

ADDRESS: 2337-41 PENNSYLVANIA AVE

Proposal: Construct two-family semi-detached dwelling

Review Requested: Final Approval

Owner: Reuvan Mosheyev

Applicant: Matthew Millan, AIA, LEED AP

History: Vacant lot

Individual Designation: none

District Designation: Spring Garden, Non-Contributing, 10/11/2000

Staff Contact: Heather Hendrickson, heather.hendrickson@phila.gov

OVERVIEW: This application proposes to construct a semi-detached, two-family, four-story dwelling with roof decks accessible from pilot houses. A non-contributing two-story building stood on the lot at the time the Spring Garden Historic District was designated. The building was demolished in 2022. Owing to the fact that a building stood on the lot at the time of designation, the Historical Commission has plenary or full jurisdiction over the proposed construction.

The proposed building would include a central drive aisle that leads to interior garages on the ground floor. The proposed façade would feature a central recess and corner windows trimmed in cast stone to break the overall width of the building into rowhouse-like vertical massing. The cornice at the third floor would be in line with the rowhouse to the east while the overall height of the building would match the three-unit townhome complex to the west. The materials are proposed to be cast stone, red brick, and vertical metal siding in Dove Gray. The windows would have dark bronze frames and sash.

SCOPE OF WORK: Construct four-story building with roof decks on vacant lot

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 will 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.*

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standard 9.



15 West Highland Avenue
Philadelphia, PA 19118
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f 215.248.1246

Philadelphia Historical Commission

07/07/25

Attention: Allyson Mehley
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Property Address: 2337-41 Pennsylvania Avenue

Applicant: Matthew Millan, AIA, LEED AP

Applicant Email: mmillan@millanarchitects.com

Applicant Phone #: 215-248-1244

Property Owner: Reuvan Mosheyev

Project Description:

The project is located at 2337-41 Pennsylvania Avenue, between N 24th Street and Judson Street. The property is located along the western edge of the Spring Garden Historic District and faces onto the Benjamin Franklin Parkway. The lot included a single 2-story, gray brick, vernacular building that was set back from the street wall and listed as non-contributing. The existing building has been demolished.

Our proposed project consists of the construction of a semi-detached, 2-family dwelling that is 4 stories high and has roof decks accessible from pilot houses. The façade is set to the street line and re-establishes a uniform setback. There is a central drive aisle that accesses interior garages on the ground/1st floor. The façade features a central recess and corner windows trimmed in cast stone to break the overall width of the building into rowhouse-like vertical massing.

The overall height of the building matches the 3-unit townhome complex to the west (2343 - 2347 Pennsylvania Ave), but the 4th floor is setback from the façade and a cast stone cornice above the 3rd floor aligns with the cornice of the existing structure to the east at 2335 Pennsylvania Ave. The base of the building is clad in cast stone to resemble the structure to the east and provide a visual base to ground our building. The 2nd and 3rd floor walls are clad in red brick to mimic existing structures to the west and east. The recessed 4th floor wall will be clad in vertical metal siding in Dove Gray, a light gray that visually recedes and changes the scale and texture of the top floor like a mansard roof. The windows will have dark bronze frames and sash.



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All of these design elements were carefully considered to design a building that bridges the scale of several early 20th century rowhouses to the east, a larger and taller recent development to the west, and the open landscape and automobile oriented scale of the Benjamin Franklin Parkway and Eakins Oval directly to the south.

We look forward to discussing our proposed project with the Architectural Committee and the Historical Commission.
Thank you for your consideration.

Sincerely,

Matthew Millan, AIA, LEED AP
President

*2337-41 Pennsylvania Avenue Redevelopment
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2341 – 2337 Pennsylvania Ave – Proposed Rendering

*Philadelphia Historical Commission Presentation
7/08/2025*



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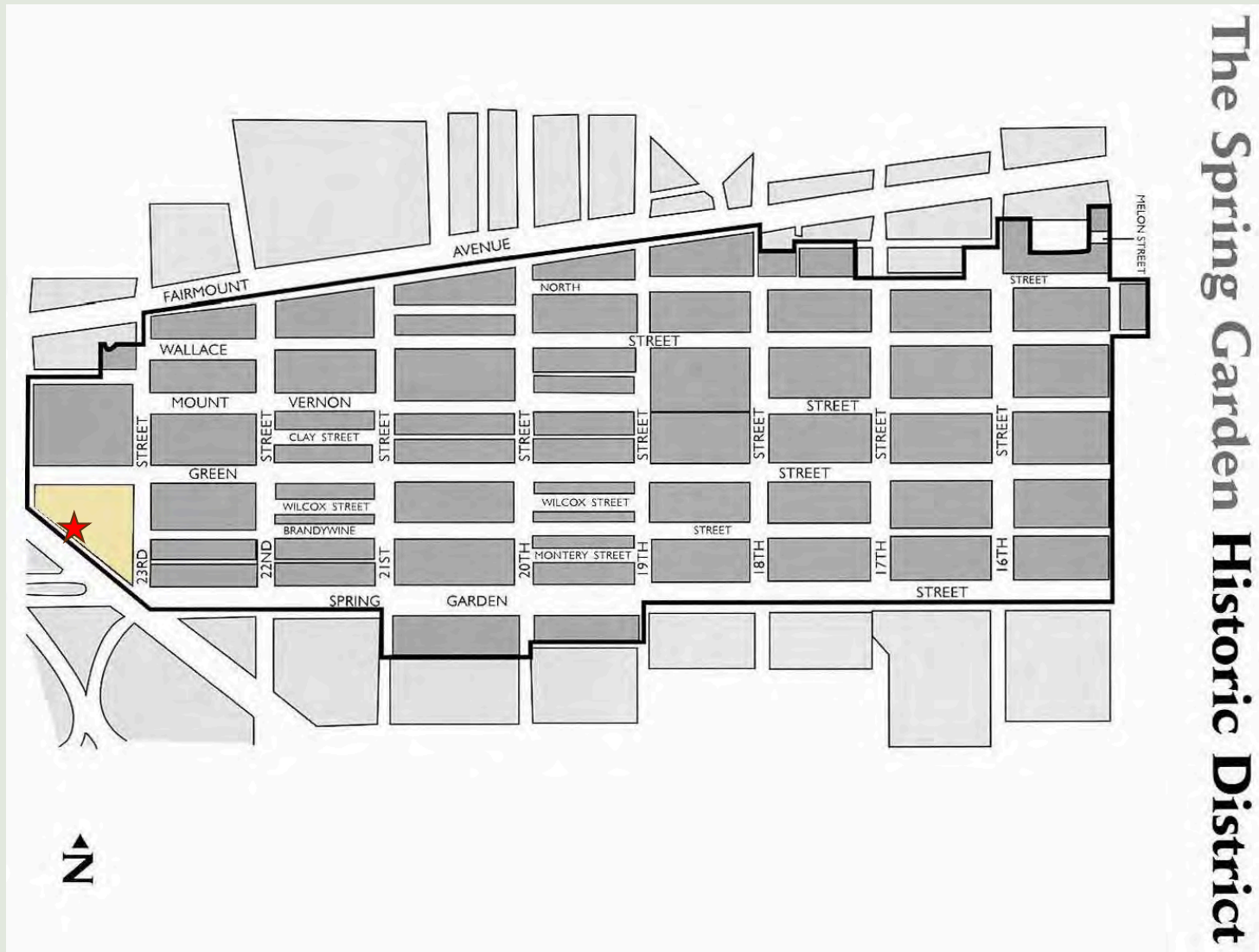


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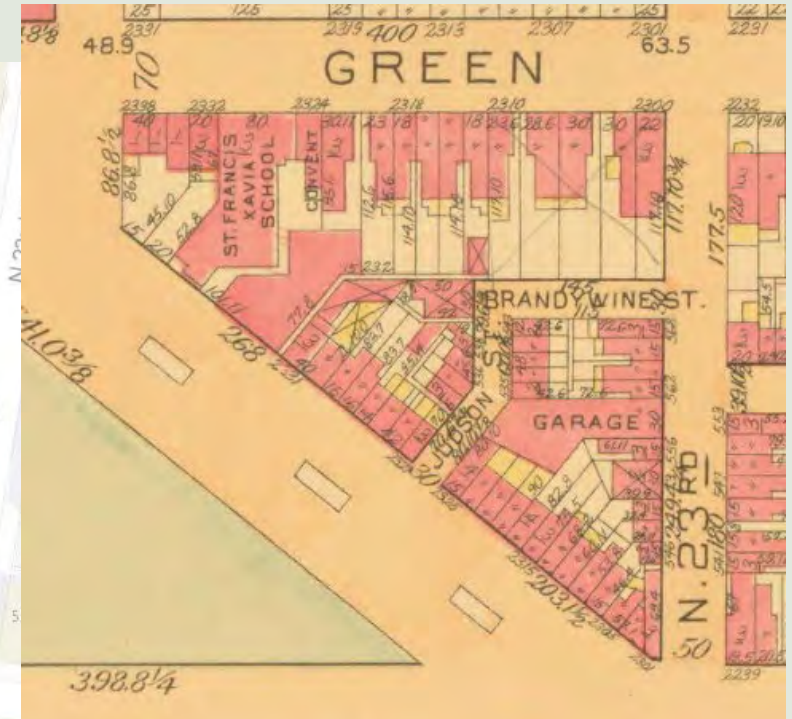
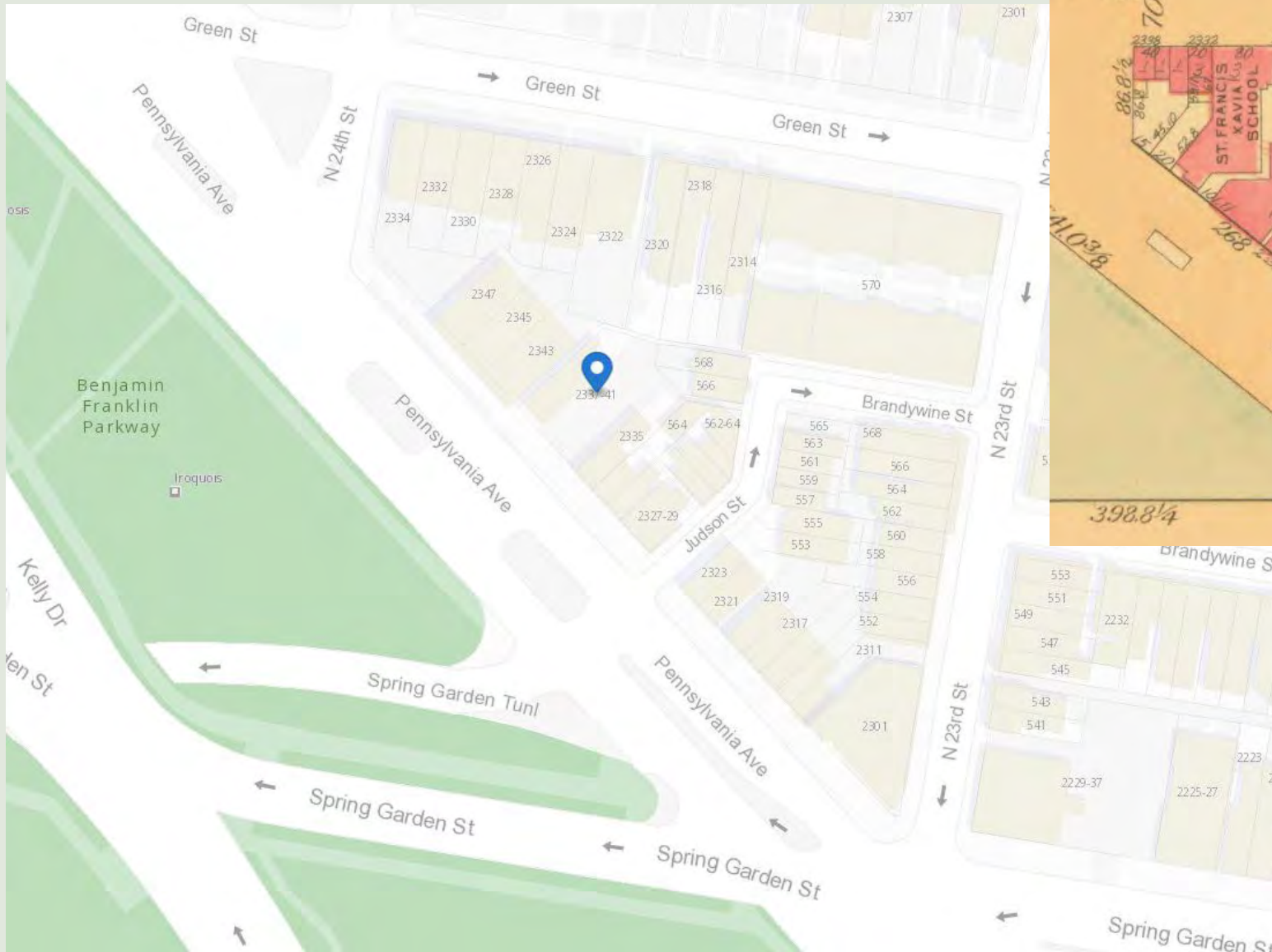
The Spring Garden Historic District



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1922 City Atlas



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2347 - 2343 Pennsylvania Ave



2341 – 2327 Pennsylvania Ave



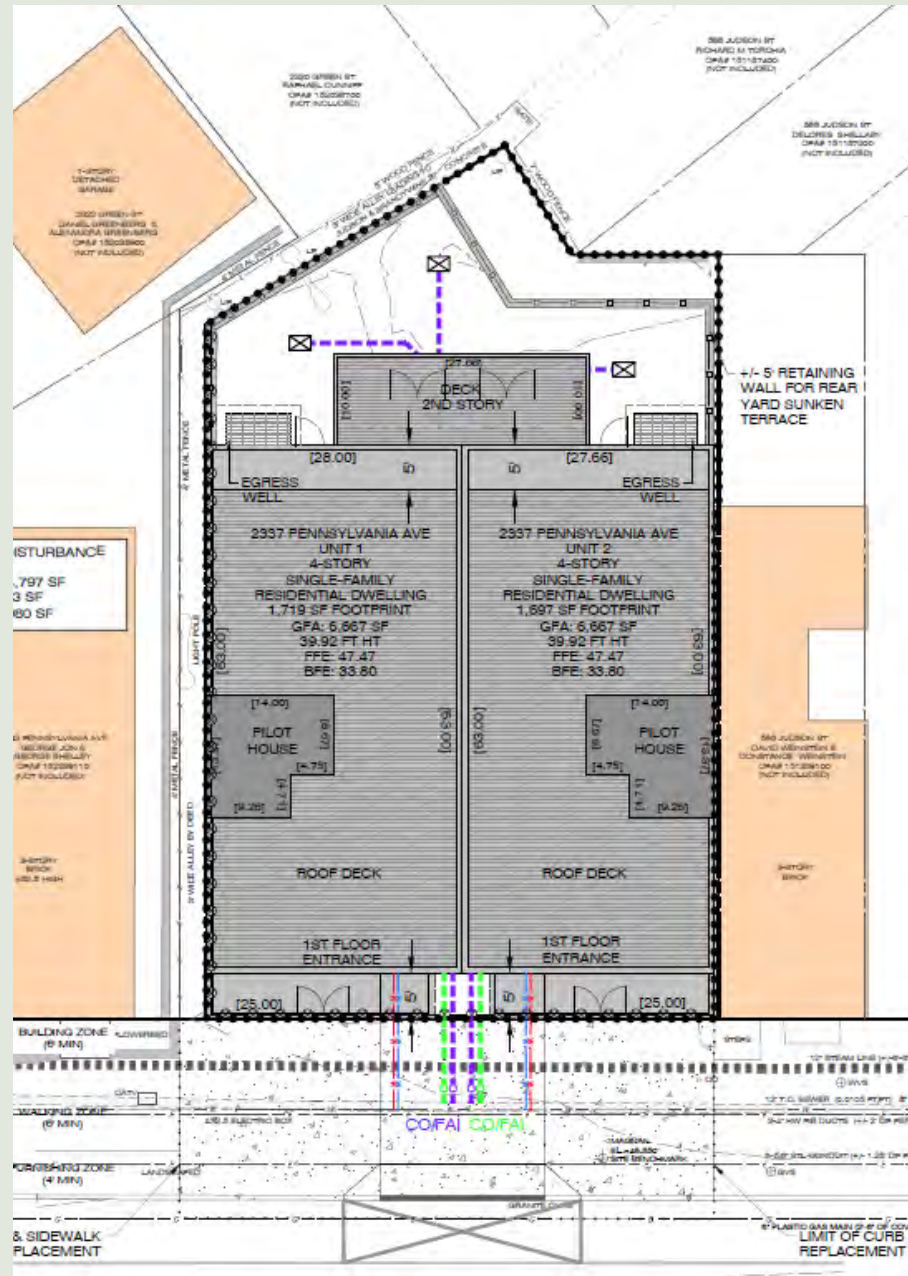
2323 – 2317 Pennsylvania Ave

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Proposed Site Plan

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2341 – 2337 Pennsylvania Ave – Proposed Model

