



## CHESTNUT HILL COMMUNITY ASSOCIATION

8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX

WWW.CHESTNUTHILL.ORG • INFO@CHESTNUTHILL.ORG

*Serving the community since 1947*

### DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

**This is not to be completed online. Please DOWNLOAD this form.**

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.)..

Please send this information to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) or deliver it to 8434 Germantown Avenue. 19118

If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org). In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

**Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:**

- 1) **Date of Application:** 08/09/2025
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing  
Enclosing existing side porch. Proposed work will not increase the footprint, or  
area of the existing porch. Nor will it modify the existing structure.
- 3) **Property Address or Specific Location:** 8424 Navajo Street, Philadelphia, PA
- 4) **Name of Owner(s) of Property or Location:** Maureen Malloy
- 5) **Name of Applicant (if different than owner):** Neil Ryan Young

6) **Owner/Applicant Business Name** Black House Studio

7) **Owner/Applicant Postal Address:** 211 N Aberdeen Ave Wayne, PA 19087

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: 610-348-1188 Cell: 610-348-1188

Email neil@blackhousestudio.com

Website www.blackhousestudio.com

9) **Professional Representation (if applicable):**

Name: \_\_\_\_\_

Firm: \_\_\_\_\_

Postal Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email \_\_\_\_\_

10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

ZP-2025-004265 - 5/15/2025

We ask you to provide a copy of your Refusal or Referral to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

**ZBA Meeting Date:** 1/7/2026 **Time:** 9:30 am

11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

N/A

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

300 W Highland Ave, Philadelphia, PA 19118 (West neighbor shares west property border)

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8412 Navajo St, Philadelphia, PA 19118 (East neighbor shares east property border)

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8425 Navajo St, Philadelphia, PA 19118 (North neighbor accross Navajo Street)

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318 W Highland Ave, Philadelphia, PA 19118 (South neighbor - shares south property border)

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- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

☐ change in off-street parking demand   ☐ fencing or landscaping along adjoining properties

☐ change in on-street parking demand   ☐ increased noise levels

☐ change in pedestrian circulation   ☐ increased odors

☐ change in vehicular circulation   ☐ blocked views

☐ hours of operation \_\_\_\_\_   ☐ increased outdoor lighting

☐ access and timing of goods delivery   ☐ party walls

☐ access and timing of waste removal   ☐ change in utility demand

☐ number of customers/day \_\_\_\_\_   ☐ number of employees

☐ other impacts (please specify) \_\_\_\_\_

**Please attach statements or diagrams of how you plan to address each of these items.**

- 16) **Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205

Constructed circa 1925. Colonial style. No historic registration

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- 17) **Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

The proposed enclosed porch is designed with materials and color palette found on

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the existing house. Windows will be Marvin Ultimate Clad windows with historic style

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detailing.

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- 18) **Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

N/A

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- 19) **Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

N/A

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**\* \* \* \* \* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE \* \* \* \* \***

- 20) **Business Context:** If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?

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Are you a member of the Chestnut Hill Business Association? \_\_\_\_ Yes \_\_\_\_ No

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Please indicate any partner(s) in the proposed development.

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- 21) **Parking:** A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

- 22) **Statement of Use and Size:** Please briefly state the intended use and size of the development.

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- 23) **Users / Customers:** Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

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- 24) **Schedule:** Please provide the proposed schedule. \_\_\_\_\_

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- 25) Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

Building floor area – total (sq.ft.) \_\_\_\_\_

Ground floor area (sq. ft.) \_\_\_\_\_

Number of stories and height (feet) \_\_\_\_\_

Size of parcel and percent covered by building \_\_\_\_\_

Proposed off-street parking capacity \_\_\_\_\_

Plans for Employee Parking \_\_\_\_\_

Number of units or separate rentable spaces \_\_\_\_\_

Proposed architectural and landscape character, including materials and colors:

\_\_\_\_\_  
\_\_\_\_\_

**Please provide scale plans and elevations of the proposed project and surrounding properties.**

- 26) Signage\*:** Number of signs \_\_\_\_\_

Color(s) \_\_\_\_\_ Material(s) \_\_\_\_\_

Total dimensions of signs \_\_\_\_\_

Placement \_\_\_\_\_

Source of lighting \_\_\_\_\_

- 27) Exterior Lighting\*:** Number of light fixtures \_\_\_\_\_

Design(s) and size of light fixtures \_\_\_\_\_

Material \_\_\_\_\_

Location \_\_\_\_\_

- 28) Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**29) Awnings\*:** (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) \_\_\_\_\_ Dimensions (WxLxH) \_\_\_\_\_

Material (please include sample) \_\_\_\_\_

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

\_\_\_\_\_  
\_\_\_\_\_

Purpose for awning(s) \_\_\_\_\_

Intended graphics/type \_\_\_\_\_

**30) Façade\*:** Please describe the proposed alterations to the current façade.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**31) Security Systems\*:** Please describe any security systems you plan to install.

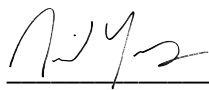
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**\*NOTE: The City of Philadelphia may require separate permits for these items outside of the ZBA process**

**32) Hours of Operation:** Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

\_\_\_\_\_  
\_\_\_\_\_

**Please sign your application:**

 \_\_\_\_\_

Signature of Owner/Applicant

Neil Young, Black Hause Studio

Print Name

\_\_\_\_\_

Signature of Owner/Applicant

\_\_\_\_\_

Print Name

**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2025-004265	<b>Zoning District(s):</b> RSD3	<b>Date of Refusal:</b> <b>5/15/2025</b>
<b>Address/Location:</b> 8424 NAVAJO ST, Philadelphia, PA 19118-3813 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Dennis F. Meyer Inc.	<b>Applicant Address:</b> 3119 E. Pennsylvania Ave. Glenside, PA 19038 USA	<b>Civic Design Review?</b> N

**Application for:**

For the erection of an addition (porch enclosure) to an existing detached structure. Size and location as shown on plans. No change to existing single-family household living use.

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<b>Code Section(s):</b>	<b>Code Section Title(s):</b>	<b>Reason for Refusal:</b>
Section 14-305(6)	Expansion of a Non-Conforming Structure	Per Section 14-305(6), non-conforming structures may be expanded or extended, provided that the expanded or extended area complies with all provisions of Section 14-701 (Dimensional Standards).
Table 14-701-1	Required Front Setback	Whereas the minimum required front setback at the proposed addition is 25'-0" for lots in the RSD-3 residential zoning district.
Table 14-701-1	Required Side Yard Widths	Per Table 14-701-1, for a detached structure on a RSD-3 residentially zoned intermediate lot, the minimum required side yard width is 10'-0" for each side yard with a total cumulative width of 25'-0" for both side yards.  Whereas the total resulting cumulative width of the side yards is 21'-9" with the proposed addition.

TWO (2) ZONING REFUSALS

**Fee to File Appeal:** \$125

Parcel Owner:

MALLOY MAUREEN N

**Zoning Overlay District:**

Open Space and Natural Resources - Steep Slope Protection/EDO Eighth District Overlay District/WWO Wissahickon Watershed Overlay District/NIS Narcotics Injection Sites Overlay District

*Christopher T. Hartland*

Christopher T. Hartland  
PLANS EXAMINER

5/15/2025  
DATE SIGNED

**Notice to Applicant:** An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.



City of Philadelphia Zoning Board of Adjustment



# Application for Appeal

CALENDAR # \_\_\_\_\_ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA  
Department of Planning & Development  
Zoning Board of Adjustment  
One Parkway Building  
1515 Arch St, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

**8424 NAVAJO ST, PHILADELPHIA PA 19118**

PROPERTY OWNER'S NAME: **MAUREEN N. MALLOY**

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

**8424 NAVAJO ST  
PHILADELPHIA, PA 19118**

PHONE #: **not available**

E-MAIL: **malloymnb@gmail.com**

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT: **NEIL RYAN YOUNG**

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

**211 N ABERDEEN AVE  
WAYNE, PA 19087**

FIRM/COMPANY: **BLACK HAUSE STUDIO**

PHONE #: **(610) 348-1188**

E-MAIL: **NEIL@BLACKHAUSESTUDIO.COM**

RELATIONSHIP TO OWNER: ☐ TENANT/LESEE ☐ ATTORNEY ☒ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR ☐ OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2025-004265**

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

YES, THIS IS AN EXISTING PROPERTY THAT WAS BUILT IN THE 1920'S THUS DOES NOT FULLY COMPLY TO THE CURRENT ZONING CODES. THERE IS NO INCREASE OF AREA OR HEIGHT OF THE EXISTING BUILDING, THE ONLY INTERVENTION IS TO TURN AN EXISTING UNCONDITIONED PORCH INTO CONDITIONED SPACE.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

YES, THERE IS NO INCREASE OF AREA OR HEIGHT OF THE EXISTING BUILDING, EXISTING ZONING CONDITIONS WILL STAY THE SAME.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

NO, AREA TO BE INTERVENE IS NOT LOCATED NEAR PUBLIC STREET OR TRANSPORTATION SYSTEM AND NO WORK SHALL BE DONE TO AFFECT ANY PUBLIC FACILITY OR INSTALLATION.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair anadequate supply of light and air to those properties? Explain.

