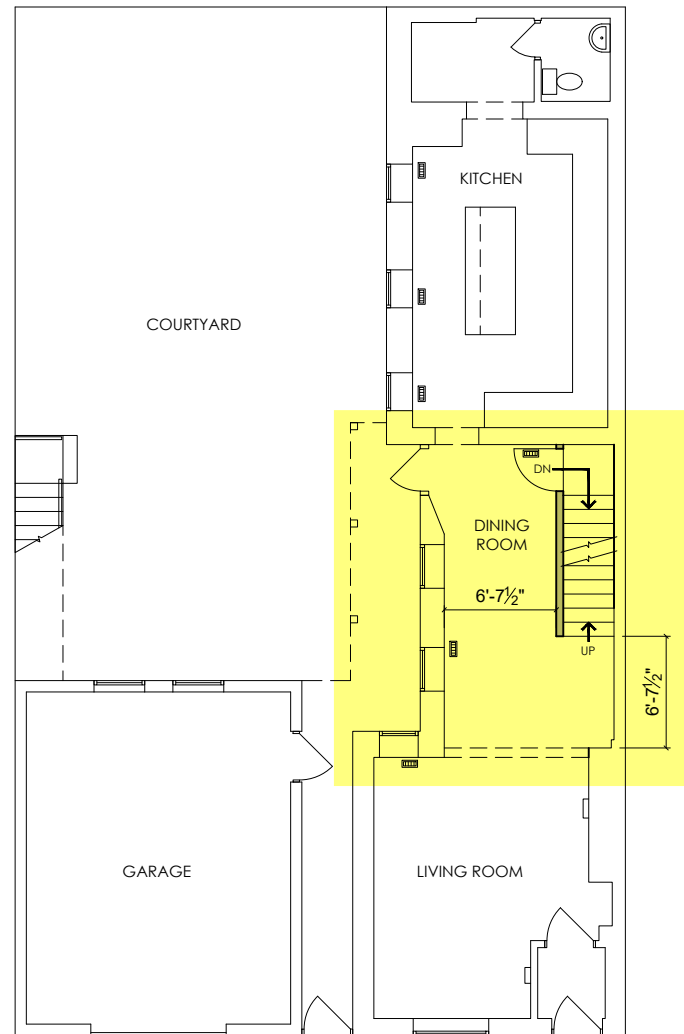
EXISTING FIRST FLOOR STAIRCASE
423-425 VINE STREET



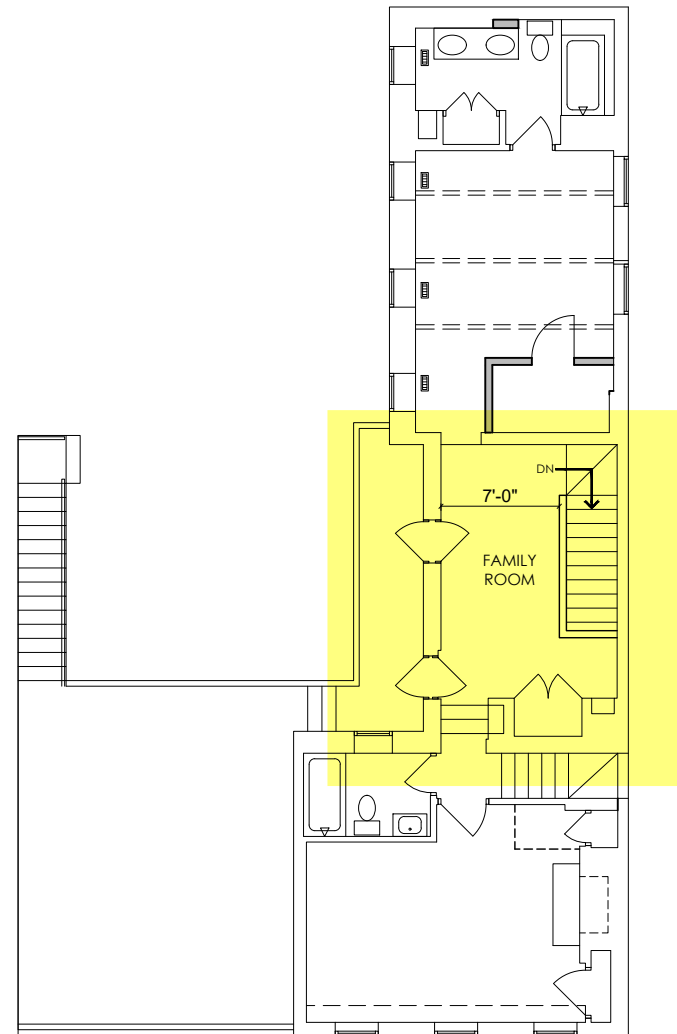
HEAD HEIGHT ISSUES



EXISTING BASEMENT STAIRCASE
423-425 VINE STREET

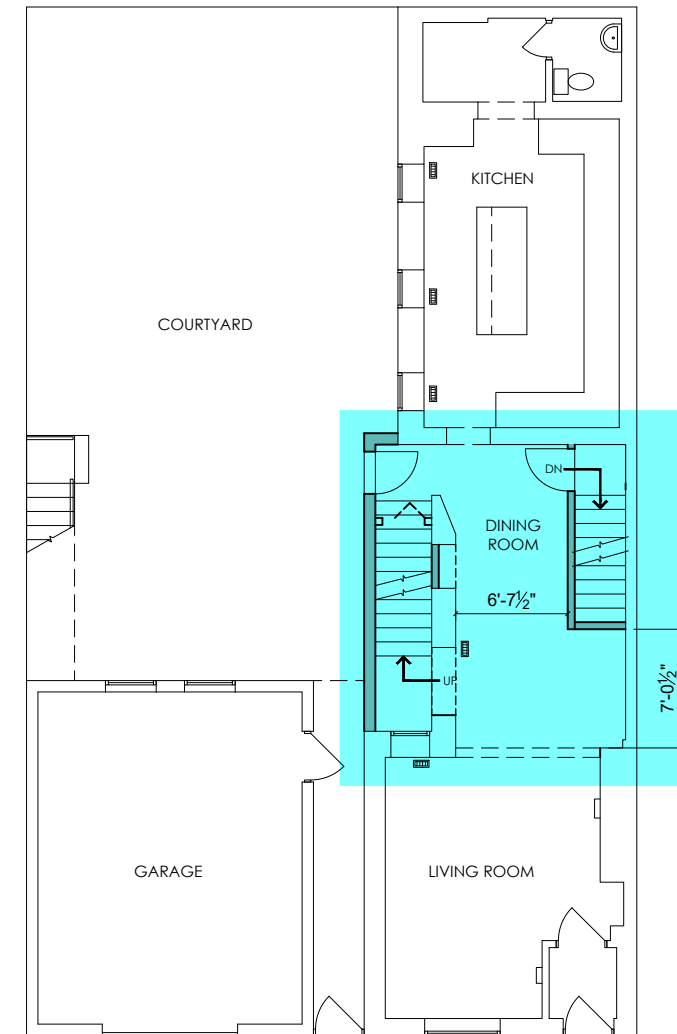


FIRST FLOOR

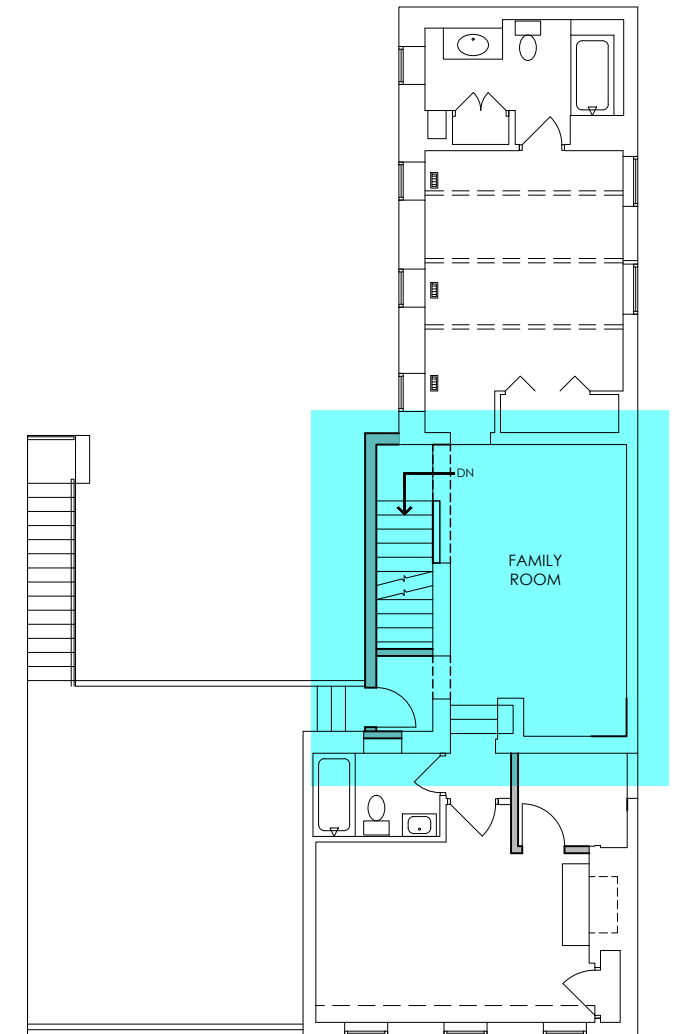


SECOND FLOOR

DESIGN EXPLORATION 01



FIRST FLOOR



SECOND FLOOR

DESIGN EXPLORATION 02

THESE EARLIER DESIGN EXPLORATIONS DEMONSTRATE OUR EFFORTS IN WORKING WITH THE EXISTING EXTERIOR WALL. THE SPACE REQUIRED TO PROVIDE SAFE, FUNCTIONAL, AND CODE COMPLIANT STAIRS PRESENTED DIMENSIONAL CHALLENGES THAT RESULTED IN AN UNUSABLE DINING ROOM AND FAMILY ROOM. NATURAL DAYLIGHT ALSO BECAME AN ISSUE IN DESIGN EXPLORATION 02 AS THE EXISTING WALL BECAME A BARRIER FOR SUNLIGHT.