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2341 – 2337 Pennsylvania Ave – Proposed Rendering

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Pennsylvania Ave Elevation

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Rear Elevation



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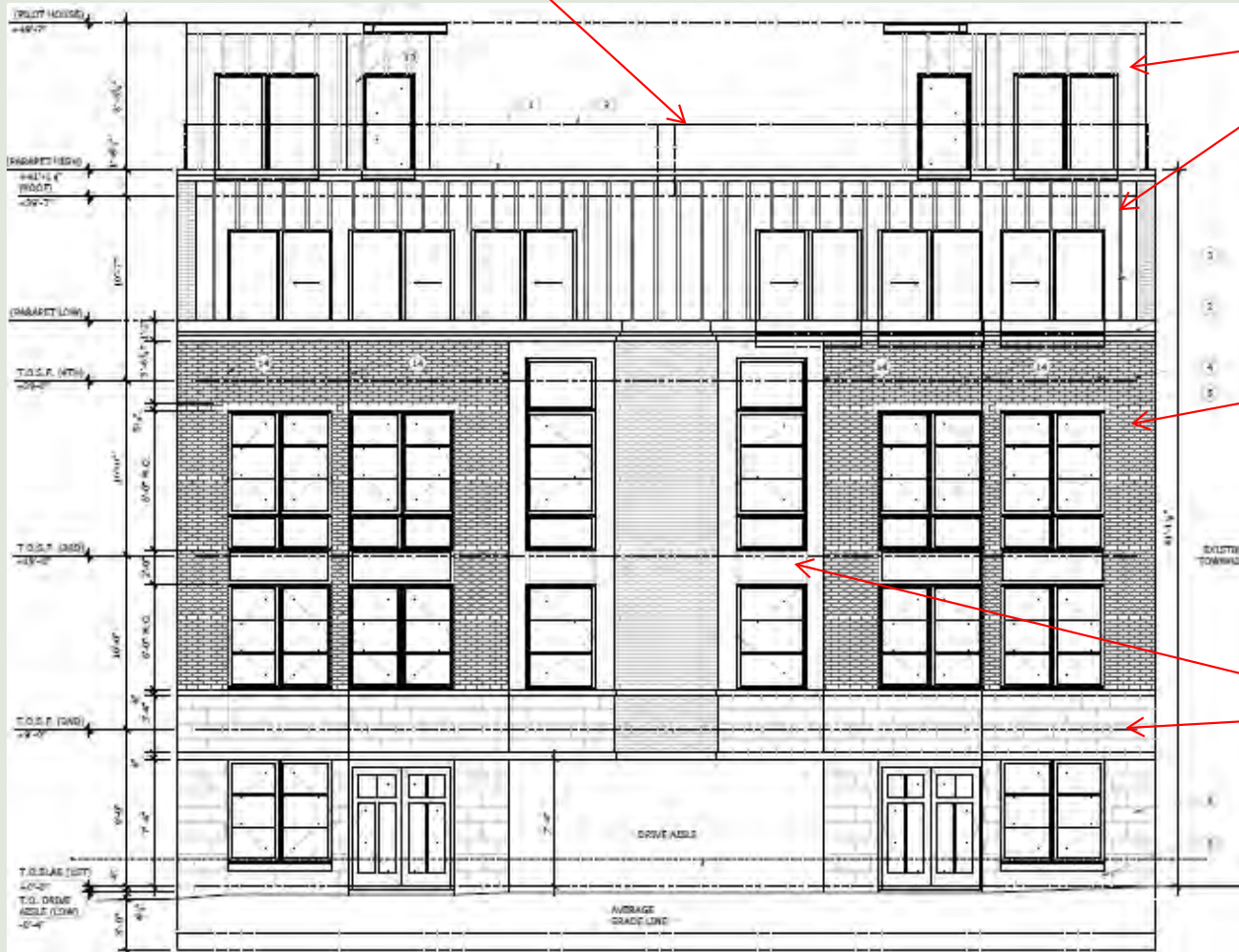
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Glass Railing, Bronze Metal Rail and Posts

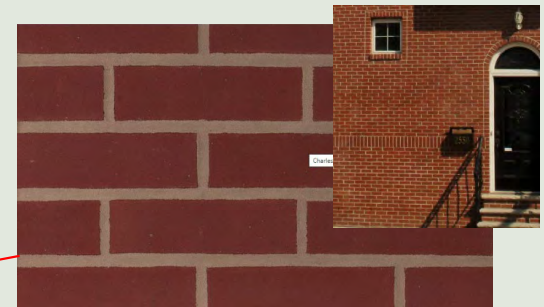


Pennsylvania Ave Elevation – Proposed Exterior Materials

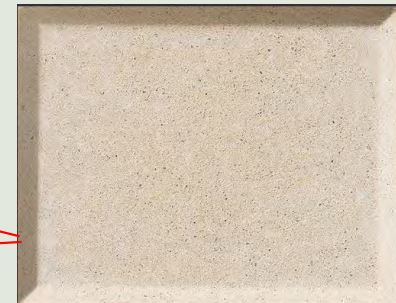
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Dove Gray Metal Siding



McAvoy Brick - Charlestown



Cast stone – 101N Light Buff



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APPENDIX



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2337 Pennsylvania Ave: Looking West



2337 Pennsylvania Ave: Looking East



UNIT 2 FLOOR PLAN

Dimensions: Overall width 34'-0" (10'-0" + 12'-0" + 12'-0"). Overall depth 34'-0" (12'-0" + 12'-0" + 10'-0").

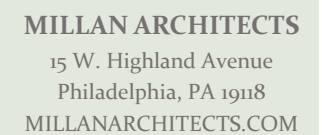
Rooms and Features:

- Garage:** 12'-0" x 12'-0" (T.O.S.T. SLAB GARAGE).
- Living Area:** 12'-0" x 12'-0" (T.O.S.T. SLAB GARAGE).
- Bedroom 1:** 12'-0" x 12'-0" (T.O.S.T. SLAB GARAGE).
- Bedroom 2:** 12'-0" x 12'-0" (T.O.S.T. SLAB GARAGE).
- Bathroom:** 5'-0" x 7'-0" (T.O.S.T. SLAB GARAGE).
- Kitchen:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).
- Hallway:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).
- Entry:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).
- Staircase:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).
- Storage:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).
- Other:** 10'-0" x 10'-0" (T.O.S.T. SLAB GARAGE).

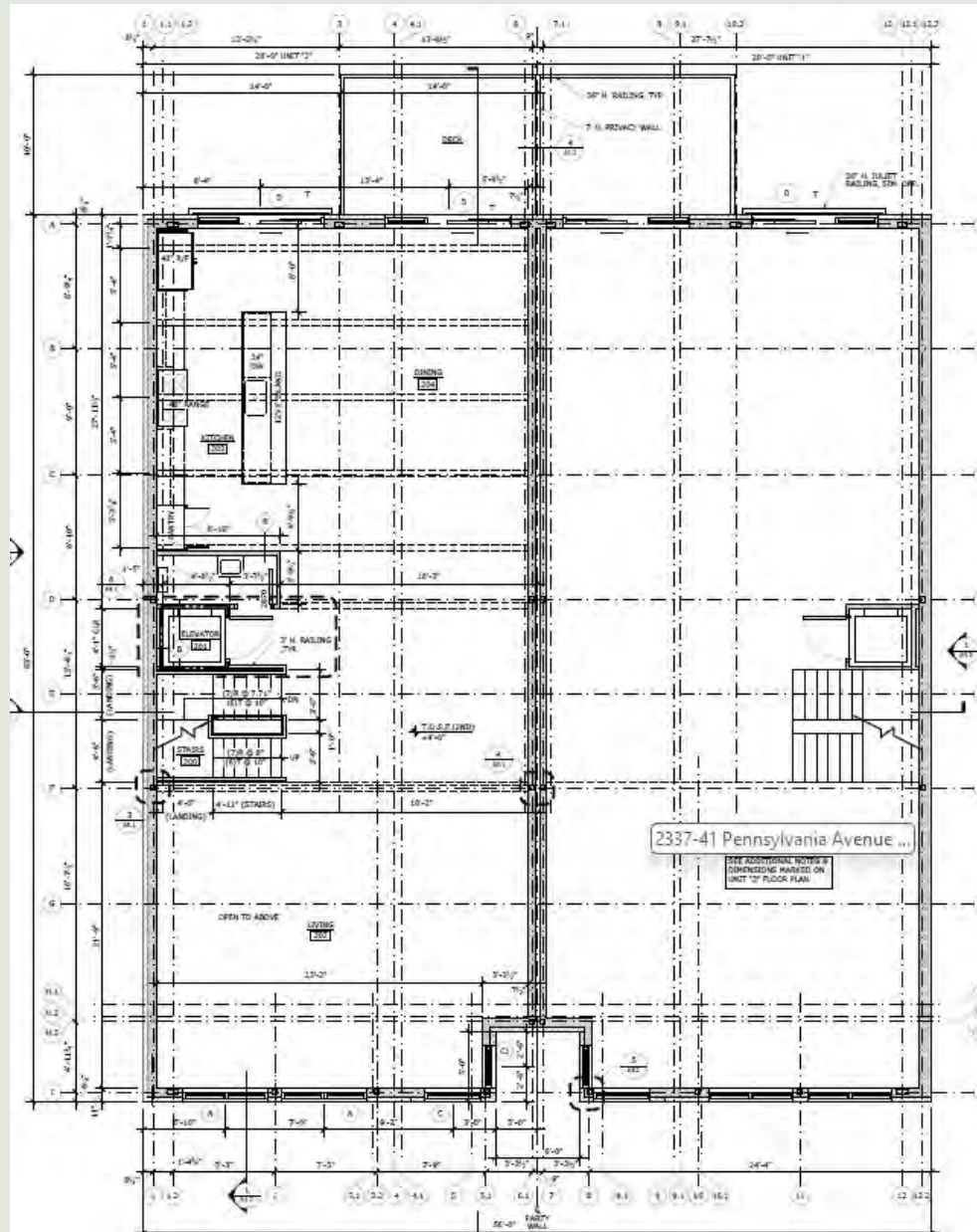
Notes:

- SEE ADDITIONAL NOTES & DIMENSIONS HANDLED ON UNIT 2 1ST FLOOR PLAN.
- DRIVE ASIDE.
- SEE UNIT 1 FLOOR PLAN.

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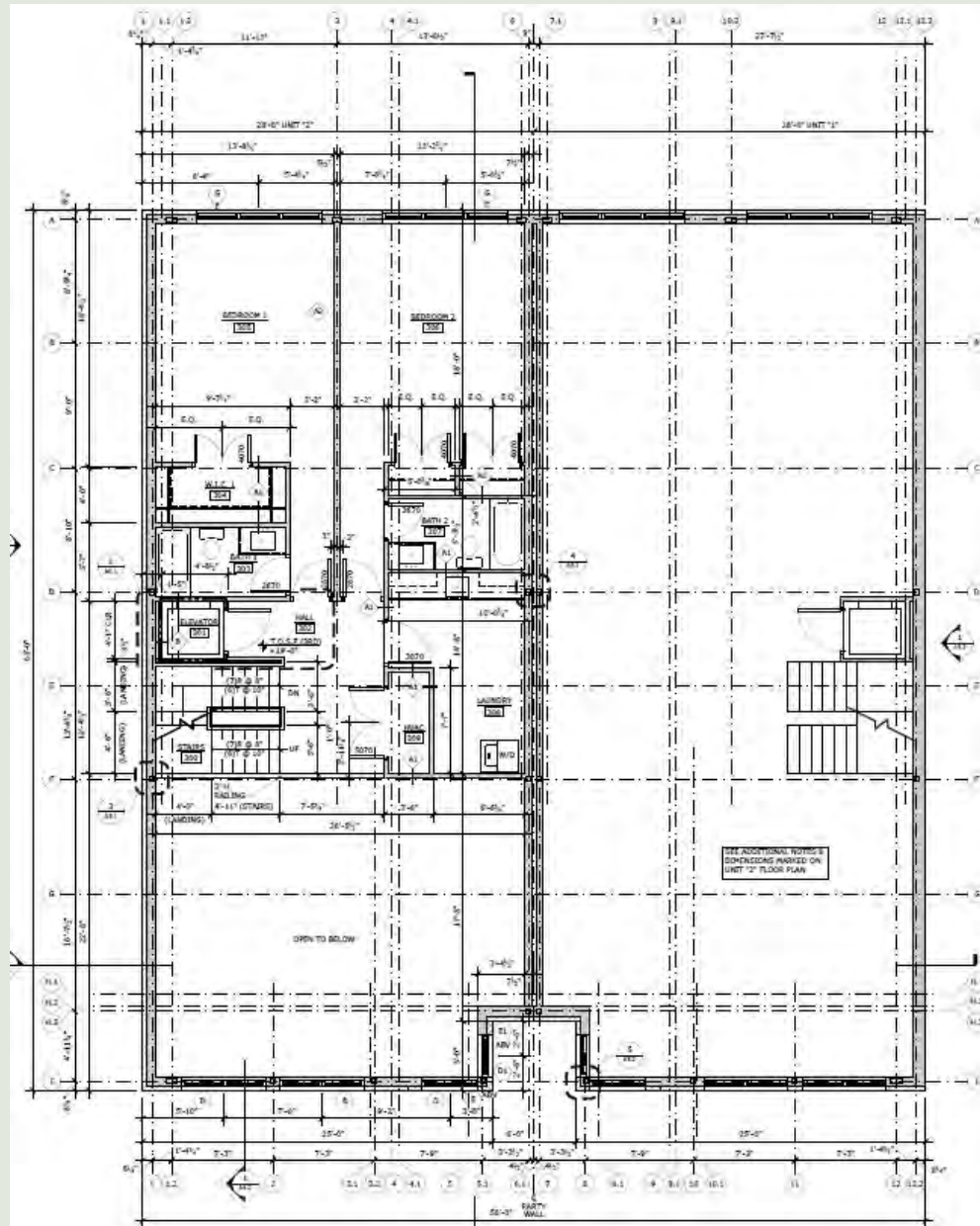
2nd Floor Plan

