

ADDRESS: 1723 MEMORIAL AVE

Proposal: Construct three-story building with pilot house

Review Requested: Review and Comment

Owner: 1213 N 41 LLC

Applicant: Eugene Naydovich, 1213 N 41 LLC

History: Vacant lot

Individual Designation: None

District Designation: Parkside Historic District, Non-contributing, 12/11/2009

Staff Contact: Megan Cross Schmitt, megan.schmitt@phila.gov

BACKGROUND:

The 1723 Memorial Avenue is a non-contributing vacant lot in the Parkside Historic District. This application proposes to build a three-story building with pilot house on the lot. The Historical Commission has review-and-comment jurisdiction over this application.

SCOPE OF WORK

- Construct new three-story multi-family residence.

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 works 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.*
 - Generally speaking, the design of the proposed new construction project reflects the size, scale, proportion and massing of the architecture of the Parkside Historic District. The proposed materials, however, do not. Vinyl siding or stucco is proposed for the prominent bay window at the front façade, and vinyl windows are proposed throughout. A brick veneer is proposed for the front façade; however, it would be helpful to know if the intent is to match the thin, tan-colored brick that is seen throughout the district. The front windows at the third story are square-topped rather than curved like the majority of the houses on the block, and no decorative brick mold is proposed. The front façade also lacks the circular window at the top which is another design feature seen at most of the other houses in the row.
- *Standard 10: New additions and adjacent or related new construction will be undertaken in a manner such that, if removed in the future, the essential for and integrity of the historic property and its environment would be unimpaired.*
 - Because this proposed new construction is being considered on a vacant parcel, no historic fabric will be impaired by the project.

STAFF COMMENT: The proposed design is generally compatible with the historic district, but the windows at the front façade should be aluminum-clad or composite rather than vinyl; Hardi-board siding should be used rather than vinyl siding; the brick veneer should match the tan brick seen throughout the district; the windows at the third story should be curved; and decorative brick window surrounds should be added to the design of the front façade, pursuant to Standards 9 and 10.

MAPS & IMAGES:



Figure 1. Street view of vacant lot at 1723 Memorial Avenue.

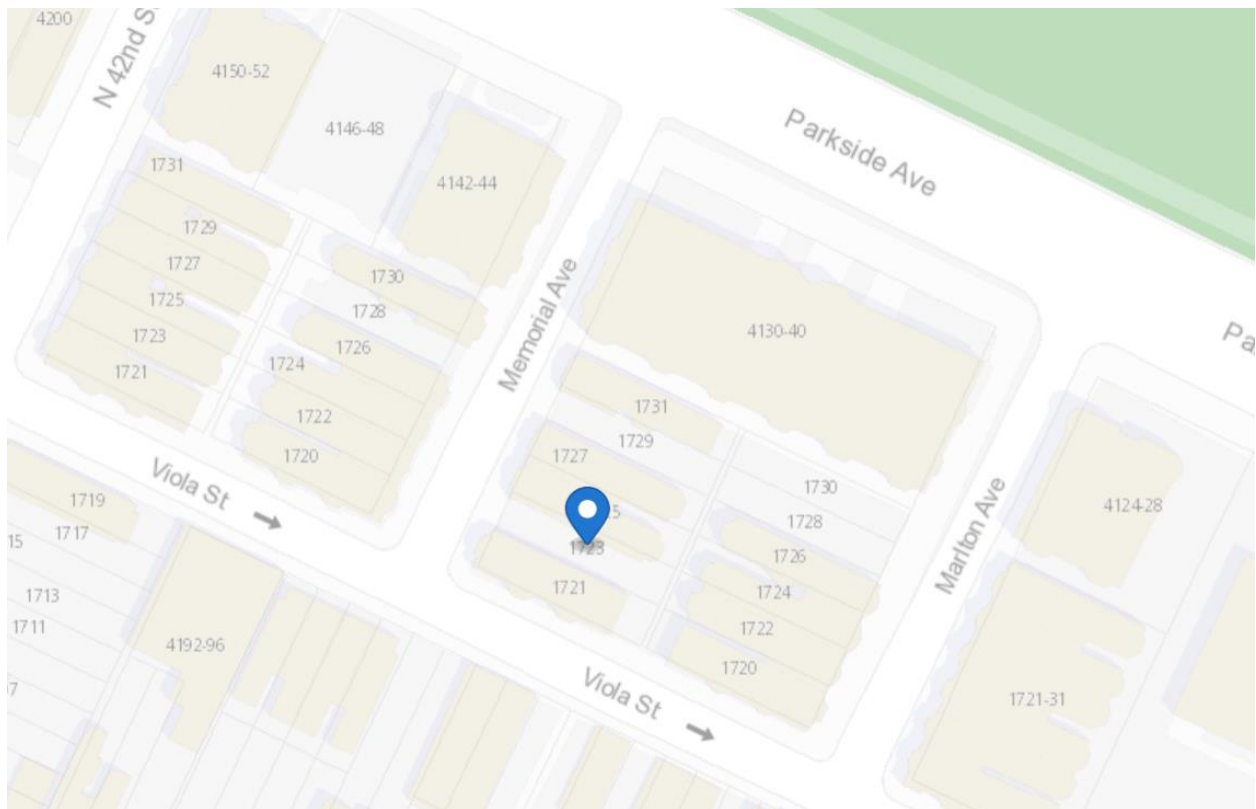


Figure 2. Location of vacant lot at 1723 Memorial Avenue.

APPLICATION FOR BUILDING PERMIT



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

For more information visit us at www.phila.gov/li

APPLICATION # _____

(Please complete all information below and print clearly)

ADDRESS OF PROPOSED CONSTRUCTION:

APPLICANT:

COMPANY NAME

PHONE #

FAX #

APPLICANT'S ADDRESS:

LICENSE #

E-MAIL:

PROPERTY OWNER'S NAME:

PROPERTY OWNER'S ADDRESS:

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

ARCHITECT/ENGINEERING FIRM ADDRESS:

ARCHITECT/ENGINEERING FIRM:

PHONE #

FAX #

LICENSE #

E-MAIL:

CONTRACTOR:

CONTRACTING COMPANY ADDRESS:

CONTRACTING COMPANY:

PHONE #

FAX #

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

ESTIMATED COST OF WORK

\$ _____

BRIEF DESCRIPTION OF WORK:

TOTAL AREA UNDERGOING CONSTRUCTION: _____ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? NO YES VIOLATION #: _____

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____

DATE: ____ / ____ / ____

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13 TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION <input type="checkbox"/> CITY <input type="checkbox"/> STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2 ND FLOOR – 1101 MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

PERMIT TO READ:

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? NO YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: FIRE SUPPRESSION HVAC/DUCT FUEL GAS

PLAN #	CONSTRUCTED AREA _____ SQ FT	<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ALTERATION	FEE ITEM	AMOUNT
			BLDG. PERMIT/C.O./L.O.	
CONSTRUCTION TYPE: _____	CO REQUIRED <input type="checkbox"/> NO <input type="checkbox"/> YES	NEW DWG UNITS:	INSPECTION FEE	
			WATER METERS	
USE: _____	VARIANCES <input type="checkbox"/> NO <input type="checkbox"/> YES	PROJECT TYPE	CONSTRUCTION WATER	
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____

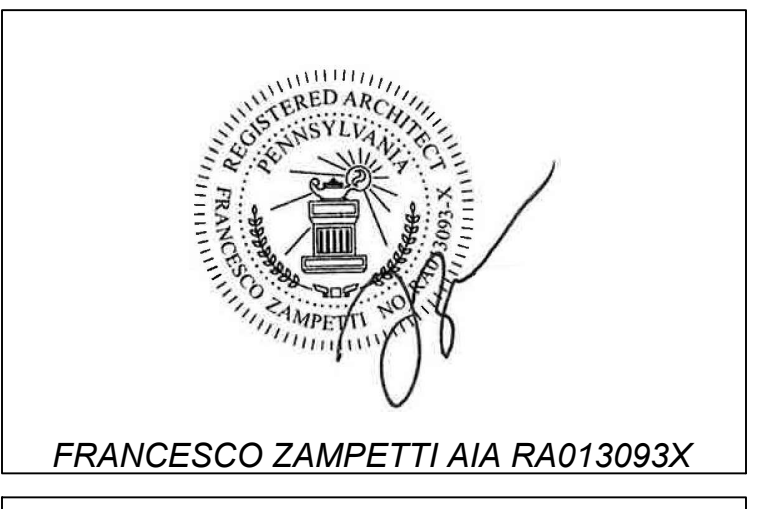
DATE ISSUED: _____

CHECK # _____

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com



OWNER:

1213 N 41, LLC



ISSUED BY:
Haverford Square Designs
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
 CHECK (X) ONE BOX APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

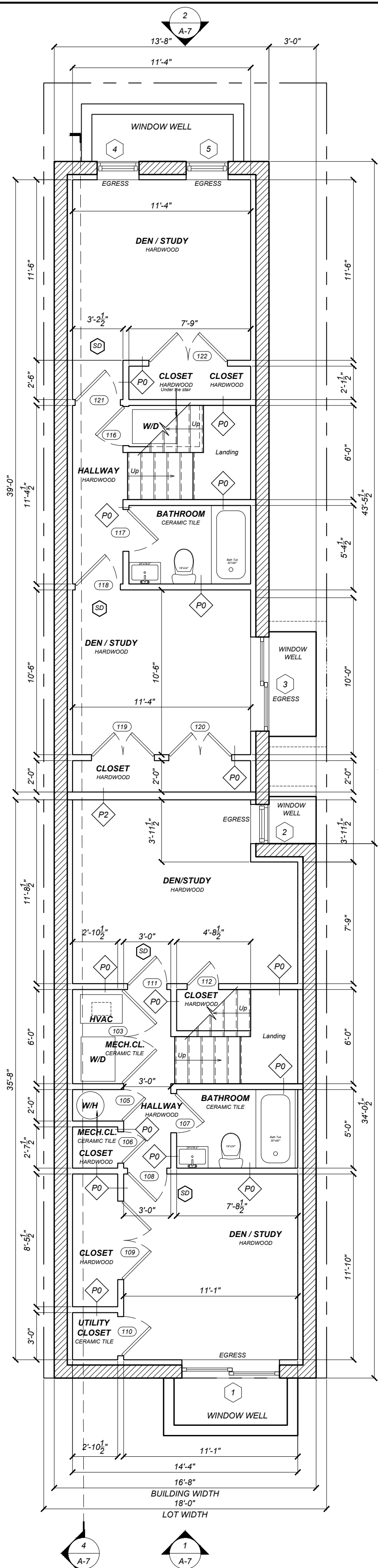
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**1723 Memorial Ave,
Philadelphia, PA 19104**

Drawing Name:
FLOOR PLANS.

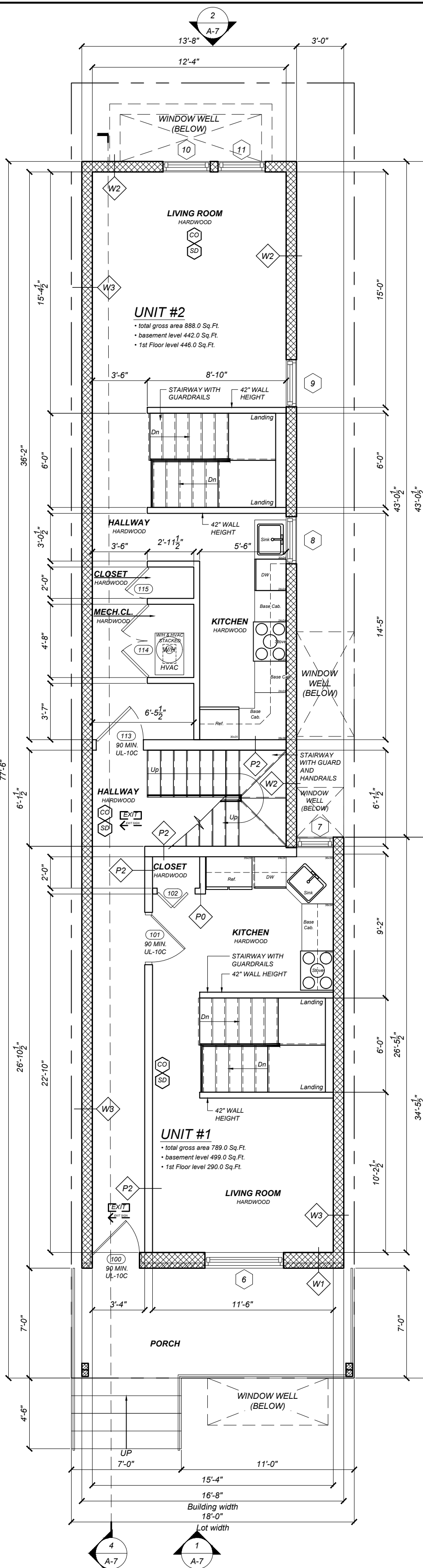
Project number 1723 Memorial Ave
Date Sep 26, 2020 - 8:20pm
Drawn by Alexandr Stralita
Checked by FZ

Sheet Number:
A-3

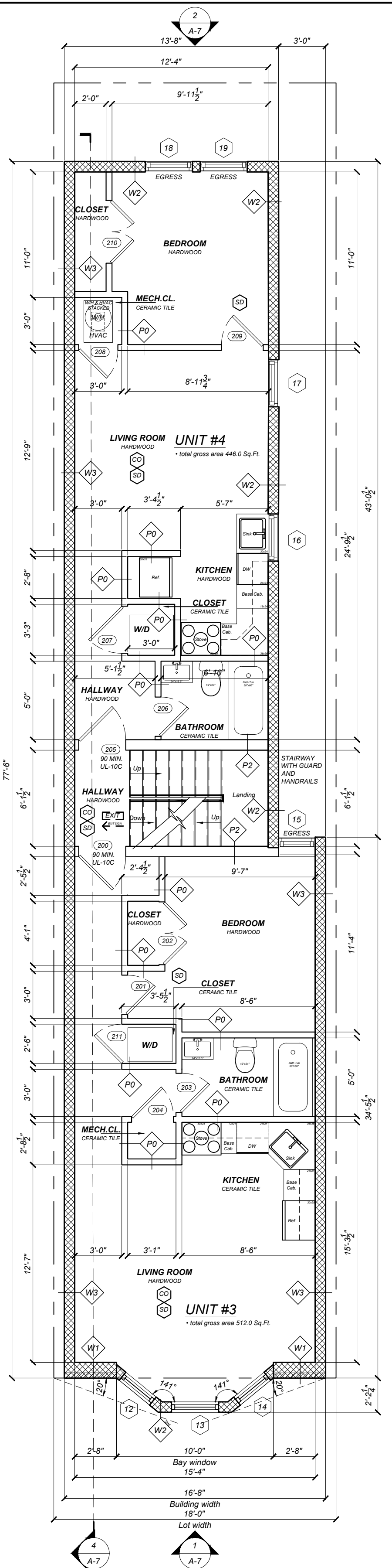
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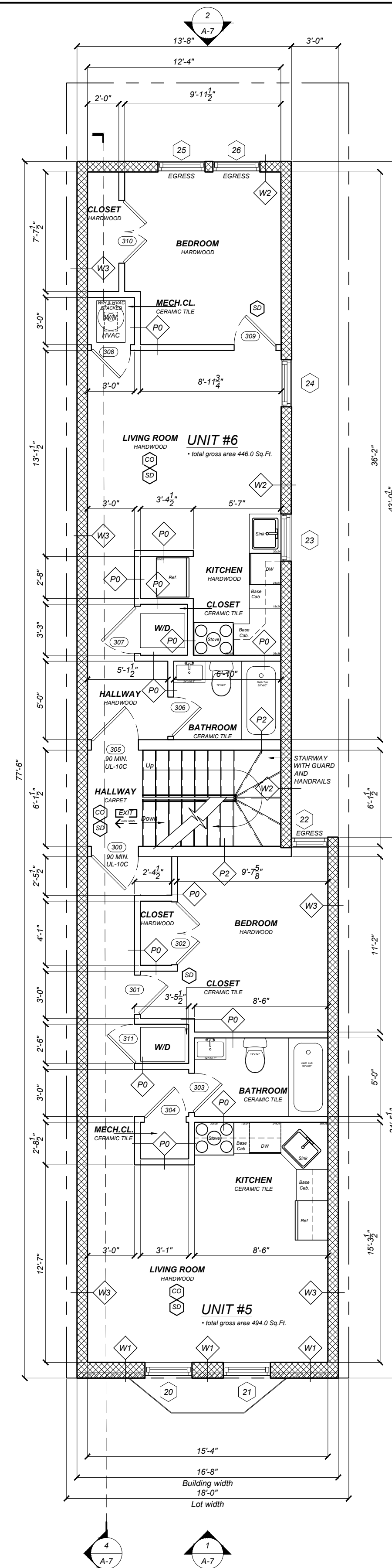
BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



