

ADDRESS: 240 S 7TH ST

Proposal: Construct rear dormer addition with deck and solar canopy

Review Requested: Final Approval

Owner: Anthony DiBlasio

Applicant: Kara Haggerty Wilson, Onion Flats Architecture

History: 1796; John Hutchinson, carpenter

Individual Designation: 4/30/1957

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

Staff Contact: Dan Shachar-Krasnoff, dan.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes extensive alterations to the eighteenth-century rowhouse at 240 S. 7th Street. It proposes minor alterations and additions at the first and second-floor rear as well as masonry and stucco repair and door and window replacement. More significantly, the application proposes to remove the rear slope of the roof of the main block including a dormer, construct a full-width dormer addition in its place, and modify an existing roof deck. An open, pergola-like structure called a “canopy” would be added to the deck and solar panels would be added to the canopy and dormer roof.

The gable roof on the main block of the building is a character-defining feature. Removing the rear slope of the gable would destroy historic materials, features, and spatial relationships that characterize the property, violating Standard 9. The Roofs Guideline requires that additions be inconspicuous from the public right-of-way, ensuring that the addition does not adversely alter the public’s perception of the historic building. The building at 240 S. 7th Street is situated in the middle of the block between Spruce and Manning Streets. However, the south façade, including the gable on the main block, is visible from S. 7th Street, owing to a gap formed by the rear of yard of 701 Spruce Street. The roof deck and canopy would also be visible from Manning Street, although it will be somewhat obscured by the rear ell of 738 S. 7th Street. The new dormer and canopy would not satisfy the Roofs Guideline.

The Historical Commission approved the fourth-story roof deck and other changes in 2014. At that time, the rear dormer was converted to a door to access the deck, but the original dormer configuration was otherwise maintained. The existing fourth-story roof deck is minimally visible from S. 7th Street and Manning Street, but satisfies the inconspicuous standard.

SCOPE OF WORK:

- Construct rear dormer addition with deck and solar canopy.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
 - o The addition would eliminate the rear gable roof, an historic, character-defining feature.
- *Roofs Guideline I 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.

- o The addition and canopy would be conspicuously visible from both S. 7th and Manning Streets.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Roofs Guideline.



Figure 1: Location of 240 S 7th St.



Figure 2: 240 S 7th St Primary Façade.



Figure 3: 240 S 7th St South & Primary Facades.



Figure 4: 700 Block of Manning St. Looking towards the rear of 240 S 7th St.
2nd & 3rd Story Decks Visible in Image



October 13, 2026

Plumbob LLC dba Onion Flats Architecture
126 Market Street
Philadelphia, PA 19106
(215) 426-6466

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 240 S 7th Street

Project Address:
240 S 7th Street, Philadelphia, PA 19106

Applicant:
Kara Haggerty Wilson
kara@onionflats.com
(484) 919-4185

Property Owner:
Anthony DeBlasio

Project Description:

Proposed rear exterior renovation, upper-level addition, and functional rear roof-deck shade/solar canopy structure for the existing multi-story single-family historic residence at 240 S 7th Street, located within the Society Hill Historic District. Please refer to the attached submission package, architectural drawings, photo-renderings, and contextual photographs illustrating existing and proposed conditions.

Context & Neighborhood Relationship:

The subject property at 240 S 7th Street is situated along 7th Street with a narrow access alley along its southern property line and neighboring residential structures immediately to the north. The surrounding block consists predominantly of three- and four-story historic residential structures of varying depths, additions, and rooflines.

During a prior historic review in 2014, neighboring concerns were raised regarding wall proximity and light/air impacts along the northern property line. The current proposed scope does not involve extending wall positions closer to neighboring structures. Furthermore, the property owners

maintain a collaborative and positive relationship with immediate adjoining neighbors, who fully support the proposed functional scope of work.

Proposed Scope of Work & Preservation Rationale:

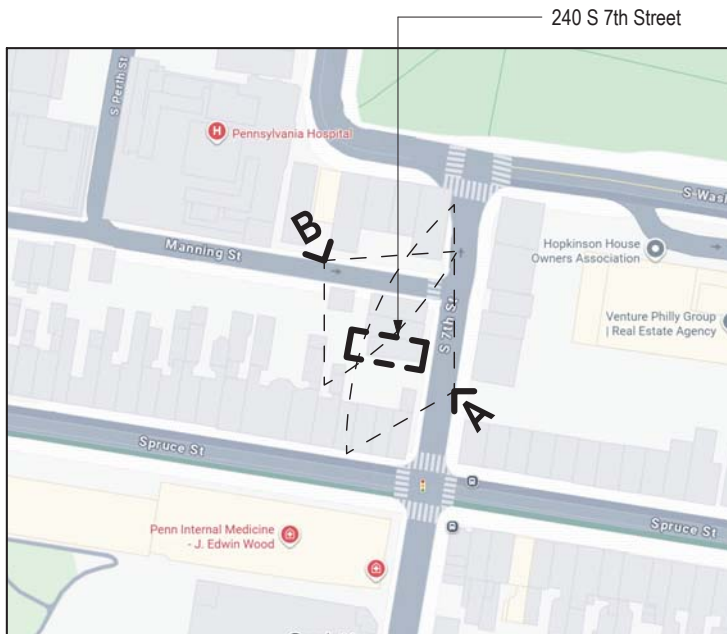
1. Upper-Level & Shed Dormer Adaptation:
 - The proposal adapts the existing fourth-floor space into a fully habitable and functional living area.
 - To preserve the historic geometry and original roof form, the proposed rear shed dormer does not extend fully to the outside face of brick exterior wall. An intentional reveal is maintained along the edge to keep a visible portion of the original descending roofline intact from the few public vantage points.
 - The modification respects the existing historic footprint while enabling long-term viable residential use, which directly supports the ongoing preservation and maintenance of the historic building stock.
2. Rear Roof-Deck Shade Structure / Solar Canopy:
 - A permanent roof-deck canopy is proposed over the rear deck to provide essential shade and thermal protection, making the outdoor space functional and usable during warmer months.
 - Rather than introducing an unproductive, single-use shade structure, the canopy thoughtfully integrates solar panels to generate clean energy while providing necessary overhead cover.
 - The structural frame comprises 6x6 timber posts and 2x12 framing members clad in pre-finished, 18-gauge painted metal (in a dark bronze / charcoal finish) to prevent oil-canning and maintain long-term durability without discoloration.
 - The roof deck guardrail assembly is to be painted metal, with thin profiles to reduce visual impact.
 - Visual impact studies demonstrate that the canopy is low-profile and has minimal visibility from surrounding public rights-of-way.
3. Street-Facing Openings & Security Enhancements:
 - In keeping with historic preservation standards, all street-facing door and window masonry opening sizes are maintained without alteration.
 - Security upgrades for the front door, basement entry, and two first-floor front windows will utilize historically sensitive assemblies featuring interior laminated security glazing, preserving the historic exterior profile and material character.

We appreciate the Commission's input on maintaining and integrating the site's historic features. Thank you for your time, consideration, and guidance as we move forward.

Sincerely,



Kara Haggerty Wilson, RA, NCARB, CPHD
Plumbob LLC dba Onion Flats Architecture



Area Map



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:



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DEBLASIO RESIDENCE

RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

DRAWN BY: KHW

TITLE:
EXISTING CONDITIONS IMAGES

PLOT DATE: 10/13/2026

SHEET NUMBER:

HC-001

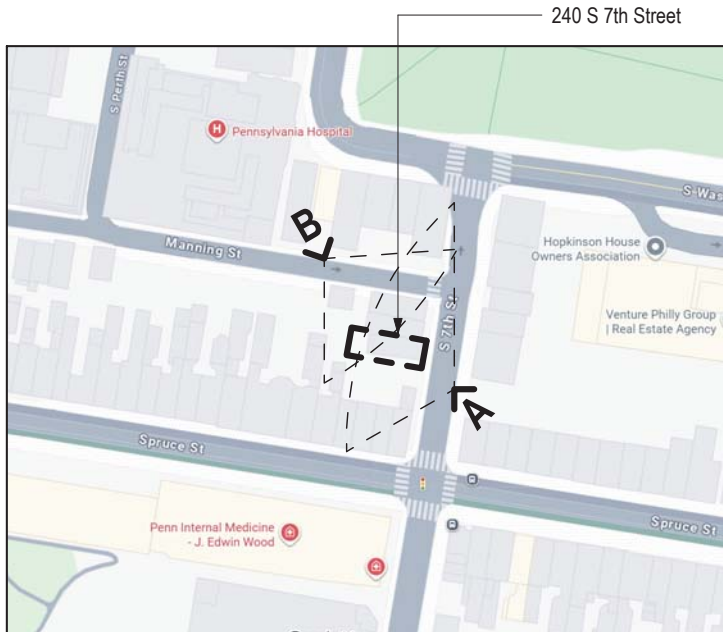
more of a shadow line, darker, open to color suggestions