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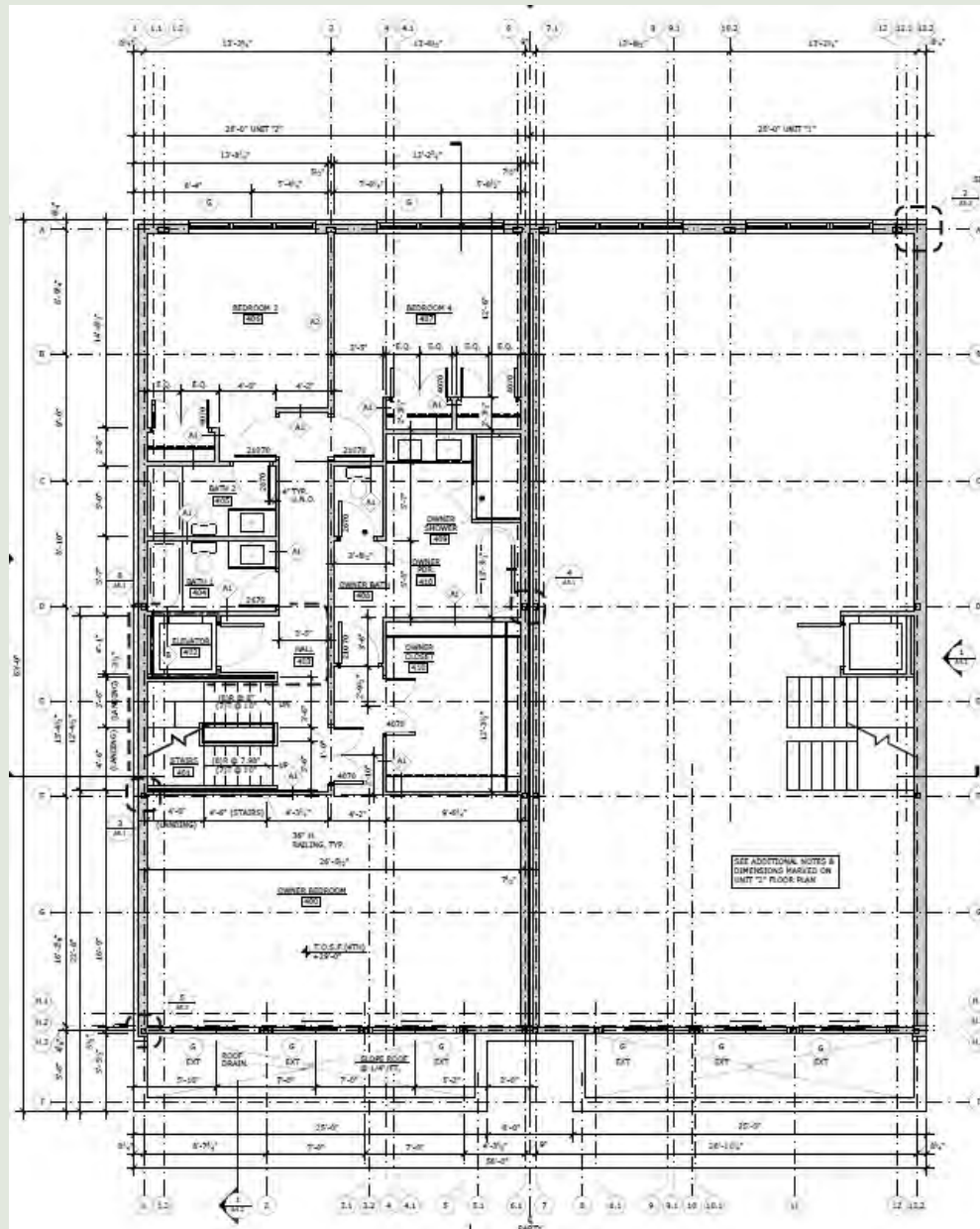
3rd Floor Plan

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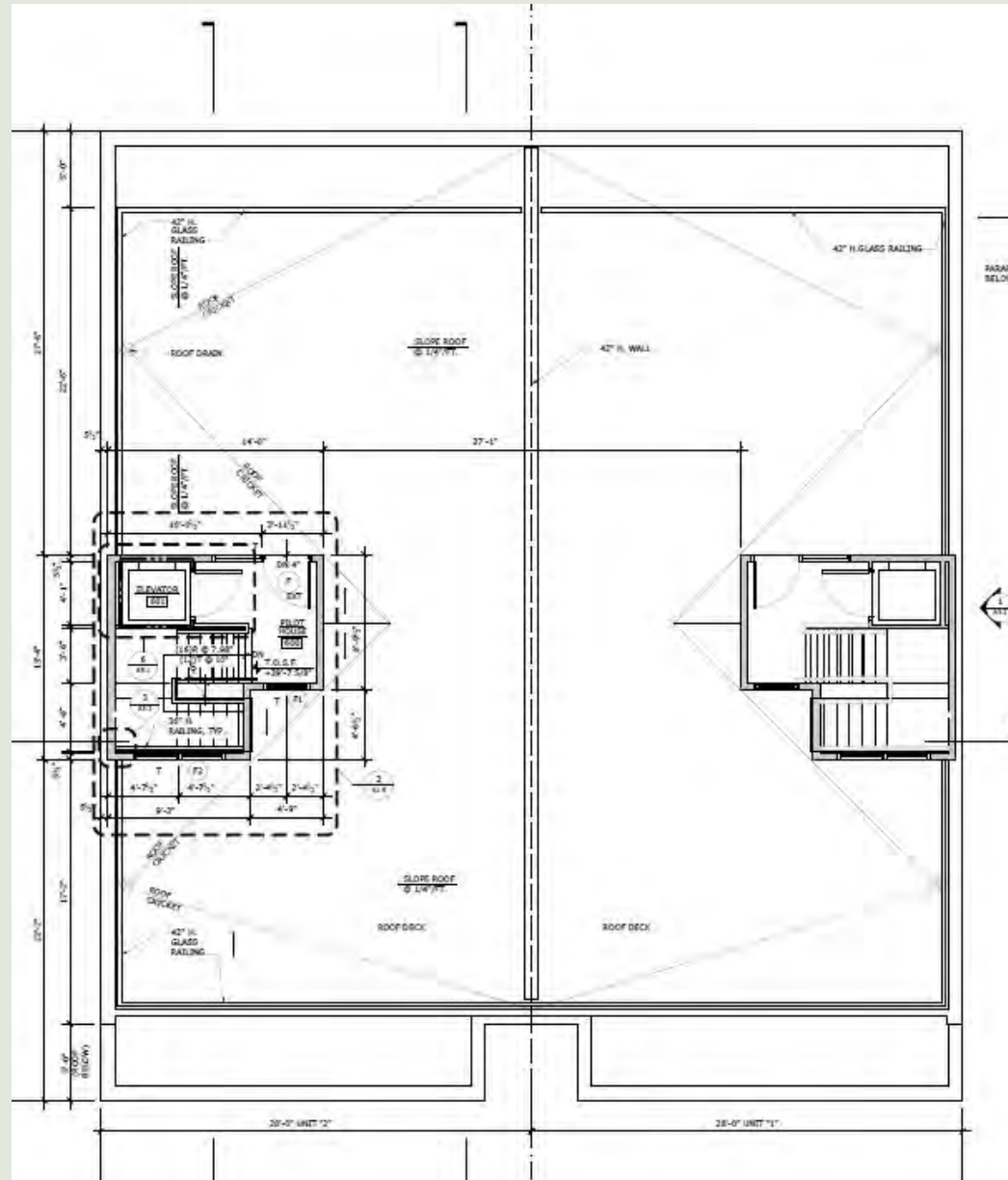
4th Floor Plan

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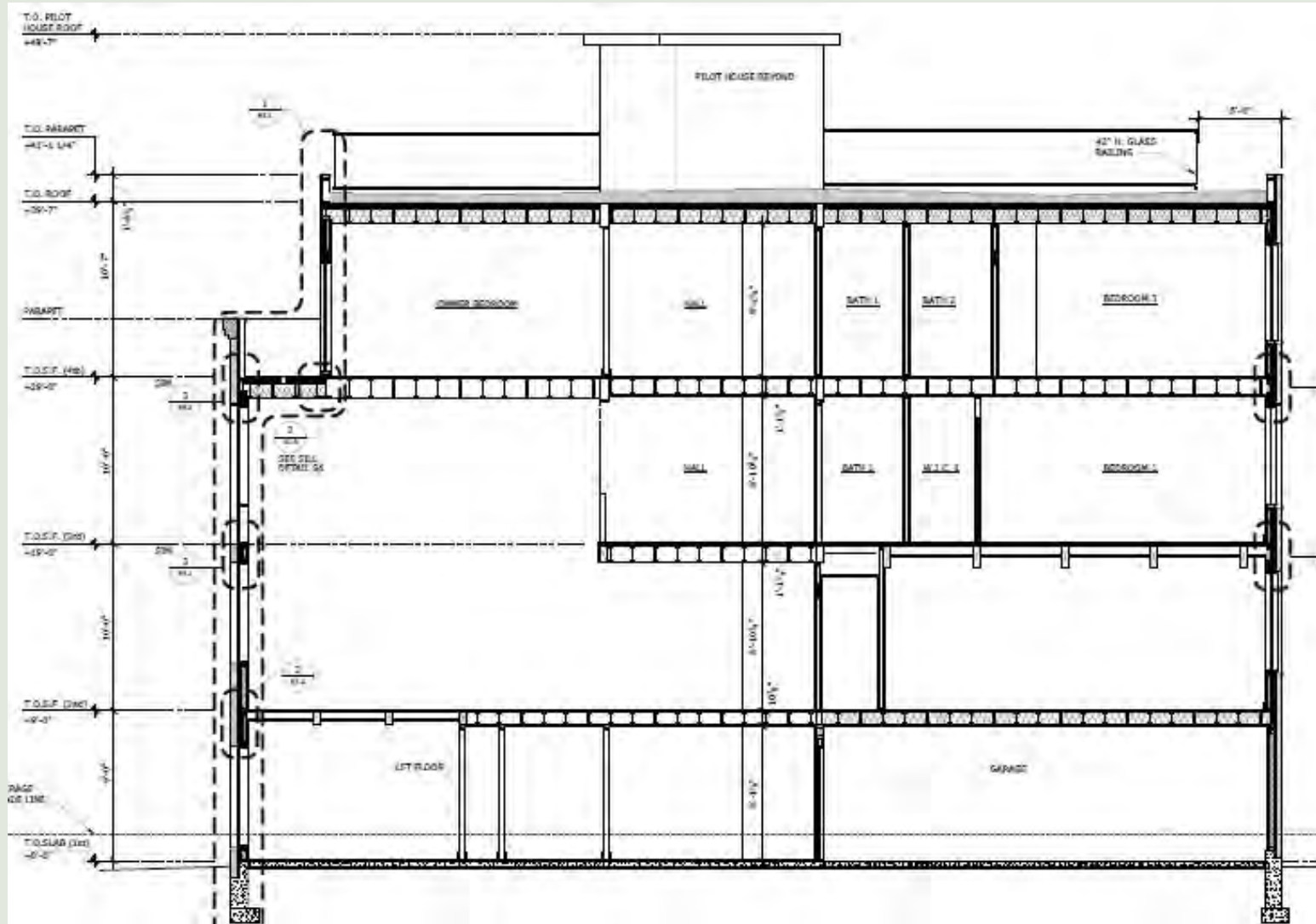
Roof Plan

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Building Section



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Summary of Work - Continued

systems; new electrical and plumbing systems; and new automatic fire protection sprinkler and fire alarm systems.

-During construction, the Owner may wish to have work performed by other employees or contractors. The G.C. shall cooperate with others doing work while the construction contract is in effect.

SITE PREPARATION

- Clear and grub only areas to be occupied by construction, or as designated on plans. Existing soils and vegetation to remain shall be protected to the maximum extent possible. All areas of the site that are not absolutely necessary to the construction shall be clearly delineated, and vehicular, structure and other uses shall be prohibited. Provide erosion and sediment control measures as noted.
- Prior to construction, verify with Architect trees to be removed at site. Provide tree protection (snow fencing or equiv.) around drip edge of any tree canopy within 25' of excavation or disturbance. Roots or branches damaged during construction shall be pruned cleanly. Tree limb removal, where necessary, shall be done with trunk or main branch.
- All necessary layout work shall be the responsibility of the G.C. and shall be approved on site by the Owner. Where required, G.C. shall have surveyor confirm setbacks to the property line.
- Do all excavating, filling and grading required to construct the new structure. Remove topsoil from areas to support foundation. Store for reuse on site.
- Foundation design assumes soil bearing capacity of 2,500 PSF; contact Architect at once if any questionable soil conditions are discovered. Structural fill required shall be clean, free of organic matter, and mechanically compacted in lifts no to exceed 1'-0".
- Leave site raked and clean for landscaping by others. All disturbed areas shall receive seeding with grass to match existing grass.
- Excavation shall be performed within OSHA guidelines, so as not to disturb existing adjacent buildings, streets, and utility lines. Prior to the start of work, the GC shall verify location of all underground utilities and facilities. Contact the site One-Call system at least 72 hours in advance of any excavation. Hand excavate around utilities, as required.

FOOTINGS

- All footings shall bear on soil having minimum safe bearing capacity of 2,500 PSF.
- Elevations given correspond to computed top of footings and are minimum depths that shall not be construed as limiting in any way the depths required to reach good bearing. The bottom of exterior footings shall be a minimum of three (3) feet below finished grade.
- No footings shall be placed in water or on frozen ground. After footings are placed, they shall be protected against frost.
- All backfill materials shall be free of deleterious organic matter.
- No fill or backfill shall be placed over or against work at such time or in such manner that would endanger the stability or otherwise damage such work. Do not backfill against the basement walls until basement slab-on-grade and first floor framing and floor sheathings are in place, and foundation walls have attained 75% of the specified 28-day design strength.
- Backfill shall be brought up equally on each side of the walls.

CONCRETE

- All concrete work shall conform to the latest edition of the ACI Building Code.
- Concrete shall be machine mixed with the following compressive strength at 28 days:
 - 1. 4,000 psi for footings and underpinings.
 - 2. 4,500 psi for exterior walls, foundation walls, garage floor slabs, carport slabs, driveways, curbs, walks, patios, porches, steps and other flatwork exposed to the weather.
 - 3. 4,000 psi for interior walls, piers, slabs on ground, elevated slabs and all other concrete work.
- Ready Mix concrete shall comply with ACI-301, ACI-304 and ASTM C-94. It shall meet or exceed the following criteria:
 - 1. Maximum time between introduction of water and placing to be 1-1/2 hours.
 - 2. Minimum cement content shall be 470 pounds per cubic yard for 3,500 PSI concrete, and 520 pounds per cubic yard for 3,500 PSI concrete.
 - 3. Maximum water cement ratio shall be 0.51 for 3000 PSI concrete, and 0.47 for 3,500 PSI concrete.
 - 4. Maximum slump of concrete shall be 4 inches as determined by ASTM C-143. Maximum slump of concrete shall be 3 inches; and 8" after addition of HRWR to site verified 3" slump for concrete containing HRWR admixture as determined by ASTM C-143.
 - 5. All concrete exposed to ground or weather shall be air entrained between 4-5% as determined by ASTM C-231 or C-173.
 - 6. Do not load trucks above rated capacity.
 - 7. High-Rate Water-Reducing Admixture (Super Plasticizer) shall conform to ASTM C-494, Type F or G and contain not more than 0.1 percent chloride ions.
- Copies of ready-mix concrete transcripts including mix and strength data shall be provided to Architect. Prepare concrete test cylinders from each day's pour as required by special inspections. Cylinders shall be properly cured, stored and tested. Submit results to Owner and Architect.
- Throughout construction the concrete work shall be adequately protected against damage due to excessive loading, construction equipment, materials or methods, ice, rain, snow, excessive heat and freezing temperatures.
- Early drying out of concrete, especially during the first 24 hours, shall be carefully guarded against. All surfaces shall be moist cured or protected using a membrane curing agent applied as soon as forms are removed. If membrane curing agent is used, exercise care not to damage coating.
- Bending, tack welding, cutting or substitute reinforcing other than as shown on the contract drawing is prohibited unless specific approval for each case is given by architect.
- Concrete shall be conveyed, placed and finished in a workmanlike manner.
- Prior to making repairs, contractor shall obtain permission from architect to make patches for other than minor honeycombing.
- Contractor to coordinate requirements of structural, architectural, mechanical and electrical drawings.
- All materials shall be stored to protect them against the elements.
- The Contractor shall place concrete when the ambient temperature is 40° F. or higher. This concrete shall not be allowed to reach a temperature lower than 50° F. overnight. If the Contractor can't meet the temperature requirements, the Contractor shall use best practices for cold weather concreting.
- Cold weather concreting shall be in accordance with ACI-306.
- Concrete slabs as shown on drawings shall bear on soil having minimum capacity of 500 PSF.
- Provide clean sand or gravel #37, 3/4" clean stone, where shown on drawings.
- Anchor bolts shall be ASTM A-307, Grade C, 1/2" diameter, spaced and installed as shown on drawings. All anchor bolts, nuts, fasteners, and washers shall be galvanized to meet ASTM A153.

REINFORCING

- All reinforcing bar details shall conform to the latest ACI code and detailing manual.
- Reinforcing bars shall be new, deformed billet steel, ASTM A-615, grade 60, sizes and locations as shown on drawings.
- Grade 60 dowels shall not be bent in field after placing. Bending, tack welding, or substitute reinforcing is prohibited unless specifically approved by the structural engineer.
- Provide and schedule with the shop drawings all necessary accessories to hold reinforcing secure in position.
- Clearances of main reinforcing from adjacent surfaces, u.n.o. shall be:
 - 1. Uniformed surfaces in contact with ground or exposed to the weather: 3".
 - 2. Bottom surface of slab on grade: 3".
 - 3. Formed surfaces in contact with ground or exposed to the weather: #5 bars smaller; 1-1/2"; bars larger than #5: 2".
- 4. Exterior wall surfaces: 2"; and in all cases, not less than the diameter of the bar.
- Where continuous bars are called for, they shall be continuous around corners, lapped at necessary splices, and hooked at discontinuous ends. Laps shall be 40 bar diameters, minimum. Bar laps may be offset to avoid control or construction joints.
- Welded wire fabric (WFF) shall be ASTM A-185. Lap welded wire fabric two full mesh lengths at splices and wire together. Wire fabric shall be placed 2" below top of slab.
- Provide a grounding electrode system as required by NEC section 250-25(a). For a concrete-encased electrode, provide an electrode encased by at least 2" of concrete, within a portion of a concrete foundation or footing that is in direct contact with the earth, and consisting of at least 20' of one or more bare, zinc-coated or other electrically conductive coated steel reinforcing bars or rods not less than 1/2" diameter, or consisting of at least 20' of bare copper conductor not smaller than 4 AWG.
- Provide a grounding electrode conductor or bonding jumper in accordance with the Electrical Code, and Electrical Specifications for more information.
- Coordinate location and schedule with General Contractor, Electrical and Concrete and/or Masonry subcontractor.