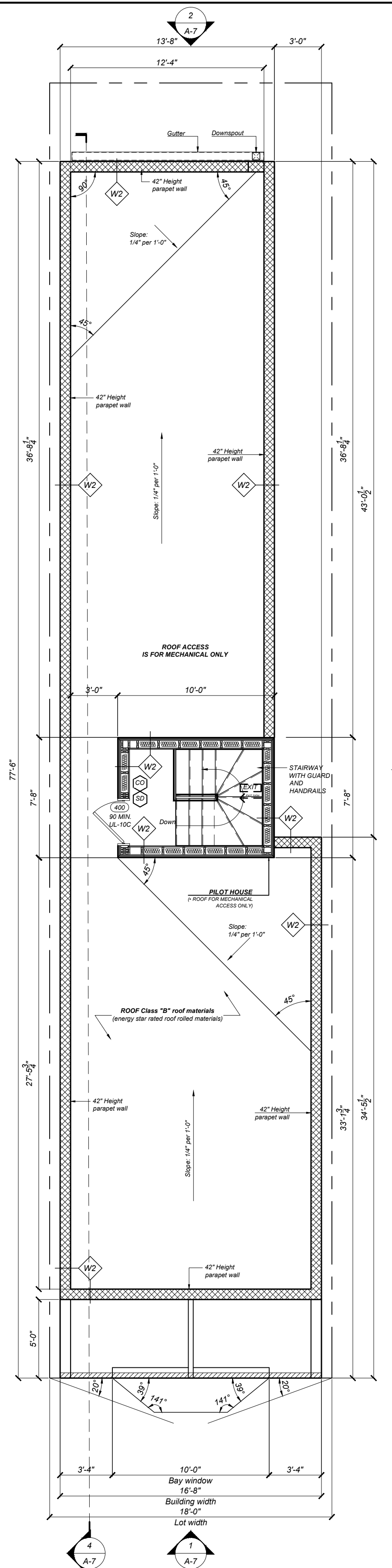
1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



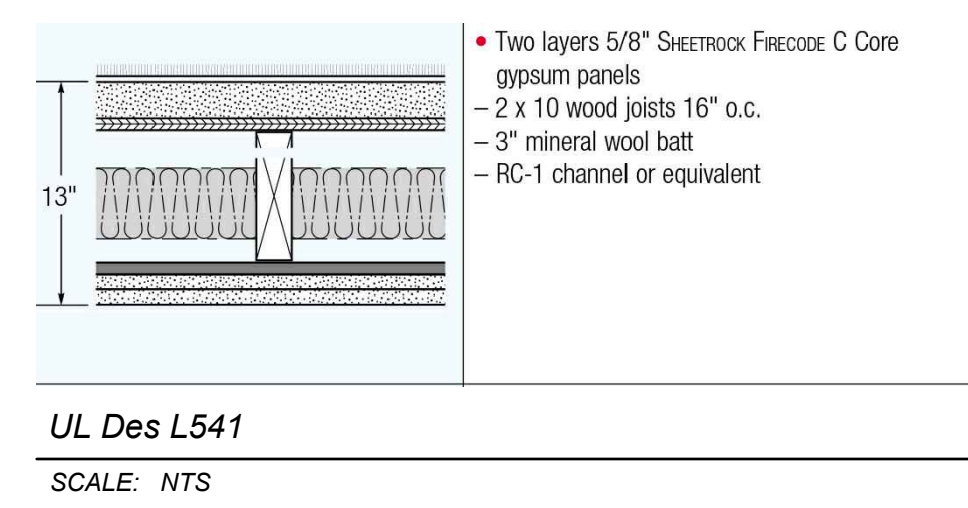
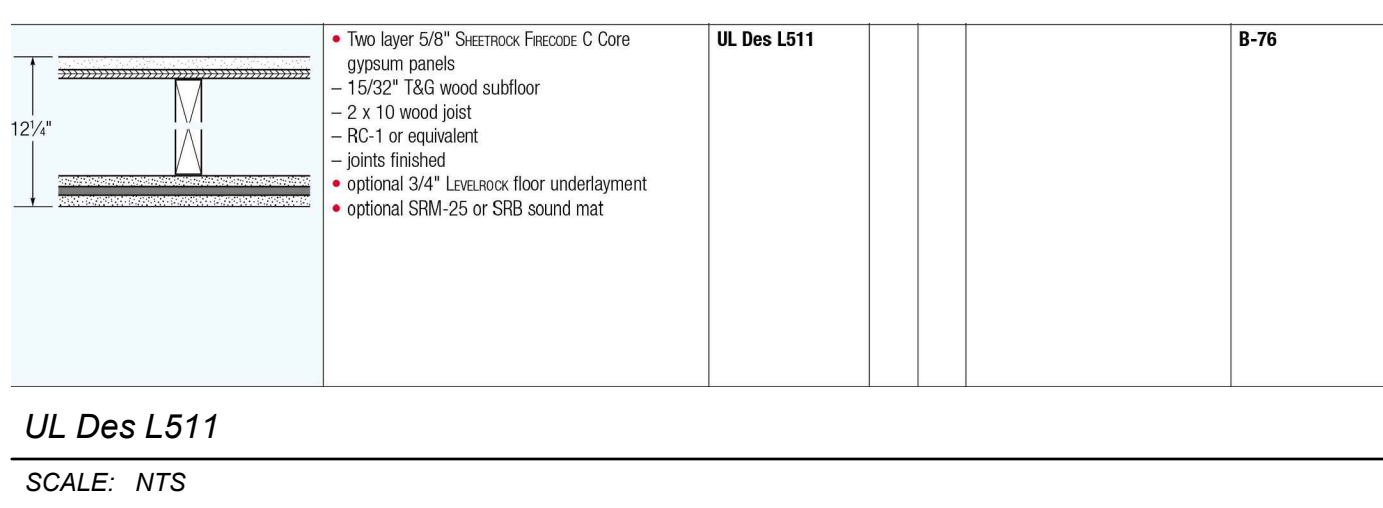
2ND FLOOR PLAN
SCALE: 3/16" = 1'-0"



3RD FLOOR PLAN
SCALE: 3/16" = 1'-0"



PILOT HOUSE PLAN
SCALE: 3/16" = 1'-0"



UL Des L541	59	RAL-TL-90-40	B-74
	69	RAL-IN-90-5	
	59	RAL-TL-90-40	
		Based on vinyl tile in place of carpet/pad	
	37	RAL-IN-90-6	

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FRANCESCO ZAMPETTI AIA RA013093X

OWNER:

1213 N 41, LLC



Know what's below.
Call before you dig.