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street



Area Map

ARCHITECT OF RECORD:



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240 S 7TH ST
PHILADELPHIA, PA 19106

DRAWN BY: KHW

TITLE:
PROPOSED MASSING

PLOT DATE: 10/13/2026

SHEET NUMBER:

HC-002

KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
01	DEMOLISH EXISTING WINDOW (INCLUDING WINDOW SHADBLINDS) ON EXTERIOR DOOR. COMPLETE. REPAIR/MORPH EXISTING FRAMING AS REQUIRED TO REINSTALL WINDOW.
02	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP. COMPLETE.
03	DEMOLISH EXISTING ABOVE CEILING DUCT FAN COIL UNIT. COMPLETE.
04	DEMOLISH EXISTING WATER TANK AND WATER SPLITTING SYSTEM. PREP FOR REINSTALLATION OF NEW EQUIPMENT AND FITTINGS.
05	REMOVE AND SALVAGE EXISTING TUBS AND EQUIPMENT. STORE AND PREP FOR REINSTALLATION IN NEW WORK.
06	SELECTIVELY DEMOLISH EXISTING MASONRY WALL AS REQUIRED TO CREATE NEW MASONRY OPENING. COORDINATE WITH STRUCTURAL SCOPE.
07	DEMOLISH EXISTING FLOOR FINISH AND BASEBOARD DOWN TO EXISTING SUBFLOOR. THIS ROOM COMPLETE.
08	DEMOLISH EXISTING FLOOR FINISH AND BASEBOARD DOWN TO EXISTING SUBFLOOR. THIS ROOM COMPLETE. COORDINATE DEMOLITION WITH EXISTING MASONRY WORK.
09	DEMOLISH EXISTING WALL TILE DOWN TO SOUND SUBSTRATE. THIS ROOM COMPLETE.
10	DEMOLISH EXISTING BASE AND WALL CABINETS. SHELVING, COUNTERS, CUBICLES. THIS ROOM COMPLETE.
11	REMOVE AND SALVAGE EXISTING DOOR AND SCREEN DOOR. STORE AND PREP FOR REINSTALLATION IN NEW WORK.
12	DEMOLISH EXISTING SHOWER PARTITIONS, COUNTERS, FINISHES, CURTAINS. COMPLETE.



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1000 2000 3000 4000 5000 6000 7000 8000 9000 10000

TITLE:
DEMOLITION PLANS



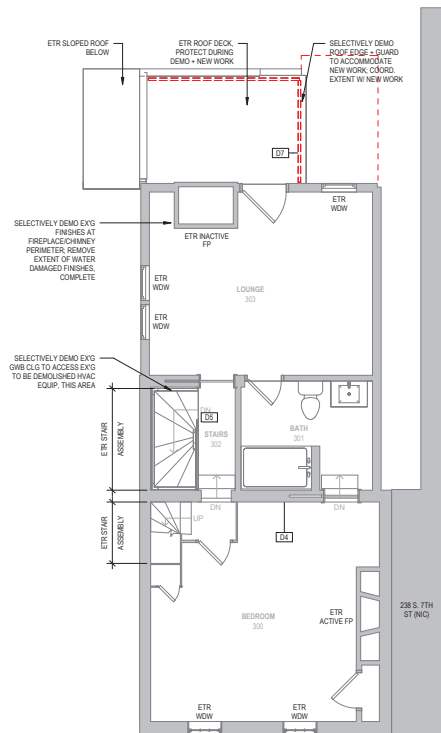
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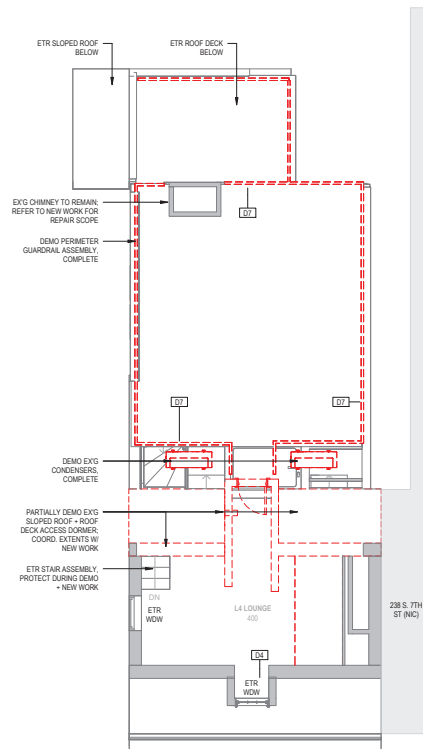


PLAN LEGEND	
EXISTING TO BE DEMOLISHED	---
EXISTING TO REMAIN	---
NEW WORK	---
NEW WORK GWB SOFFIT OR CEILING	---
WORK AREA	---
WALL OR C.G. SURFACE TO PREPATCH PAINT OUTSIDE OF WORK AREA	---

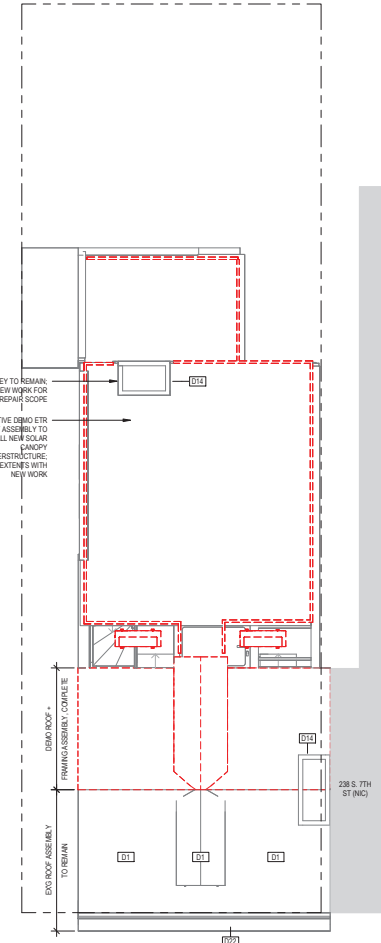
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
D1	DEMOLISH EXISTING SHINGLE ROOFING / ACCESSORIES DOWN TO EXISTING SHEATHING, COMPLETE. REMOVE/REPLACE DAMAGED SHEATHING IN KIND, TYP. ASSUME 20% PREPARE SHEATHING FOR NEW WORK. AIR SEAL PATCHED SHEATHING TO EXIST.
D4	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP, COMPLETE.
D5	DEMOLISH EXISTING ABOVE CEILING DUCT FAN COIL UNIT, COMPLETE.
D7	DEMOLISH EXISTING GUARDRAILS / RAILINGS, COMPLETE. REFER TO NEW WORK DRAWINGS FOR REPLACEMENT SCOPE.
D14	DEMOLISH EXISTING CHIMNEY CAP FLASHING, TRIM ACCESSORIES, ETC. AS REQUIRED TO REMOVE ANY DAMAGED OR DEGRADED MATERIALS.
D22	DEMOLISH EXISTING METAL EDGE FLASHING, GUTTER AND HISTORICAL TRIM, COMPLETE. RETAIN SECTION OF TRIM TO MATCH HISTORICAL PROFILE. PREP FOR INSTALLATION OF NEW WORK.