AREA OF PROPOSED WORK

EXISTING EXTERIOR ELEVATIONS FROM INTERIOR COURTYARD
423-425 VINE STREET



EXTERIOR STREETVIEW PHOTOS
423-425 VINE STREET



ORIGINAL PROPOSED ELEVATION



REVISED PROPOSED ELEVATION



PROPOSED BRICK SAMPLES



OPTION 01



OPTION 02

PRIVATE RESIDENCE

423-25 VINE STREET, PHILADELPHIA PA 19106

COMMON SYMBOLS & ABBREVIATIONS:

&	AND	GA.	GAUGE	P.C.	PLUMBING CONTRACTOR
∠	ANGLE	GALV.	GALVANIZED	PERF.	PERFORATED
@	AT	G.C.	GENERAL CONTRACTOR	PERIM.	PERIMETER
~	CENTERLINE	GEN.	GENERAL	PERP.	PERPENDICULAR
°	DEGREES	GL	GLASS OR GLAZING	PL	PLATE
Ø	DIAMETER	GR	GRADE	PLAM	PLASTIC LAMINATE
#	NUMBER	GWB	GYPSPUM WALL BOARD	PLBG	PLUMBING
±	PLUS OR MINUS	H.C.	HVAC CONTRACTOR	PNL	PANEL
(A)	ACTIVE LEAF IN PAIR OF DOORS	H.M.	HOLLOW METAL	PR	PAIR
ABV	ABOVE	HORIZ.	HORIZONTAL	PROJ.	PROJECT
A.C.T.	ADJUSTABLE	H.P.	HIGH POINT	PT	PRESSURE TREATED
ADJ	ADJUSTABLE	HR	HOUR	PTD.	PAINTED
A.F.F.	ABOVE FINISH FLOOR	HT.	HEIGHT	QTY.	QUANTITY
ALT.	ALTERNATE	INSUL.	INSULATION	QUAL.	QUALITY
ALUM.	ALUMINUM	INT	INTERIOR	R	RISER
APP	APPROVED	INTERM.	INTERMEDIATE	(R)	RELOCATED
APPROX.	APPROXIMATELY	JB	JUNCTION BOX	RAD	RADIUS
ARCH.	ARCHITECT	JT	JOINT	RCP	REFLECTED CEILING PLAN
BLDG	BUILDING	K	KIP: 1000 LB	REC.	RECESSED
BLK	BLOCK	KPL	KICK PLATE	REQD.	REQUIRED
BM	BEAM	L	LENGTH	REQTS	REQUIREMENTS
BN	BULLNOSE BLOCK	LAM	LAMINATED	RFG	ROOFING
B.O.	BOTTOM OF	LAV.	LAVATORY	RIG	RAILING
BOT.	BOTTOM	LB.	POUND	RM	ROOM
B.U.	BUILT-UP	LNLT	LINTEL	RND	ROUND
CH	CHANNEL	LOC.	LOCATION	R.O.	ROUGH OPENING
CHK	CHECK OR CHECKED	LT	LOW POINT	R.S.	ROLLER SHADE
CJ	CONTROL JOINT	MANUF.	MANUFACTURER	S	SOUTH
CLG	CEILING	MATL.	MATERIAL	S.C.	SOLID CORE
CLR	CLEAR	MAX.	MAXIMUM	SECT.	SECTION
CMU	CONCRETE MASONRY UNIT	MDF	MEDIUM DENSITY FIBERBOARD	SM.	SMILAR
COL	COLUMN	MECH.	MECHANICAL	SLV	SLEEVE
CONC.	CONCRETE	MEMB	MEMBRANE	SPEC.	SPECIFICATION
CONF.	CONFERENCE	MIN.	MINIMUM	SO.	SQUARE
CONST	CONSTRUCTION	MIR.	MIRROR OR MIRRORRED	S.S.	STAINLESS STEEL
CONT.	CONTINUOUS	M.O.	MASONRY OPENING	STD.	STANDARD
COORD.	COORDINATE	MTD.	MOUNTED	STL	STEEL
CT	COUNTERTOP	MTG	MOUNTING	STOR.	STORAGE
DET.	DETAIL	MTL	METAL	STRUCT.	STRUCTURAL
DIA.	DIAMETER	N	NORTH	T.	TOILET
DM.	DIMENSION	N/A	NOT APPLICABLE	TEMP	TEMPORARY
DN	DOWN	N.L.C.	NOT IN CONTRACT	THK	THICK
DR	DOOR	NO.	NUMBER	T.O.	TOP OF
DTL	DETAIL	N.T.S.	NOT TO SCALE	TP.	TYPICAL
DWG	DRAWING	O.C.	ON CENTER	UL	UNDERWRITERS LABORATORY
E	EAST	O.D.	OUTSIDE DIAMETER	U.N.O.	UNLESS NOTED OTHERWISE
(E)	EXISTING	O.H.	OPPOSITE HAND	VERT	VERTICAL
EA	EACH	OPNG.	OPENING	V.F.	VERIFY IN FIELD
E.C.	ELECTRICAL CONTRACTOR	OPP.	OPPOSITE	VTR	VENT THROUGH ROOF
ELEC.	ELECTRICAL	ORIG.	ORIGINAL	W	WEST
ELEV.	ELEVATION	OZ	OUNCE	W	WIDTH
ENCL	ENCLOSURE			W.	WITH
EQ.	EQUIPMENT			WD.	WOOD
EQUIP.	EQUIPMENT			W.P.	WORKING POINT
EXIST.	EXISTING			W.R.	WATER RESISTANT
EXP.	EXPANSION			W.T.	WINDOW TREATMENT
EXT.	EXTERIOR				
FD	FLOOR DRAIN				
FL	FLOOR				
F.O.	FACE OF				
FT.	FEET				

CONTACT INFORMATION:

OWNER REPRESENTATIVE

CONTACT NAME: **CHARLIE ELISON & ALINA MATEO**
ADDRESS: 423-25 VINE STREET
PHILADELPHIA, PA 19106
EMAIL: cmelison@gmail.com, mateo.alina@gmail.com
PHONE: 856-889-8733

ARCHITECT

COMPANY: **VIA LAULIMA, LLC**
CONTACT NAME: **WENDY SUMIDA**
EMAIL: wendy@vialaulima.com
PHONE: 267-457-5663

STRUCTURAL ENGINEER

COMPANY: **LARSEN & LANDIS STRUCTURAL ENGINEERS**
CONTACT NAME: **MEGAN HOLLOWAY**
EMAIL: mholloway@larsenlandis.com
PHONE: 215-232-7207

CONTRACTOR

COMPANY: **AZTEK, LLC**
PA HIC LICENSE#: 195351
EMAIL: OfficeAztekLLC@gmail.com
PHONE: 267-560-7008

DRAWING INDEX:

CS-1	COVER SHEET
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S-1.1	FRAMING PLANS
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APPLICABLE CODES

CITY OF PHILADELPHIA: BUILDING CODE, RESIDENTIAL CODE, MECHANICAL CODE, EXISTING BUILDING CODE, ELECTRICAL CODE, PERFORMANCE CODE, ENERGY CONSERVATION CODE, FIRE CODE, ZONING CODE, PLUMBING CODE

INTERNATIONAL CODE EDITIONS:
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL PERFORMANCE BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE



PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

REVISIONS:	
JOB NO.:	2406
DATE:	09/22/2025
SCALE:	AS NOTED
DWN BY:	WJS

DRAWING TITLE:

COVER SHEET

SHEET NO.:

CS-1

DEMOLITION KEYNOTES:

BASEMENT:

- 101 REMOVE EXISTING STAIR ASSEMBLY IN ITS ENTIRETY. STAIR OPENING TO BE INFILLED; REFER TO FLOOR PLAN AND STRUCTURAL DRAWINGS.
- 102 EXISTING FLOOR JOISTS ABOVE TO REMAIN, TYP.
- 103 CUT EXISTING FLOOR JOISTS TO THE EXTENT SHOWN; FIELD VERIFY. CONTRACTOR TO PROTECT AND RELOCATE ALL EXISTING WIRING AND CABLES NEARBY AREA OF WORK AS REQUIRED. CONTRACTOR TO PROVIDE A PRE-CONSTRUCTION MEETING WITH ARCHITECT PRIOR TO DEMOLITION.
- 104 MODIFY PORTION OF EXISTING DUCTWORK AND RELOCATE EXISTING SUPPLY DIFFUSER; SEE FLOOR PLAN FOR MORE INFORMATION.
- 105 EXTEND EXISTING DUCTWORK AND RELOCATE EXISTING SUPPLY DIFFUSER; SEE FLOOR PLAN FOR MORE INFORMATION.
- 106 EXISTING DRYER VENT DUCTWORK TO BE RELOCATED
- 107 ALL BASEMENT LIGHT FIXTURES TO REMAIN UNLESS RELOCATION IS REQUIRED FOR NEW SCOPE OF WORK
- 108 REMOVE EXISTING RUSTED ELECTRICAL BOX AND CONDUITS ALONG THIS WALL AND REPLACE WITH NEW
- 109 REMOVE LOOSE PARGING ALONG THIS LENGTH OF WALL AND PREP FOR NEW PARGING

OR ALTERNATE #1:

- ADD TO REMOVE LOOSE PARGING AND PROVIDE NEW PARGING THROUGHOUT THE ENTIRE BASEMENT
- 110 REMOVE EXISTING BEAM AND REPLACE WITH NEW; REFER TO FLOOR PLAN AND STRUCTURAL DRAWINGS.
- 111 EXISTING DUCTWORK TO REMAIN; PROTECT AS REQUIRED DURING CONSTRUCTION.