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Haverford Square Designs
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CLIENT IS REQUIRED TO APPROVED AS IS
 CHECK (X) ONE BOX APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

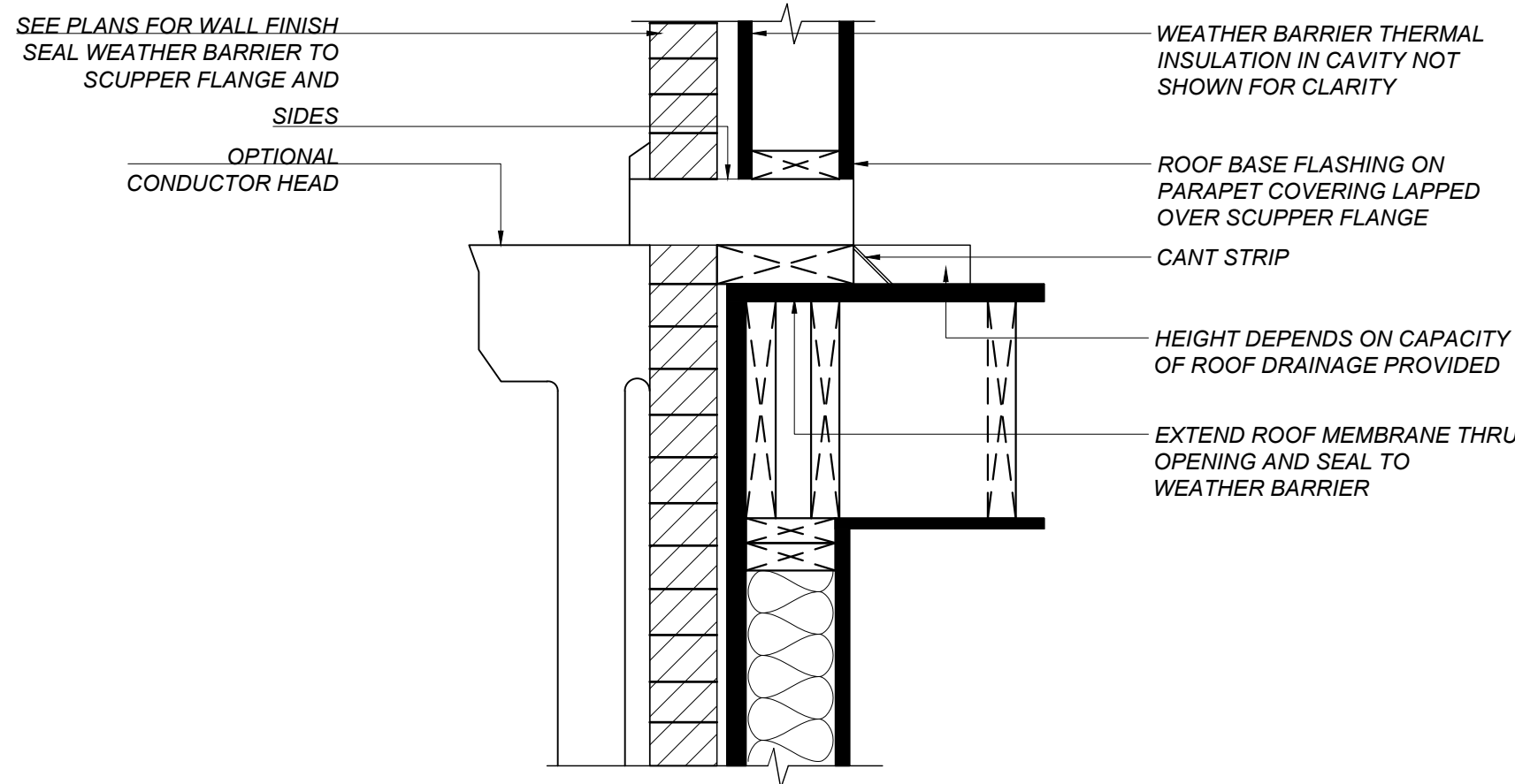
Project Name:
**1723 Memorial Ave,
Philadelphia, PA 19104**

Drawing Name:
ROOF PLAN.

Project number 1723 Memorial Ave
Date Sep 26, 2020 - 8:20pm
Drawn by Alexandr Stralita
Checked by FZ

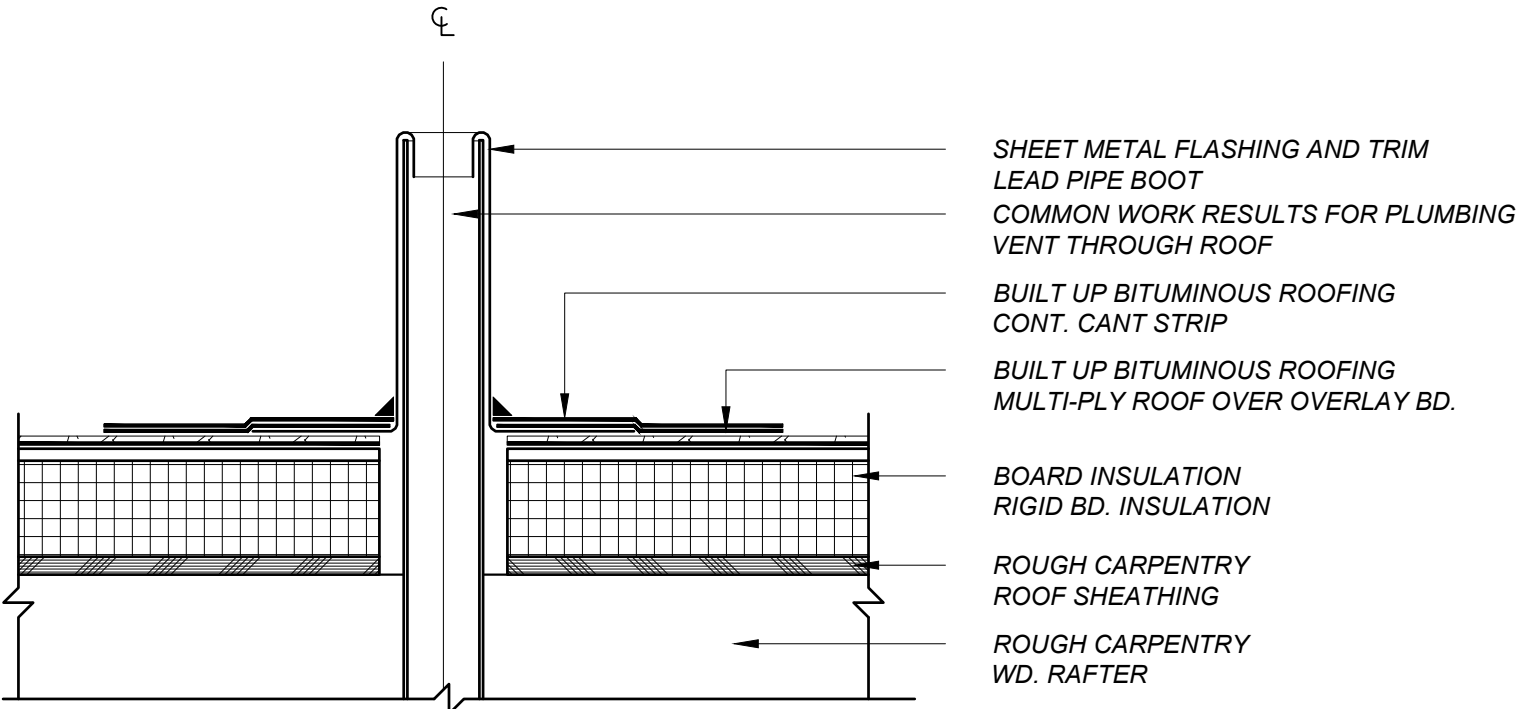
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A-5