MASONRY

- Brick veneer shall be standard modular size, extruded, clay face brick with sanded smooth, matte texture. Colorblend

- shall be T.B.D. by Owner and Architect. Face brick by Belden Brick or equivalent manufacturer.
- Cast stone coping, door and window sills shall be architectural pre-cast, through colored high density concrete in smooth, matte texture finish by Jersey Cast Stone or equivalent manufacturer. Final color and finish selections shall be confirmed by Owner and Architect.
- Concrete block shall be normal weight aggregate, either hollow core, load-bearing ASTM C-90, Grade N-1, or solid core, load-bearing ASTM C-145, Grade N-1.
- Horizontal joint reinforcement shall be 9 gage, hot-dip galvanized ladder type, ASTM A-185, Du-O-Wal or equivalent.
- Cables and wires, Lap 12" min. at splices. Provide prefabricated corners.
- Vertical reinforcing shall be new, deformed billet steel, ASTM A-615, grade 60; sizes and locations as shown on drawings. Splices shall have a min. lap of 50 bar diameters. Grout all cells, whether reinforced or not, in accordance with the building code. Grout lifts shall not exceed 4'-0" in height.
- Non-corrosive metal ties shall be provided as necessary to bond stone and brick to CMU in all areas.
- Waterproofing shall be fluid-applied, 100% rubber polymer membrane as sub-grade foundation waterproofing. All membrane materials shall be 100% rubber polymer products that yield an asphalt-free, highly elastic, seamless waterproofing membrane. All waterproofing membrane products shall be manufactured by Rubber Polymer Corporation, Akron, Ohio, herein referred to as RPC, or equivalent.
- Rub-R-M waterproofing membranes shall be applied only by applicators certified by RPC. The use of RPC products must be done so in strict accordance with RPC and standard waterproofing practices in order to maintain applicability of the warranty.
- Additional materials include Rub-R-M Water Mastic, a heavy-bodied rubber mastic for use prior to spraying. It is applied with a caulking gun or troweled for repair of minor imperfections and blemishes in concrete and block substrates such as form tie holes, minor honeycombs and minor cracks, and foam boards, sheatings and geotextiles as protective coverings. All protective, insulation or drainage media which become an integral part of the membrane system must meet approval and acceptance by RPC. Protection boards may be one of, or combination of several products such as the following: Standard closed-cell extruded polystyrene foam boards manufactured by Amoco, Dow, Foamular or other RPC-approved equal. These boards may not be used if thickness is 1/4" or less and are perforated.

MORTAR

- Mortar for concrete block shall meet ASTM C-270, Type M (2,500 psi). Mortar shall be laid in a full bed of mortar. Interior and exterior exposed wall surfaces shall have a 3/8" concave mortar joint. Strike joint flush with face of block to receive stucco finish.
- Mortar for cast stone, brick, and fireplaces shall be equal parts white and gray portland cement, hydrated lime, and sand in a 1:1:3 ratio. Owner and Architect shall approve painting sample for color and texture.
- Grout for cells shall conform to ASTM C476 and have a minimum 28-day compressive strength of 3,000 psi. Slump shall be 8 to 10 inches. Maximum aggregate size shall be 3/8".
- Grout for leveling plates shall be non-shrink, non-metallic type; factory pre-mixed grout that is manufactured in accordance with ASTM C109. F.c. shall not be less than 5,000 psi.
- Parging shall be 1/2" thick, 2-coat cementitious stucco, on reinforcing metal lath as necessary, as shown on drawings. Color and texture shall be determined by Owner and Architect.

RAINSCREEN DRAINAGE PLANE SYSTEMS

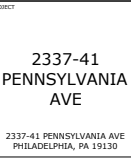
- The rainscreen drainage plane material shall be a vertically channelled matrix of a minimum of six millimeters thick and should not exceed 10 millimeters in thickness. The material shall be non-absorbent and shall resist compression.
- The material shall consist of a two-ply design with a filter fabric (such as spun bonded polypropylene) to prevent the scratch coat from clogging the drainage path.

RAINSCREEN DRAINAGE PLANE MATERIAL

- The rainscreen drainage plane material shall be not rot and corrosion resistant.
- The rainscreen drainage plane shall be installed according to the manufacturer's instructions on the WRB with the polyethylene drainage plane against the building paper and the filter fabric facing the weather.
- For stone or stucco, metal lath shall be installed directly on the filter fabric and attached with either construction nails or a staple gun (u Code). A scratch coat is then applied to the metal lath before installing stone veneer or exterior stucco.
- The rainscreen drainage plane material shall be Sure Vene by Masonry Technology Inc. Home Slicker or Hydro Gap Drainable Housewrap (for siding), or Home Slicker Stucco & Stucco (for stone and stucco) by Benjamin Obdyke, or equivalent.

FACTORY-BUILT FIREPLACES

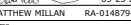
- Factory-built fireplaces that consist of a fire chamber assembly, one or more chimney sections, a roof assembly and other parts as tested and listed as an assembly by an approved agency may be installed when complying with all of the following provisions:
 - 1. The fire chamber assembly is installed to provide clearance to combustible materials not less than set forth in the listing.
 - 2. If chimney sections are installed to provide clearance to combustible materials not less than specified in the listing and if the fireplace chimney extends through floors and ceilings, factory-furnished firestops or firestop spacers shall be installed. Portions of chimneys that extend through rooms or closets shall be enclosed to avoid personal contact, contact of combustible material and damage to the chimney.
 - 3. Hearth extensions shall not be less than 3/8" thick hollow metal, stone, tile or other approved non-combustible material. Such hearth extension may be placed on combustible subflooring or finish flooring. The hearth extension shall be readily distinguished from the surrounding floor.
 - 4. Hearth extensions shall extend not less than 16" in front and at least 8" beyond both sides of the fireplace opening.
 - 5. Factory-built fireplaces shall be installed in accordance with their listing and the manufacturer's installation instructions.
 - 6. The supporting structure for a hearth extension shall be at the same level as the supporting structure for the fireplace unit otherwise authorized by the listing.
 - 7. The fireplace chimney are installed to provide clearance to combustible materials not less than specified in the listing and if the chimney chimney extends through floors and ceilings, factory-furnished firestops or firestop spacers shall be installed. Portions of chimneys that extend through rooms or closets shall be enclosed to avoid personal contact, contact of combustible material and damage to the chimney.
 - 8. Hearth extensions shall not be less than 3/8" thick hollow metal, stone, tile or other approved non-combustible material. Such hearth extension may be placed on combustible subflooring or finish flooring. The hearth extension shall be readily distinguished from the surrounding floor.
 - 9. Hearth extensions shall extend not less than 16" in front and at least 8" beyond both sides of the fireplace opening.
 - 10. Factory-built fireplaces shall be installed in accordance with their listing and the manufacturer's installation instructions.
 - 11. The supporting structure for a hearth extension shall be at the same level as the supporting structure for the fireplace unit otherwise authorized by the listing.
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 - 13. Hearth extensions shall not be less than 3/8" thick hollow metal, stone, tile or other approved non-combustible material. Such hearth extension may be placed on combustible subflooring or finish flooring. The hearth extension shall be readily distinguished from the surrounding floor.
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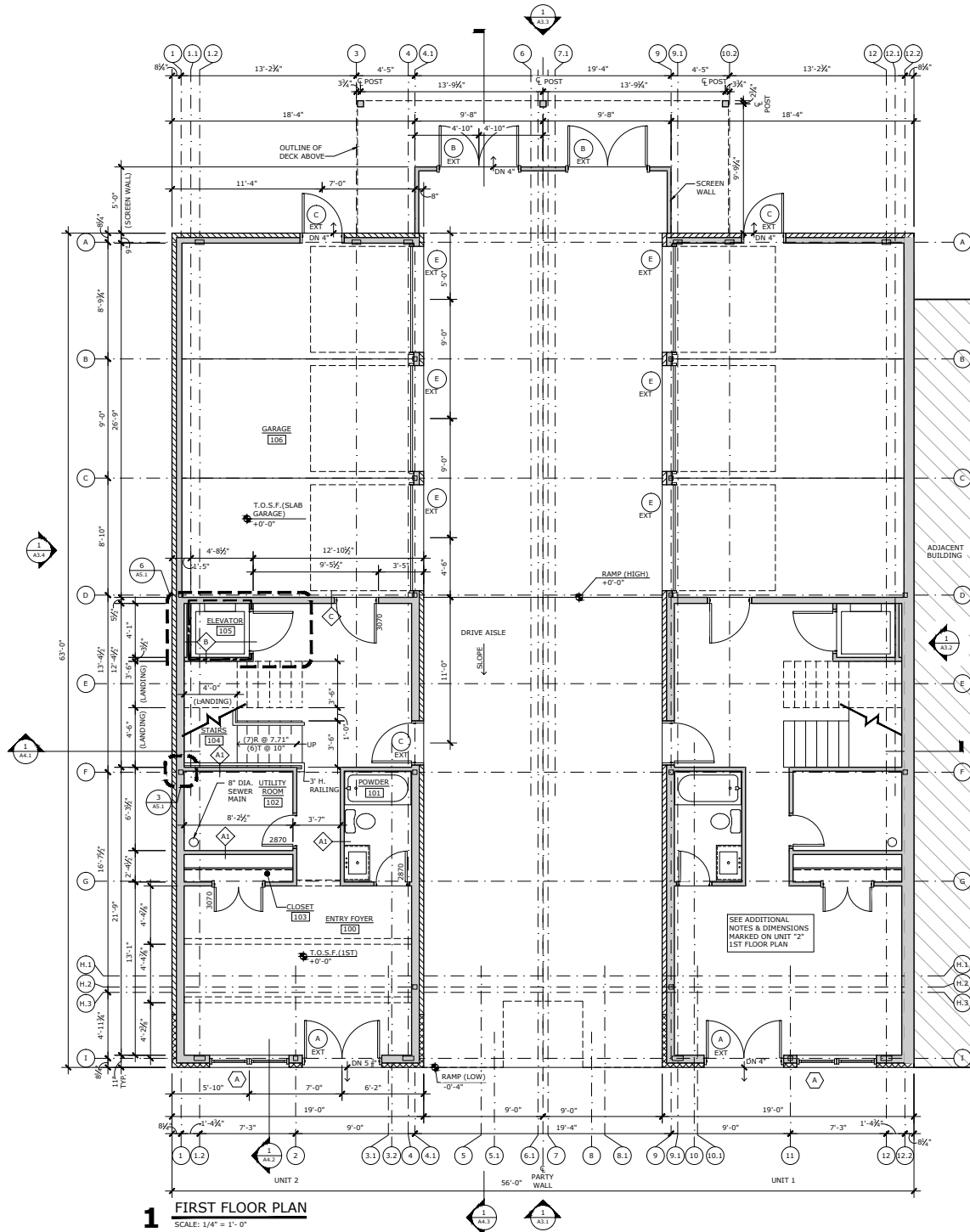
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CIVIL ENGINEER
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 10 RIDGE AVENUE
 PHILADELPHIA, PA 19128
 PHONE: 215-508-3900

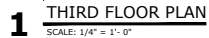
STRUCTURAL ENGINEER
JOHN J. HANSEN & ASSOCIATES
STRUCTURAL ENGINEERS
100 W. THOMPSON STREET
PHILADELPHIA, PA 19125
PHONE: 215-232-7207

VP ENGINEER
IAN TECHNOLOGY, INC.
12 TWINSING ROAD, SUITE 106
CHESHAM, PA 19025
PHONE: 215-536-0808



ATTHEW MILLAN	RA-014879
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10




GENERAL NOTES:


1. THE FOUNDATIONS OF CMU AND CONCRETE CONSTRUCTION ARE TO F.O. MASONRY, TYPICAL, U.N.O. ALL DIMENSIONS OF WOOD STRUCTURE ARE TO F.O. STUDS TYPICAL, U.N.O.
2. ELEVATION MARKS ARE TO D.S. FLOOR TYPICAL, U.N.O.
3. ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE BRACED DURING OPERATIONS OF BACK-FILLING AND COMPACTING. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.
4. EXTERIOR FINISHES, PAINTS, PARTITIONS, CASEWORK, CABINETS, VANITIES, COUNTERTOPS, SINKS, AND OTHERS SHALL TYPE LEGEND ON DRAWING A-5 FOR ADDITIONAL INFORMATION.
5. PROVIDE (1) SHELF AND (1) POLE PER CLOSET TYPICAL, U.N.O. LINEN CLOSETS SHALL HAVE (5) SHELVES, TYPICAL. SHELVES SHALL BE 16" DEEP MINIMUM.
6. PROVIDE SOUND ATTENUATION INSULATION IN WALLS AND CEILING OF BATHROOMS & BEDROOMS, TYPICAL.
7. PROVIDE SOUND ATTENUATION INSULATION IN WALLS AND CEILING OF HALLWAYS, ENTRY, PORCHES, AND TERRACE, TYPICAL.
8. OWNER SHALL FURNISH ALL APPLIANCES, G.C.'S SHALL PROVIDE HOOKUPS AND INSTALL APPLIANCES.
9. PROVIDE GLASS DOORS AND WINDOWS.
11. REFERENCE LAND DEVELOPMENT PLANS PREPARED BY RUGIERO PLANTE CIVIL ENGINEERS FOR ALL SITE IMPROVEMENTS INCLUDING GRADING, SLOPE ELEVATION AND TOPOGRAPHICAL INFORMATION, TYP.
12. NOTE THAT DIMENSIONS FOR PARTS ARE SHOWN.

FINISH PLAN NOTES:
1. REFER TO INTERIOR FINISH SCHEDULE ON DRAWINGS A1.1-A1.5 FOR ADDITIONAL INFORMATION.
2. REFER TO REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION.
3. ALL FLOOR TILES SHALL BE CENTERED WITHIN THE ROOM, TYP. U.N.O.

DOOR SIZES & TAGS
 INTERIOR DOOR SIZES TAGGED IN PLAN ARE MEASURED
 IN FEET & INCHES (2668=2'-6" W. x 6'-8" H.)
 EXTERIOR DOORS TYPES (X)
 TAGGED ON PLAN ARE ILLUSTRATED
 ON DOOR ELEVATION LEGEND 2/A1.6, TYP.

ARCHITECTURAL LEGEND

 PROPOSED DOOR

 PROPOSED WALL

ARCHITECTURAL LEGEND

DOOR SIZES TAGGED IN PLAN ARE MEASURED IN FEET & INCHES (2668 = 2'-6" W. x 6'-8" H.)

[illegible]

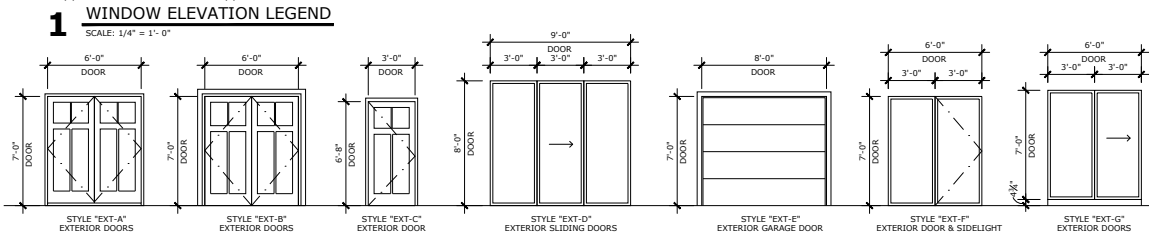
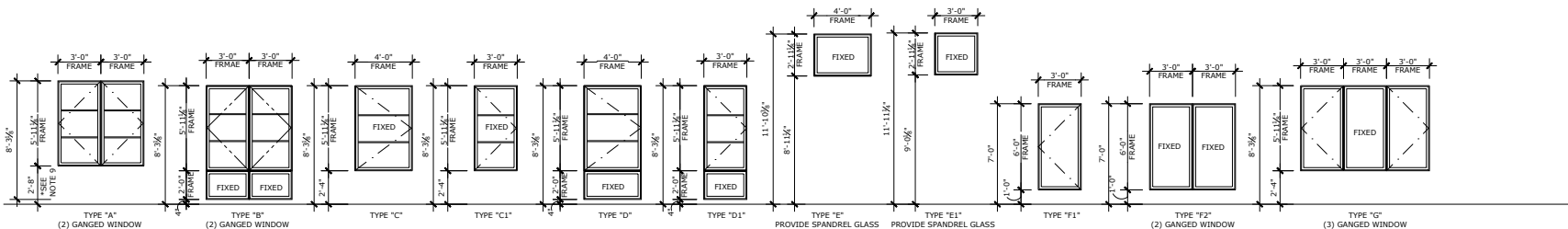
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Matthew Millan Architects, Inc.