1 LEVEL 3 - DEMOLITION PLANS
1/4" = 1'-0"



2 ATTIC - DEMOLITION PLAN
1/4" = 1'-0"



3 LEVEL 4 - DEMOLITION PLAN
1/4" = 1'-0"

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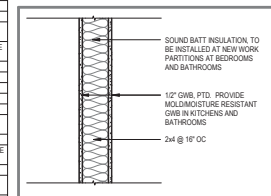
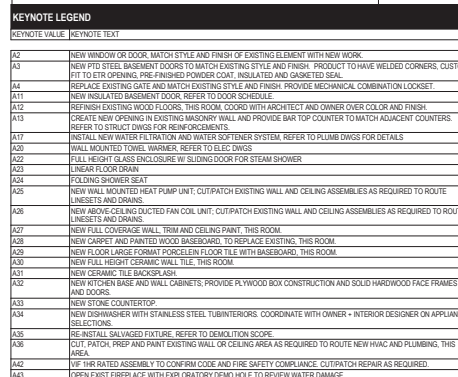
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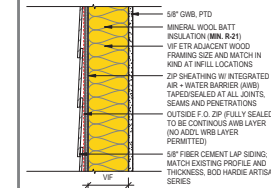
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DEMOLITION PLANS

SHEET NUMBER:
A-002



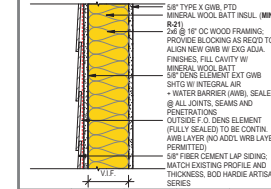
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	00	00	00	X
B	00			
C	00			
D	00			

P1-A INTERIOR WOOD-FRAMED PARTITION WITH SOUND BATT INSULATION
SECTION VIEW, INT



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	---			
B	---			
C	---			
D	---			

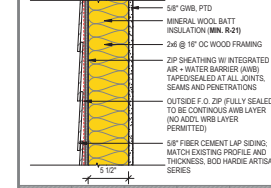
X2 EXTERIOR INFILL WALL ASSEMBLY ABUTTING EXISTING TO REMAIN FRAMED WALL
SECTION VIEW, ITS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT.
A	---	1 HR, UL U305	---	---
B	---	---	---	---
C	---	---	---	---
D	---	---	---	---

X1-A NEW WORK EXTERIOR WALL ASSEMBLY, 1 HR RATED

SECTION VIEW, NTS

[illegible]

MARK	STRUCT.	FIRE RATING	STC	SOUND BAT.
A	~			
B	~			
C	~			
D	~			

X1 NEW WORK EXTERIOR WALL ASSEMBLY

SECTION VIEW, INT



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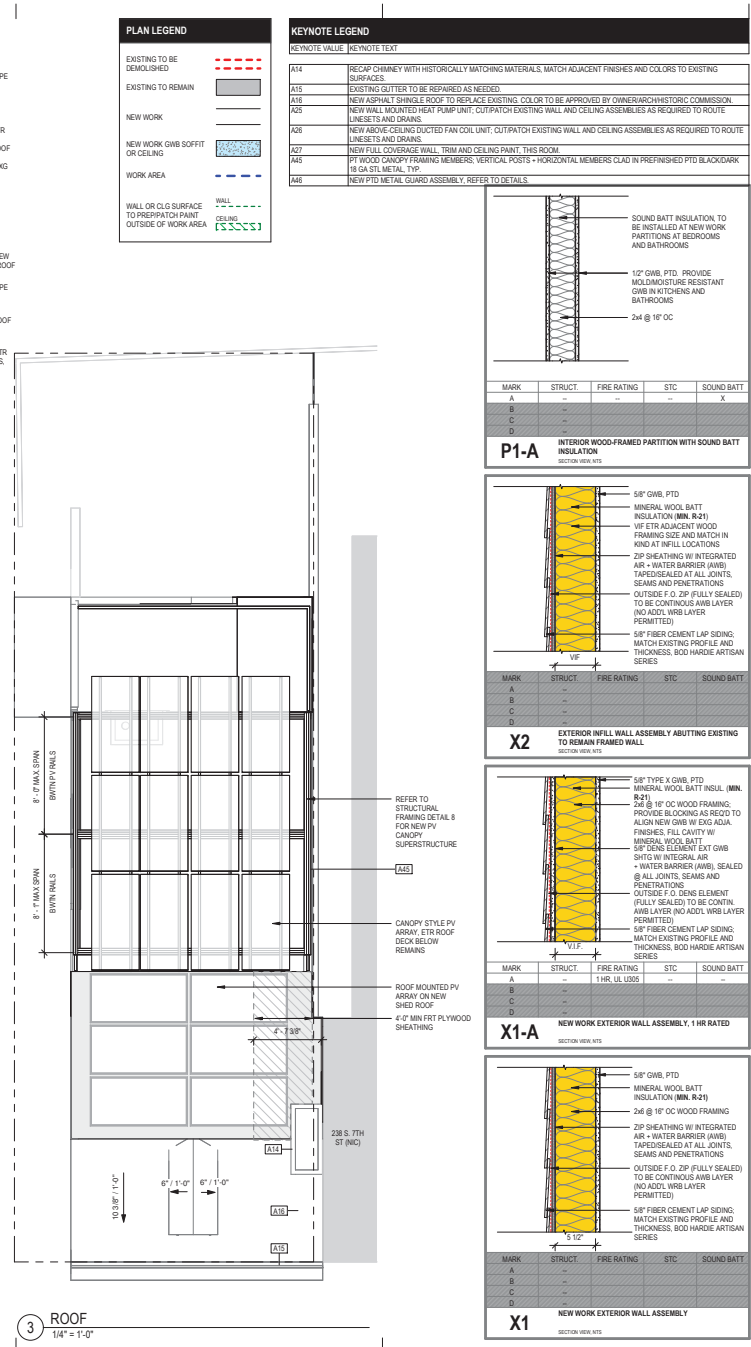
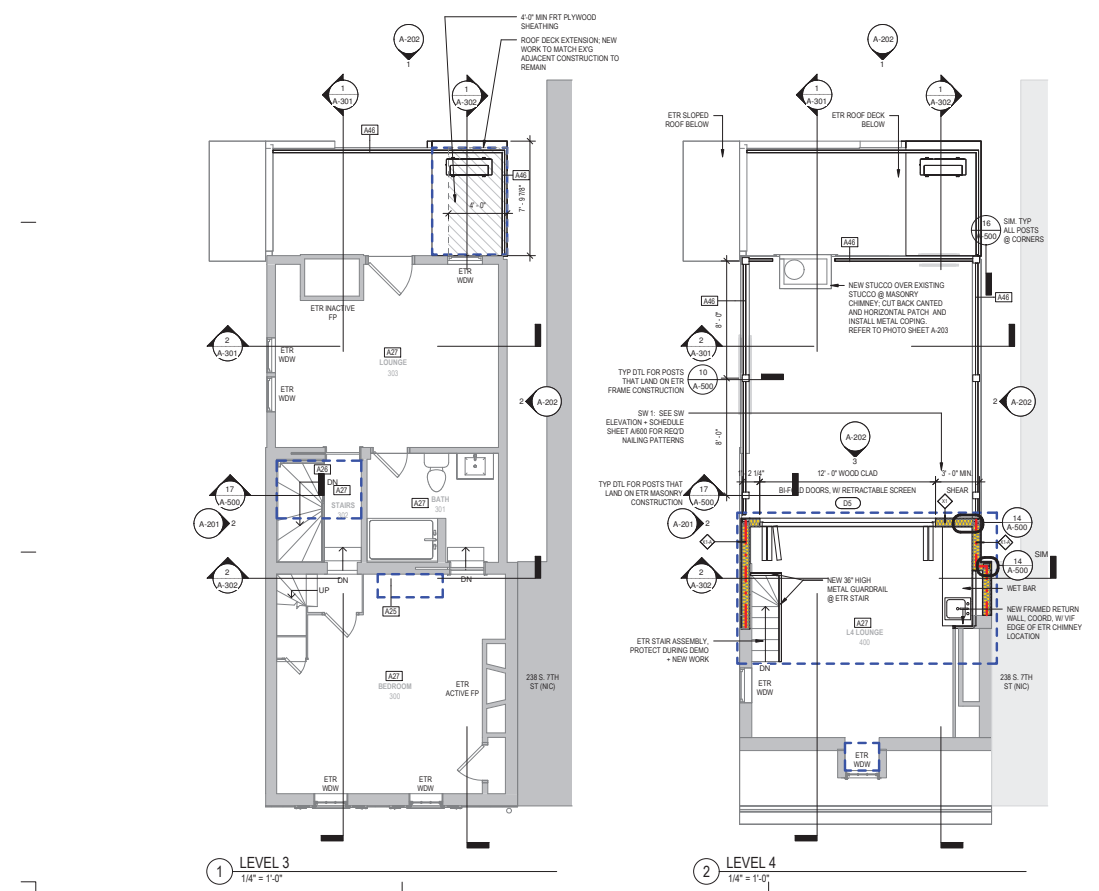
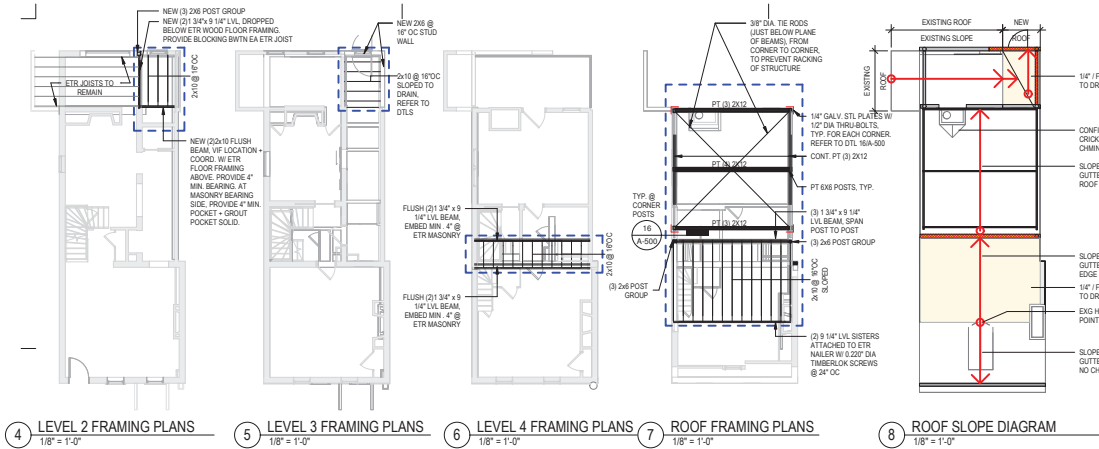
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TITLE:

**ARCHITECTURAL
FLOOR PLANS**



SHEET NUMBER:
A-100



ARCHITECT OF RECORD:

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ARCHITECTURAL FLOOR PLANS

SHEET NUMBER:

A-101

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
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A2	NEW 6" DRINK MATCH STITCH AND FINISH EXISTING ELEVATION. NEW WORK.
A3	NEW PTD STEEL BASEMENT DOWNS TO MATCH EXISTING STITCH AND FINISH. PRODUCT TO HAVE WELDED CORNERS, CUSTOM FIT TO OTH OPENING. PRE-FINISH POWDER COAT, INSULATED.
A4	REPLACE EXISTING GATE AND MATCH EXISTING STITCH AND FINISH. PROVIDE MECHANICAL CLOSING AND LOCKSET.
A5	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS, MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	REPAIR CRACKS TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SINGLE ROOF TO REPLACE EXISTING ROOF TO BE APPROVED BY COMMUNITY/ARCHITECTURAL COMMISSION.
A17	INSTALL NEW TRIM TO MATCH EXISTING HISTORICAL TRIM PROFILE AND DETAILS. MATCH EXISTING STITCH AND FINISH.
A18	BRICK REPAIR TO BE REPORTED. MORTAR COLOR TO BE APPROVED BY OWNER/ARCHITECTURAL COMMISSION.
A19	WOOD CROWN FRAMING: HEADS, VERTICAL POSTS - HORIZONTAL MEMBERS CLAD IN PRE-FINISHED PTD BLACK/BLACK GRN STYL TRAIL. TYP.
A20	NEW EXTERIOR PAINT AT ALL LEVELS AND NEW TRIM. THIS ELEVATION. DARK COLOR TO MATCH EXISTING PRE-PATCH PAINT.

A2	NEW WINDOW OR DOOR, MATCH STYLE AND FINISH OF EXISTING ELEMENT WITH NEW WORK.
A3	NEW PTD STEEL BASEMENT DOORS TO MATCH EXISTING STYLE AND FINISH. PROVIDE TO HAVE 6" MIN. CURBS, CURTAINS, AND EXTERIOR FINISHES TO MATCH EXISTING STYLE AND FINISHES AND GASETED SILL.
A4	REPLACE EXISTING RANGE AND MATCH EXISTING STYLE AND FINISH. PROVIDE MECHANICAL COMBINATION LOCKSET.
A15	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS. MATCH ADJACENT FINISHES AND MATCH TO EXISTING SURFACE.
A16	EXISTING CHIMNEY TO BE REPAIRED AS NEEDED.
A17	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY UNDERWRITERS ASSOCIATION OF AMERICA.
A18	RETAIL NEW ROOF TO MATCH EXISTING EXTERIOR, ROOF PROFILE AND DETAILS. MATCH EXISTING GUTTERS AND TRIMS.
A19	ALL BRICK ON THIS WALL TO BE REPLACED, PORTLAND CEMENT TO BE APPROVED BY UNDERWRITERS ASSOCIATION OF AMERICA.
A20	WOOD KNOCK FRAME PARTITIONS, VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACKOAK R48 GA. STEEL TYP.
A21	NEW EXTERIOR PARTIAL AT ALL EXISTING AND NEW TRIM. THIS ELEVATION: DARK COLOR TO MATCH EXIST. PREP. PARTITIONS.

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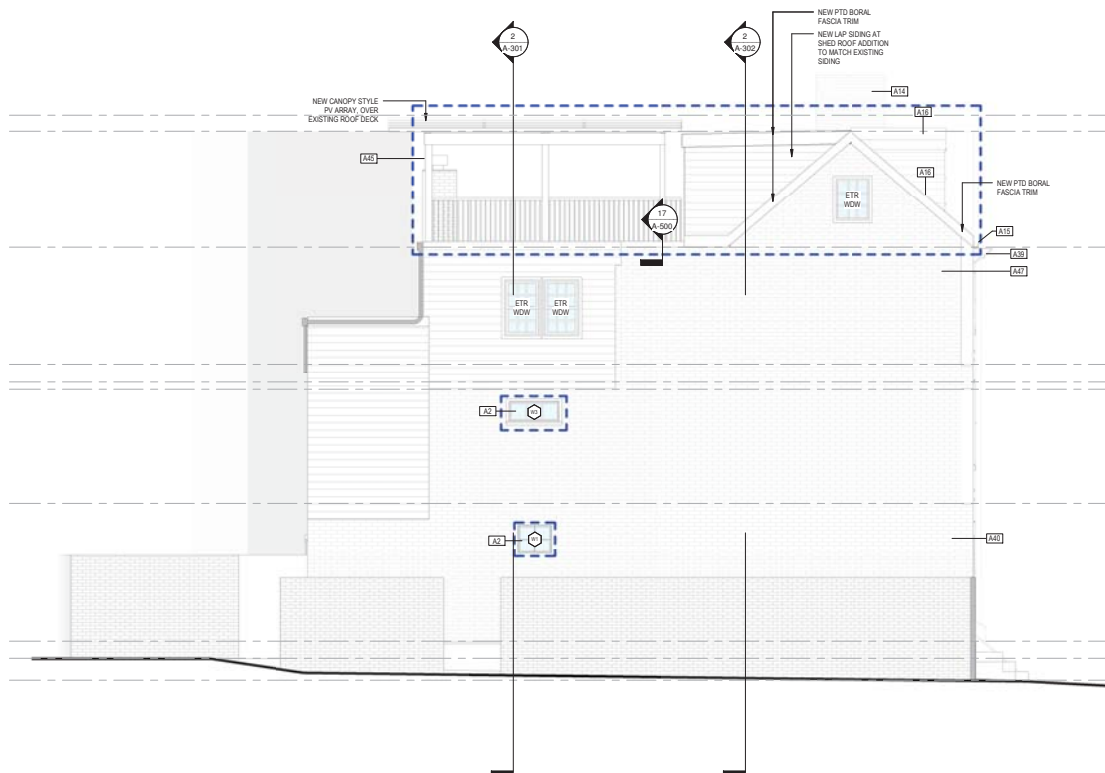
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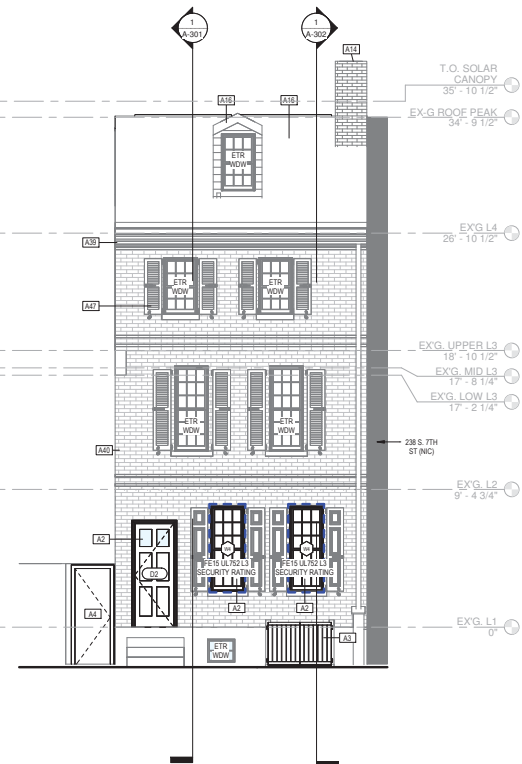
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EXTERIOR
ELEVATIONS