Scale As indicated



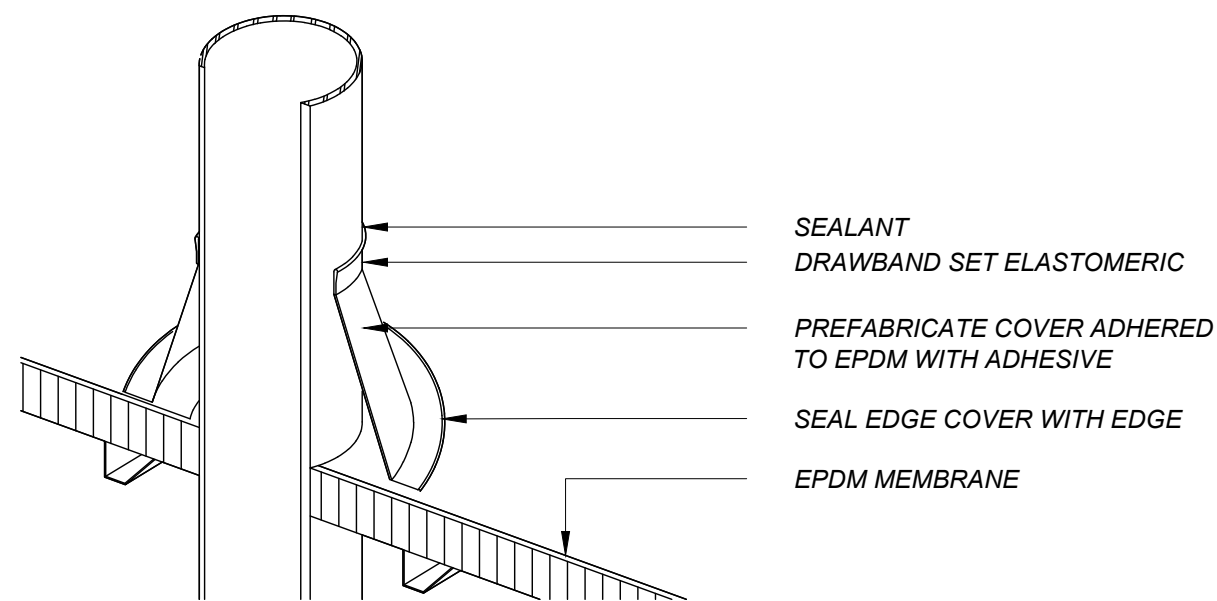
OVERFLOW SCUPPER AT WALL

SCALE: 1/4" = 1'-0"



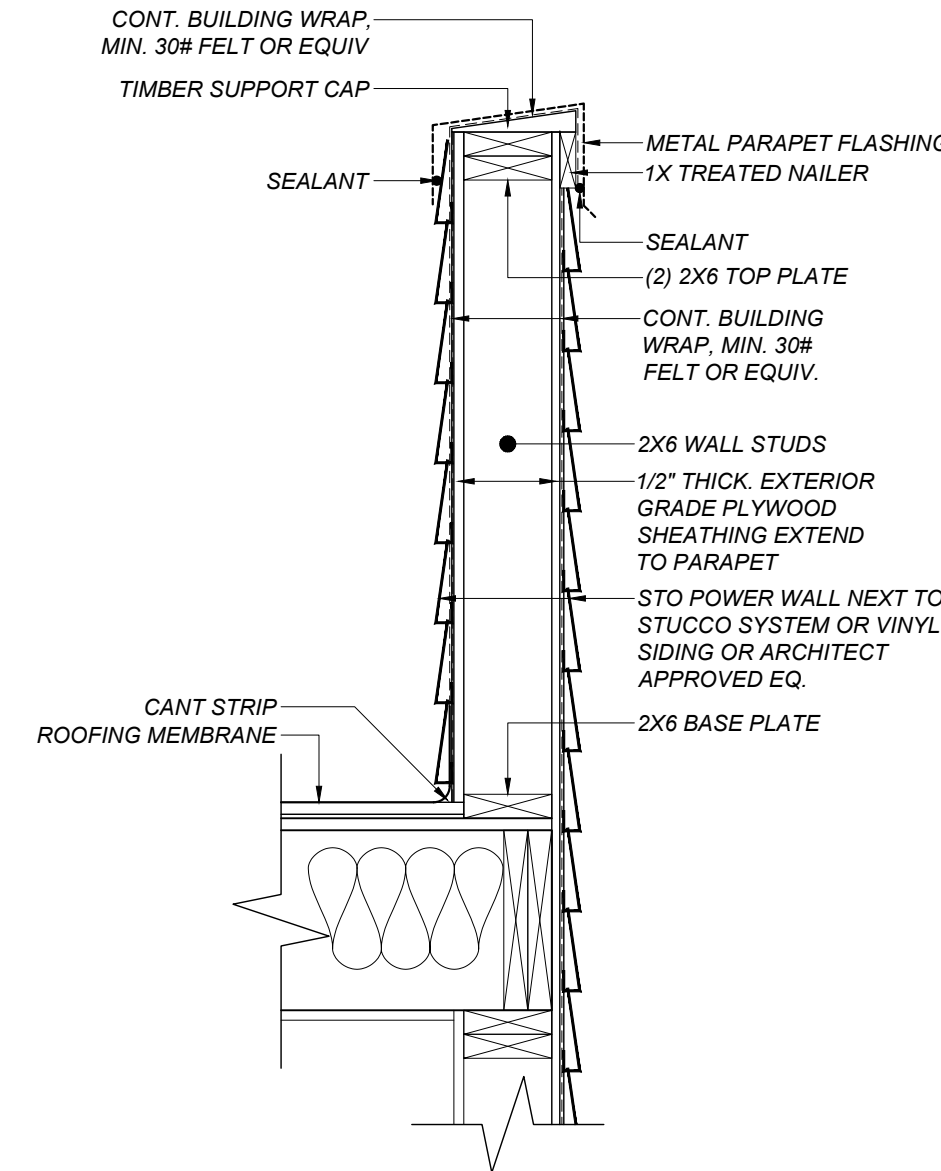
ROOF PENETRATION DETAIL

SCALE: 1-1/2" = 1'-0"



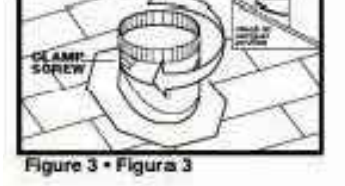
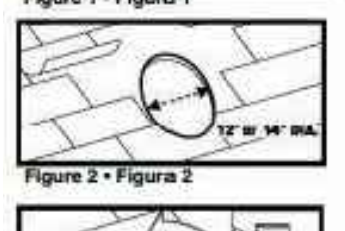
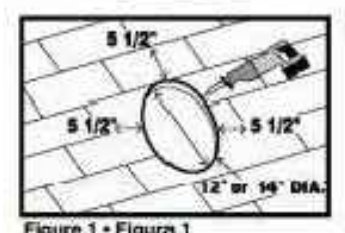
ROOF PIPE

SCALE: 1-1/2" = 1'-0"



TYPICAL PARAPET DETAIL

SCALE: 1" = 1'-0"



ROOF TURBINE DETAIL

SCALE: NTS

Tools & Materials Required

- Level
- Safety Eyewear
- Utility Knife
- Drill
- Power Sabre or Jig Saw and/or Hand Saw
- Extension Cord
- Work Gloves
- Galvanized Roofing Nails
- Laster
- Claw Hammer
- Srops (for cutting shingles)
- Caulking Gun
- Clear Silicone Caulk
- ASTM D4586 Asphalt Roofing Cement
- Screw Driver
- Pry Bar
- Trowel

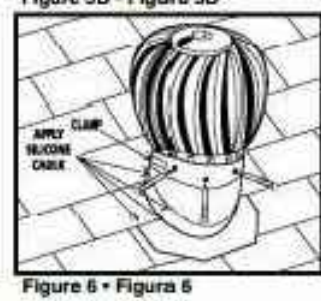
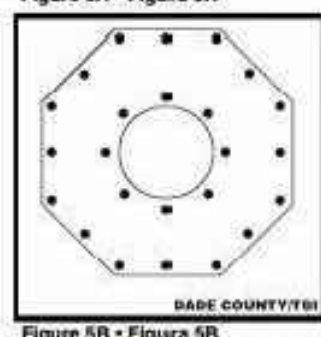
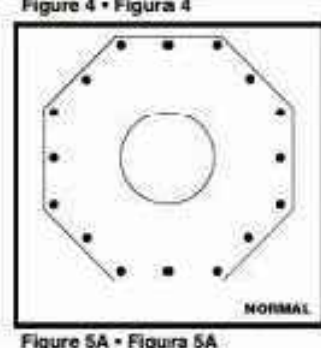
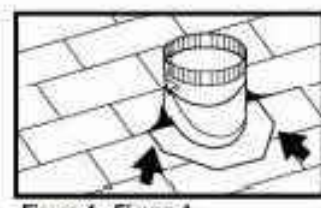
CAUTION
This wind turbine ventilator is a precision balanced unit. Be careful when handling and during installation to avoid damaging or misaligning the rotor and housing assembly. This turbine is for ventilation purposes only. NEVER install on a chimney or any other hot stack or vent such as a draft inducer. The heat will quickly damage the turbine. For maximum efficiency of operation, locate the turbine fully exposed to prevailing winds and as high on the roof as possible without extending over the eaves. Do not locate the turbine behind any obstructions.