NO, THERE IS NO INCREASE OF AREA, HEIGHT, LANDSCAPE OR CHANGE OF USE OF THE EXISTING BUILDING.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water,sewer, school park or other public facilities? Explain.

NO, AREA OF WORK IS NOT LOCATED NEAR TRAFFIC AND NO WORK SHALL BE DONE TO AFFECT ANY PUBLIC FACILITY OR INSTALLATION.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger offlooding? Explain.

NO, THERE WILL BE NO EXCAVATION, INFILL OR LANDSCAPE MODIFICATION.

REASONS FOR APPEAL:

FROM THE ZONING DENIAL LETTER:

Per Section 14-305(6), non-conforming structures may be expanded or extended, provided that the expanded or extended area complies with all provisions of Section 14-701 (Dimensional Standards).

Whereas the minimum required front setback at the proposed addition is 25'-0" for lots in the RSD-3 residential zoning district.

Per Table 14-701-1, for a detached structure on a RSD-3 residentially zoned intermediate lot, the minimum required side yard width is 10'-0" for each side yard with a total cumulative width of 25'-0" for both side yards.

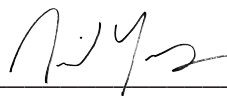
Whereas the total resulting cumulative width of the side yards is 21'-9" with the proposed addition.

THE HOME WAS BUILT PRIOR TO THE ESTABLISHMENT OF THE CURRENT ZONING REGULATIONS AND THEREFORE IS NONCONFORMING TO THE FRONT AND SIDE SETBACK REQUIREMENTS.

WE ARE SEEKING A VARIANCE TO ENCLOSE AN EXISTING SCREENED PORCH TO BE AN ALL-SEASON PORCH. THE ORIGINAL STRUCTURE WILL NOT BE MODIFIED, AND THERE WILL BE NO INCREASE IN AREA OR BULK TO THE EXISTING BUILDING.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understandthat if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of myfalse application, and such other penalties as may be prescribed by law.

Applicant's Signature:



Date:

05  
MONTH

16  
DATE

2025  
YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**



## City of Philadelphia Zoning Board of Adjustment

# Project Information Form

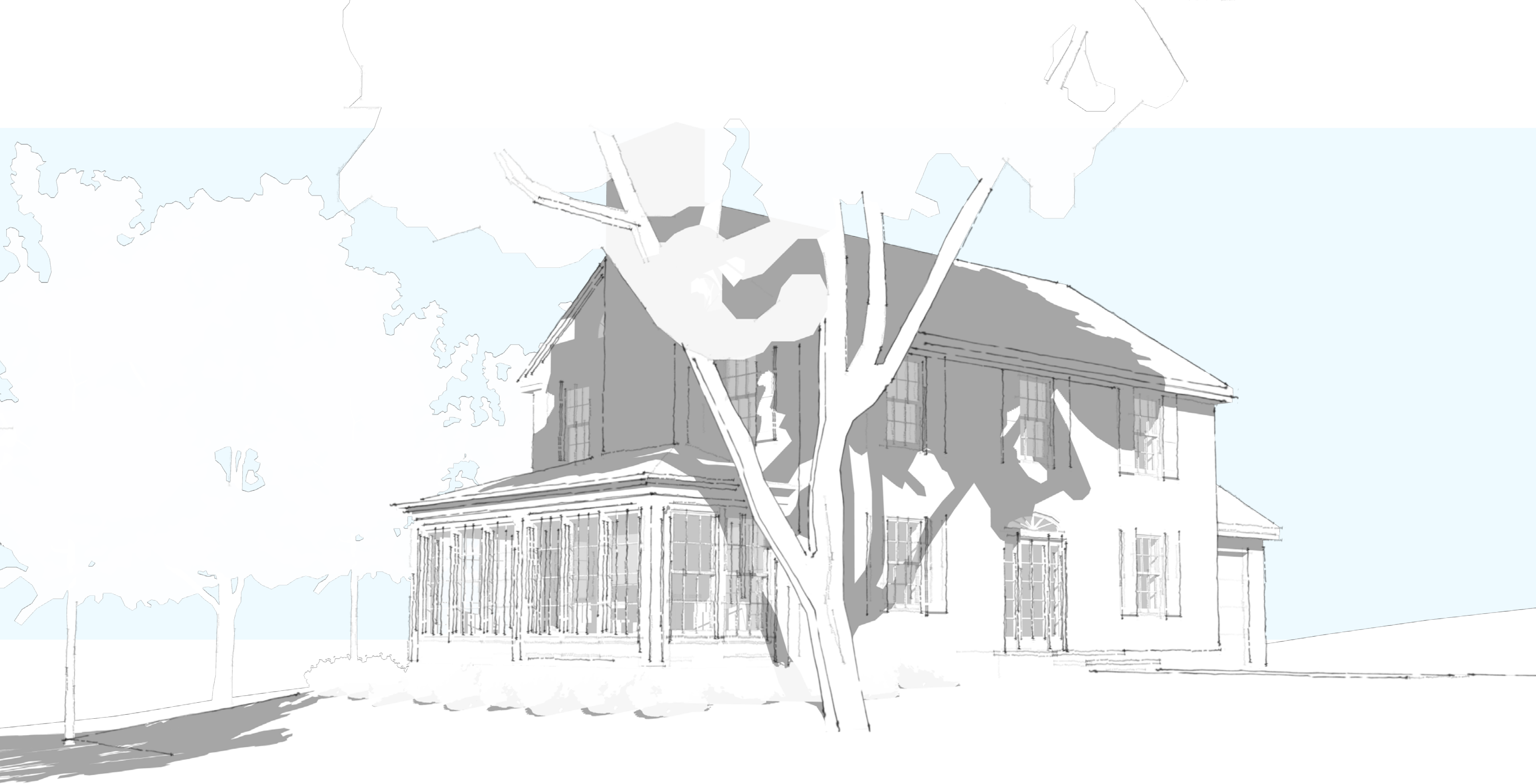
Applicants must also complete a **Project Information Form (PIF)**.

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

**NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.**

This requirement can be found in Section §14-303 (15)(a)(.3)(A) of the Philadelphia Code, "an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."



**VARIANCE SUBMISSION FOR: PROPOSED PORCH RENOVATION**  
8424 NAVAJO STREET PHILADELPHIA, PA 19118

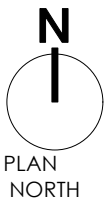
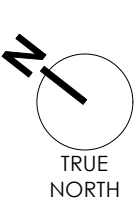
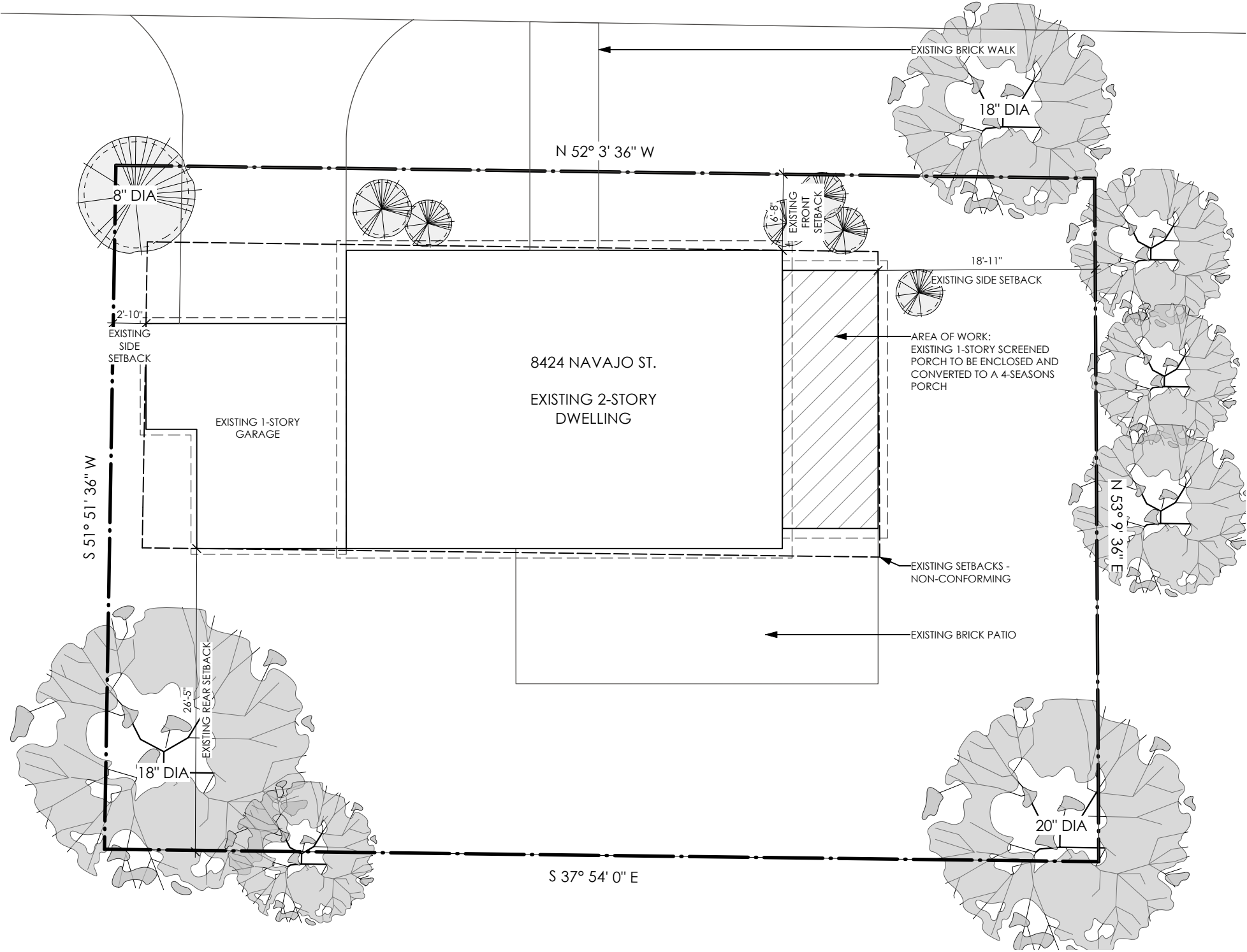
SHEET NO:  
**Z1.0**  
ISSUE DATE:  
08.11.25