SHEET NUMBER:

A-201

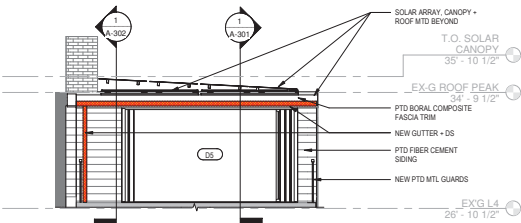


2 SOUTH SIDE ELEVATION
1/4" = 1'-0"

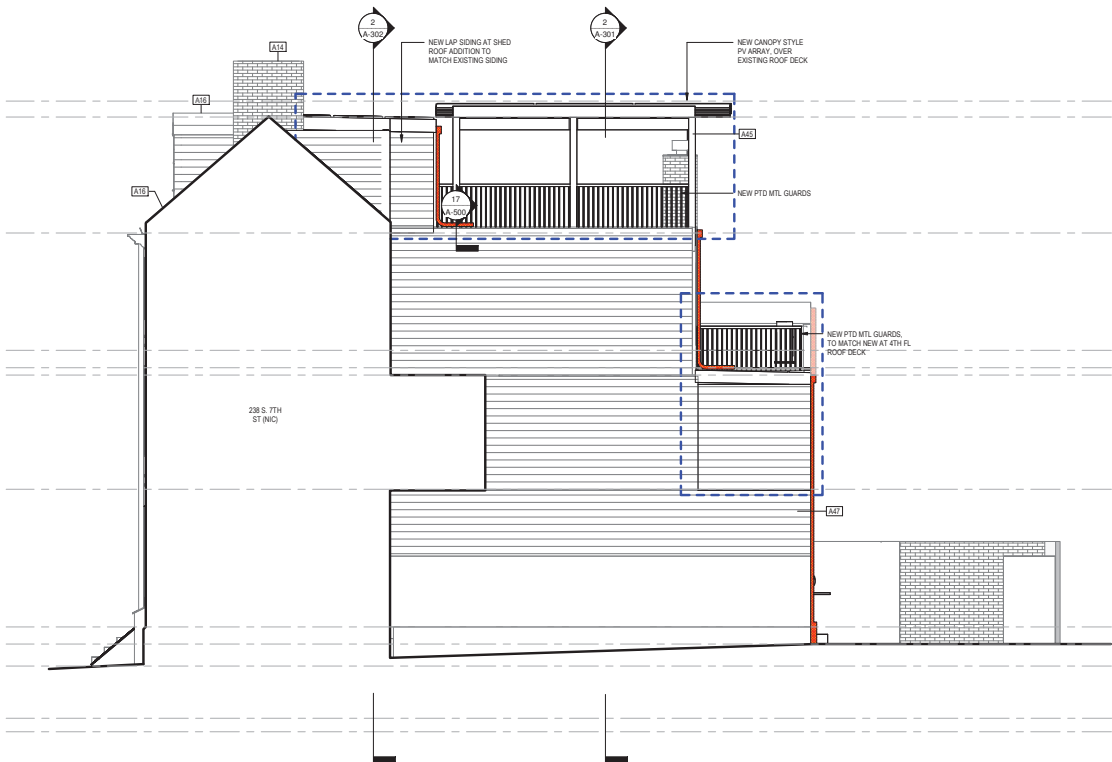


1 FRONT ELEVATION
 $1/4" = 1'-0"$

KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS, MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/PHILADELPHIA HISTORIC COMMISSION.
A45	PT WOOD CANOPY FRAMING MEMBERS, VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 19 GA STL METAL, TYP.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



REAR ELEVATION, 4TH FLOOR
ADDITION
1/4" = 1'-0"





EXISTING REAR WALL AT 3RD FLOOR ROOF DECK, INCLUDING EXISTING CHIMNEY



EXISTING REAR WALL AT 3RD FLOOR ROOF DECK, INCLUDING EXISTING CHIMNEY



EXISTING REAR WALL AT 4TH FLOOR ROOF DECK



EXISTING TOP OF CHIMNEY AT REAR WALL



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING SOUTH ELEVATION (PARTIAL)



EXISTING EAST ELEVATION

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RENOVATIONS TO 240
S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

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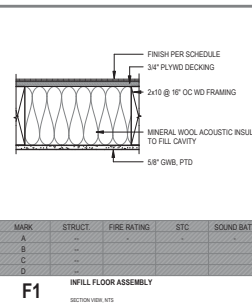
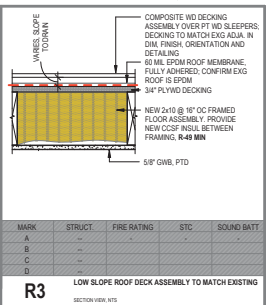
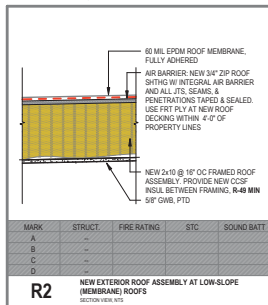
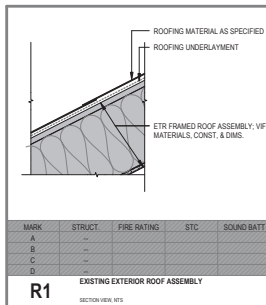
PLOT DATE: 09/21/2025