Measure and Cut... Choose location on the roof, approximately 1/2" from the ridge line and centered between two rafters. Cut a 12" or 14" diameter hole, depending on the size of the turbine unit, through shingles and sheathing boards using the template (located on the carton). Mark on the roof 5 1/2" up from the top and 5 1/2" to the left and right of the 12" or 14" cut-out. Figure 1

Prepare Hole... Starting with shingle course closest to the horizontal center of the 12" or 14" cut-out, carefully roll up all shingles in the area between your marks, working upward. Remove all shingle nails within this area. Figure 2

Adjust... This adjustment must be made BEFORE anchoring base flashing to the roof. Loosen clamp screw. Place base unit flat on the roof and turn the upper adjustable stack section to a vertical position (See Insert). Depending on the roof pitch, the vertical seam may or may not align toward the bottom of the roof. In many cases it does not. Tighten clamp screws to fasten in position. Figure 3

See reverse for additional steps



Mount Base... Separate each layer of shingles around perimeter of hole. Coat the underside of the base flashing with ASTM D4586 roofing cement. Use light trowelling, as heavy trowelling may splatter shingles. In its pitch-adjusted position, carefully slide the upper half of the flashing up roof beneath rolled back shingles until base is centered over 12" or 14" cut-out. Roll back any additional shingles where necessary and recheck pitch (using a level) for vertical alignment. Figure 4 (For increased weather protection on new construction or re-roofing applications, use a 20'x30' piece of GAF Weather Master or GAF StormGuard Leak Barrier. Center the leak barrier over the hole. Remove release film, press into place and cut away the leak barrier spanning the hole.)

Secure Base... Secure the base to the roof using roofing nails (long enough to penetrate through the roof sheathing) approximately 1" from the exterior edge at all eight corners and at the center of all sides (See Figure 5A). For Miami Dade and Texas Department of Insurance required installations, nail approximately 1" from the exterior edge at the all eight corners and the center of all sides. Also, nail 1" from the stack at every 45 degrees (See Figure 5B). The bottom half of the flashing will be installed on top of the shingles. Exposed nail heads must be sealed with roofing cement or silicone.

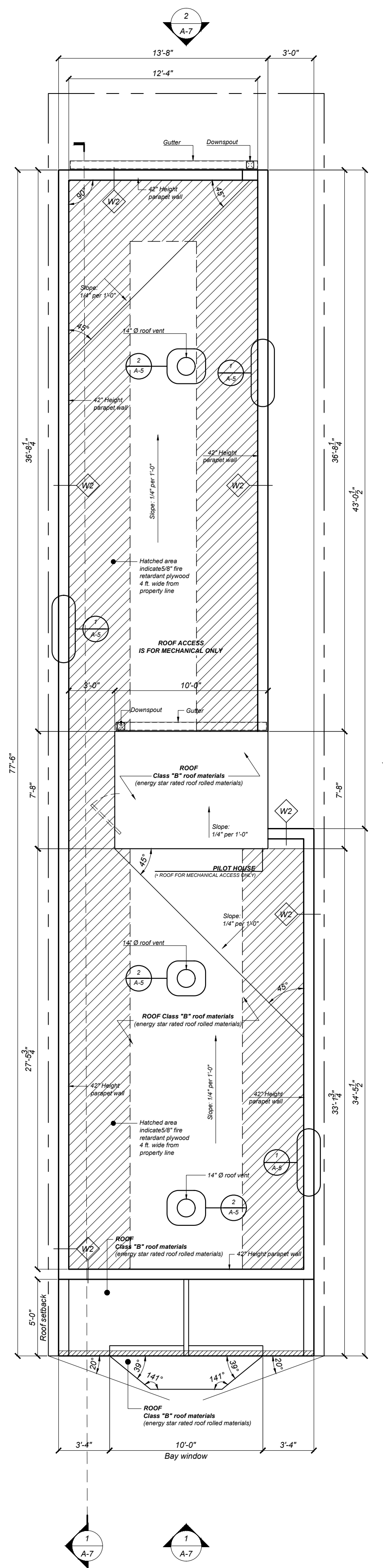
Attach Turbine Head... Set the turbine unit firmly on the crimped base collar. Attach with three (3) sheet metal screws (included) through holes in the turbine base ring. Apply clear silicone or roofing cement between the turbine unit and stack and all around sheet metal screw heads. Figure 6

Important: Apply clear silicone caulk or roofing cement to exposed flashing edges and to the junction of the stack and flashing. The bead joining the upper and lower stack sections, the vertical seam in the upper and lower stack sections and all exposed nail heads. Figure 6

*Clear silicone caulk is recommended for visible applications to maintain appearance.

ROOF VENTILATION AREA

ROOF AREA	128,176.0 Sq.In.
REQUIRED VENTILATION (1/300TH OF ROOF AREA)*	427.3 Sq.In.
PROVIDED VENTILATION	
(4) 14" DIAMETER WIND POWERED ROOF VENTS	(3) 153.86 Sq.In.
TOTAL PROVIDED VENTILATION	461.58 Sq.In.



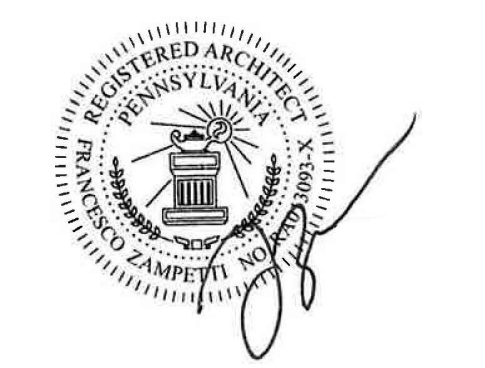
ROOF PLAN

SCALE: 3/16" = 1'-0"

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OWNER:

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CLIENT IS REQUIRED TO CHECK (X) ONE BOX