FIRST FLOOR:

- 112 REMOVE EXISTING STAIR ASSEMBLY IN ITS ENTIRETY. STAIR OPENING TO BE INFILLED; REFER TO FLOOR PLAN AND STRUCTURAL DRAWINGS.
- 113 RELOCATE EXISTING SUPPLY FLOOR REGISTER; SEE FLOOR PLAN FOR MORE INFORMATION.
- 114 REMOVE EXTERIOR WALL TO EXTENT SHOWN. REMOVE ELECTRICAL DEVICES, WIRING, SWITCHES BACK TO SOURCE OR RECONFIGURE PER NEW LAYOUT; RELOCATE EXISTING DUCTWORK AND PLUMBING LINES AS REQUIRED. COORDINATE GRILLE, REGISTER, OR DIFFUSER LOCATIONS WITH ARCHITECT PRIOR TO FINAL PLACEMENT. SEE PLANS FOR MORE INFORMATION.
- 115 REMOVE INTERIOR PARTITION WALL TO EXTENT SHOWN AND UP TO EXISTING OPENING HEIGHT. REMOVE ELECTRICAL DEVICES, WIRING, SWITCHES BACK TO SOURCE OR RECONFIGURE PER NEW LAYOUT; REMOVE OR GAP EXISTING DUCTWORK AND PLUMBING LINES AND RELOCATE TO NEAREST ADJACENT WALL, IF STILL REQUIRED. COORDINATE GRILLE, REGISTER, OR DIFFUSER LOCATIONS WITH ARCHITECT PRIOR TO FINAL PLACEMENT. SEE PLANS FOR MORE INFORMATION.
- 116 REMOVE BALCONY AND COLUMNS TO EXTENT SHOWN.
- 117 RELOCATE HOSE BIB; SEE PLANS FOR NEW LOCATION.
- 118 REMOVE BRICK PAVERS WHERE SCOPE OF CONSTRUCTION WILL TAKE PLACE.
- 119 RELOCATE DOWNSPOUT AND BOOT; SEE PLANS FOR NEW LOCATION.
- 120 REMOVE EXISTING WINDOW, TRIM, AND SILL. EXISTING OPENING TO BECOME A NICHE; SEE PLANS FOR MORE INFORMATION.
- 121 REMOVE EXISTING WOOD FLOORING IN LIVING ROOM AND DINING ROOM TO THE EXTENT SHOWN; PREP TO RECEIVE NEW FINISHES.
- 122 REMOVE TILE FLOORING IN THE VESTIBULE AND PREP TO RECEIVE NEW FINISHES; MARBLE THRESHOLD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 123 REPLACE EXISTING CEILING LIGHT FIXTURE WITH NEW.
- 124 REMOVE DRYWALL FINISH AND INVESTIGATE IF RETURN DUCT CAN BE RELOCATED AND WALL DEPTH REDUCED. CONTRACTOR TO DISCUSS WITH OWNER AND ARCHITECT UPON DEMOLITION.
- 125 REMOVE PORTION OF DRYWALL TO INVESTIGATE WATER AND MOISTURE DAMAGE. CONTRACTOR TO DISCUSS WITH OWNER AND ARCHITECT UPON DEMOLITION.
- 126 RELOCATE BOOT SCRAPER; SEE FLOOR PLAN FOR NEW LOCATION. CONTRACTOR TO SAVE AND PROTECT FOR REINSTALLATION.
- 127 RELOCATE ALARMA KEYPAD
- 128 SOFFIT TO REMAIN
- 129 NEW OVERALL OPENING WIDTH TO BE KEPT AT 8'-0" MAX. TO AVOID NEW STEEL BEAM
- 130 RELOCATE THERMOSTAT TO OTHER SIDE OF WALL; REFER TO FLOOR PLAN.

SECOND FLOOR:

- 131 REMOVE VANITY, VANITY LIGHT, AND MIRROR. EXISTING TOILET TO BE RELOCATED. SEE PLANS FOR NEW FIXTURES AND FINISHES.
- 132 REMOVE TILE FLOORING AND PREP TO RECEIVE NEW FINISHES; MARBLE THRESHOLD TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
- 133 REMOVE CLOSET
- 134 REMOVE EXISTING STAIR ASSEMBLY IN ITS ENTIRETY
- 135 REMOVE CLOSET AND SURROUNDING BUILT-IN SHELVING IN ITS ENTIRETY.
- 136 REMOVE EXISTING STEPS
- 137 REMOVE EXISTING WINDER TREADS; SEE PLANS FOR STAIR MODIFICATIONS IN THIS AREA.
- 138 EXISTING SLOPED CEILING AT STAIRS ABOVE TO BE MODIFIED PER NEW WORK
- 139 REMOVE CARPETING ALONG STAIRWAY AREA; PREP TO RECEIVE NEW FINISHES.
- 140 REMOVE CARPET FLOORING IN BEDROOM
- 141 REMOVE EXISTING WINDOW ONLY. PROTECT EXISTING WINDOW TRIM AND SILL TO REMAIN. EXISTING OPENING TO BECOME A NICHE; SEE PLANS FOR MORE INFORMATION.
- 142 REMOVE EXTERIOR WALL TO EXTENT SHOWN. REMOVE ELECTRICAL DEVICES, WIRING, SWITCHES BACK TO SOURCE OR RECONFIGURE PER NEW LAYOUT; RELOCATE EXISTING DUCTWORK AND PLUMBING LINES AS REQUIRED. COORDINATE GRILLE, REGISTER, OR DIFFUSER LOCATIONS WITH ARCHITECT PRIOR TO FINAL PLACEMENT. SEE PLANS FOR MORE INFORMATION.
- 143 REMOVE BALCONY TO EXTENT SHOWN.
- 144 RELOCATE DOWNSPOUT AND BOOT; SEE PLANS FOR NEW LOCATION.
- 145 REMOVE SECOND FLOOR STRUCTURE TO THE EXTENT SHOWN
- 146 REUSE AND RELOCATE SUPPLY AIR REGISTER; SEE REFLECTED CEILING PLAN.
- 147 SALVAGE EXISTING BLUE MOSAIC TILE DURING DEMOLITION IF POSSIBLE
- 148 REMOVE EXISTING SHOWER/TUB FIXTURE AND REPLACE WITH NEW
- 149 REUSE AND RELOCATE EXISTING RETURN GRILLE; SEE FLOOR PLAN.
- 150 RELOCATE EXISTING EXHAUST FAN DUCTWORK AND DISCHARGE TO EXTERIOR FOR NEW SCOPE OF WORK. COORDINATE IN THE FIELD WITH ARCHITECT UPON DEMOLITION.
- 151 REUSE AND RELOCATE SMOKE DETECTOR; SEE REFLECTED CEILING PLAN.

THIRD FLOOR:

- 152 REMOVE UPPER ROOF IN ITS ENTIRETY
- 153 REMOVE EXISTING WINDER TREADS; SEE PLANS FOR STAIR MODIFICATIONS IN THIS AREA.
- 154 REMOVE PORTION OF EXISTING FLOORING AND STRUCTURE FOR NEW STAIR MODIFICATIONS (SHOWN HATCHED FOR CLARITY); SEE PLANS FOR MORE INFORMATION.

GENERAL DEMOLITION NOTES:

- DEMOLITION WORK SHOWN ON THESE DRAWINGS ARE INTENDED TO ASSIST THE CONTRACTOR AND GIVE GENERAL INFORMATION. NOT ALL DEMOLITION MAY BE SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE PROJECT SITE TO BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE FULL EXTENT OF DEMOLITION WORK BY VISUAL INSPECTION DURING THE SITE VISIT AND SHALL INCLUDE ALL REQUIRED WORK IN SUBMITTED BID, WHETHER OR NOT SPECIFICALLY SHOWN ON THE DRAWINGS. NO ADDITIONAL COST WILL BE GRANTED FOR ANY DEMOLITION WORK THAT WOULD HAVE BEEN APPARENT DURING VISUAL INSPECTION OF THE SITE. FOR ANY UNFORESEEN CONDITIONS, THE CONTRACTOR SHALL DISCUSS APPROPRIATE ACTION WITH THE OWNER AND ARCHITECT PRIOR TO COMMENCING WITH THE WORK.
- DEMOLITION OF ANY PORTION OF STRUCTURES SHALL COMPLY WITH CHAPTER 33 OF THE B.C. AND ANY ADDITIONAL PROVISIONS AS DEFINED IN THE PHILADELPHIA BUILDING CODE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY PREPARING ALL EXISTING SUBSTRATES FOR NEW FLOOR FINISHES IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY OWNER / ARCHITECT OF ANY SIGNIFICANT DISCREPANCIES.
- IF ANY EXISTING BUILDING MATERIALS TO REMAIN IS FOUND TO BE LEAD-CONTAINING OR HAZARDOUS, CONTRACTOR SHALL NOTIFY OWNER / ARCHITECT IMMEDIATELY FOR FURTHER DIRECTION. CONTRACTOR SHALL ONLY PROCEED AFTER RECEIVING WRITTEN INSTRUCTIONS FROM OWNER OR ARCHITECT.
- WHERE DEMOLISHED ITEMS REVEAL UNEVEN CONSTRUCTION, INTERRUPTED FINISHES, ATTACHMENT HOLES, AND OTHER CONDITIONS THAT DO NOT MATCH EXISTING ADJACENT FINISH CONSTRUCTION, CONTRACTOR SHALL PATCH TO MATCH EXISTING ADJACENT FINISHES.
- CONTRACTOR SHALL PROVIDE PROPER PROTECTION FOR ALL EXISTING SURFACES TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY DAMAGES THAT OCCUR AS A RESULT OF IMPROPER PROTECTION.
- REFER TO PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION RELATING SCOPE OF DEMOLITION WORK.
- ON OR ALONG EXISTING WALLS TO BE REMOVED, REMOVE EXISTING ELECTRICAL DEVICES AND WIRING, PIPING, VENTS, GRILLES, ETC., BACK TO SOURCE. WHERE HVAC VENTS HAVE BEEN REMOVED, PATCH WALL OR FLOOR TO MATCH ADJACENT SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SHORING AND BRACING AS REQUIRED FOR RENOVATION AND NEW CONSTRUCTION WORK.