THIRD FLOOR PLAN

NAME	DATE
1. NAME	1. DATE

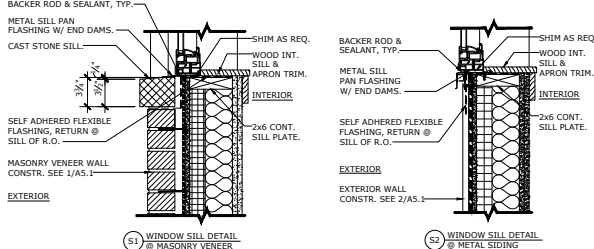
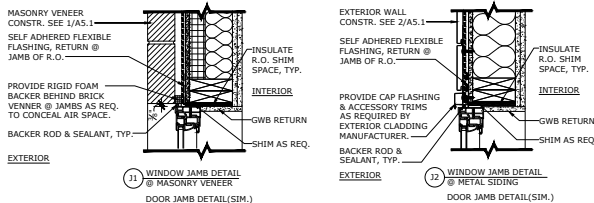
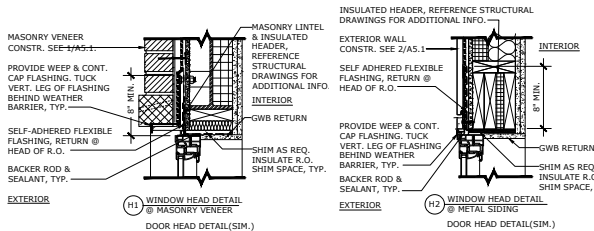
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A1.3

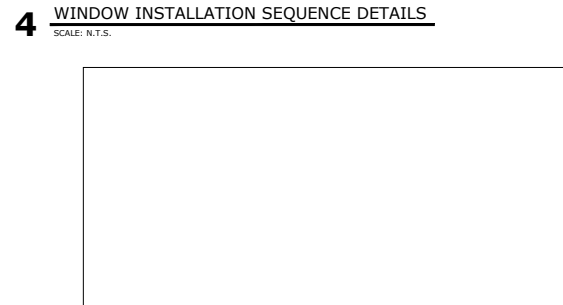
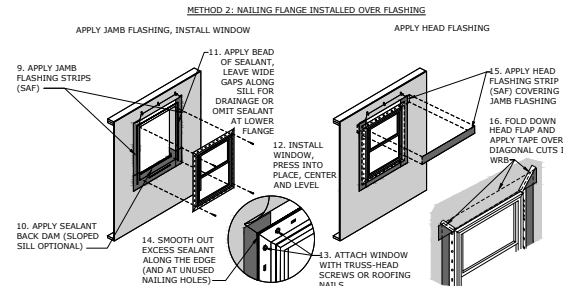
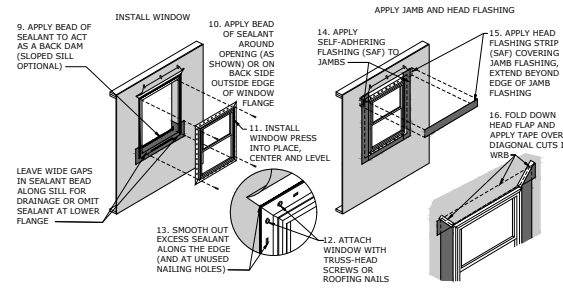
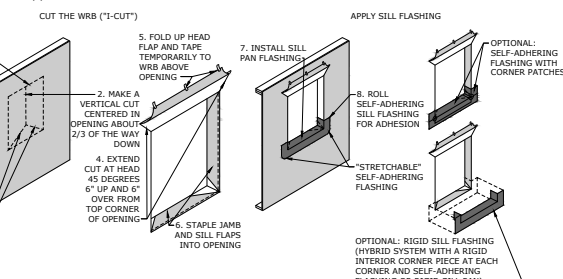
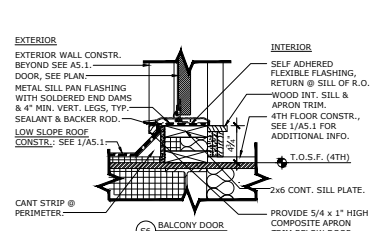
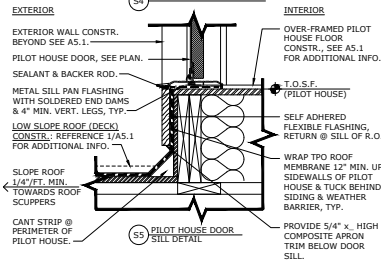
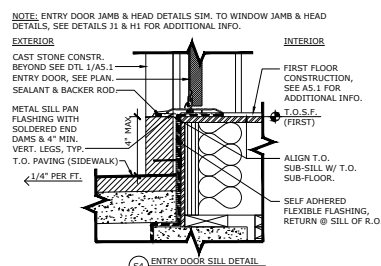
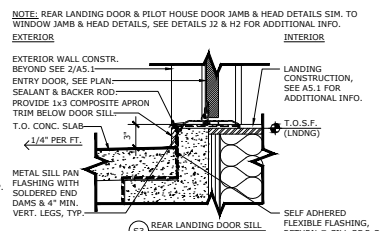


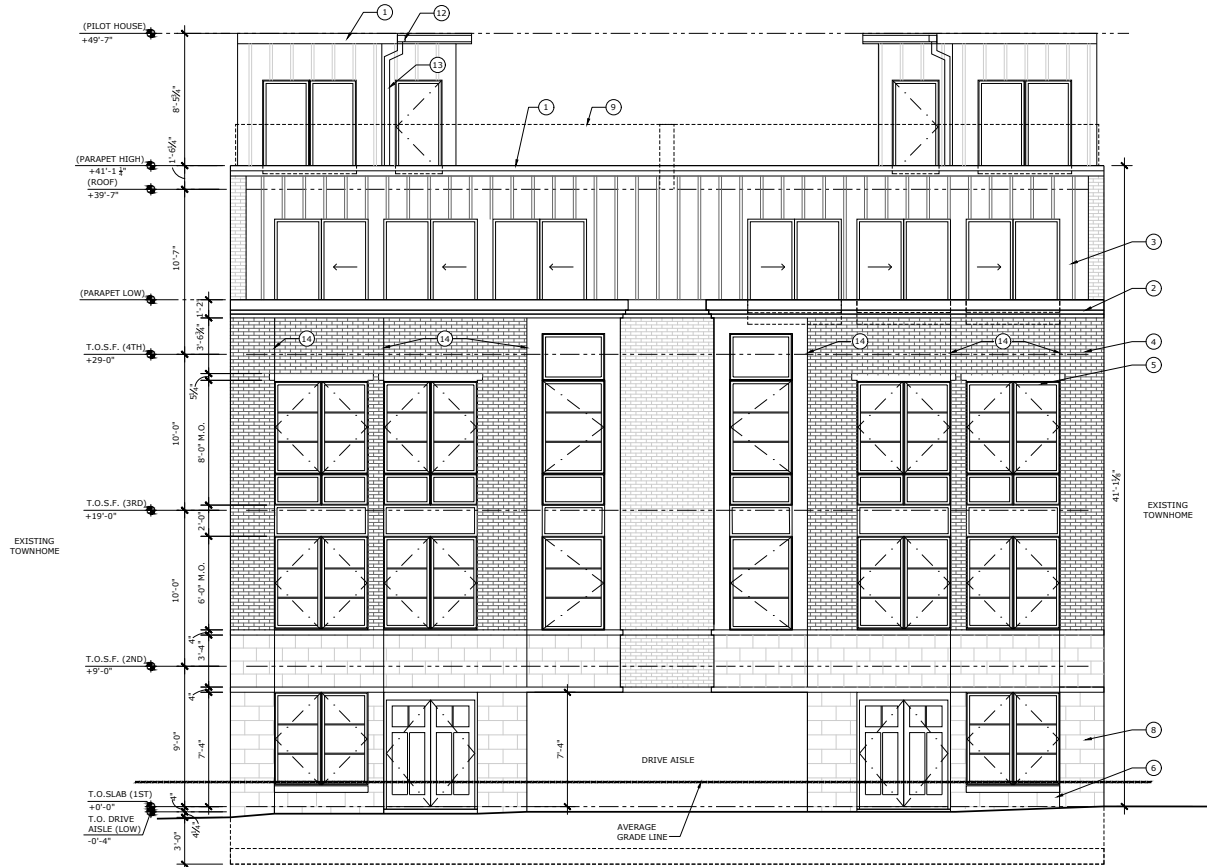
3 WINDOW NOTES:
1. Window dimensions shown are for reference only. G.C. shall verify and coordinate all required masonry & rough opening dimensions & mulls with window manufacturer, typical.
2. Window manufacturer, T.B.D.
3. Provide tempered glazing in all hazardous locations as required by the IRC, Section 308.4. See Architectural Floor Plans (A1.1-A1.5) for locations, tagged with T, typical.
4. Window head & sill heights shall be measured from T.O. subfloor, typical unless noted otherwise.
5. Reference Exterior Building Elevations and Architectural Floor Plans for window hinging/operation & orientation, typical.
6. Reference Building Elevations (A3.1) for window locations as tagged in window elevation legend, typical.
7. G.C. shall provide shop drawings to Architect for review and approval and shall verify all window assemblies and quantities prior to placing order, typical.
8. G.C. shall specify egress units for assemblies tagged with E, typical. See Architectural Floor Plans for locations.
9. Sill height of Window Type "A" at 1ST Floor is 12".

EXTERIOR & INTERIOR DOOR NOTES:
1. Door dimensions shown are for reference only. G.C. shall verify and coordinate all required masonry & rough opening dimensions with door manufacturer, typical.
2. Exterior doors shall be paint grade solid core fiberglass composite doors by Thermo-Tru or equivalent manufacturer, typical.
3. Provide tempered glazing in all hazardous locations as required by the IRC, Section 2406.
4. Door head heights shall be measured from T.O. sub-floor, typical unless noted otherwise.
5. Reference Exterior Building Elevations & Floor Plans for door hinging/operation & orientation, typical.
6. Reference Architectural Floor Plans for door locations as tagged in door elevation legend, typical.
7. G.C. shall provide shop drawings to Architect for review and approval and shall verify all door assemblies and quantities prior to placing order, typical.
8. G.C. shall provide UL listed fire-rated doors, frames and automatic closing devices in locations specified.
9. Interior doors shall be solid core HDF doors by Truslow or equivalent manufacturer.



3 DOOR & WINDOW DETAILS
SCALE: 1 1/2" = 1'-0"





1 BUILDING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND	
1	METAL CAP FLASHING.
2	CORNICE.
3	VERTICAL SIDING.
4	BRICK VENEER.
5	CAST STONE LINTEL.
6	CAST STONE SILL.
7	CAST STONE CAP.
8	CAST STONE.
9	GLASS GUARD RAILING.
10	METAL GUARD RAILING.
11	HORIZONTAL SIDING.
12	GUTTER.
13	DOWNSPOUT.
14	EXPANSION JOINT.

ELEVATION MATERIAL LEGEND NOTES:
1. MATERIALS TAGGED ON ELEVATION DRAWING 1/A3.1 SHALL BE TYPICAL FOR ALL EXTERIOR ELEVATIONS, U.N.O.
2. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATIONS OF THE AIR INTAKE VENTS, KITCHEN RANGE HOOD, BATHROOM & LAUNDRY EXHAUST VENTS AND ANY ADDITIONAL WALL & ROOF PENETRATIONS NOT INDICATED ON DRAWINGS.



PROJECT

2337-41 PENNSYLVANIA AVE

2337-41 PENNSYLVANIA AVE
PHILADELPHIA, PA 19130

PROJECT NUMBER

156.03

CIVIL ENGINEER
SUGGERED PLANTS LAND DESIGN
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PHONE: 215-588-3888

STRUCTURAL ENGINEER
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MEP ENGINEER
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725 THOMPSON ROAD, SUITE 106
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PHONE: 215-536-0858

SEAL



MATTHEW MILLAN RA-014879-B

NOTES

REV	DATE	DESCRIPTION
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DRAWING TITLE

BUILDING SOUTH ELEVATION

SCALE: 1/4" = 1'-0" DATE: 05/23/2025

DRAWING NUMBER

A3.1

2 BUILDING NORTH ELEVATION

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

PROJECT

2337-41
PENNSYLVANIA
AVE

2337-41 PENNSYLVANIA AVE
PHILADELPHIA, PA 19130

OBJECT NUMBER

156.03

CIVIL ENGINEER
 SUGGIERO PLANTE LAND DESIGN
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STRUCTURAL ENGINEER
JENSEN & LANDIS
STRUCTURAL ENGINEERS
100 W. THOMPSON STREET
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15 TWINSING ROAD, SUITE 106
RESHER, PA 19025
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CAL



05-23-25
MATTHEW MILLAN RA-014879-B

ONES

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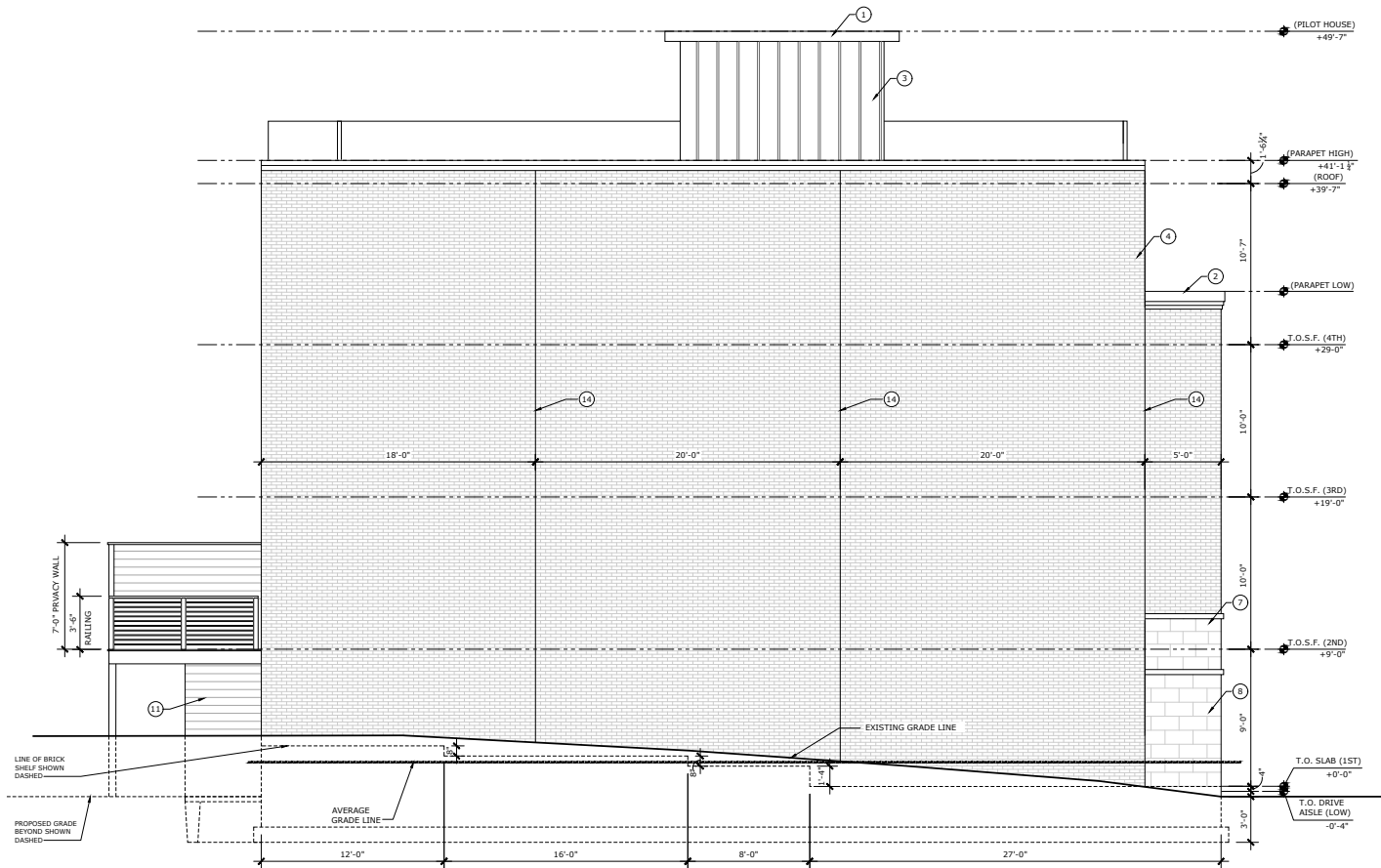
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DRAWING TITLE