APPROVED AS IS
 APPROVED AS NOTED ONLY

CLIENT SIGNATURE _____ DATE _____

NAME (PLEASE PRINT) _____
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

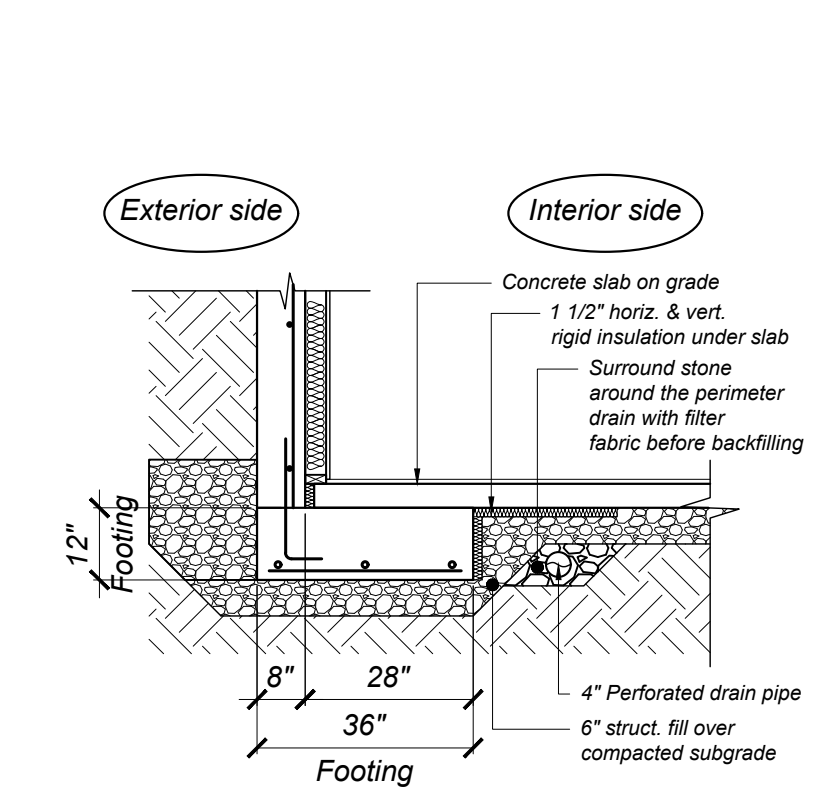
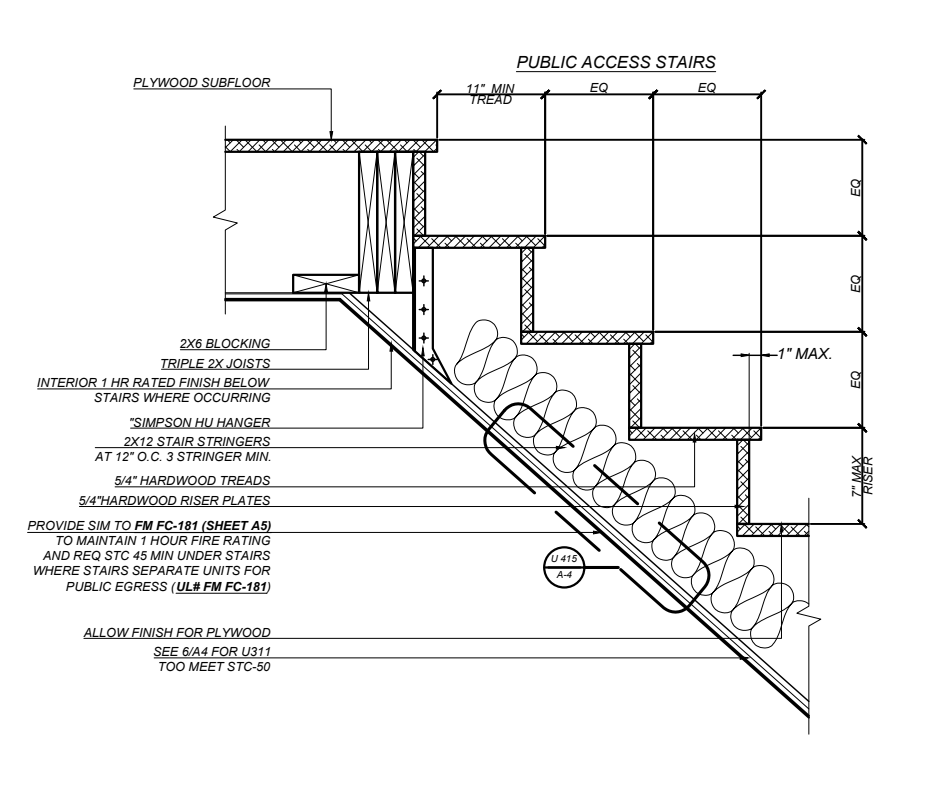
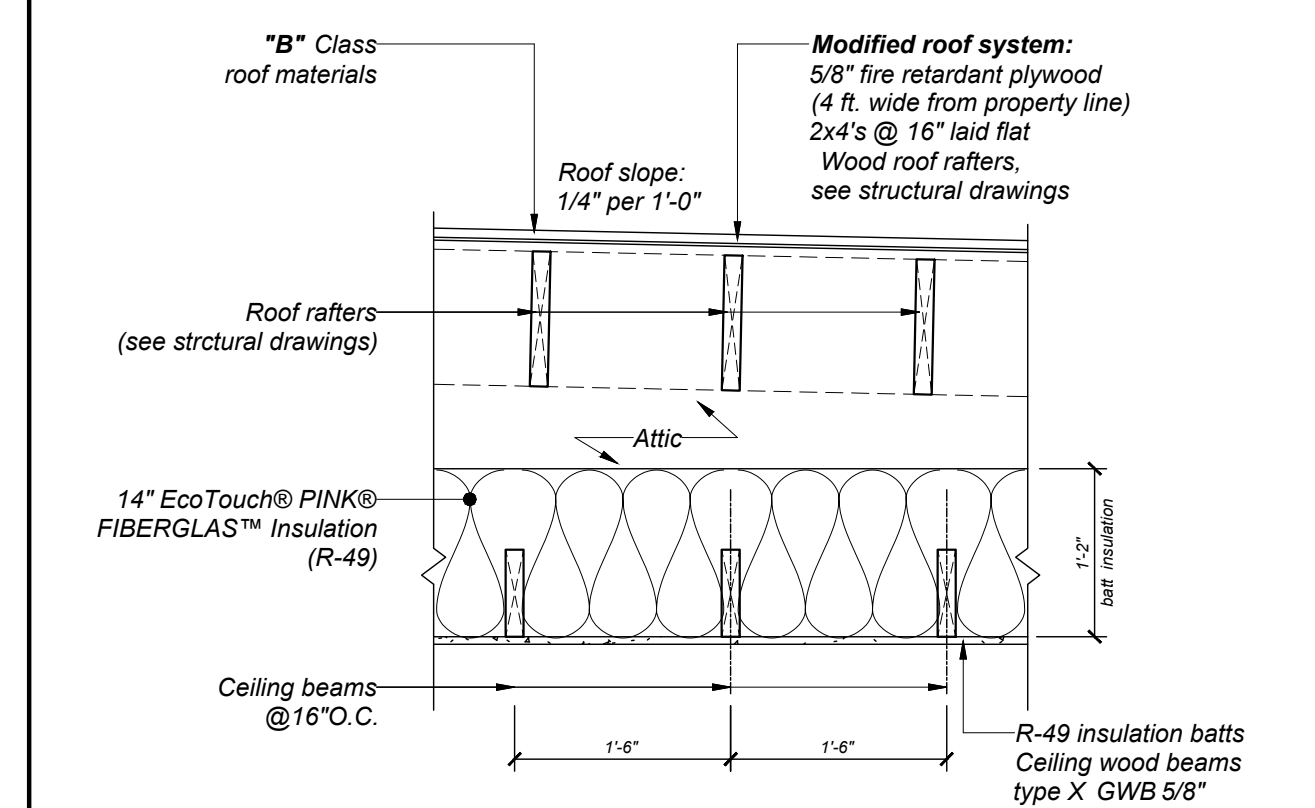
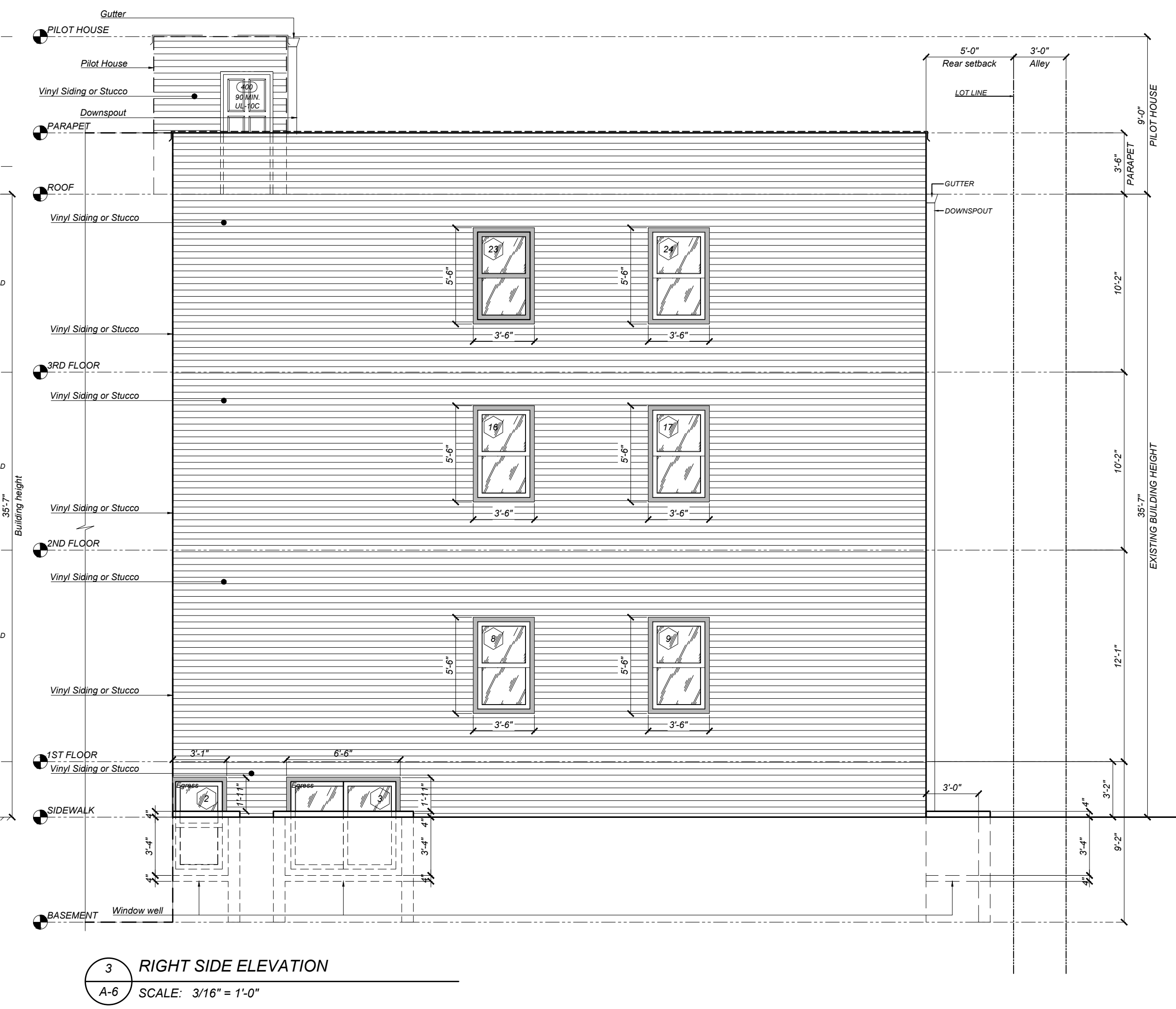
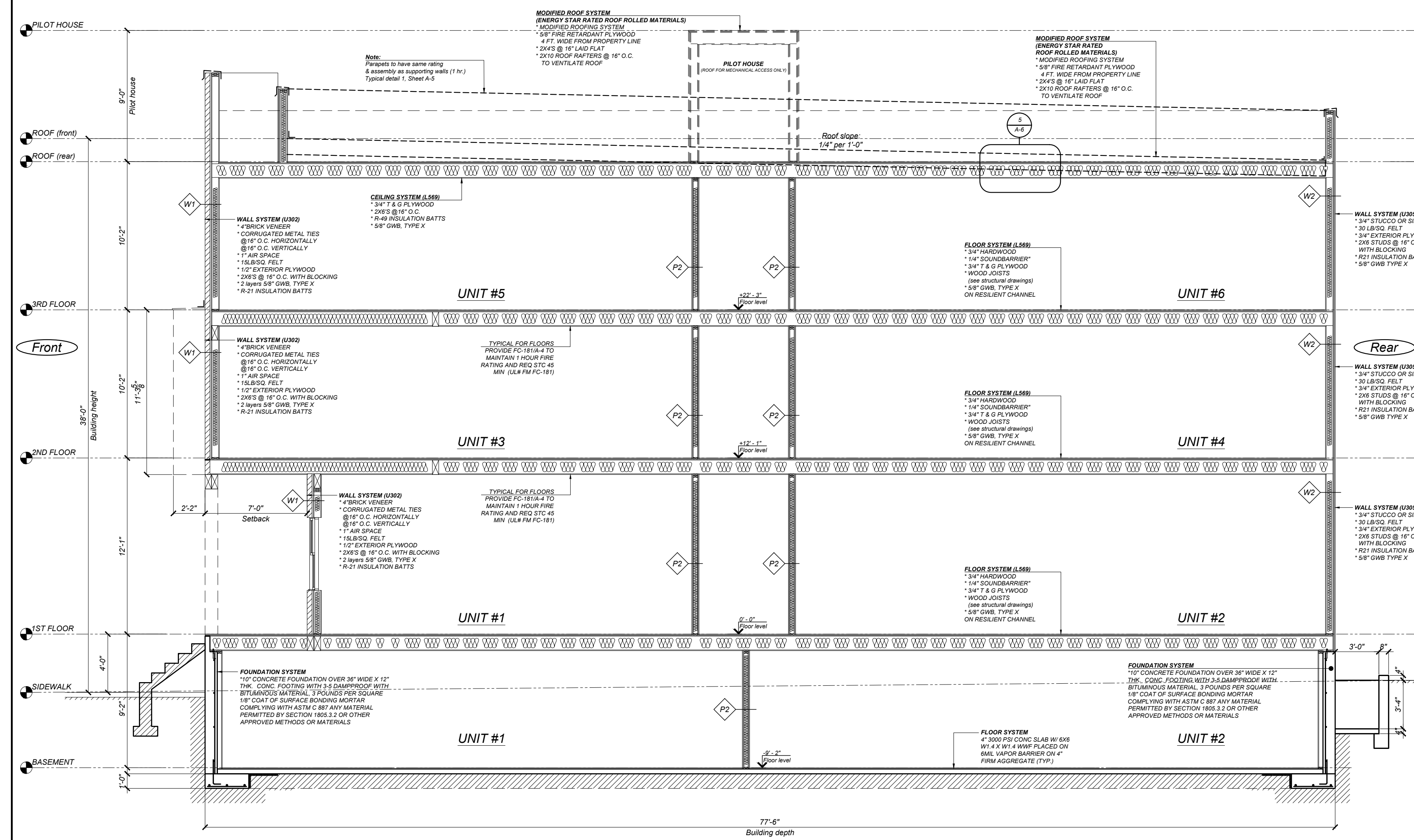
Project Name:
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Philadelphia, PA 19104**