NOTE: CONTRACTOR TO REFERENCE THE PRE-CONSTRUCTION SURVEY AND MONITORING PLAN MEMO PROVIDED BY THE STRUCTURAL ENGINEER PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION PER PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS REQUIREMENTS. OWNER AND CONTRACTOR SHALL HIRE AN APPROVED SPECIAL INSPECTIONS AGENCY TO PERFORM THE REQUIRED STRUCTURAL OBSERVATIONS AND MONITORING FOR THIS PROJECT.



LARSEN & LANDIS
STRUCTURAL ENGINEERS
1110 THOMPSON ST., PHILADELPHIA, PA 19106
2600 CONCORD PKW., SUITE 1, WILMINGTON, DE 19805



PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

REVISIONS:

JOB NO.: 2406

DATE: 09/22/2025

SCALE: AS NOTED

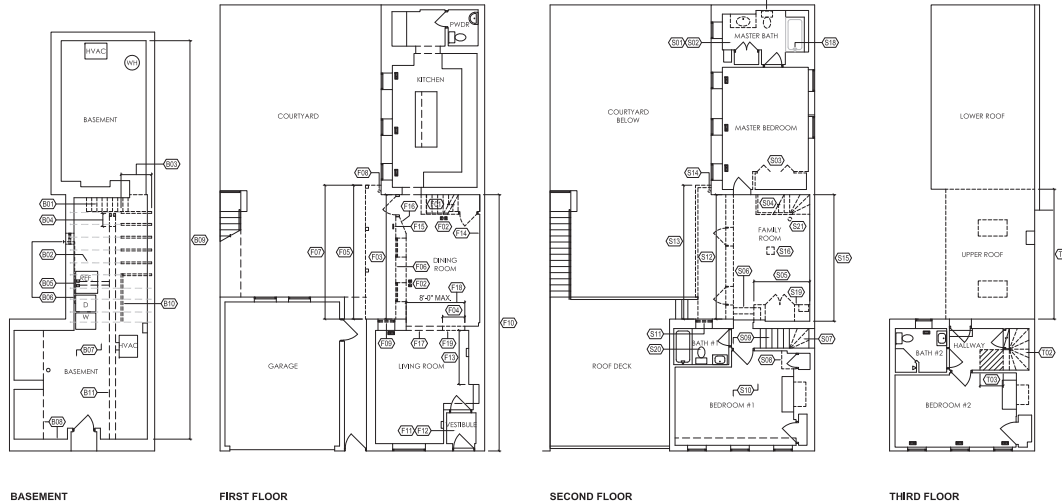
DWN BY: WJS

DRAWING TITLE:

DEMOLITION
PLANS

SHEET NO.:

A-1.1



1
A1.1
DEMOLITION PLANS
SCALE: 1/8" = 1'-0"





LARSEN & LANDIS
STRUCTURAL ENGINEERS
1118 TROSPER ST., PHILADELPHIA, PA 19106
3808 CONCORD PLY., SUITE F, WILMINGTON, DE 19805



PRIVATE RESIDENCE

423+25 VINE STREET
PHILADELPHIA, PA 19106

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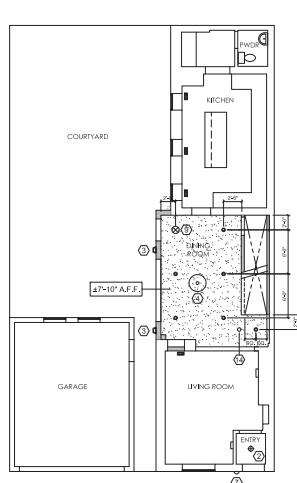
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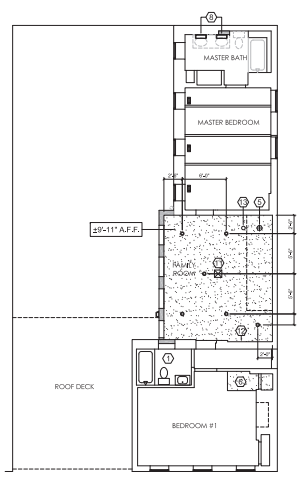
**ROOF PLAN &
REFLECTED
CEILING PLANS**

SHEET NO.:

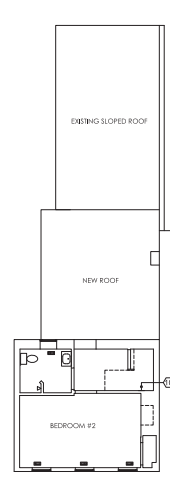
A-2.2



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

CEILING PLAN KEYNOTES:

1. PATCH CEILING AS REQUIRED AFTER EXHAUST FAN DUCTWORK RELOCATION
2. REPLACE EXISTING CEILING LIGHT FIXTURE WITH NEW
3. CENTER FIXTURE WITH WALL
4. CENTER FIXTURE WITH DINING ROOM TABLE; COORDINATE WITH ARCHITECT
5. CENTER PENDANT LIGHT FIXTURE WITH STAIR LANDING BELOW
6. SLOPED CEILING (STAIRCASE ABOVE)
7. CENTER FIXTURE BETWEEN WINDOW SHUTTER AND DOOR OPENING
8. CENTER LIGHT FIXTURE WITH SINK BELOW
9. CENTER LIGHT FIXTURE WITH DOOR
10. COORDINATE NEW WALL SCONCE LOCATION WITH ARCHITECT IN THE FIELD
11. CENTER RELOCATED SUPPLY AIR CEILING REGISTER IN ROOM
12. EXISTING RELOCATED RETURN AIR REGISTER UP HIGH ON WALL
13. EXISTING RELOCATED SMOKE ALARM
14. NEW SMOKE & CO2 DETECTOR

CEILING PLAN SYMBOLS LEGEND:



CEILING PLAN GENERAL NOTES:

1. CONTRACTOR TO USE 1/2" MOHAG GYPSUM BOARD FOR ALL NEW GWB CEILINGS, UNLESS NOTED OTHERWISE.
2. IF NO DIMENSIONS ARE PROVIDED, VERIFY LIGHT FIXTURE LOCATION WITH ARCHITECT IN THE FIELD FOR LAYOUT.
3. REFER TO E2.1 FOR LIGHTING SYMBOLS AND SCHEDULE.

GENERAL ROOF PLAN NOTES:

1. PROVIDE FLASHING AT ALL ROOF PENETRATIONS PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. INSTALL NEW ALUMINUM GUTTERS, SCUPPERS, AND DOWNSPOUTS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. CONNECT ALL DOWNSPOUTS TO EXISTING STORM WATER MANAGEMENT CISTERN.

ROOF PLAN KEYNOTES:

1. ASPHALT ROOF SYSTEM INSTALLED PER MANUFACTURER'S SPECIFICATIONS; SLOPE TO DRAIN 1/4" PER FOOT MINIMUM, TYP.
2. NEW SCUPPER AND DOWNSPOUT: CONNECT DOWNSPOUT TO ADJACENT DOWNSPOUT.
3. EXISTING SCUPPER: RELOCATE DOWNSPOUT TO DISCHARGE INTO RELOCATED DOWNSPOUT BOOT.
4. EXISTING GUTTER AND DOWNSPOUT AT THIRD FLOOR: DOWNSPOUT TO DISCHARGE ONTO NEW SECOND FLOOR ROOF BELOW.



1
A2.2
ROOF PLAN
SCALE: 1/8" = 1'-0"

2
A2.2
REFLECTED CEILING PLANS
SCALE: 1/8" = 1'-0"



PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

JOB NO.: 2406

DATE: 09/22/2025

DATE: 09/22/2025

SCALE: AS NOTED

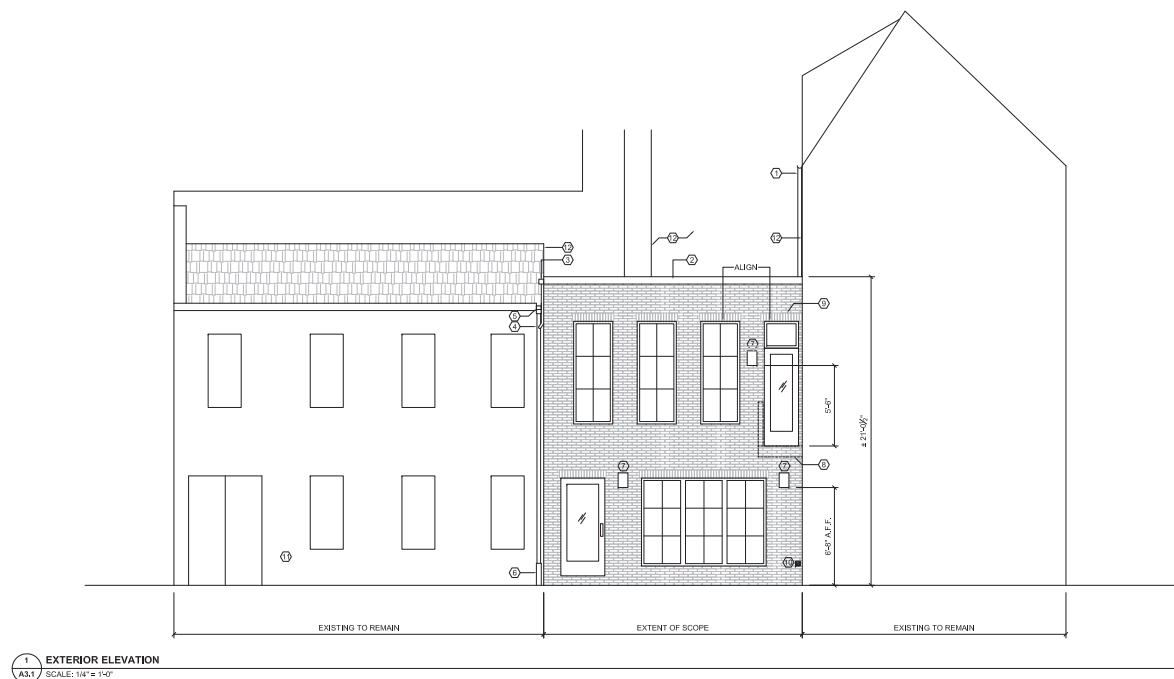
DWN BY: WJS

DRAWING TITLE:

EXTERIOR
ELEVATION

SHEET NO.:

A-3.1



EXTERIOR FINISH SYMBOLS & LEGEND:

NOTE: SPECIFIED MANUFACTURERS LISTED BELOW ARE CONSIDERED BASIS-OF-DESIGN PRODUCT. EQUAL SUBSTITUTIONS MUST BE APPROVED BY OWNER AND ARCHITECT.