SHEET TITLE:  
**DRC VARIANCE SUBMISSION**  
DRAWING SCALE:  
N.T.S.

- DRAWING LIST**
- Z1.0 COVER PAGE
  - Z1.1 PROPERTY SITE PLAN
  - Z1.2 SITE MAP / CONTEXT PHOTOSPHOTOS
  - Z1.3 SITE CONTEXT PHOTOS
  - Z1.4 SITE CONTEXT PHOTOS
  - Z1.5 EXISTING / PROPOSED PERSPECTIVE VIEWS
  - Z1.6 PROPOSED EXTERIOR ELEVATION @ PORCH

PROJECT NAME  
**NAVAJO STREET PORCH**  
PROJECT NUMBER:  
2405

NAVAJO STREET



SHEET NO:  
**Z1.1**  
ISSUE DATE:  
08.11.25

SHEET TITLE:  
**PROPERTY SITE PLAN**  
DRAWING SCALE:  
3/32" = 1'-0"

PROJECT NAME  
**NAVAJO STREET PORCH**  
PROJECT NUMBER:  
2405





NEIGHBORHOOD MAP

SHEET NO:  
**Z1.2**  
ISSUE DATE:  
08.11.25

SHEET TITLE:  
**SITE MAP / CONTEXT PHOTOS**  
DRAWING SCALE:  
AS NOTED

PROJECT NAME  
**NAVAJO STREET PORCH**  
PROJECT NUMBER:  
2405



318 W HIGHLAND AVE



8408 NAVAJO STREET





300 W HIGHLAND AVE



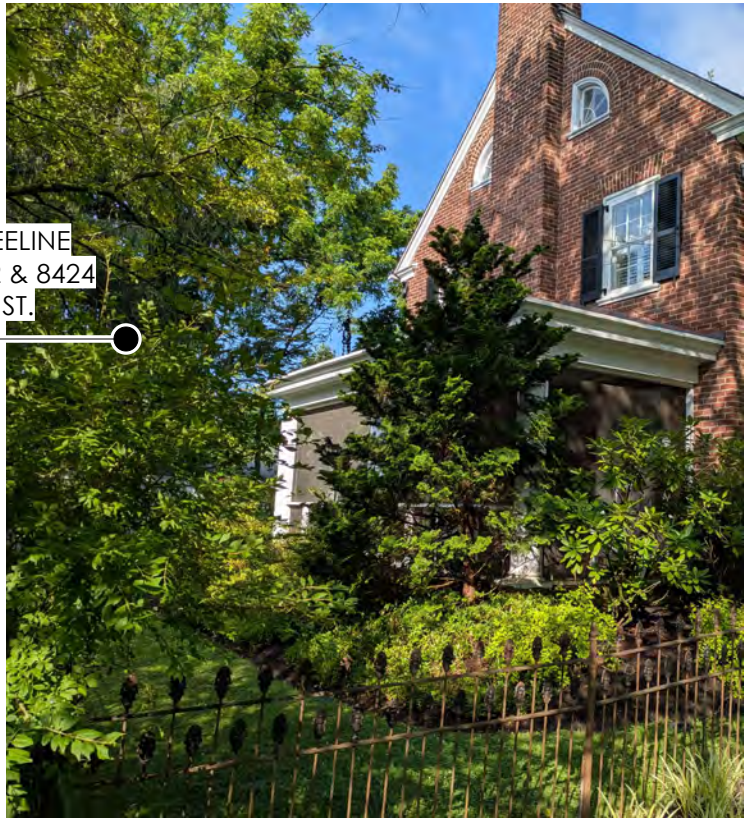
8425 NAVAJO STREET



8412 NAVAJO STREET  
(ENCLOSED PORCH OBSCURED BY SURROUNDING VEGETATION)



8412 NAVAJO STREET



EXISTING TREELINE  
BETWEEN 8412 & 8424  
NAVAJO ST.