DRAWN BY: KHW

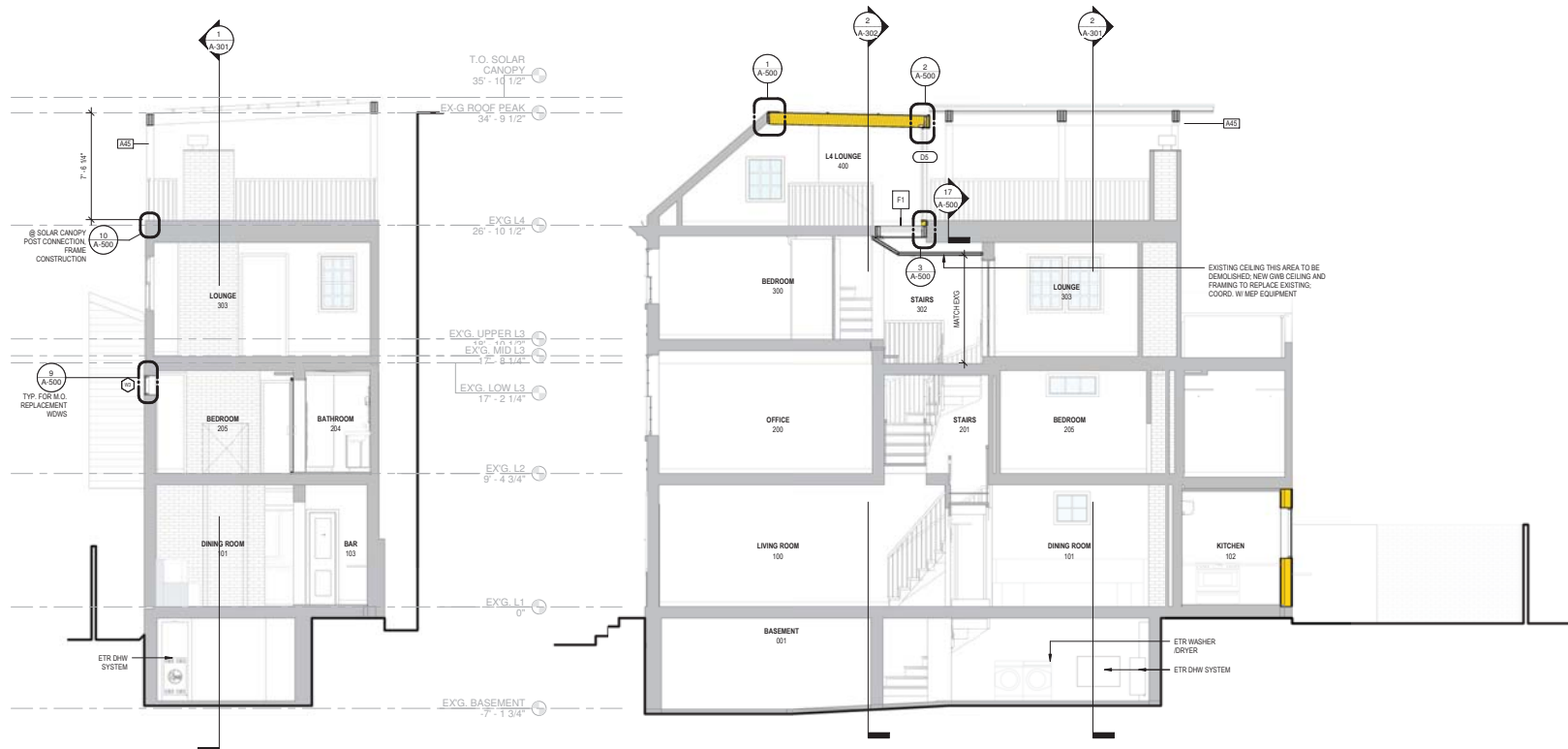
TITLE:
EXISTING PHOTOS

SHEET NUMBER:

A-203



KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A45	PT WOOD CANOPY FRAMING MEMBERS, VERTICAL POSTS - HORIZONTAL MEMBERS CLAD IN PREFINISHED, PTD BLACK/DARK 16 GA STL METAL, TYP.



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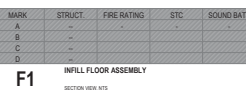
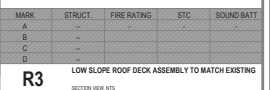
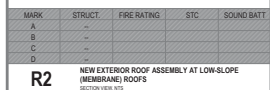
PLOT DATE: 09/21/2026
DRAWN BY: KHW

TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-301

2 CROSS SECTION 1
1/4" = 1'-0"

1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



1 LONGITUDINAL SECTION_2
1/4" = 1'-0"

LIGHT FIXTURE SCHEDULE			
MARK	FIXTURE TYPE	QTY	DESCRIPTION
A	WALL SCONCE, DAMP RATED	3	Light Sconce
B	RECESSED, WET RATED	12	RSD Square Recessed Buffer LED Trim
C	RECESSED, VAPOR TIGHT + WET RATED	2	RSD Square Recessed Buffer LED Trim
D	LOW PROFILE SURFACE W/TO DOWNLIGHT	5	SURFACE MOUNTED LOW-PROFILE DOWNLIGHT

KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A10	STEAM SHOWER GENERATOR CABINET, REFER TO PLUMB DWGS.
A20	WALL MOUNTED TOWEL WARMER, REFER TO ELEC DWGS.
A21	CEILING MOUNTED RAINFALL SHOWER HEAD, REFER TO PLUMB DWGS.
A22	FULL HEIGHT GLASS ENCLOSURE W/ SLIDING DOOR FOR STEAM SHOWER.
A23	LINEAR FLOOR DRAIN
A24	FOLDING SHOWER SEAT
A27	NEW FULL COVERAGE WALL, 15MM AND CEILING PAINT, THIS ROOM
A29	NEW FLOOR LARGE FORMAT PORCELAIN FLOOR TILE WITH BASEBOARD, THIS ROOM
A30	NEW FULL HEIGHT CERAMIC WALL TILE, THIS ROOM
A35	REINSTALL SALVAGED FLOOR TILE, REFER TO DEMOLITION SCOPE
A38	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED FOR RENOVATIONS, MATCH ADJACENT PAINT AND FINISHES

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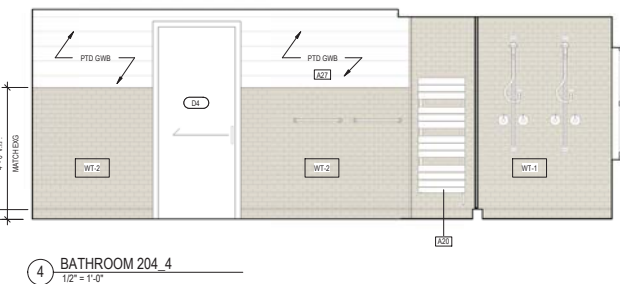
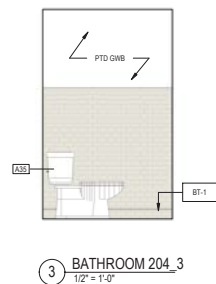
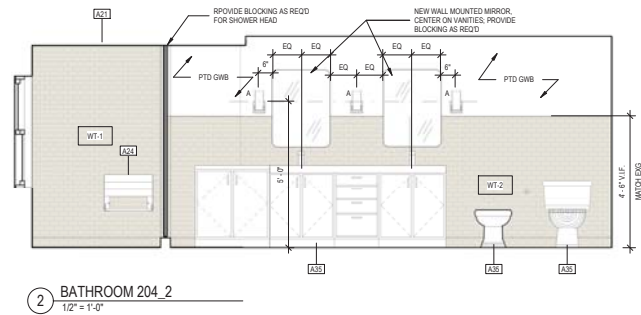
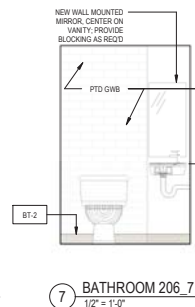
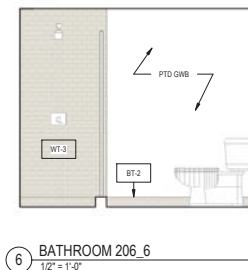
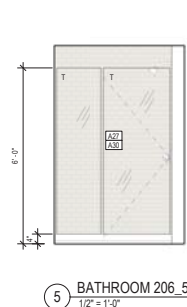
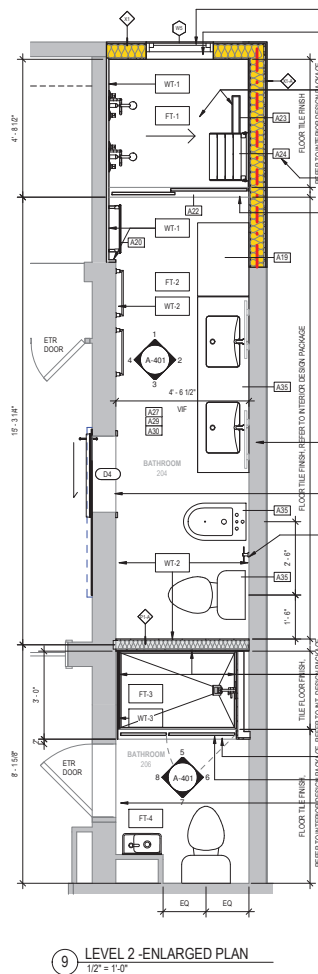
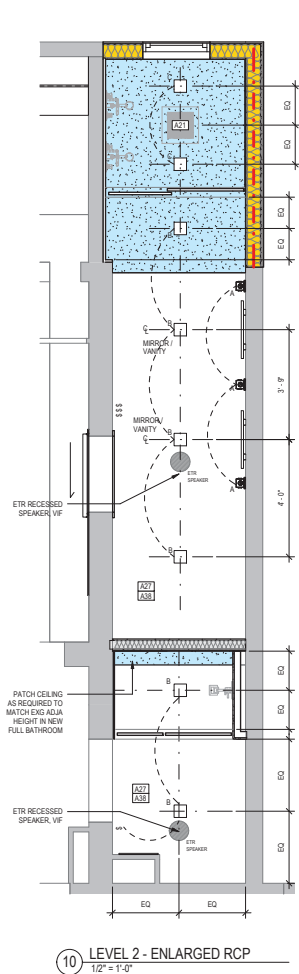
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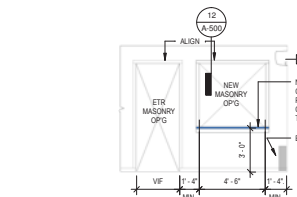
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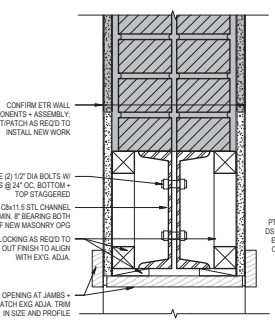
TITLE:
ENLARGED BATHROOM PLANS, RCPS + INTERIOR ELEVATIONS