 THIN BRICK VENEER
MANUFACTURER: GLEN-GERY
SIZE: 3/4" THICK MODULAR THIN BRICK
COLOR / STYLE: TO BE SELECTED

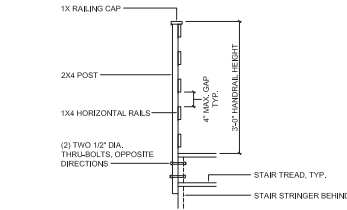
EXISTING ASPHALT SLOPED ROOF

EXTERIOR ELEVATION KEYNOTES:

- ① EXISTING GUTTER AND DOWNSPOUT
- ② NEW METAL CORING TO MATCH EXISTING
- ③ NEW SCUPPER AND DOWNSPOUT; CONNECT TO ADJACENT DOWNSPOUT
- ④ RELOCATED DOWNSPOUT; CONNECT TO RELOCATED DOWNSPOUT BOOT
- ⑤ EXISTING SCUPPER
- ⑥ RELOCATED DOWNSPOUT BOOT
- ⑦ EXTERIOR LIGHT FIXTURE
- ⑧ ROOF DECK IN FRONT SHOWN DASHED FOR REFERENCE
- ⑨ SOLDER BRICK PATTERN ABOVE DOOR AND WINDOW OPENINGS, TYP.
- ⑩ LOUVERED DRYER VENT CAP
- ⑪ NEW HOSE BIB
- ⑫ NEW STUCCO WHERE EXISTING MASONRY WALL IS EXPOSED DUE TO REMOVAL OF BRICK

GENERAL EXTERIOR ELEVATION NOTES:

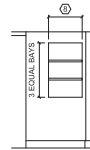
1. CONTRACTOR SHALL VERIFY ALL NEW DOWNSPOUT LOCATIONS. THE INTENT OF THE NEW DOWNSPOUT LOCATIONS IS TO TIE-IN WITH EXISTING DOWNSPOUTS AND ROOTS, WHERE FEASIBLE.



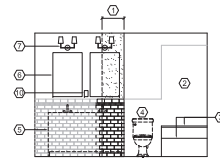
4 BASEMENT STAIR - RAILING SECTION DETAIL
 A3.2 SCALE: 3/4\" = 1'-0"



3 BATH #2
 A3.2 SCALE: 1/4\" = 1'-0"



2 DINING ROOM
 A3.2 SCALE: 1/4\" = 1'-0"



1 MASTER BATHROOM
 A3.2 SCALE: 1/4\" = 1'-0"

GENERAL NOTES:

- IF NO MOUNTING HEIGHTS OR DIMENSIONS ARE PROVIDED, CONSULT WITH THE ARCHITECT PRIOR TO INSTALLATION FOR EXACT LOCATION AND PLACEMENT.

INTERIOR ELEVATION KEYNOTES:

- NEW WALL EXTENSION: CONTINUE EXISTING TILE PATTERN AT WAINSCOTING. OWNER HAS EXTRA SUBWAY TILE MATERIAL AVAILABLE, HOWEVER THE BLUE ACCENT TILE WILL NEED TO BE MATCHED.
- EXISTING TILE TO REMAIN
- EXISTING TUB AND MARBLE LEDGE TO REMAIN
- EXISTING RELOCATED TOILET
- NEW VANITY SHOWN DASHED FOR REFERENCE
- NEW MEDICINE CABINET MIRRORS, CENTER WITH SINK BELOW; CONTRACTOR TO INVESTIGATE IF RECESSED INSTALLATION IS POSSIBLE.
- NEW VANITY LIGHTS; CENTER WITH SINK BELOW.
- DRYWALL NICHE: PAINT TO MATCH EXISTING WALLS. PROVIDE (2) TWO 10\" DEEP FLOATING WOOD SHELVES; STAIN COLOR TO BE DETERMINED.
- DRYWALL NICHE: PROVIDE (3) THREE 7\" DEEP FLOATING WOOD SHELVES; STAIN COLOR TO BE DETERMINED. EXISTING WINDOW TRIM AND SILL TO REMAIN.
- NEW ELECTRICAL RECEPTACLE



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PRIVATE RESIDENCE

423+25 VINE STREET
 PHILADELPHIA, PA 19106

REVISIONS:

JOB NO.: 2406
 DATE: 09/22/2025
 SCALE: AS NOTED
 DWN BY: WJS

DRAWING TITLE:

**INTERIOR
 ELEVATIONS
 & DETAILS**

SHEET NO.:

A-3.2

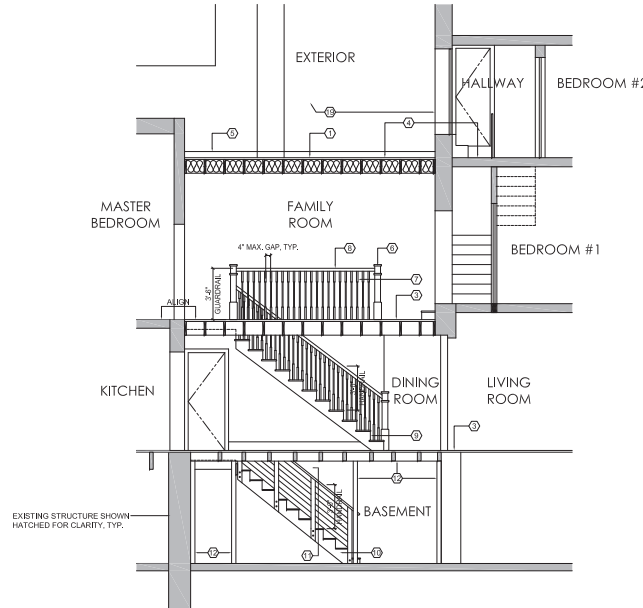
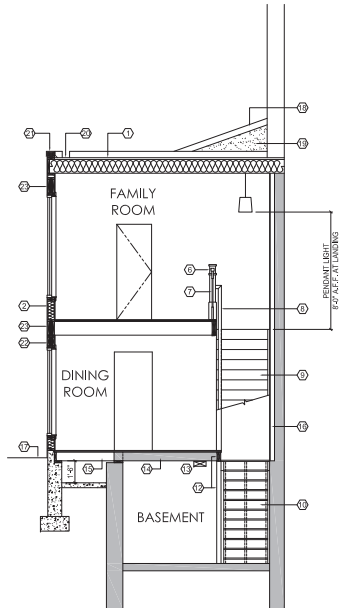
WINDOW SCHEDULE											
ID #	TYPE	MANUF	MODEL	SINGLE WINDOW AREA	QTY	TOTAL WINDOW AREA	U-FACTOR	SHGC	PF, DETAIL PAGE #	VT	NOTES
WEST FACING											
W01	FIXED	ANDERSEN	100 SERIES	51 SF	1	12 SF	.27	.29	NA	.50	
W02	FIXED	ANDERSEN	100 SERIES	18.6 SF	3	55.86 SF	.27	.29	NA	.50	
W03	FIXED	ANDERSEN	100 SERIES	4.26 SF	1	4.26 SF	.29	.32	NA	.56	
TOTAL ABOVE-GRADE WINDOW AREA						72.12 SF					
SHGC = SOLAR HEAT GAIN COEFFICIENT PF = PROJECTION FACTOR VT = VISIBLE TRANSMITTANCE - REQUIRED ONLY IF BUILDING EXCEEDS 30% WWR AND USING THE PRESCRIPTIVE PATH											

ENVELOPE COMPLIANCE PATH		
PREScriptive R-VALUE METHOD	2018 IECC	ASHRAE 90.1-2016
PREScriptive U-FACTOR METHOD		
PREScriptive W RESCHECK	X	
TOTAL BUILDING PERFORMANCE		
ENERGY COST BUDGET METHOD		
PERFORMANCE RATING METHOD		
NOTE: Regardless of the compliance path being used, a COMcheck Envelope Certificate and Energy Code Inspection Checklist shall be submitted with permit application.		

THERMAL ENVELOPE INFORMATION	
AIR BARRIER METHOD	
Whole Building Test	☐
Materials Method	☐
Assemblies Method	☒
ADDITIONAL INSULATION & AIR BARRIER DETAILS	
Additional insulation and air barrier details not found on the cross-section are at the locations below:	
Sheet #	Assembly Detail
_____	Roofs/ceilings
_____	Above-grade walls (incl. windows)
_____	Floors
_____	Slab-on-grade with thermal break and depth
_____	Basement walls
Does building contain entrances that open to conditioned spaces ≥3,000 R ² ?	
□ Yes. Vestibules, revolving doors, or air curtains shown on Sheet(s) # _____	
■ No. No requirement.	