8424 NAVAJO STREET





AERIAL VIEW SHOWING SIDE YARD OF 8412 & 8424 NAVAJO STREET



VIEW OF SIDE YARD FROM INTERSECTION OF W MEADE ST & NAVAJO ST



VIEW OF SIDE YARD FROM 8412 NAVAJO STREET



VIEW OF SIDE YARD FROM 8424 NAVAJO STREET





01: EXISTING PORCH VIEWED FROM STREET



02: EXISTING PORCH VIEWED FROM REAR OF PROPERTY



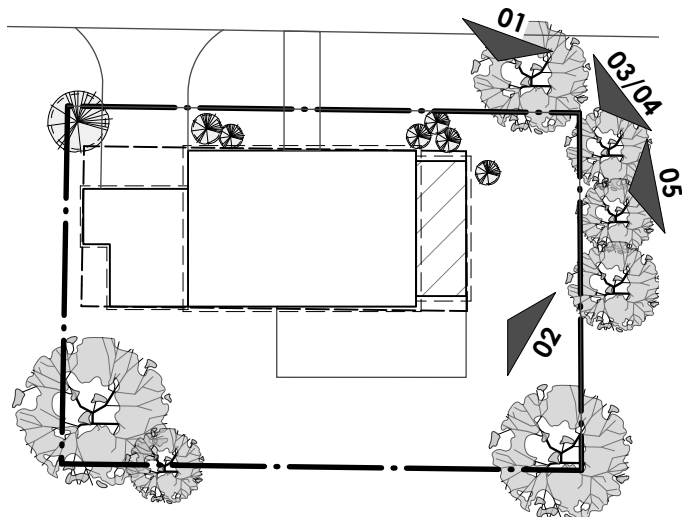
05: VIEW OF PROPOSED PORCH FROM EAST



03: EXISTING PORCH VIEWED FROM PROPERTY CORNER

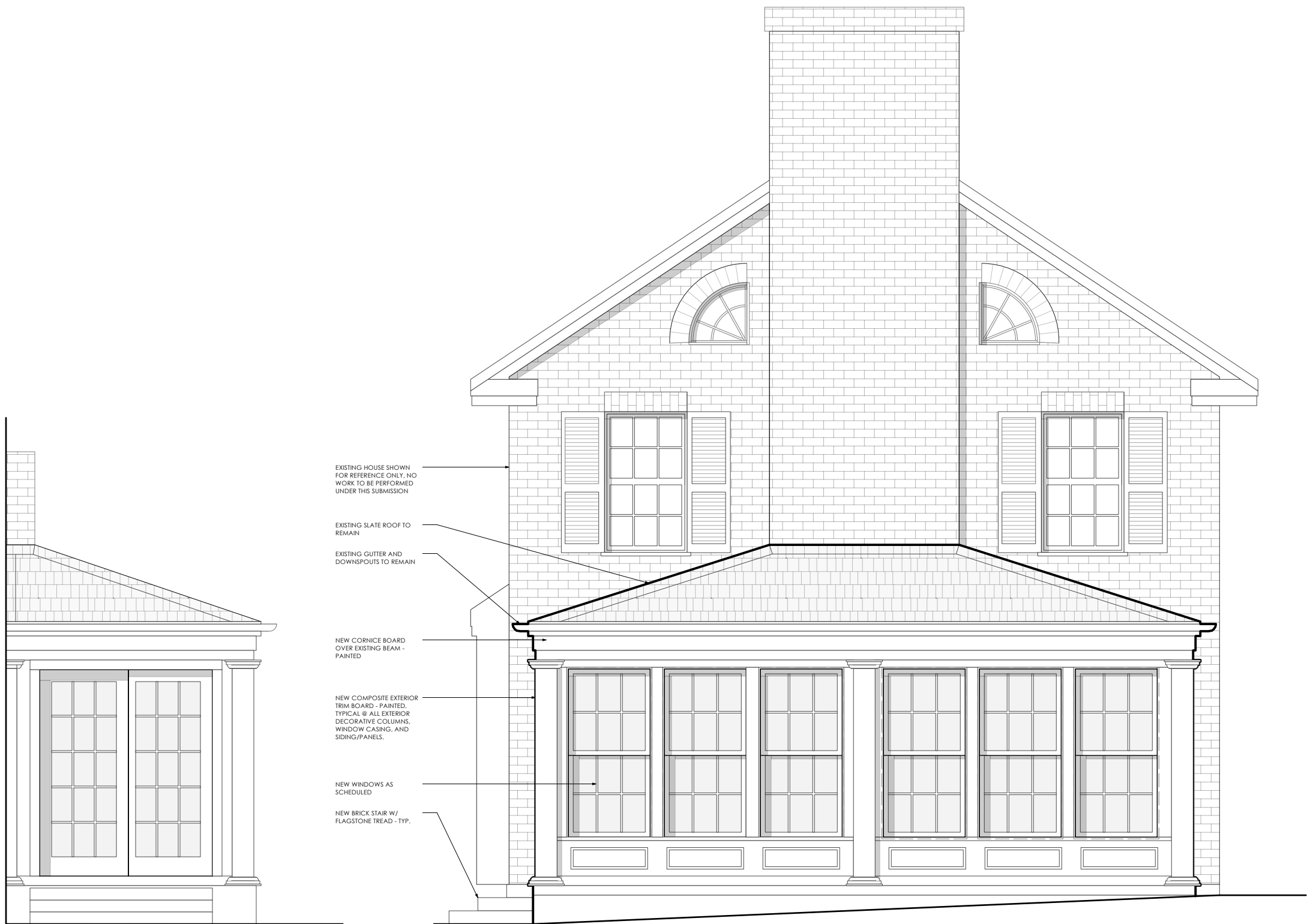


04: VIEW OF PROPOSED PORCH FROM PROPERTY CORNER



SITE KEY PLAN:



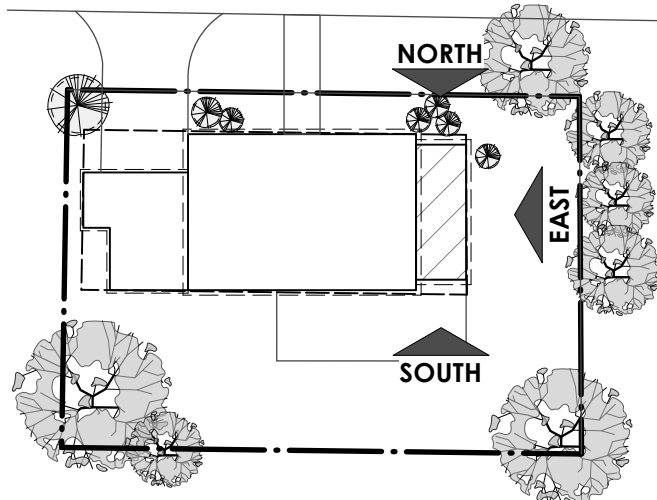


SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION



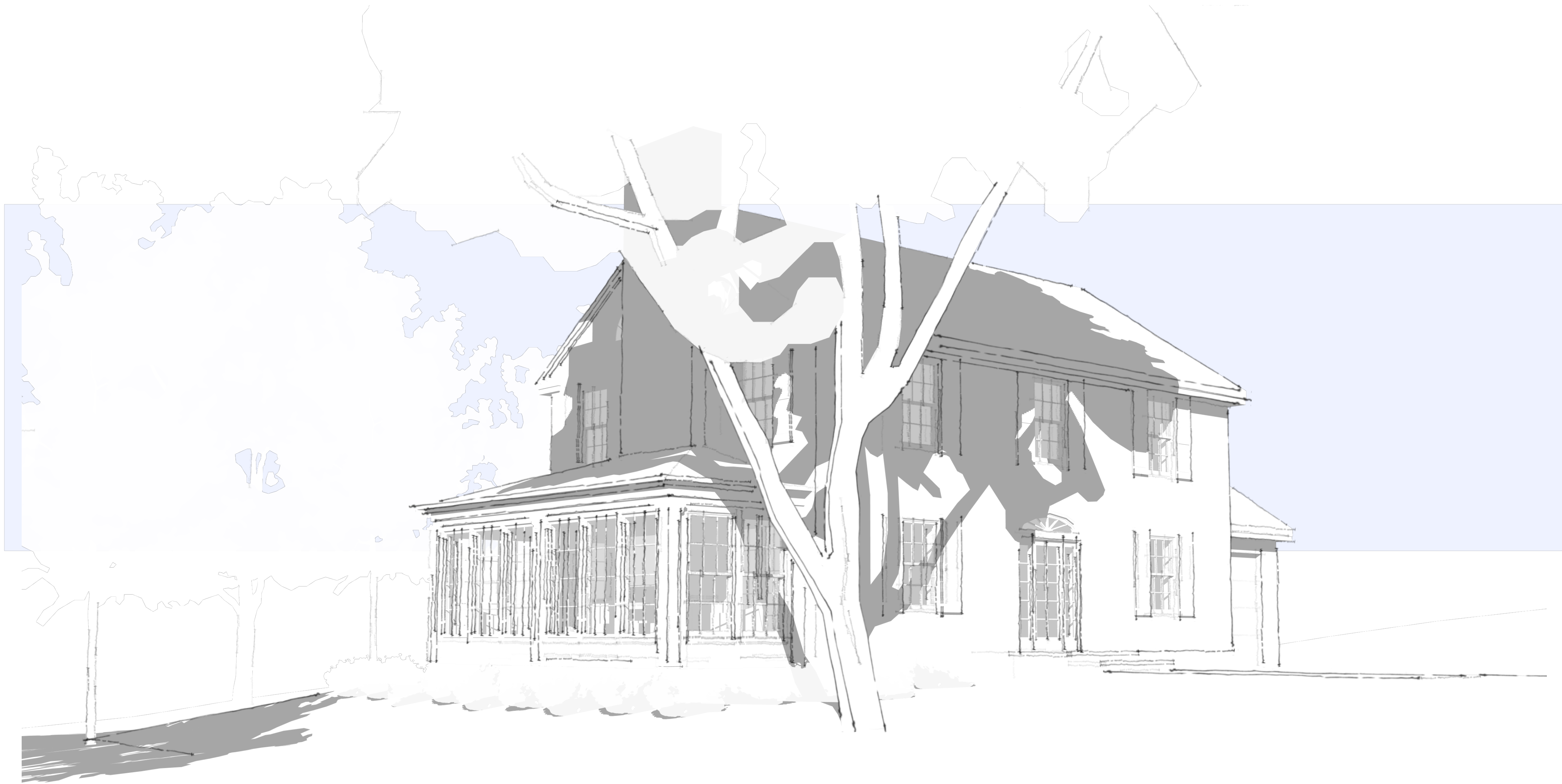
SITE KEY PLAN:

SHEET NO:  
**Z1.6**  
ISSUE DATE:  
08.11.25

SHEET TITLE:  
**PROPOSED EXTERIOR ELEVATIONS @ PORCH**  
DRAWING SCALE:  
AS NOTED

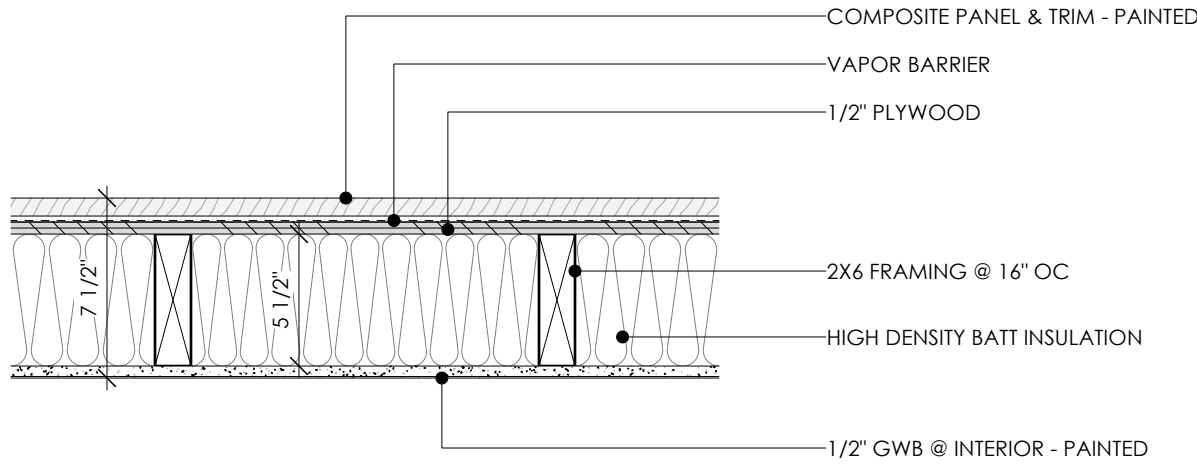
PROJECT NAME  
**NAVAJO STREET PORCH**  
PROJECT NUMBER:  
2405

BLACK HAUSE STUDIO



PROPOSED RENOVATION TO EXISTING ENCLOSED PORCH  
8424 NAVAJO STREET  
PHILADELPHIA, PA 19118

WALL TYPES:



X1	TYPICAL EXTERIOR FRAMED WALL W/ COMPOSITE SIDING R VALUE - 21 (CAVITY)
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SCOPE OF WORK:

RENOVATIONS TO AN EXISTING ENCLOSED PORCH INCLUDING:  
- NEW EXTERIOR WINDOWS & DOOR.  
- NEW HVAC MINI-SPLIT SYSTEM  
- NEW MILLWORK  
- NEW ELECTRICAL

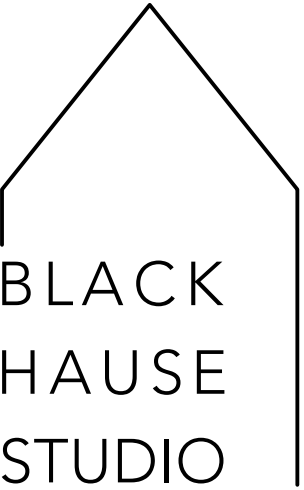
APPLICABLE CODES:

PENNSYLVANIA UNIFORM CONSTRUCTION CODE (PA UCC)  
2018 IBC  
2018 IECC

DRAWING LIST:

ZONING SUBMISSION:  
A0.0 ARCHITECTURAL COVER SHEET  
A0.1 ZONING PLANS & ELEVATION

BUILDING PERMIT SUBMISSION:  
A0.0 ARCHITECTURAL COVER SHEET  
A1.0 FLOOR PLANS  
A1.1 RCP & LIGHTING/ELECTRICAL PLANS  
A2.0 EXTERIOR ELEVATIONS  
A5.0 EXTERIOR WINDOW/DOOR SCHEDULES  
A6.0 INTERIOR ELEVATIONS/WALL SECTION

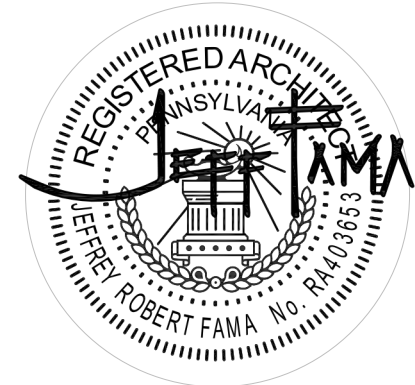


DESIGN FIRM:  
**Black House Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young  
DRAWN BY: NRY  
REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENSIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



DRAWING NOTES:



#	DATE	ISSUE NOTE
ISSUE DATE:	11/27/2024	PROJECT NUMBER: 2405
REVISION DATE:		SCALE: AS NOTED

PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

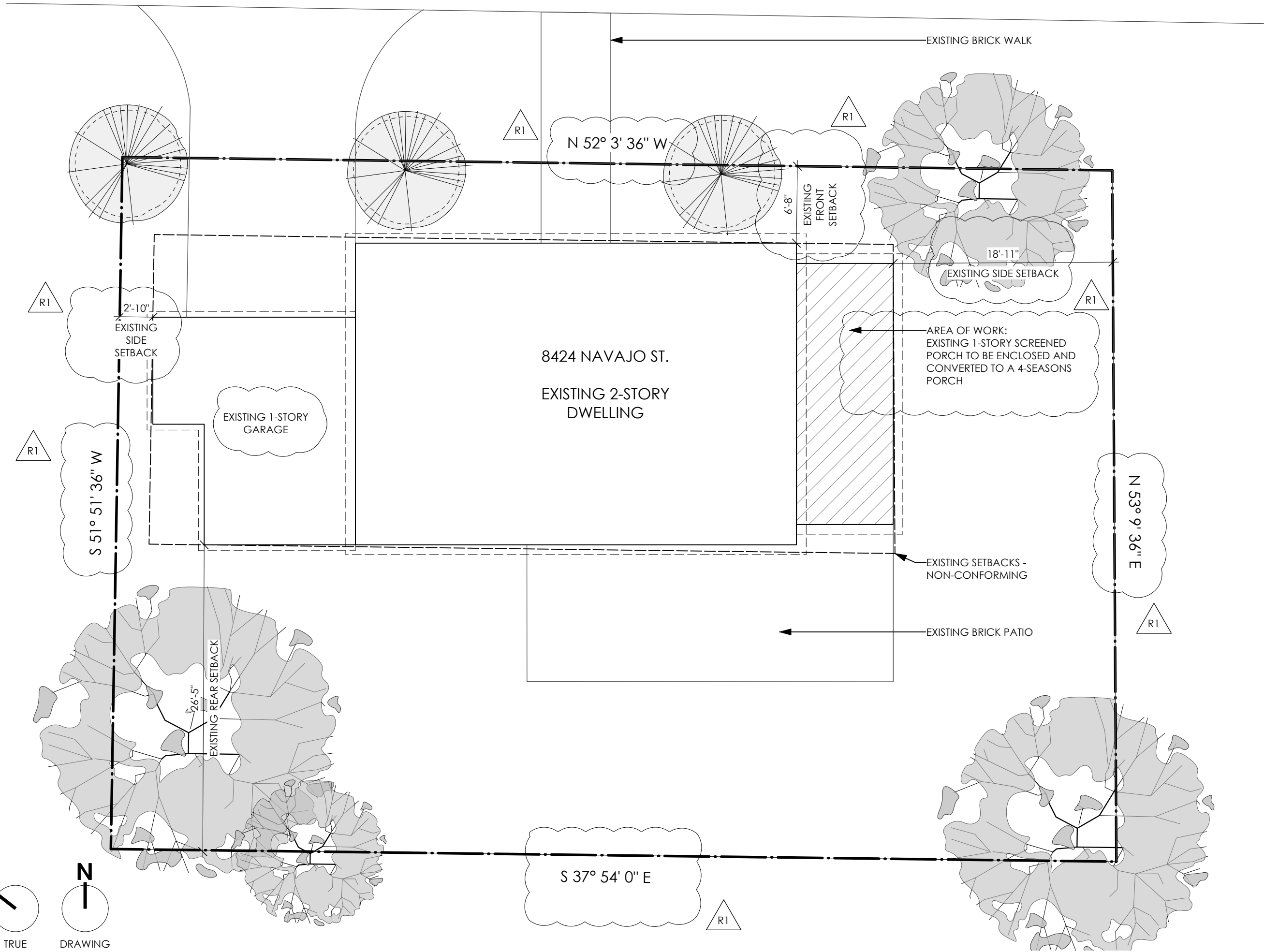
SHEET TITLE:  
COVER SHEET

SHEET NO:  
**A0.0**





NAVAJO STREET



01 SITE PLAN  
A0.1 Scale: 1/8" = 1'-0"

**GENERAL NOTES:**

- EXISTING NON-CONFORMING PROPERTY DOES NOT MEET CURRENT ZONING CODE REQUIREMENTS FOR SETBACK.
- ALL PROPOSED WORK IS WITHIN EXISTING BUILDING FOOTPRINT AND WILL NOT INCREASE THE AREA AND OR BULK OF THE EXISTING BUILDING.
- PROPOSED RENOVATIONS DO NOT REQUIRE AND STRUCTURAL ELEMENTS TO BE ALTERED, OR REMOVED.