SHEET NUMBER:
A-401

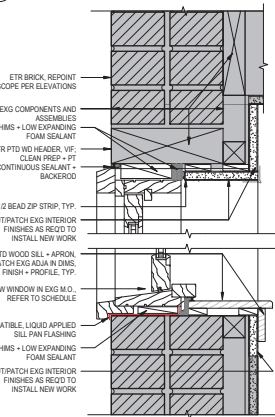




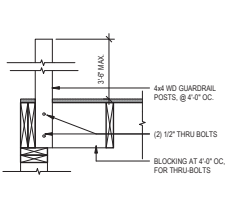
13 INTERIOR ELEVATION @ NEW INTERIOR MASONRY OPENING
1/4" = 1'-0"



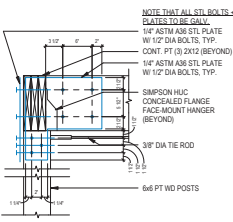
12 DETAIL AT NEW INTERIOR MASONRY OPENING
3" = 1'-0"



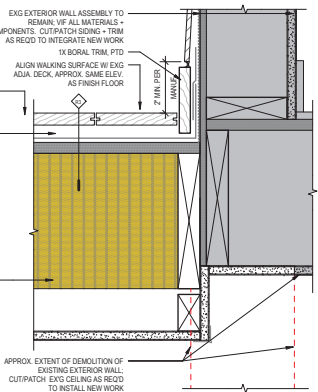
9 DETAIL @ TYPICAL WINDOW REPLACEMENT IN MASONRY WALL
3" = 1'-0"



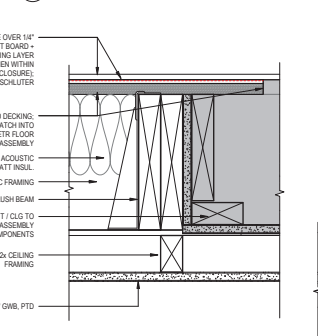
15 STRUCTURAL GUARD POST CONNECTION DETAIL
1" = 1'-0"



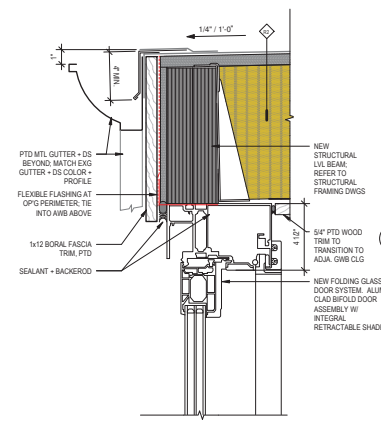
16 STRUCTURAL STEEL CORNER PLATE DETAIL
1" = 1'-0"



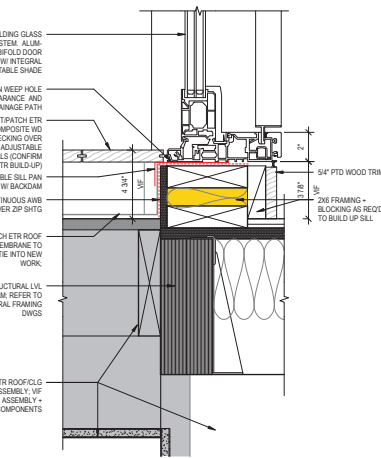
4 DETAIL @ LEVEL 2 ADDITION
3" = 1'-0"



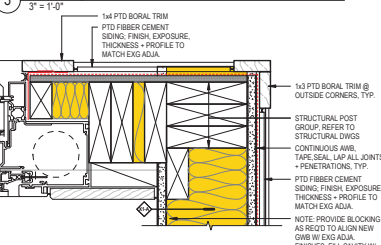
11 DETAIL @ INFILL FLOOR ABOVE KITCHEN
1" = 1'-0"



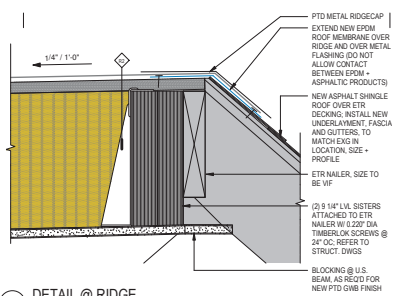
2 DETAIL @ BIFOLD DOOR HEAD
3" = 1'-0"



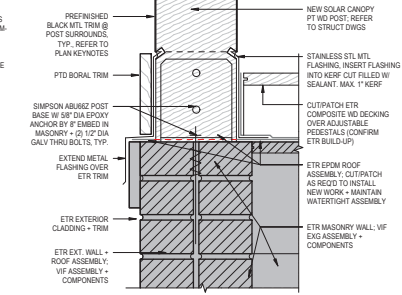
3 DETAIL @ BIFOLD DOOR SILL
3" = 1'-0"



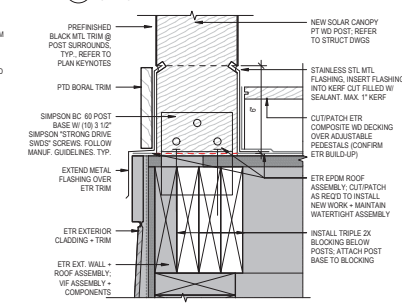
14 DETAIL @ BIFOLD JAMB / CORNER
3" = 1'-0"



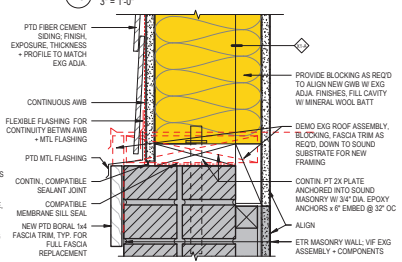
1 DETAIL @ RIDGE
3" = 1'-0"



17 DTL @ PV SUPERSTRUCTURE POST BASE INTO MASONRY
3" = 1'-0"



10 DETAIL @ PV SUPERSTRUCTURE POST BASE INTO FRAMING
3" = 1'-0"



8 DETAIL @ LEVEL 4 ADDITION BASE OF WALL
3" = 1'-0"

PROJECT OF RECORD:

ONION FLATS
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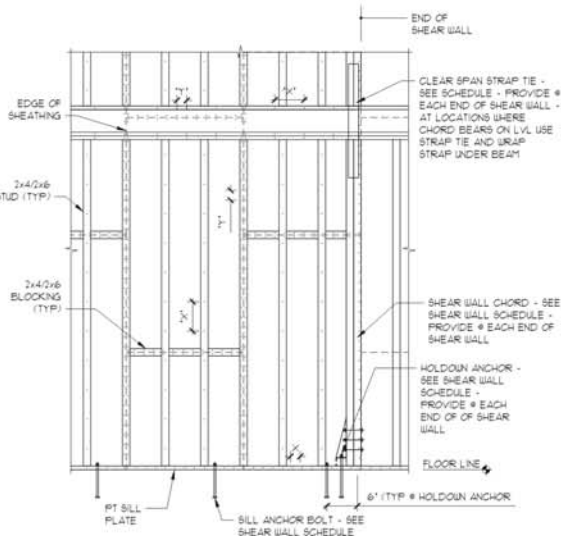
PLOT DATE: 09/21/2028