BUILDING WEST
ELEVATION

SCALE	DATE
1/4" = 1'-0"	05/23/2025

DRAWING NUMBER

A3.4



1 BUILDING WEST ELEVATION

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

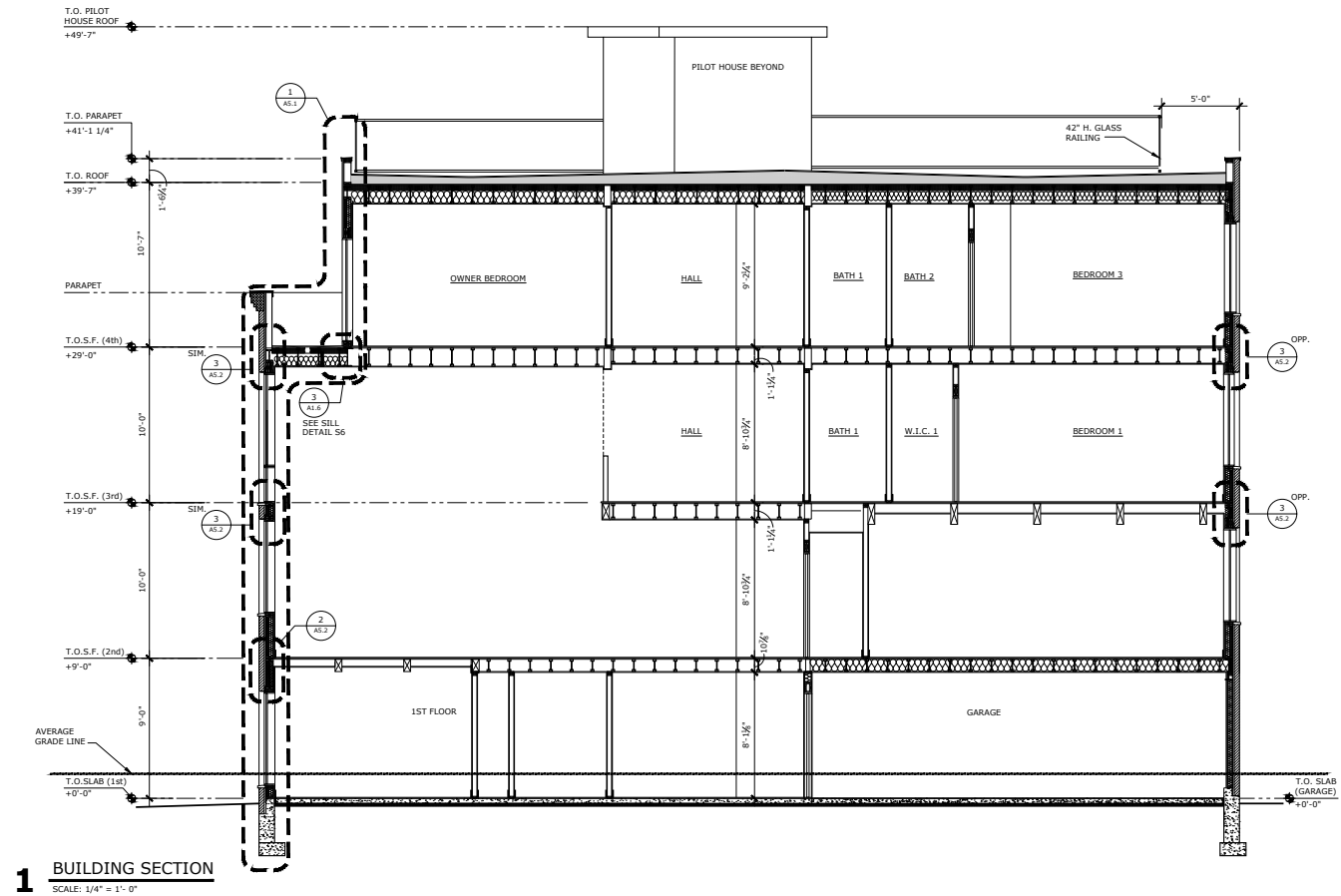
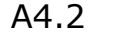
ELEVATION LEGEND

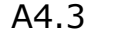
- ① METAL CAP FLASHING.
- ② CORNICE.
- ③ VERTICAL SIDING.
- ④ BRICK VENEER.
- ⑤ CAST STONE LINTEL.
- ⑥ CAST STONE SILL.
- ⑦ CAST STONE CAP.
- ⑧ CAST STONE.
- ⑨ GLASS GUARD RAILING.
- ⑩ METAL GUARD RAILING.
- ⑪ HORIZONTAL SIDING.
- ⑫ GUTTER.
- ⑬ DOWNSPOUT.
- ⑭ EXPANSION JOINT.

ELEVATION MATERIAL LEGEND NOTES:
1. MATERIALS TAGGED ON ELEVATION DRAWING 1/A3.1 SHALL BE TYPICAL FOR ALL EXTERIOR ELEVATIONS, U.N.O.
2. THE G.C. SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATIONS OF THE AIR INTAKE VENTS, KITCHEN RANGE HOOD, BATHROOM & LAUNDRY EXHAUST VENTS AND ANY ADDITIONAL WALL & ROOF PENETRATIONS NOT INDICATED ON DRAWINGS.

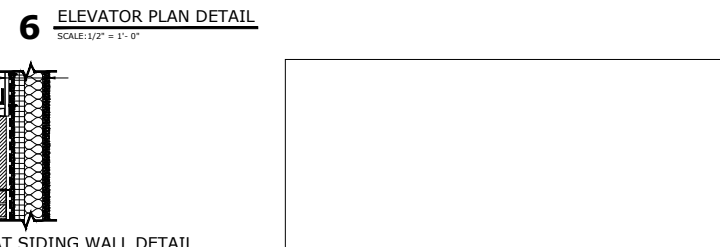
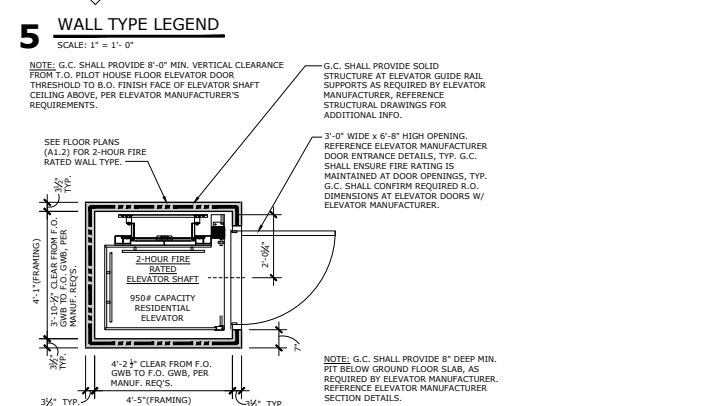
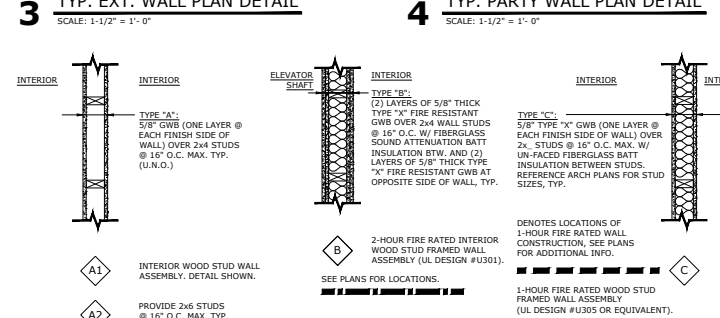
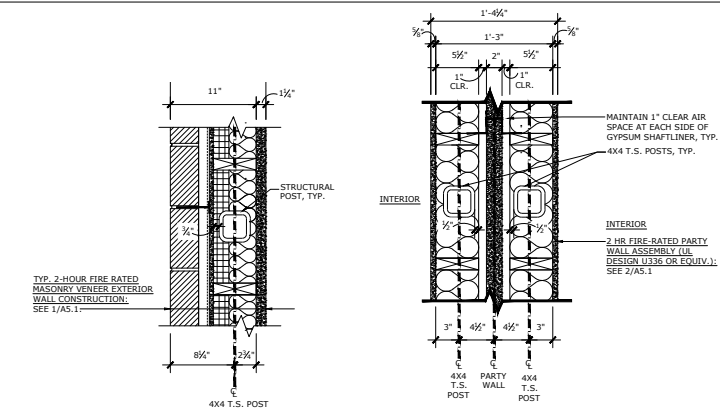
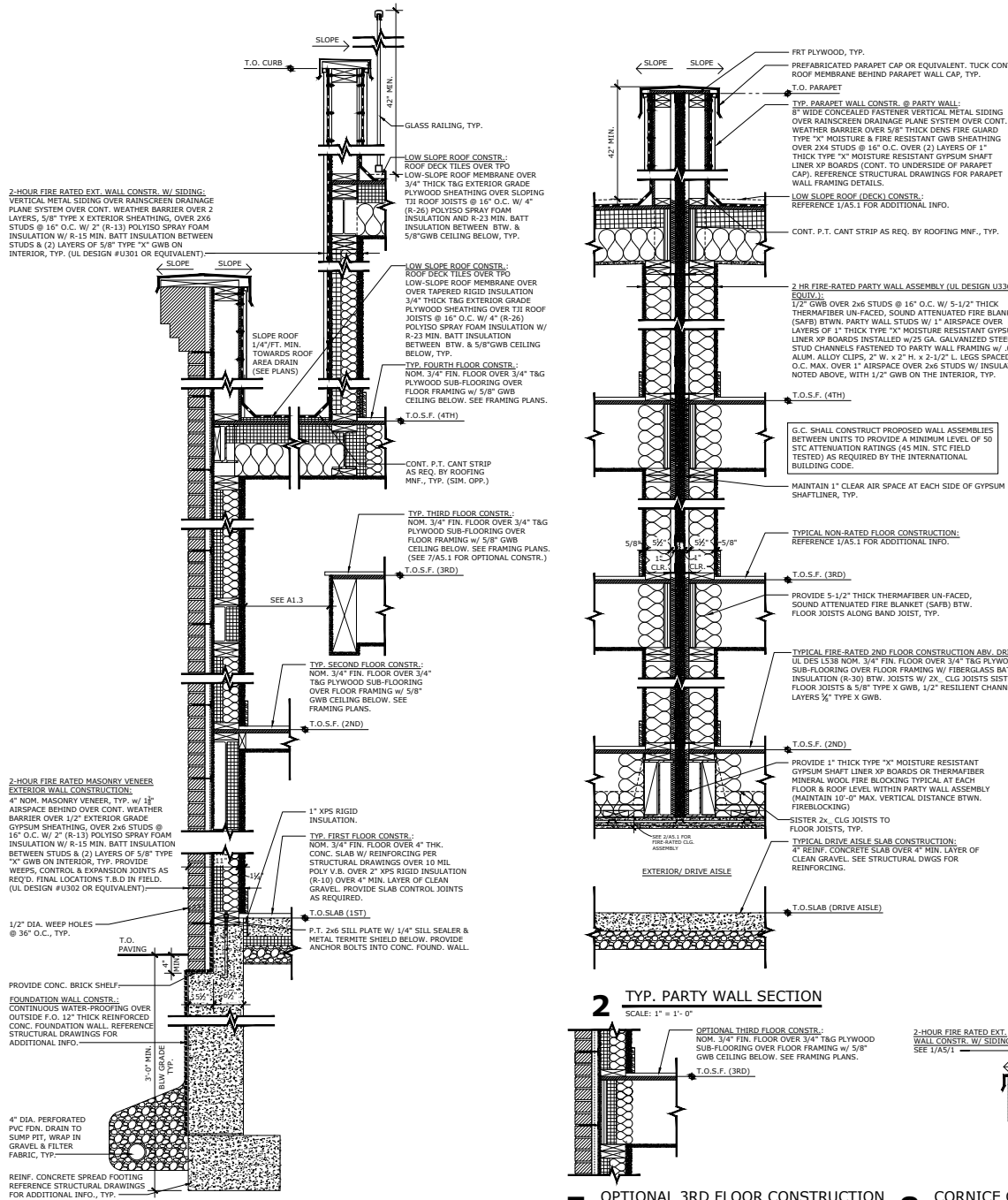
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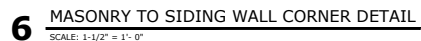
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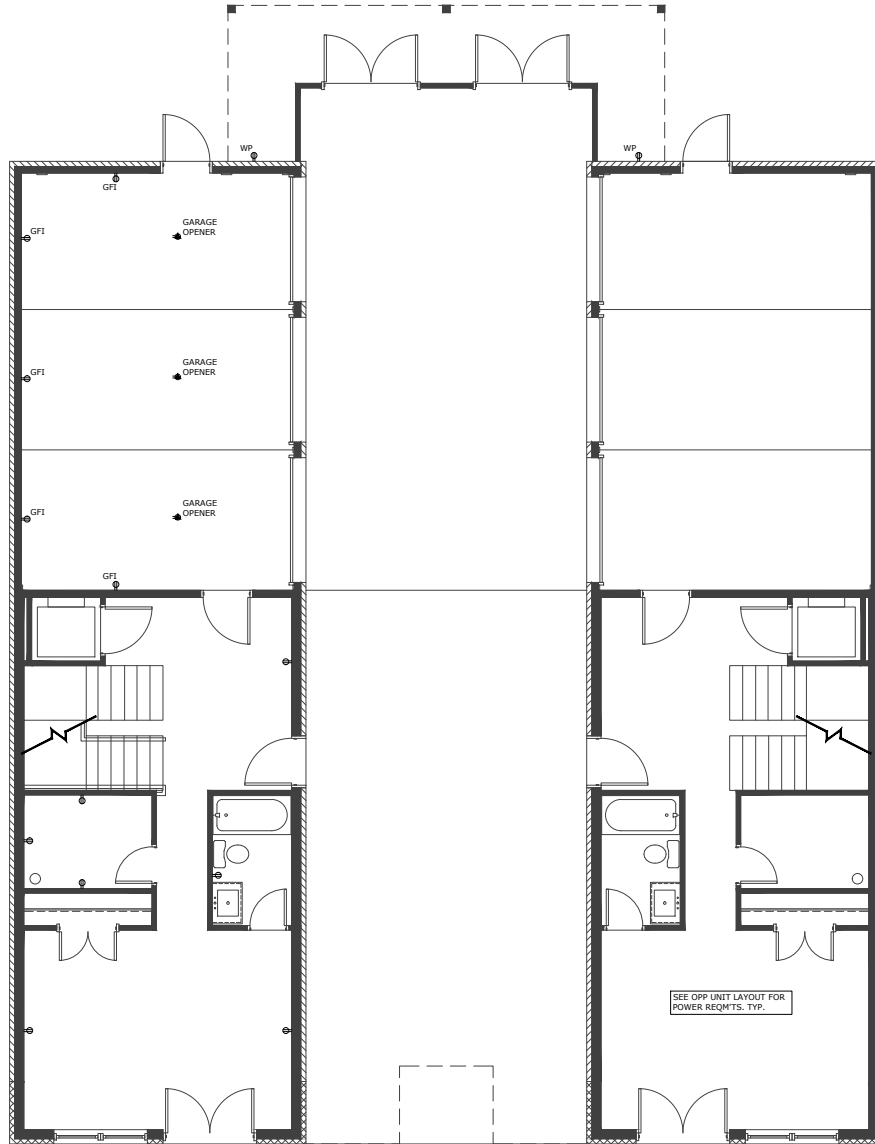