- GENERAL BUILDING SECTION NOTES:**
- FOR COMPLETE CONSTRUCTION METHOD OF ALL WALL ASSEMBLIES, CONTRACTOR TO FOLLOW MANUFACTURER'S WRITTEN RECOMMENDATIONS. IF INSTALLATION CONFLICT EXISTS BETWEEN TWO MANUFACTURERS, CONTRACTOR SHALL CONSULT WITH ARCHITECT PRIOR TO WORK COMMENCEMENT.
 - CONTRACTOR SHALL REFERENCE DETAILS FOR CONVENTIONAL WOOD FRAME CONSTRUCTION (COPYRIGHT 2001 BY AMERICAN FOREST & PAPER ASSOCIATION FOR TYPICAL FRAMING DETAILS).
 - ALL SPECIFIED INFORMATION PROVIDED IS CONSIDERED AS 'BASIS OF DESIGN' PRODUCT. EQUAL SUBSTITUTIONS MUST BE APPROVED BY OWNER AND ARCHITECT.
- BUILDING SECTION KEYNOTES:**

- TYPICAL ROOF CONSTRUCTION (MIN. R-VALUE OF ASSEMBLY: R-49), SLOPE TO DRAIN 1/4" PER FOOT MIN. TYP.**
 - ROLLED ASPHALT ROOFING SYSTEM INSTALLED PER MANUFACTURER'S SPECIFICATIONS
 - AIR/VAPOR BARRIER
 - 5/8" ROOF SHEATHING
 - ROOF RAFTERS PER STRUCTURAL DRAWINGS
 - HIGH-DENSITY INSULATION BETWEEN RAFTERS
 - 1/2" NON-SAG GWS, PAINTED
- EXTERIOR WOOD-FRAMED WALL CONSTRUCTION (MIN. R-VALUE OF ENTIRE WALL ASSEMBLY: R-20):**
 - THIN BRICK VENEER SYSTEM INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND BACKING MATERIALS.
 - MANUFACTURER / PRODUCT: GLEN-GERY, THIN TECH ELITE BRICK VENEER WALL SYSTEM
 - THIN BRICK VENEER SIZE: 3/4" THICK MODULAR THIN BRICK
 - THIN BRICK VENEER COLOR: TO BE SELECTED
 - EXTERIOR WOOD SHEATHING PER STRUCTURAL WITH TYVEK WEATHERWRAP OR APPROVED EQUAL
 - WOOD STUD FRAMING PER STRUCTURAL DRAWINGS
 - HIGH-DENSITY BATT INSULATION IN WALL CAVITY
 - 1/2" GWS, PAINTED
- FLOORING:**
 - HARDWOOD FLOOR PLANKS: OVER ACOUSTICAL FLOOR UNDERLAYMENT
 - 3/4" PLYWOOD SUB-FLOOR DECKING
 - FLOOR FRAMING PER STRUCTURAL DRAWINGS
 - 1/2" NON-SAG GWS, PAINTED
- SET NEW ROOF JOISTS TO ALIGN WITH EXISTING THIRD FLOOR LEVEL TO ALLOW FOR FUTURE THIRD FLOOR ADDITION CONNECTION.
- METAL ROOF FLASHING
- NEWEL POSTS:
 - MANUFACTURER: COFFMAN
 - STYLE / MATERIAL: C-4090 PLAIN BOX NEWEL, OAK
 - STAINED AND SEALED: COLOR TBD, CONTRACTOR TO PROVIDE STAINED WOOD SAMPLES FOR OWNER AND ARCHITECT'S SELECTION
- BALUSTERS:
 - MANUFACTURER: COFFMAN
 - STYLE / MATERIAL: C-5070 TRADITIONAL SQUARE TOP, PRIMED
 - PAINT WHITE
- HANDRAIL:
 - MANUFACTURER: COFFMAN
 - STYLE / MATERIAL: C-6020 PFI CLASSIC SERIES PLOWED 1-3/4" WITH FILLET, OAK
 - STAINED AND SEALED: COLOR TBD, CONTRACTOR TO PROVIDE STAINED WOOD SAMPLES FOR OWNER AND ARCHITECT'S SELECTION
- OPEN STRINGER STAIRCASE: REFER TO FINISH PLAN FOR ADDITIONAL FINISHES. TREADS: 11" RISERS: 8-1/4" (CONTRACTOR TO FIELD VERIFY AND CONFIRM DIMENSIONS)
- NOTE: MAXIMUM RISER HEIGHT IS 8-1/4". MINIMUM TREAD DEPTH IS 9".
- UNFINISHED BASEMENT STAIR WITH PINE TREADS AND RISERS - PROVIDE THREE STRINGERS; MAINTAIN 8'-4" CLEAR HEAD HEIGHT WITH STAIRCASE ABOVE. TREADS: 10" RISERS: 8" (CONTRACTOR TO FIELD VERIFY AND CONFIRM DIMENSIONS)
- NOTE: MAXIMUM RISER HEIGHT IS 8-1/4". MINIMUM TREAD DEPTH IS 9".
- SEE SECTION DETAIL 4/A-3.2
- NEW BEAM AND COLUMNS: SEE STRUCTURAL DRAWINGS
- EXISTING DUCTWORK
- EXISTING FLOOR JOISTS
- NEW FLOOR JOISTS: SEE STRUCTURAL DRAWINGS
- 2X4 FLOORING AS REQUIRED FOR NEW STAIR OPENING AND STAIRCASE ALIGNMENT; PROVIDE 5/8" TYPE X GWS FOR 1-HR FIRE RATING
- NEW BRICK PAVERS: SLOPE GRADE TO DRAIN AWAY FROM BUILDING
- NEW METAL DRIP EDGE WHERE EXISTING ASPHALT ROOF IS EXPOSED DUE TO NEW WORK; COLOR TO MATCH ROOFING
- NEW STUCCO WHERE EXISTING MASONRY WALL IS EXPOSED DUE TO NEW WORK; PROVIDE FLASHING AS REQUIRED BETWEEN NEW AND EXISTING WALL
- NEW SCUPPER AND DOWNSPOUT
- NEW METAL COPING TO MATCH EXISTING
- INSULATED HEADER: SEE STRUCTURAL DRAWINGS FOR SIZING
- INSULATED PORTAL FRAME HEADER: SEE STRUCTURAL DRAWINGS FOR SIZING



2 BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"

1 BUILDING SECTION
A4.1 SCALE: 1/4" = 1'-0"

(PERMIT SET - 09/22/2025)



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PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

REVISIONS:

JOB NO.: 2406

DATE: 09/22/2025

SCALE: AS NOTED

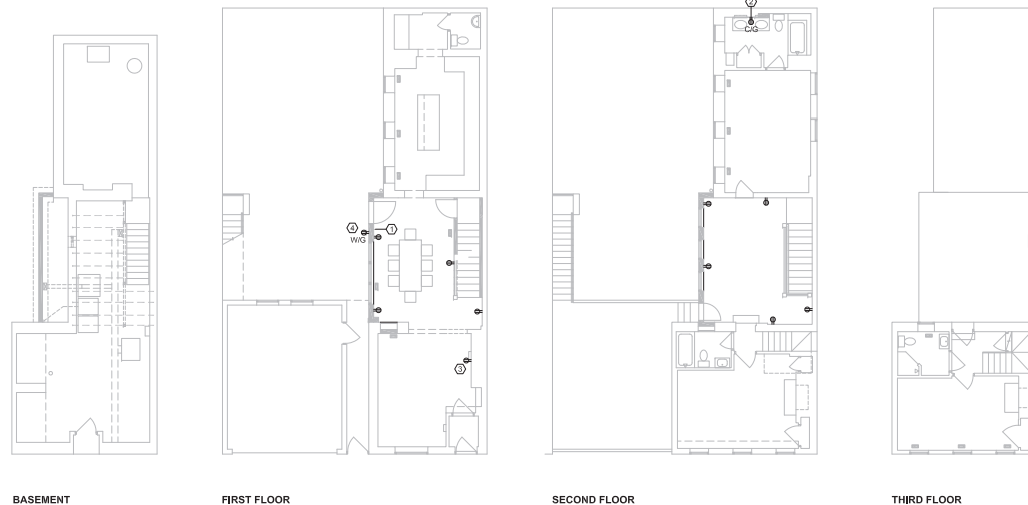
DWN BY: WJS

DRAWING TITLE:

**BUILDING SECTION
& ENERGY CODE**

SHEET NO.:

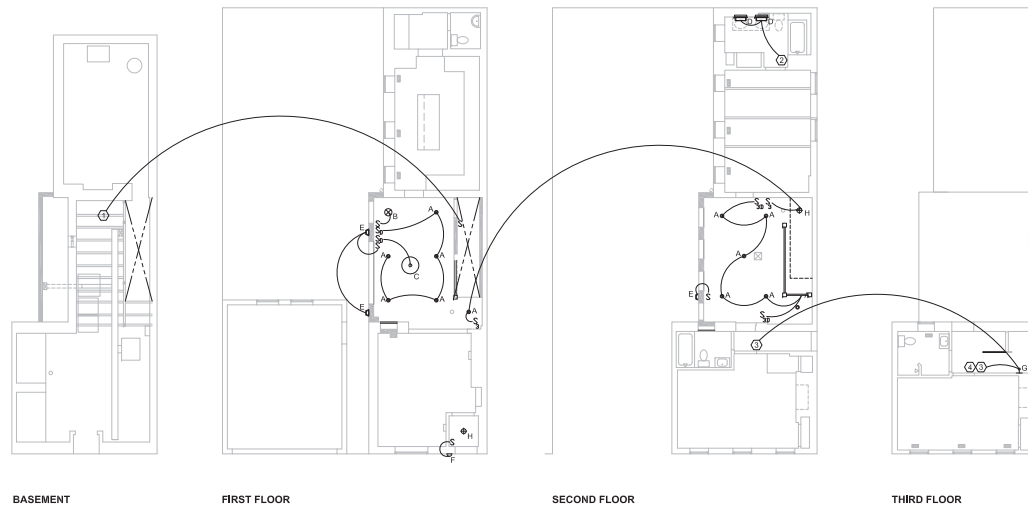
A-4.1



- ELECTRICAL SYMBOLS:**

- ELECTRICAL GENERAL NOTES:**

- ELECTRICAL KEYNOTES:**



- LIGHTING SYMBOLS:

- LIGHTING PLAN GENERAL NOTES:**

LIGHTING SYMBOLS & SCHEDULE:				
TAG	SYMB.	DESCRIPTION	PROVIDED BY	NOTES
A	◻	TYPICAL 4" LED RECESSED DOWNLIGHT	CONTRACTOR	PROVIDE DIMMABLE LED FIXTURE
B	⊗	DECORATIVE CEILING-MOUNTED FIXTURE	OWNER	
C	⊕	CHANDSELER	OWNER	
D	◻	DECORATIVE WALL-MOUNTED FIXTURE	OWNER	
E	◻	EXTERIOR WALL-MOUNTED LIGHT FIXTURE	OWNER	
F	◻	EXTERIOR WALL-MOUNTED FIXTURE	OWNER	MFR: VISUAL COMFORT STUDIO, MODEL: GALEN EX SMALL WALL SCONCE, SUPPLIER: LUMIERE.COM
G	⬆	DECORATIVE WALL-MOUNTED FIXTURE	OWNER	
H	⬆	DECORATIVE PENDANT FIXTURE	OWNER	



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PRIVATE RESIDENCE

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REVISIONS:

JOB NO.: 2406
DATE: 09/22/2025
SCALE: AS NOTED
DWN BY: WJS

DRAWING TITLE:

LIGHTING & POWER PLANS

SHEET NO.:

E-2.1

STRUCTURAL NOTES

GENERAL

1. Comply with latest editions of applicable local and state building codes and regulations, including but not limited to 2018 International Residential Code.
2. Use structural drawings in conjunction with architectural 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. Perform work under job-site conditions recommended by referenced codes and specifications, by materials suppliers, and which are acceptable under standard industry practice.
6. Provide periodic and final clean up and coordinate work with Owner to establish access to workplace and for staging and storage areas.
7. Protect existing construction and utilities during construction.
8. Notify Architect if there are apparent inconsistencies between structural plans, notes, details, and specifications prior to proceeding with affected portion of the work.
9. All details shown on structural drawings are to be considered typical throughout project, UNO.
10. All typical details not cut on plan apply at all appropriate locations. Coordinate typical details.
11. Submit product data for proposed substitutions demonstrating equivalence to specified products shown on drawings.
12. 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.
13. 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 2018 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. Do not perform unbalanced backfilling against foundation walls unless they are securely braced by temporary bracing or permanent construction.
4. Place exterior footings at elevations noted or so bottom of footings is 2'-6" minimum below finish grade, whichever is deeper.
5. Center footings under walls UNO.
6. Place dowels in footings to match vertical reinforcing in walls.

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.
3. Provide air entrainment for all exterior exposed concrete per F2 exposure category: 60 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 walls. Provide continuous reinforcement at corners and intersections.
5. Lap all reinforcing bars 48 bar diameters.
6. Provide 3/4" chamfer on exposed edges and corners.
7. Provide 1/4"-profile roughened surface at all adjoining surfaces not cast monolithically.
8. Submit certified mix design and complete set of shop drawings for reinforcing steel.

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. Microlam laminated veneer lumber (LVL) manufactured by Trus 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 sheathing: APA rated tongue and groove panels, nominal thickness 5/4" for floor, 5/8" for roof, minimum span rating of 32/16, Exposure 1.
8. Nail and glue floor sheathing to joists. Glue to conform with Performance Specification AFG-01 by APA.
9. Wall sheathing: Wood Structural Panels, 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 triple studs below all beam bearings continuous to foundation or bearing.
12. Provide solid blocking below all point loads. Blocking to match size of post above.
13. Provide blocking, bracing, and bridging per IRC prior to loading.
14. Nail in accordance with IRC Table R602.3(1) "Fastening Schedules for Structural Members." Common steel wire nail type, UNO.
15. Fasten multi-ply members with full-penetration TimberLok screws (Ø.189" shank diameter) or Simpson SDU5 screws (Ø.220" shank diameter), two at 24-inch centers (top and bottom).
16. All sisters to be full length members. Fasten sister to existing member with full-penetration TimberLok screws (Ø.189" shank diameter) or Simpson SDU5 screws (Ø.220" shank diameter), two at 24-inch centers (top and bottom).
17. Where existing framing is to remain, sister or replace in kind all notched, split, or otherwise damaged joists and rafters with full length members of similar depth.

ABBREVIATIONS

Standard 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

MASV 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

T4B top and bottom
T4G 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
WO without
WP working point
WT weight
WLF welded wire fabric

SYMBOLS

\$ center line
(E) existing
E plate
(S) slope
at
diameter



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PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

REVISIONS:

JOB NO.: 5928

DATE: 09/22/2025

SCALE: AS NOTED

DWN BY: CQ

DRAWING TITLE:

NOTES,
ABBREVIATIONS

SHEET NO.:

S0.0

SPECIAL INSPECTIONS:

1. Prior to the start of construction, the approved inspection agency or agencies shall provide written documentation to the structural engineer of record demonstrating the competence and relevant experience or training of the special inspectors who will perform the special inspections and tests during construction. Experience or training shall be considered relevant where the documented experience or training is related in complexity to the same type of special inspection or testing activities for projects of similar complexity and material qualities. These qualifications are in addition to qualifications specified elsewhere on the construction documents, including plans and specifications.
2. The approved special inspection agencies shall keep records of special inspections and test. The approved agency shall submit reports of special inspections and tests to the building official and the structural engineer of record. Reports shall indicate that work inspected or tested was or was not completed in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If they are not corrected, the discrepancies shall be brought to the attention of the building official and the structural engineer of record prior to the completion of that phase of work. A final report documenting all required special inspections and test, and correction of any discrepancies note in the inspections or test, shall be submitted when the appropriate phase of work is completed.
3. Prior to the start of construction, the contractor is responsible for submitting to the structural engineer of record all material certificates of compliance for the materials specified in the general notes and construction specifications.
4. Site reviews by structural engineer of record do not constitute a special inspection, unless noted otherwise.

SCHEDULE OF SPECIAL INSPECTIONS				
SECTION	ITEM	FREQUENCY	REFERENCED STANDARD	2018 IBC SECTION
SOILS	1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity	PERIODIC	T105.6	
	2. Verify excavations are extended to proper depth and have reached proper material	PERIODIC		
	3. Perform classification and testing of compacted fill materials	PERIODIC		
	4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	CONTINUOUS		
	5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly	PERIODIC		
MASONRY: LEVEL B QUALITY ASSURANCE	1. Verify compliance of the following during construction a. Verify type, size, and location of anchors including other details of anchorage of masonry to structural members, frames or other construction	PERIODIC	TMS 602/ACI 530J/ASCE 6: ART 35, 3.6C	

HEADER SCHEDULE		
MARK	SIZE	POST
HI	(2) 2x8	(1) 2x6 JACK & (1) 2x6 KING
NOTES: 1. Glue & nail built up members with 16d nails @ 12". 2. Nail sheathing to header and sills with 8d nail @ 4".		

POST SCHEDULE			
MARK	SIZE	CAP	BASE
PI	4x4	PC4Z/EPC4Z	ABA44
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. 3. Provide cap or base at posts marked with C or B suffix.			

JOIST HANGER SCHEDULE		
MEMBER	FACE MOUNT HANGER SINGLE/DOUBLE/TRIPLE	TOP FLANGE HANGER SINGLE/DOUBLE/TRIPLE
2x8	U2B/U2B-2/U2B-3	LB2B/U2B-TF
2x12	U212/U212-2/U212-3	LB212/U212-2TF/U212-3TF
Pa x 11/4 LVL	HJ11/HJ12/HJ16	LBV18/125 / LBV356/125 / HB5.50/125
NOTES: 1. [---] indicates joist hanger on plan. 2. Provide face mount hanger UNO on plans. 3. Joist hangers by Simpson Strong-Tie, UNO.		

LINTEL SCHEDULE				
MARK	MAX SPAN	TYPE	MIN BRG	REMARKS
LL1	4'-0"	L3 1/2 x 3 1/2 x 5/16 OR 4x8 PRECAST W/ #3 T4B	4"	
LL2	6'-0"	L4 3/2 x 5/16 OR 4x8 PRECAST W/ #3 T & 14 B	4"	
LL3	8'-0"	L5 3/2 x 5/16 OR 4x8 PRECAST W/ #3 T & 5 B	4"	
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										
MARK	BRACING METHOD	MATERIAL THICKNESS			FASTENER	SPACING	CHORD	ANCHOR BOLT	HOLD-DOWN / STRAP	REMARKS
	GB: GYPSUM BOARD	1/2"	INTERIOR SIDE	UNBLOCKED EDGES	5d COOLER NAILS	1" @ EDGES, 1" @ FIELD	N/A	1/2" DIA @ 6'-0"	N/A	
	WSP: WOOD STRUCTURAL PANEL	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	6" @ EDGES, 12" @ FIELD	N/A	1/2" DIA @ 6'-0"	N/A	PROVIDE 1/2" GYPSUM BOARD INTERIOR SHEATHING W/ 5d COOLER NAILS SPACED 1" @ EDGES & 1" @ FIELD
	FFH : PORTAL FRAME W/ HOLD-DOWNS	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	SEE IRC FIGURE R602.10.6.2			N/A	REFER TO PLANS FOR HEADER SIZE
	PPG: PORTAL FRAME AT GARAGE	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	SEE IRC FIGURE R602.10.6.3			N/A	REFER TO PLANS FOR HEADER SIZE
	CS-WSP: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	6" @ EDGES, 12" @ FIELD	N/A	1/2" DIA @ 6'-0"	N/A	PROVIDE 1/2" GYPSUM BOARD INTERIOR SHEATHING W/ 5d COOLER NAILS SPACED 1" @ EDGES & 1" @ FIELD
	CS-G: CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANELS ADJACENT TO GARAGE OPENINGS	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	6" @ EDGES, 12" @ FIELD	N/A	1/2" DIA @ 6'-0"	N/A	PROVIDE 1/2" GYPSUM BOARD INTERIOR SHEATHING W/ 5d COOLER NAILS SPACED 1" @ EDGES & 1" @ FIELD
	CS-PF: CONTINUOUSLY SHEATHED PORTAL FRAME	3/4"	EXTERIOR SIDE	BLOCKED EDGES	8d COMMON NAILS	SEE IRC FIGURE R602.10.6.4			N/A	REFER TO PLANS FOR HEADER SIZE
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.										