DRAWN BY: KHW

TITLE: DETAILS

SHEET NUMBER: A-500

ROOM FINISH SCHEDULE						
LEVEL	ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH
EXG. BASEMENT						
EXG. BASEMENT	002	MECHANICAL	ETR	ETR	ETR	ETR
EXG. BASEMENT	001	BASEMENT	ETR	ETR	ETR	ETR
EXG. L1						
EXG. L1	102	KITCHEN	NEW TILE	NEW PTD WOOD (PROFILE TO MATCH EXG. ADJACENT). PT ETR	PATCH AND PAINT ETR. ENTIRE ROOM	NEW PTD GMB, PT ETR (WALL FINISHES)
EXG. L1	101	DINING ROOM	SAND AND REFINISH ETR WOOD	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L1	100	LIVING ROOM	SAND AND REFINISH ETR WOOD	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L1	103	BAR	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L2						
EXG. L2	200	OFFICE	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L2	201	STAIRS	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L2	204	BATHROOM	NEW TILE	NEW TILE	NEW PTD ON	NEW PTD ON
EXG. L2	205	BEDROOM	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L2	206	CLOSET	NEW LOW PILE CARPET	PAINT ETR PER PLANS	NEW PTD GMB, PT ETR (WALL FINISHES)	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. L2	208	BATHROOM	NEW TILE	NEW TILE	NEW PTD GW	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. UPPER L3						
EXG. UPPER L3	303	LOUNGE	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. UPPER L3	302	STAIRS	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. UPPER L3	301	BATH	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. UPPER L3	300	BEDROOM	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS
EXG. L4						
EXG. L4	400	L LOUNGE	NEW LOW PILE CARPET	NEW PTD WOOD (PROFILE TO MATCH EXG. ADJACENT). PT ETR	NEW PTD GMB, PT ETR (WALL FINISHES)	NEW PTD GMB, PT ETR (WALL FINISHES)



PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL. COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.

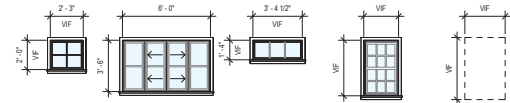
INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THAN 7'-0" IN LEAST DIMENSION NOR 8 SQ. FT. IN AREA.

"X" INDICATES FIELD NAILING SPACING. "Y" INDICATES EDGE SPACING - SEE SHEAR WALL SCHEDULE

1 TYP SHEAR WALL ELEVATION
SCALE: 1/2" = 1'-0"

SHEAR WALL SCHEDULE							
MARK	SHEATHING MATERIAL	MATERIAL THICKNESS	FASTENER & EDGE SPACING		ANCHOR BOLT	RIM BOARD/BLOCKING TO TOP IE	2x BOTTOM IE ANCHORAGE
SW	APA RATED WOOD STRUCTURAL PANEL	5/8"	ONE SIDE	BLOCKED EDGES	10d NAILS @ 4"	N/A	16d NAIL @ 6"
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. Panels may be installed either horizontally or vertically. 5. Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by windows and doorways or as designated on plans. For hold-down requirement, refer to plans and hold-down schedule. 6. Nails for gypsum board attachment shall be common type nails. Nails for wood structural panel attachment shall be common type nails. 7. Intermediate framing to be 2x minimum members. Attach gypsum board sheathing to intermediate framing with 10d common nail at 12". 8. See typical shear wall construction elevation and shear wall details.							

WINDOW SCHEDULE							
WINDOW TAG	QTY	WINDOW WIDTH	WINDOW HEIGHT	OPERATION	Uw	SHGC	DESCRIPTION
W1	1	2'-3"	2'-0"	FIXED	0.32 MAX	0.35 - 0.40	NEW WINDOW TO REPLACE EXG. IN ETR M.O.
W2	1	8'-0"	3'-0"	BIFOLD, WITH SCREEN	0.32 MAX	0.35 - 0.40	NEW WINDOW IN EXISTING MODIFIED FRAME WALL
W3	1	3'-4 1/2"	1'-4"	FIXED	0.32 MAX	0.35 - 0.40	NEW WINDOW TO REPLACE EXG. IN ETR M.O.
W4	4	4'-0"	4'-0"	FIXED	0.32 MAX	0.35 - 0.40	NEW WINDOW IN EXISTING WINDOW OPENING
W5	1	2'-3 1/2"	3'-9 1/2"	DOUBLE HUNG, WITH SCREEN	0.32 MAX	0.35 - 0.40	EXISTING WINDOW TO BE SALVAGED AND RE-INSTALLED, DMS TO BE VF.
Grand total: 8	8						



FLOOR LEVEL

W1 FIXED REPLACE EXG. IN EXG M.O. WOOD WINDOW

W2 BIFOLD W/ SCREEN IN EXG MODIFIED FRAME WALL WOOD WINDOW

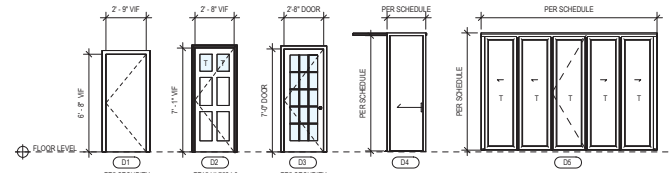
W3 FIXED REPLACE EXG. IN EXG M.O. WOOD WINDOW

W4 DOUBLE HUNG REPLACE EXG IN FRAME WALL WOOD WINDOW PROVIDE FES UL752 L3 SECURITY RATING @ 7TH ST LEVEL - 1'0"00"

W5 ETR WINDOW SALVAGED + RE-INSTALLED

NOTE: DIMENSIONS SHOWN FOR WINDOWS ARE FRAME DIMENSIONS

DOOR SCHEDULE						
DOOR TAG	QTY	TYPE	WIDTH	HEIGHT	HARDWARE SET	COMMENTS
D1	1	HM	2'-8"	6'-8"		INSULATED HOLLOW METAL DOOR WITH HEATHERSTRIPPING AND SWEEP. DMS TO BE VF. FES SECURITY RATED.
D2	2	WD	2'-8"	7'-1"		NEW FRONT ENTRY DOOR. DMS TO BE VF. FES UL752 L3 SECURITY RATING.
D3	1	ETR	2'-8"	7'-0"		NEW REAR DOOR AND SCREEN DOOR TO REPLACE EXISTING W/ OPPOSITE SWING. DMS TO BE VF. FES SECURITY RATING.
D4	1	WD	2'-7 1/8"	6'-8"		SURFACE MOUNTED BARN STYLE DOOR WITH ACCESSORY SEALS AND PRIVACY LOCK.
D5	1	WD	12'-0"	6'-8"		ACCORDIAN STYLE FOLDING DOOR SYSTEM BOB ALUM CLAD (BIFOLD DOOR W/ SCREEN, SHGC: 0.35-0.40, MAX U-0.32)
Grand total: 6						



NOTES:

- PROVIDE TEMPERED SAFETY GLAZING AT ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING DOORS.
- PROVIDE TEMPERED SAFETY GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
- PROVIDE TEMPERED SAFETY GLAZING WHERE ALL OF THE FOLLOWING CONDITIONS EXIST: EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF, THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR, AND GLAZING IS WITHIN 36" OF A WALKING SURFACE.
- ALL GLAZING SHALL BE TESTED IN ACCORDANCE W/ CPSC 16CFR 1201 AS REQUIRED BY IBC 2018 TABLE 2406.2(1). GC TO PROVIDE SHOP DWGS FOR REVIEW/APPROVAL.
- ALL SAFETY GLAZING SHALL BE IDENTIFIED BY A MANUF'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUF. OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLES.
- VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.

WINDOW + DOOR TYPES
1/4" = 1'-0"



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RENOVATIONS TO 240 S 7TH ST
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PHILADELPHIA, PA 19106

ISSUE / REVISION
ISSUED FOR PERMIT 06/21/2026

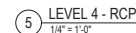
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PLOT DATE: 05/21/2026

DRAWN BY: KWW

TITLE:
DOOR + WINDOW SCHEDULES

SHEET NUMBER:
A-600



ARCHITECT OF RECORD:	
	
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RENOVATIONS TO 240 S 7TH ST 245 S 7TH ST PHILADELPHIA, PA 19106	
ISSUE / REVISION	
ISSUED FOR PERMIT	09/21/2026
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PLOT DATE: 09/21/2026	
DRAWN BY:	KRW
TITLE: REFLECTED CEILING PLAN	
	
SHEET NUMBER: A-700	