SCALE: 1/4" = 1'- 0"



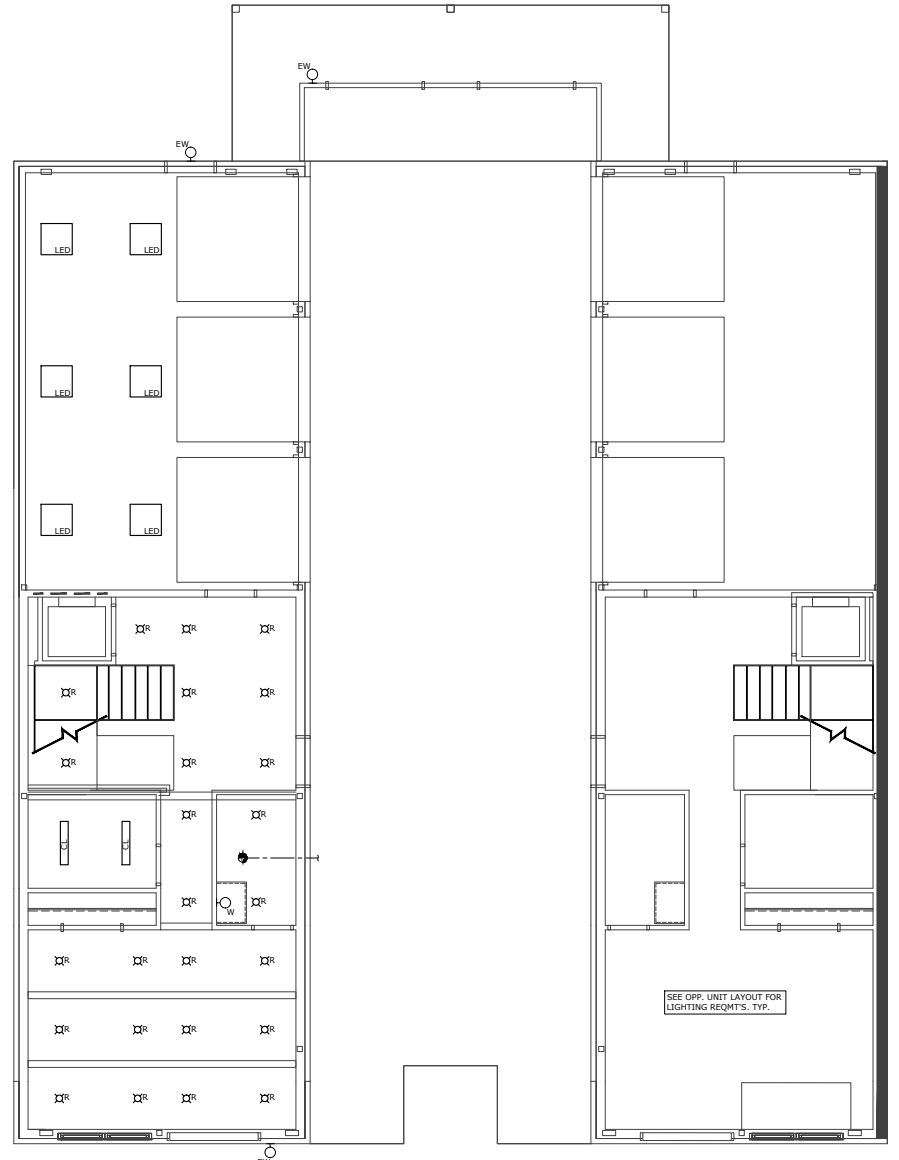


A5.2

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















1 1st FLOOR POWER PLAN


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




2 1st FLOOR LIGHTING PLAN

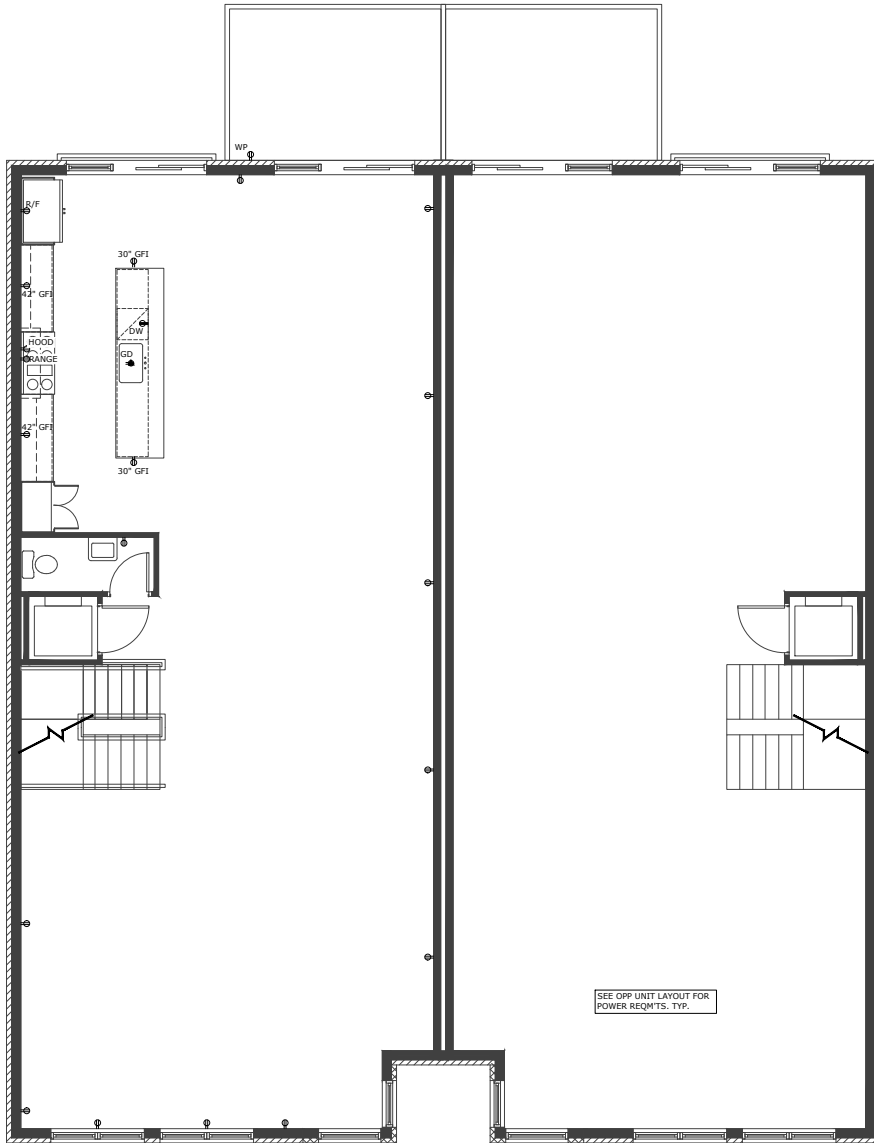
ELECTRICAL SYMBOLS LEGEND

POURUP OUTLET		SINGLE POLE SWITCH
220V OUTLET		3-WAY SWITCH
QUAD OUTLET		3-WAY SWITCH
SPLIT OUTLET		4-WAY SWITCH
GROUND FAULT OUTLET		4-WAY SWITCH
ROOM RECEPTANCE		3-WAY SWITCH
ROOM RECEPTANCE		3-WAY SWITCH
SPECIALTY OUTLET		CEILING FUTURE
WEATHER-PROOF OUTLET		PENDANT FUTURE
CIRCUIT WIRE		RAIL CHAIN FUTURE
FLUORESCENT LIGHT		RAIL CHAIN FUTURE
LOCAL AREA NETWORK		WALL HANGER FUTURE
T.V. CONNECTION		CEILING HANGER W/ LIGHT
SPEAKER		RAIL HANGER W/ LIGHT
TERMINATOR		DIRECT/INDIRECT PANEL
HEAT DETECTOR		
ELECTRIC MOTOR		

 SLOPING CEILING, TYP.

 8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:
1. CEILING HEIGHTS ARE REFERENCED FROM TOP OF FINISHED FLOOR TYPICAL, U.N.O.
2. REFERENCE ELECTRICAL DRAWINGS E X FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.
3. G.C. SHALL PROVIDE IC RATED HOUSINGS FOR ALL RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION, TYP.
4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.



1 2nd FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

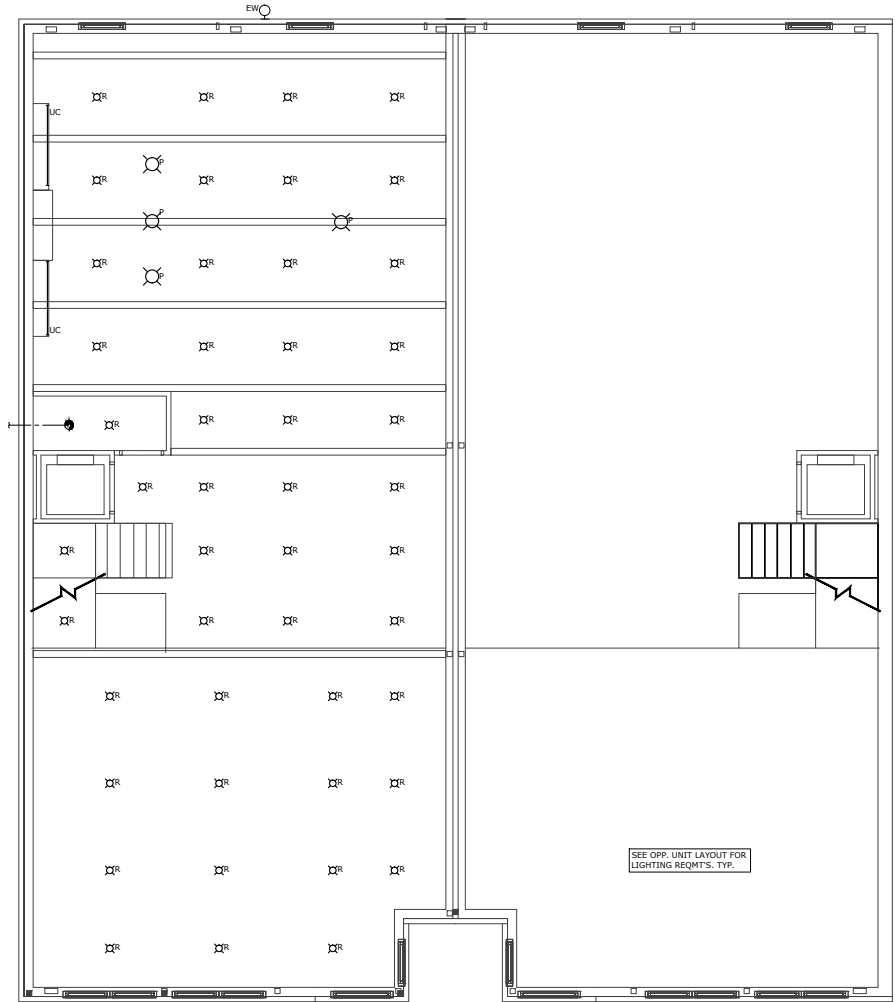
SLOPING CEILING, TYP.

8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:

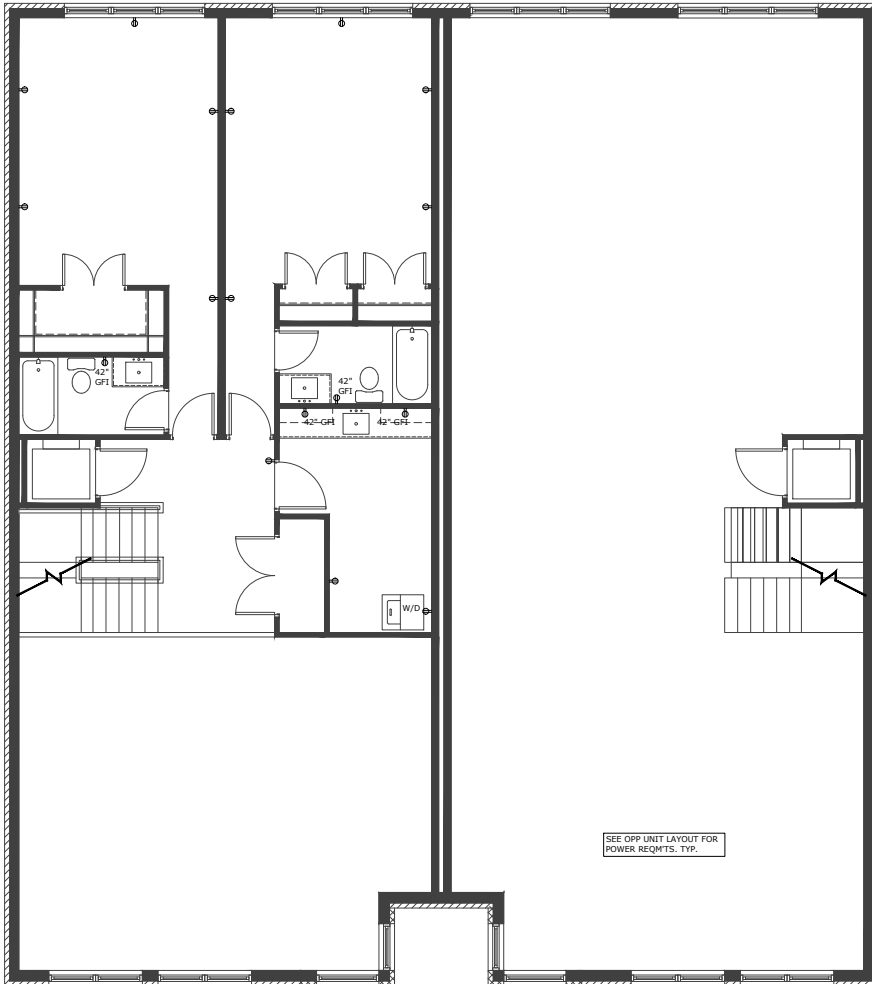
1. CEILING HEIGHTS ARE REFERENCED FROM TOP OF FINISHED FLOOR TYPICAL, U.N.O.
2. REFERENCE ELECTRICAL DRAWINGS E.X. FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.
3. G.C. SHALL PROVIDE IC RATED HOUSINGS FOR ALL RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION, TYP.
4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.