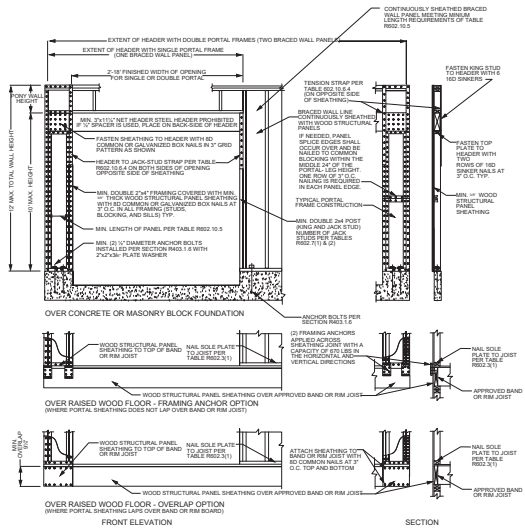


FIGURE R602.10.6.4
METHOD CS-PF—CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

LEDGER SCHEDULE		
MARK	TYPE	REMARKS
L1	Pa x 11/4 LVL W/ 3/4" x 6" EMBED EPOXY ANCHORS @ 16"	
L2	(2) Pa x 11/4 LVL W/ (2) 3/4" x 6" EMBED EPOXY ANCHORS @ 16"	
L3	PT (2) 2x12 W/ 3/4" THRU BOLTS @ 16" STAGGERED	
NOTES: 1. Special inspections of epoxy anchors are required in accordance with Masonry Level B Quality Assurance. Refer to Schedule of Special Inspections. 2. Notify special inspector prior to installation of all epoxy anchors for material verification and installation procedures, including substrate preparation.		



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PRIVATE RESIDENCE

423-25 VINE STREET
PHILADELPHIA, PA 19106

REVISIONS:

JOB NO.:	5928
DATE:	09/22/2025
SCALE:	AS NOTED
DWN BY:	CQ

DRAWING TITLE:

SHEET NO.:

S0.1



423-25 VINE STREET
PHILADELPHIA, PA 19106

S1.0





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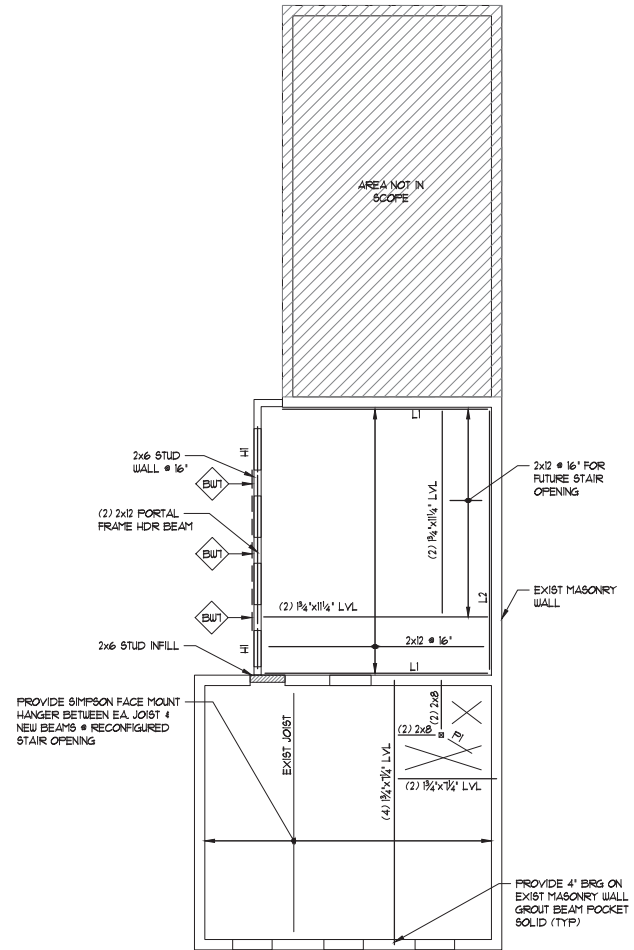
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PHILADELPHIA, PA 19106

REVISIONS:

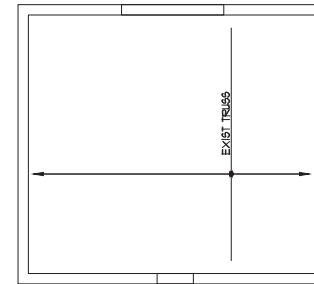
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DATE: 09/22/2025
SCALE: AS NOTED
DWN BY: CQ

DRAWING TITLE:
FRAMING PLANS

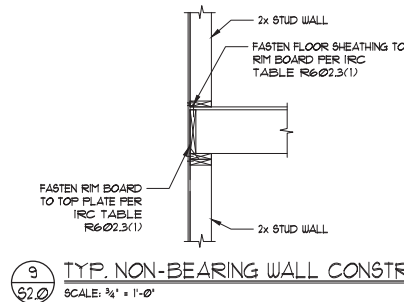
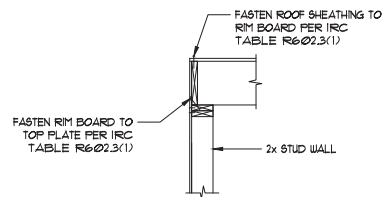
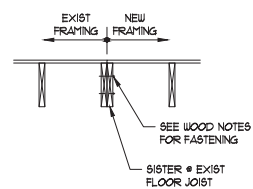
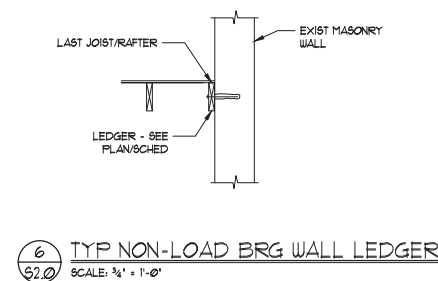
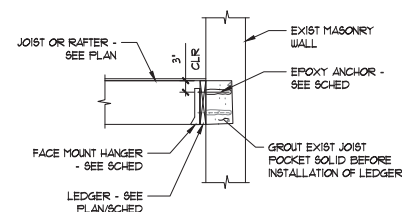
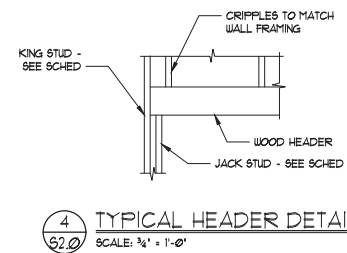
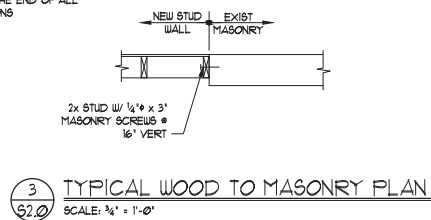
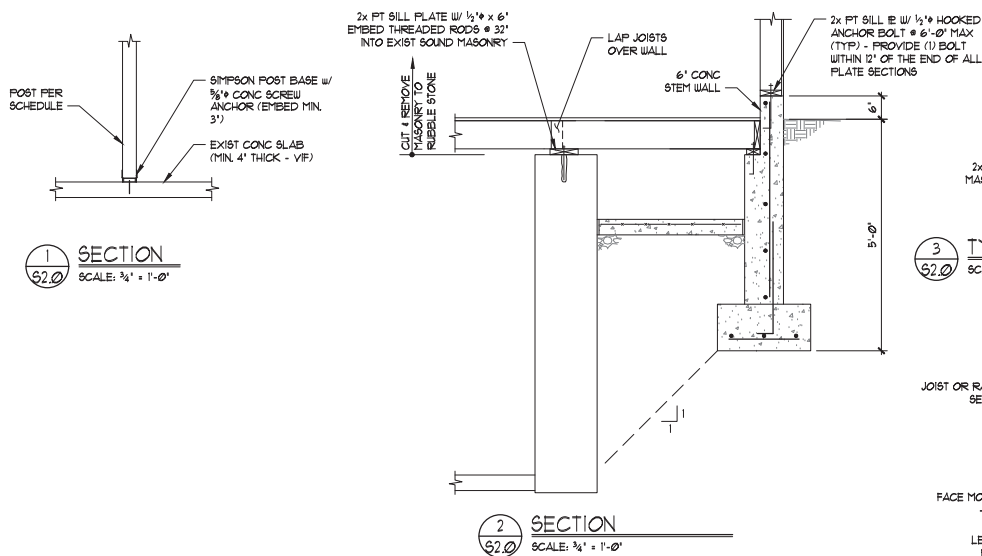
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1 THIRD FLOOR & LOW ROOF FRAMING PLAN
S1.1 SCALE: 1/4" = 1'-0"



2 HIGH ROOF FRAMING PLAN
S1.1 SCALE: 1/4" = 1'-0"



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REVISIONS:

JOB NO.: 5928
DATE: 09/22/2025
SCALE: AS NOTED
DWN BY: CQ

DRAWING TITLE:

SECTIONS & DETAILS

SHEET NO.:

S2.0