Drawing Name:
SECTIONS. ELEVATIONS.

Project number 1723 Memorial Ave
Date Sep 26, 2020 - 8:20pm
Drawn by Alexandr Stralia
Checked by FZ

Sheet Number:
A-6

Scale As indicated



RIGHT SIDE WALL OPENING CALCULATIONS

LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED
FIRST FLOOR	520.1 Sq Ft.	30.0 Sq Ft.	5.8 %	15 %
SECOND FLOOR	437.6 Sq Ft.	30.0 Sq Ft.	6.9 %	15 %
THIRD FLOOR	437.6 Sq Ft.	30.0 Sq Ft.	6.9 %	15 %

3 R: 10 less than 5 R

REAR WALL OPENING CALCULATIONS

LEVEL	WALL AREA	FENESTRATION	% OF OPENING	MAX. ALLOWED
FIRST FLOOR	165.2 Sq Ft.	30.0 Sq Ft.	18.2 %	25 %
SECOND FLOOR	139.0 Sq Ft.	30.0 Sq Ft.	21.6 %	25 %
THIRD FLOOR	139.0 Sq Ft.	30.0 Sq Ft.	21.6 %	25 %

5 R: 10 less than 10 R

MAX ALLOWABLE PERCENTAGE OF OPENINGS IN FACADES BASED ON TABLE 705.8 OF 2009 IBC (for 10'-15' free distance of a sprinklered building, 10'-0" rear yard + 1/2 of 3'-0" alley (11'-6") = 10'-6")