ELECTRICAL SYMBOLS LEGEND			
⊙	OUTLET OUTLET	⊙	240 TROFFER LIGHT
⊙	220V OUTLET	⊙	LANDSCAPE FIXTURE
⊙	QUAD OUTLET	⊙	WALL MOUNT FIXTURE
⊙	SPLIT OUTLET	⊙	EXTERIOR WALL FIXTURE
⊙	GROUND FAULT OUTLET	⊙	LED
⊙	FLOOR RECEPTACLE	⊙	UNDER CABINET LIGHT
⊙	FLOOR RECEPTACLE (QUAD)	⊙	TRUCK LIGHT (8'-11" LENGTH)
⊙	SPECIALTY OUTLET	⊙	FLUORESCENT TUBE
⊙	WEATHERPROOF OUTLET	⊙	FLUORESCENT PANEL
⊙	CIRCUIT WIRE	⊙	EMERGENCY LIGHT
⊙	TELEPHONE	⊙	EXIT SIGN/LIGHT
⊙	LOCAL AREA NETWORK	⊙	VENT FAN
⊙	T.V. CONNECTION	⊙	VENT FAN/LIGHT FIXTURE
⊙	SPEAKER	⊙	ELECTRIC CIRCUIT PANEL
⊙	THERMISTAT	⊙	ELECTRIC METER
⊙	SHOCK DETECTOR	⊙	
⊙	HEAT DETECTOR	⊙	
⊙		⊙	



2 2nd FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



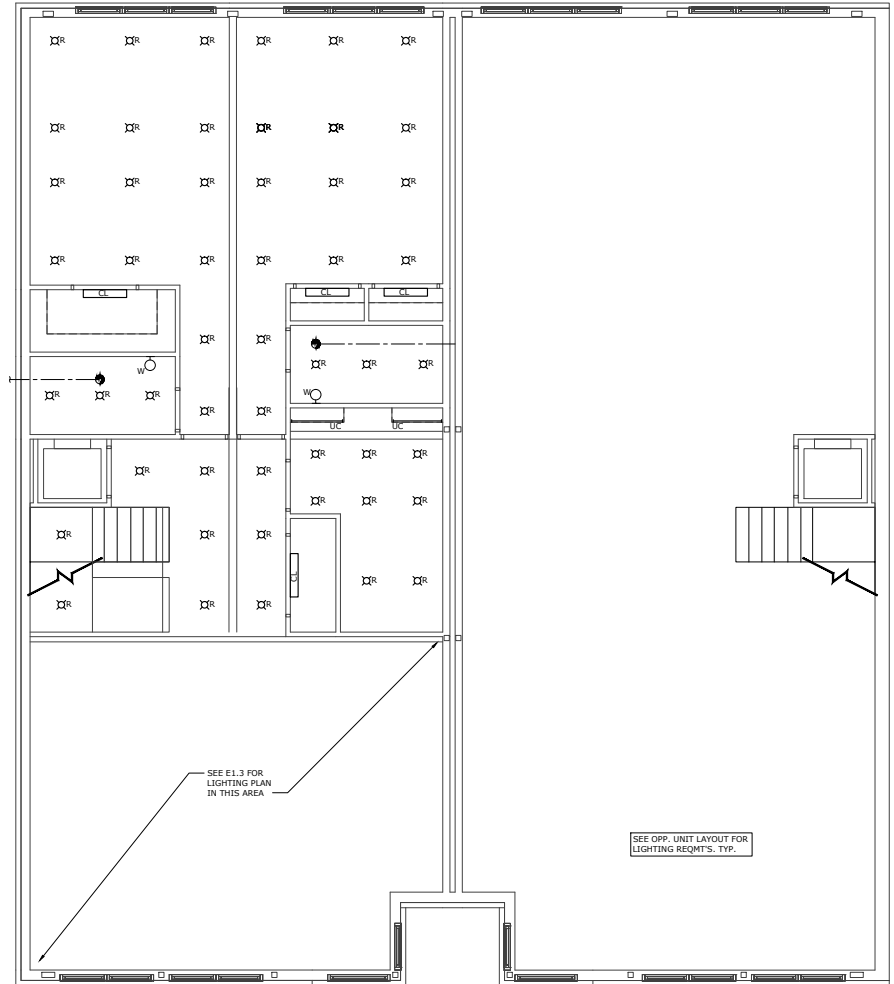


1 3RD FLOOR POWER PLAN
SCALE: 1/4" = 1'-0"

SLOPING CEILING, TYP.
8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

ELECTRICAL NOTES:
1. CEILING HEIGHTS ARE REFERENCED FROM TOP OF FINISHED FLOOR TYPICAL, U.N.O.
2. REFERENCE ELECTRICAL DRAWINGS E.X. FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.
3. G.C. SHALL PROVIDE I.C. RATED HOUSINGS FOR ALL RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION, TYP.
4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.

ELECTRICAL SYMBOLS LEGEND			
⊙	OUTLET OUTLET	⊙	240 TROOPER LIGHT
⊙	220V OUTLET	⊙	LANDSCAPE FIXTURE
⊙	QUAD OUTLET	⊙	WALL MOUNT FIXTURE
⊙	SPLIT OUTLET	⊙	EXTERIOR WALL FIXTURE
⊙	GROUND FAULT OUTLET	⊙	LED
⊙	FLOOR RECEPTACLE	⊙	UNDER CABINET LIGHT
⊙	FLOOR RECEPTACLE (QUAD)	⊙	JACK LIGHT (8'-11" LENGTH)
⊙	SPECIALTY OUTLET	⊙	FLUORESCENT TUBE
⊙	WEATHERPROOF OUTLET	⊙	FLUORESCENT PANEL
⊙	CIRCUIT WIRE	⊙	EMERGENCY LIGHT
⊙	TELEPHONE	⊙	EXIT SIGN/LIGHT
⊙	LOCAL AREA NETWORK	⊙	VENT FAN
⊙	T.V. CONNECTION	⊙	VENT FAN/LIGHT FIXTURE
⊙	SPEAKER	⊙	ELECTRIC CIRCUIT PANEL
⊙	THERMISTAT	⊙	ELECTRIC METER
⊙	SHOCK DETECTOR	⊙	
⊙	HEAT DETECTOR	⊙	
⊙		⊙	



2 3RD FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"



SUBJECT

2337-41
NNSYLVANIA
AVE

7-41 PENNSYLVANIA AVE
PHILADELPHIA, PA 19130

156.03

PLANTE LAND DESIGN
2 AVENUE
HSA, PA 19128
5-508-3900

AL ENGINEER
AND
AL ENGINEERS
4500 STREET
HSA, PA 19125
5-232-7207

ENGINEERING, INC.
10000 ROAD, SUITE 100
PA 19025
610-536-0808



EW MILLAN RA-014879-B

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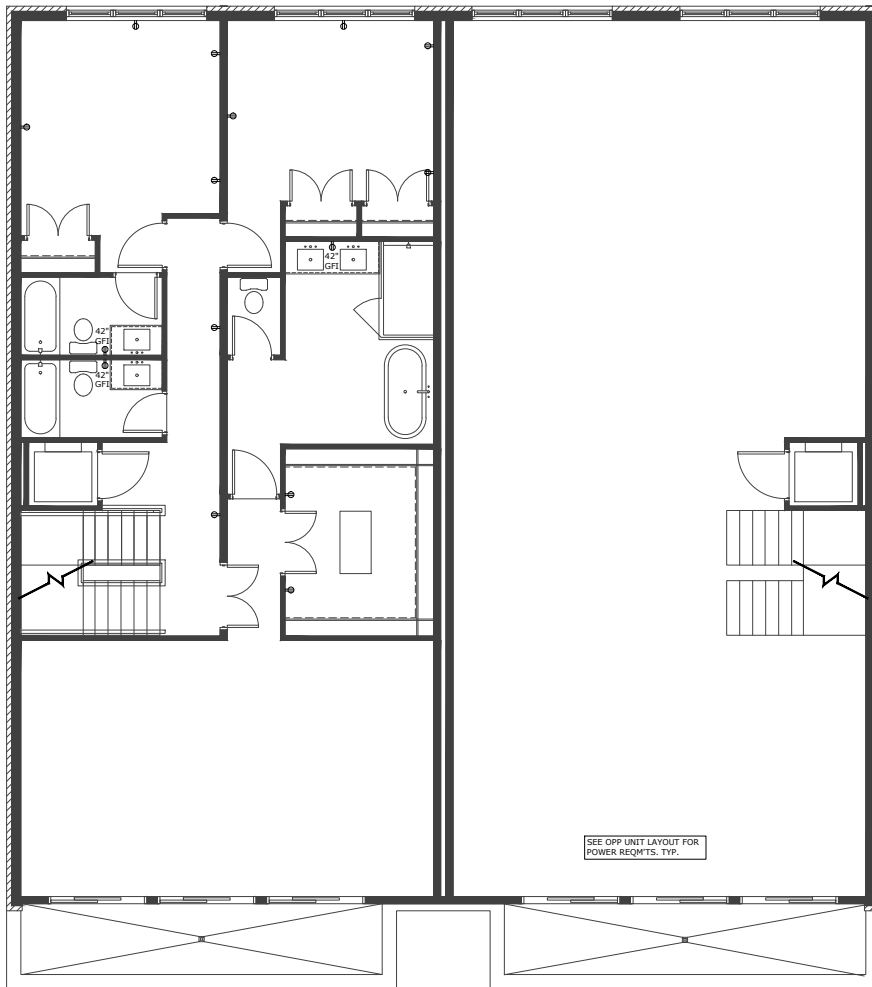
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TH FLOOR POWER & LIGHTING PLAN

DATE	05/23/2025
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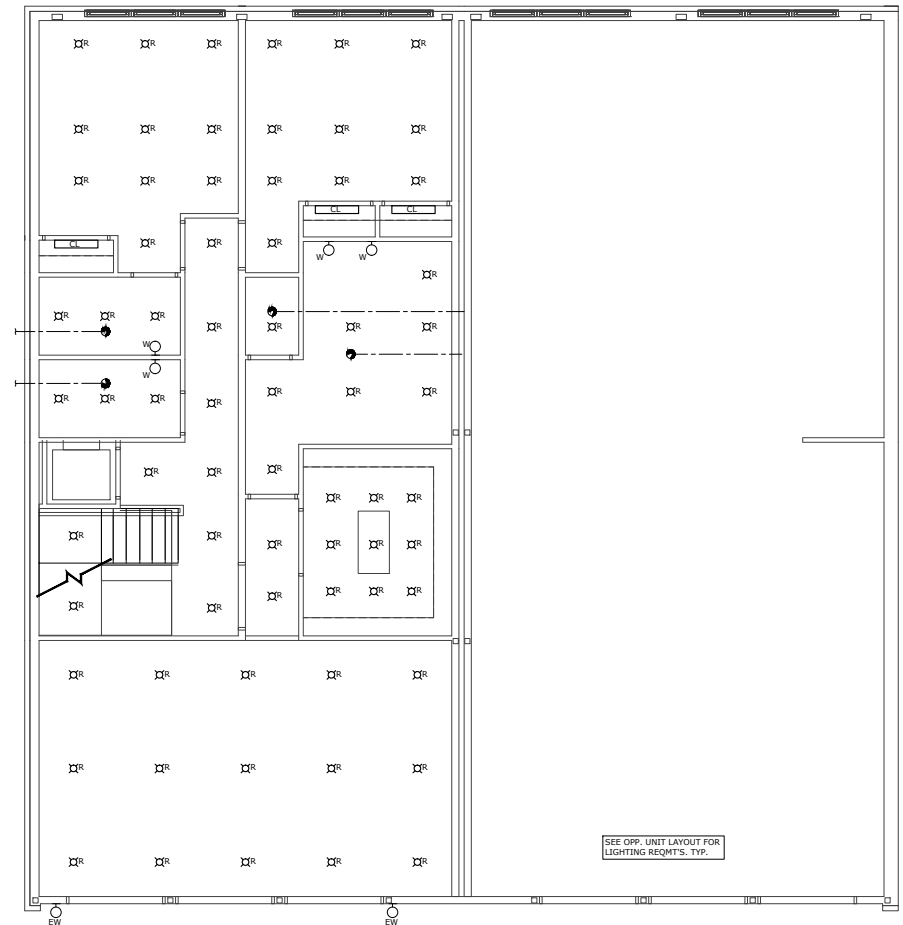
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SALES NUMBER	

E1.4



1 4TH FLOOR POWER PLAN

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



2 4TH FLOOR LIGHTING PLAN

[illegible]

 SLOPING CEILING, TYP.

 8'-0" HIGH CEILING SOFFIT SHOWN HATCHED, TYP.

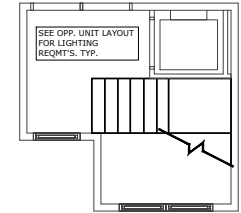
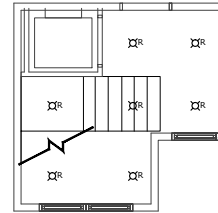
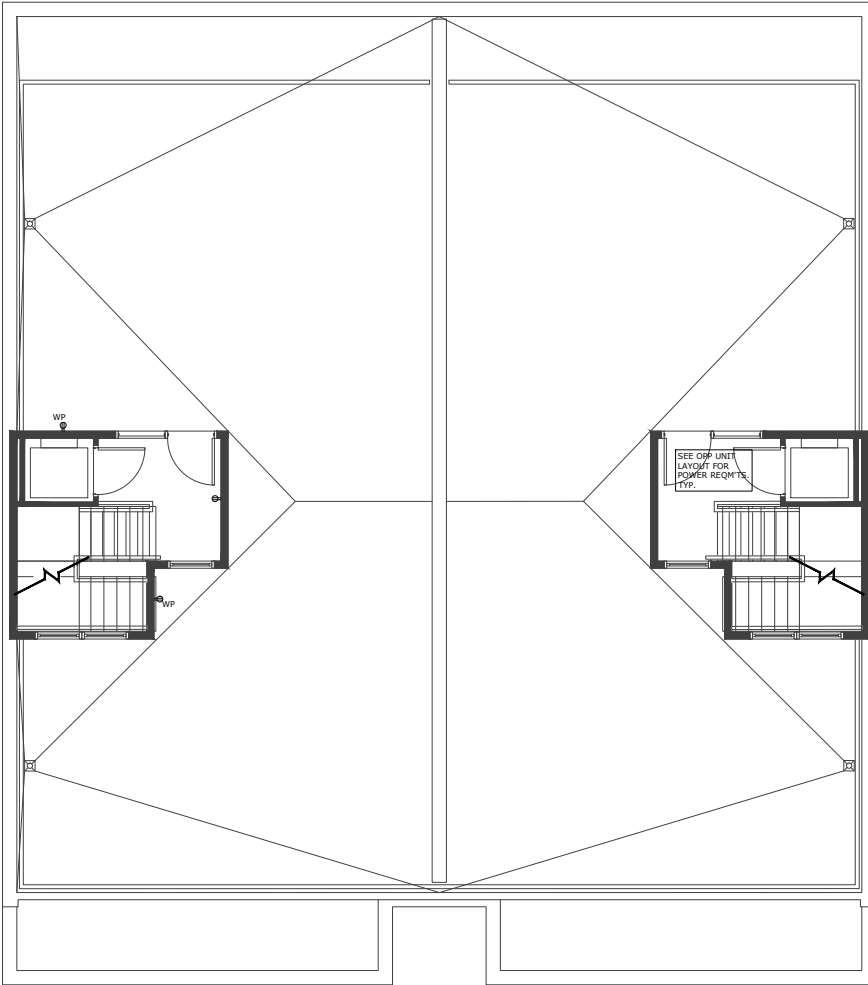
ELECTRICAL NOTES:

1. CEILING HEIGHTS ARE REFERENCED FROM TOP OF FINISHED FLOOR TYPICAL, U.N.O.

2. REFERENCE ELECTRICAL DRAWINGS E.X FOR ADDITIONAL LIGHTING NOTES & CIRCUIT INFORMATION, FIXTURE TYPES, EMERGENCY AND LIGHTING EXIT LIGHTING.

3. G.C. SHALL PROVIDE IC RATED HOUSINGS FOR ALL RECESSED LIGHTING FIXTURES IN CONTACT WITH INSULATION, TYP.

4. G.C. SHALL PROVIDE UL FIRE RATED HOUSING ENCLOSURES AS REQUIRED FOR ALL FIXTURES RECESSED W/IN FIRE RATED CEILING ASSEMBLIES.



1 PILOT HOUSE POWER PLAN

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

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ELECTRICAL SYMBOLS LEGEND

⬤ CIRCULAR OUTLET	⬤ 240 TROFFER LIGHT	⬤ SINGLE POLE SWITCH
⬤ 220V OUTLET	⬤ LANDSCAPE FIXTURE	⬤ DIMMER SWITCH
⬤ QUAD OUTLET	⬤ WALL MOUNT FIXTURE	⬤ 3-WAY SWITCH
⬤ SPLIT OUTLET	⬤ EXTERIOR WALL FIXTURE	⬤ 3-WAY DIMMER SWITCH
⬤ GROUND FAULT OUTLET	⬤ LED	⬤ 4-WAY SWITCH
⬤ FLOOR RECEPTACLE	⬤ UNDER CABINET LIGHT	⬤ TIMED SWITCH
⬤ FLOOR RECEPTACLE (QUAD)	⬤ JACK LIGHT (8'-FT. LENGTH)	⬤ 25 JAMB SWITCH
⬤ SPECIALTY OUTLET	⬤ FLUORESCENT TUBE	⬤ CEILING FIXTURE
⬤ WEATHERPROOF OUTLET	⬤ FLUORESCENT PANEL	⬤ PENDANT FIXTURE
⬤ CIRCUIT WIRE	⬤ EMERGENCY LIGHT	⬤ PULL CHAIN FIXTURE
⬤ TELEPHONE	⬤ FLOOD LIGHT FIXTURE	⬤ RECESSED FIXTURE
⬤ LOCAL AREA NETWORK	⬤ EXT SCONCE/LIGHT	⬤ RECESSED FIXTURE
⬤ T.V. CONNECTION	⬤ VENT FAN	⬤ WALL WASHER FIXTURE
⬤ SPREADER	⬤ VENT FAULS/LIGHT FIXTURE	⬤ RANGE HOOD W/ LIGHT
⬤ THERMOSTAT	⬤ ELECTRIC CIRCUIT PANEL	⬤ DIRECT/INDIRECT PENDANT
⬤ SMOKE DETECTOR	⬤ ELECTRIC METER	
⬤ HEAT DETECTOR		
⬤ ELECTRIC METER		

2 PILOT HOUSE LIGHTING PLAN

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