EXISTING PORCH VIEWED FROM STREET



EXISTING PORCH VIEWED FROM REAR OF PROPERTY



VIEW OF PROPOSED ENCLOSED PORCH FROM STREET



02 ELEVATION DIAGRAM  
A0.1 Scale: 1/8" = 1'-0"

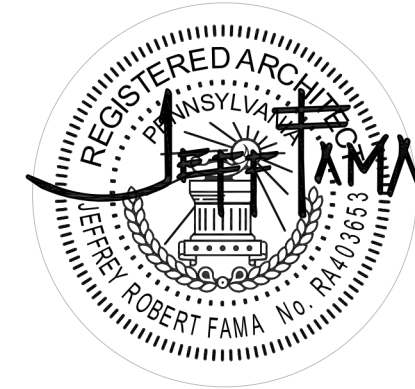
BLACK  
HAUSE  
STUDIO

DESIGN FIRM:  
**Black House Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young  
DRAWN BY: NRY REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENSIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



DRAWING NOTES:

R1 REVISION 1  
05/08/25

**SITE PLAN REVISION NOTES:**

- ADDED EXISTING TREE LOCATIONS
- REVISED SETBACK'S BASED ON SURVEY PLAN
- ADDED DEEDED PROPERTY DIMENSIONS BASED ON SURVEY PLAN
- REVISED SCOPE OF WORK @ PROPOSED ENCLOSED PORCH TO 4-SEASONS ROOM
- ADDED NOTE INDICATING EXISTING 1-STORY GARAGE LOCATION
- ADDED GENERAL NOTES

#	DATE	ISSUE NOTE
1	11/27/2024	PROJECT NUMBER: 2405
2	REVISION DATE:	SCALE: 1/8"=1'-0"

PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

SHEET TITLE:  
**ZONING PLAN &  
ELEVATION**

SHEET NO:

**A0.1**



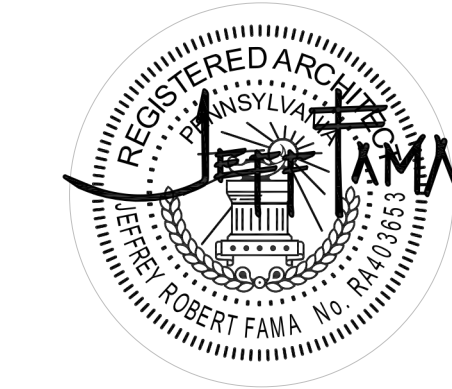
BLACK  
HAUSE  
STUDIO

DESIGN FIRM:  
**Black Hause Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

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Neil Ryan Young  
DRAWN BY: NRY  
REVIEWED BY: NRY

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DENNIS F. MEYER INC  
GLENIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
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DRAWING NOTES:

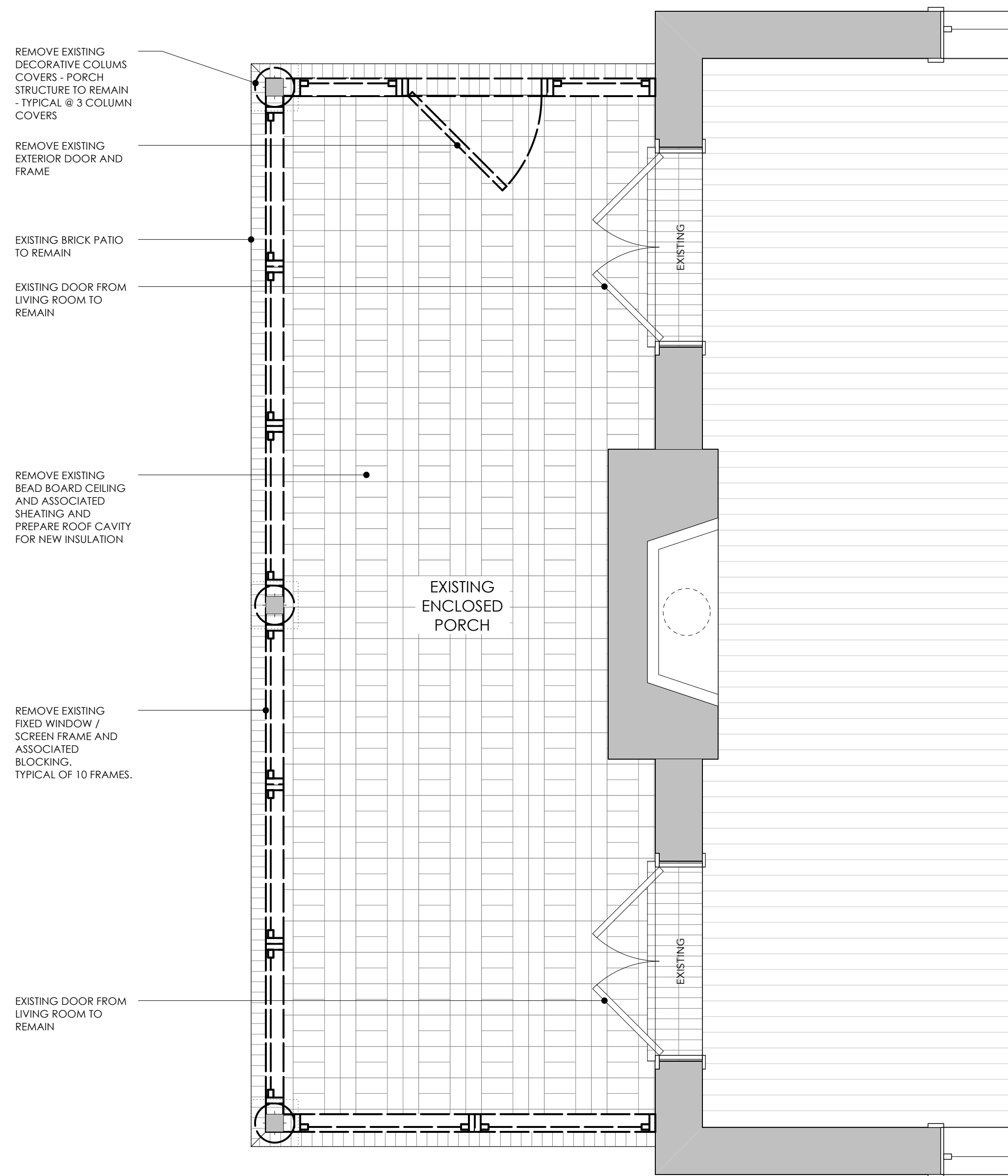
# DATE ISSUE NOTE

ISSUE DATE: 11/27/2024  
REVISION DATE:  
PROJECT NUMBER: 2405  
SCALE: AS NOTED

PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

SHEET TITLE:  
FLOOR PLANS

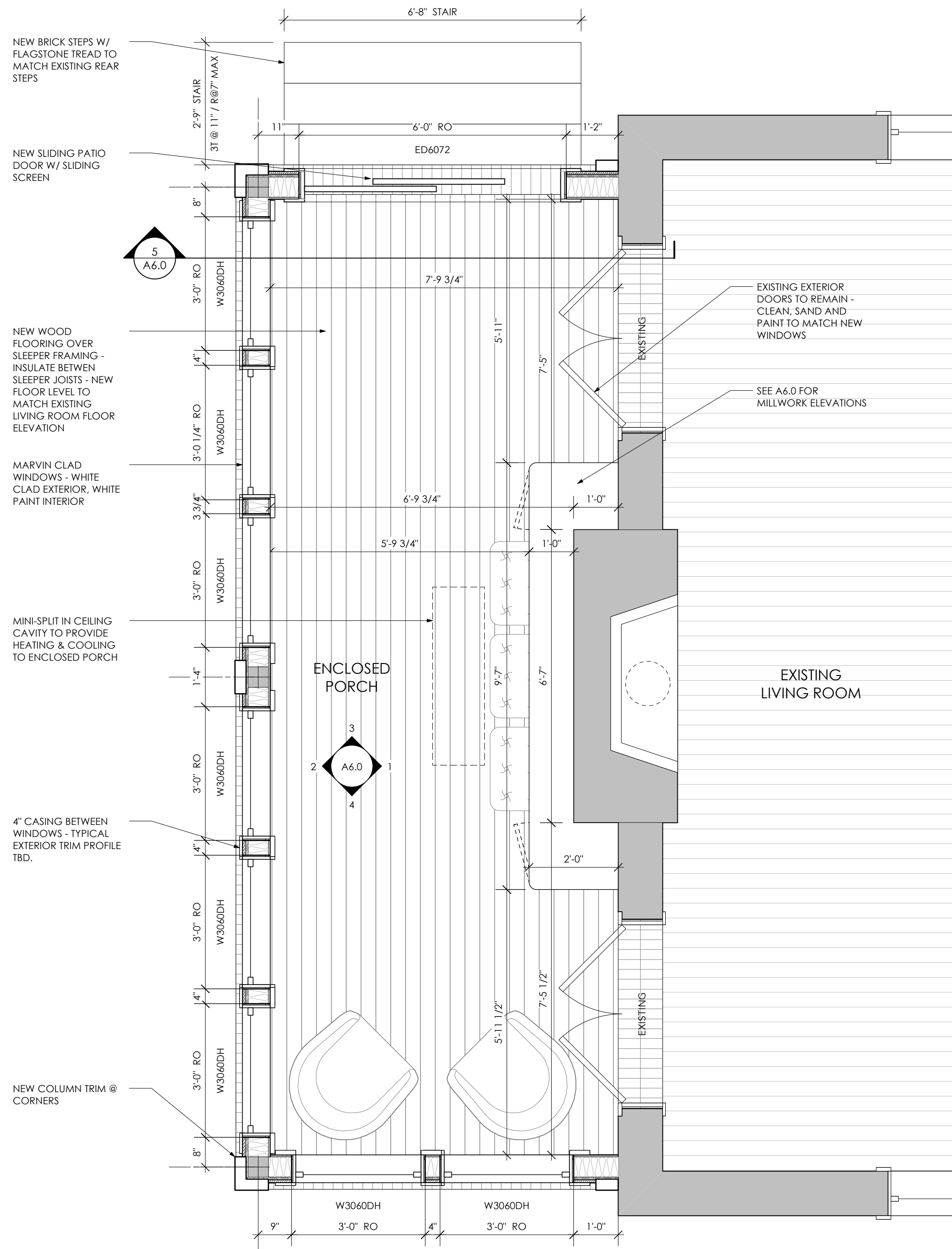
SHEET NO:  
**A1.0**



1 EXISTING/DEMOLITION FLOOR PLAN  
A1.0 Scale: 1/2" = 1'-0"

GENERAL DEMOLITION NOTES:

- EXISTING STRUCTURE TO REMAIN IN PLACE.
- GC TO INSPECT EXISTING STRUCTURE AND VERIFY ALL COLUMNS AND BEAMS ARE STRUCTURALLY SOUND BEFORE PROCEEDING W/ RENOVATION.



2 RENOVATION FLOOR PLAN  
A1.0 Scale: 1/2" = 1'-0"

GENERAL NOTES:

- SEE CROSS SECTION ON SHEET A6.0 FOR NEW INSULATION VALUES.
- ALL NEW WINDOWS / DOORS TO BE DOUBLE INSULATED.

BLACK  
HAUSE  
STUDIO

DESIGN FIRM:  
**Black Hause Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young

DRAWN BY: NRY

REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENSIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



DRAWING NOTES:

ELECTRICAL SYMBOL LEGEND:	
	DUPLEX OUTLET (18" AFF)
	GFI OUTLET (VIF)
	DUPLEX FLOOR OUTLET
	SWITCH / 3 WAY SWITCH
	SWITCH W/ DIMMER
	DOOR SWITCH (MOUNT IN FRAME)
	DATA OUTLET
	TV/CABLE OUTLET
	SURFACE MOUNTED DECORATIVE FIXTURE
	PENDANT DECORATIVE FIXTURE
	SURFACE MOUNTED MONOPOINT FIXTURE
	RECESSED FIXTURE
	RECESSED DIRECTIONAL
	WALL SCONCE
	DECORATIVE WALL SCONCE
	UTILITY LIGHT
	UNDER CABINET LIGHT
	STRIP LIGHT
	LINEAR CLOSET LIGHT
	RECESSED LED LIGHT
	EXHAUST FAN / LIGHT COMBO
	EXHAUST FAN
	CEILING FAN
	CARBON DETECTION ALARM - HARDWIRED AND CONNECTED TO WHOLE HOUSE DETECTION SYSTEM
	SMOKE DETECTION ALARM - HARDWIRED AND CONNECTED TO WHOLE HOUSE DETECTION SYSTEM
<b>ELECTRICAL GENERAL NOTES:</b> 1. ALL OUTLETS/SWITCH PLATES TO BE DECORA STYLE - FINISH TBD. 2. ALL SWITCHES TO BE DIMMABLE. 3. GC TO COORDINATE AND CONFIRM FINAL SWITCH AND FIXTURE LOCATIONS WITH OWNER PRIOR TO INSTALLATION. 4. ALL ELECTRICAL DEVICES TO BE INSTALLED IN ACCORDANCE WITH LOCAL AND NATIONAL ELECTRICAL CODES. 5. ALL SMOKE AND CARBON DETECTION DEVICES TO BE INSTALLED IN ACCORDANCE WHI LOCAL AND NATIONAL CODES. 6. ALL EXTERIOR OUTLETS TO BE INSTALLED WITH WEATHER TIGHT HOUSING - TYPICAL.	
<b>ARCHITECTURAL LIGHTING SPEC:</b> R1 DMF M SERIES 4" DOWNLIGHT LED LAMP/STANDARD FLANGE R2 DMF M SERIES 4" DOWNLIGHT (WET LOCATION) LED LAMP/STANDARD FLANGE R3 DMF M SERIES 4" WALL WASH LED LAMP/STANDARD WALL WASH FLANGE R4 DMF X SERIES 2" PINHOLE LED LAMP/STANDARD FLANGE MP1 MULTIPPOINT FIXTURE TBD (STANDARD CEILING J-BOX)	

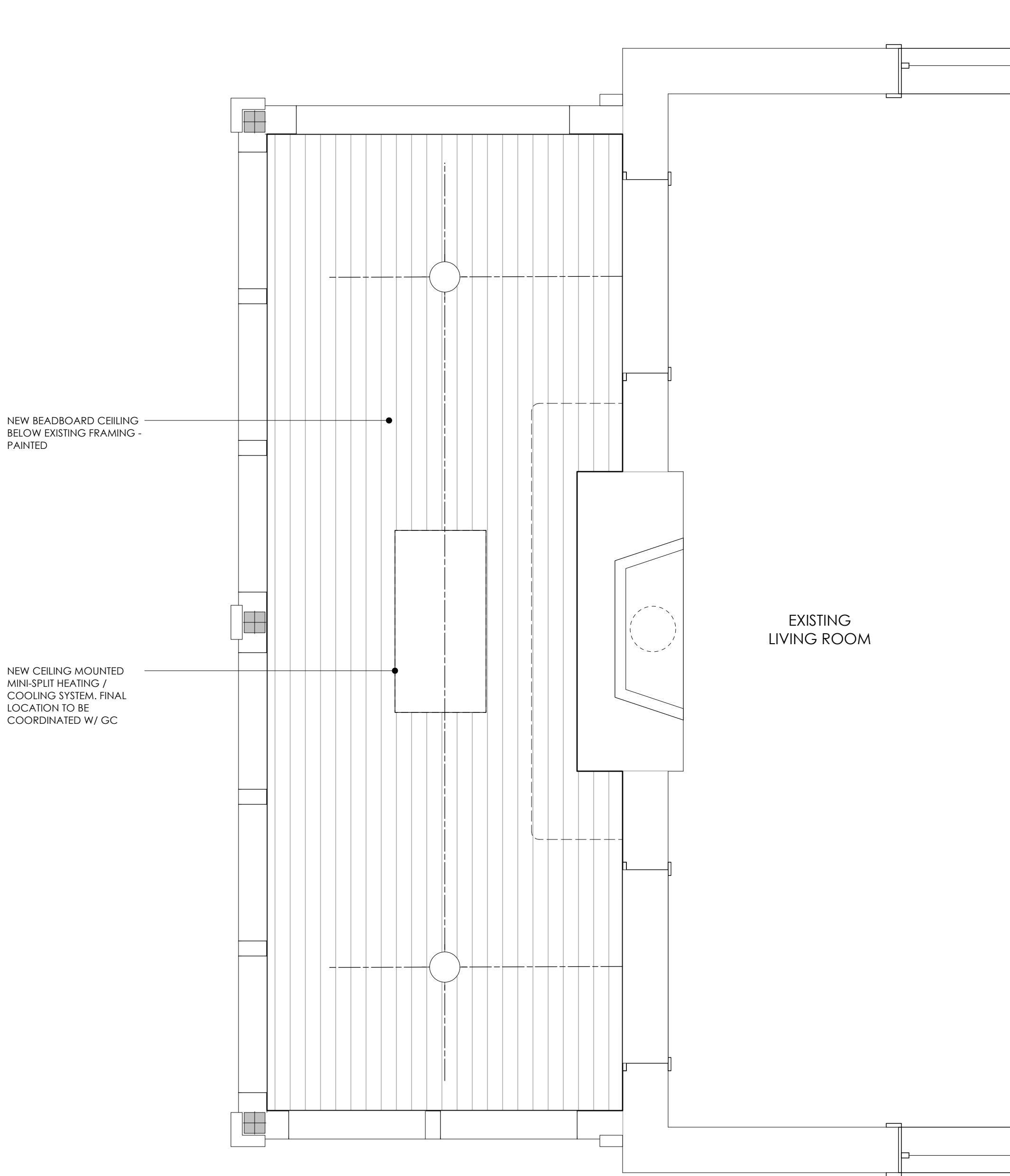
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ISSUE DATE:	11/27/2024	PROJECT NUMBER: 2405
REVISION DATE:		SCALE: AS NOTED

PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

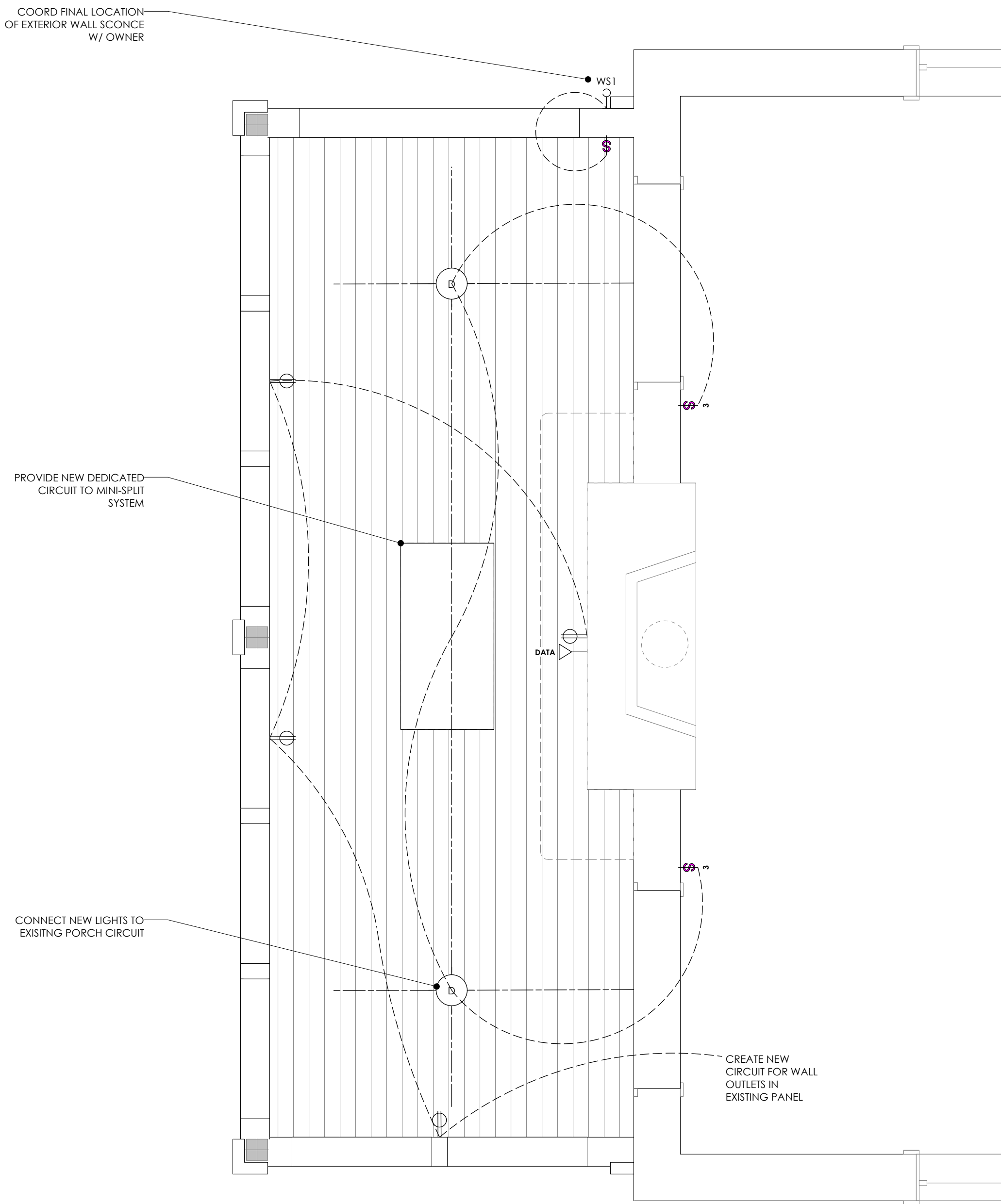
SHEET TITLE:  
RCP & ELECTRICAL PLAN

SHEET NO:

A1.1



1 REFLECTED CEILING PLAN  
A1.1 Scale: 1/2" = 1'-0"



2 LIGHTING/ELECTRICAL PLAN  
A1.1 Scale: 1/2" = 1'-0"

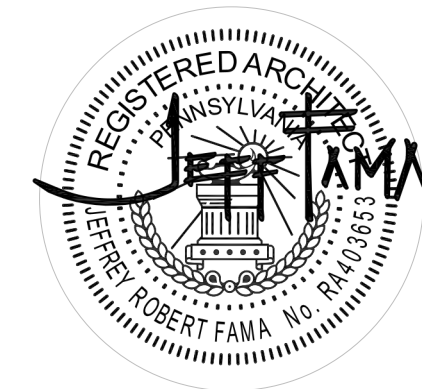
BLACK  
HAUSE  
STUDIO

DESIGN FIRM:  
**Black House Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young  
DRAWN BY: NRY  
REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENSIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



DRAWING NOTES:



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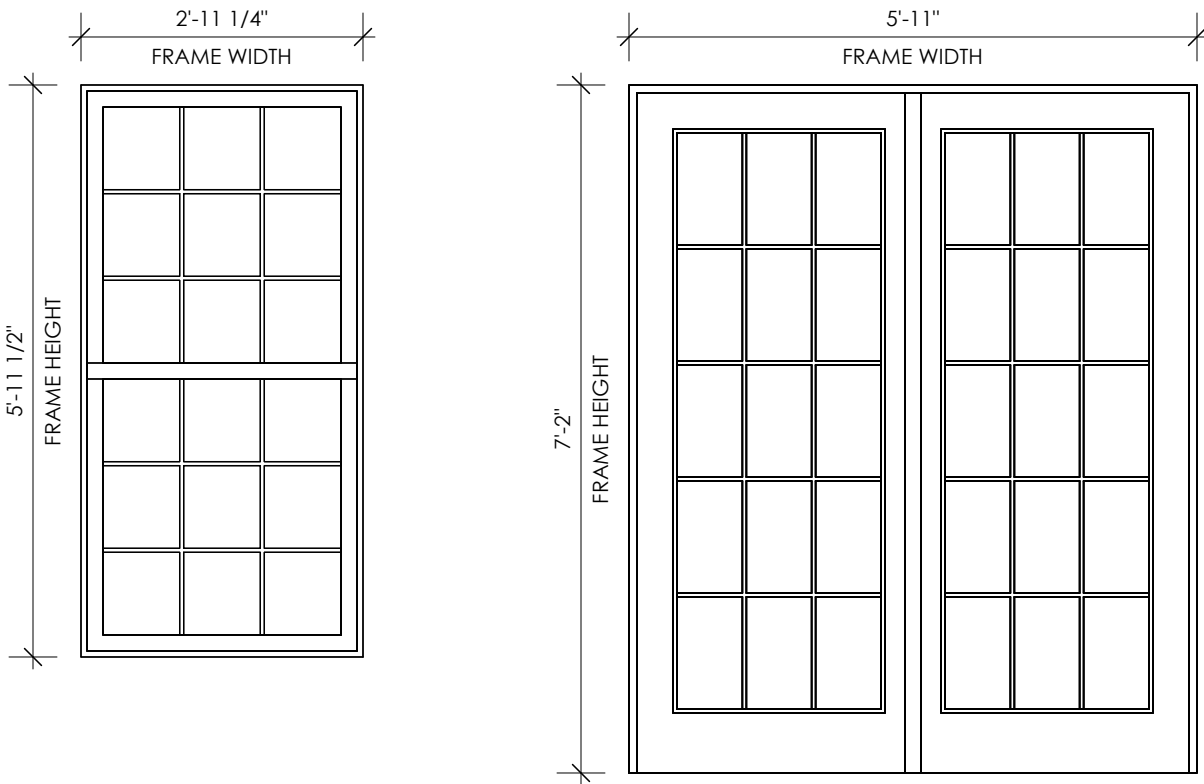
PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

SHEET TITLE:  
EXTERIOR ELEVATIONS

SHEET NO:  
**A2.0**

EXTERIOR DOOR SCHEDULE																										
		Nominal Size			Door Style							Door Frame					Fire Rating			Opening		Door Data				
TAG		UNIT WIDTH	UNIT HEIGHT	LEAF THICKNESS	OPERATION TYPE	TOP SHAPE	PANEL MTRL	TYPE	SIDE LIGHTS	LEFT SIDELIGHT	RIGHT SIDELIGHT	JAMB THICKNESS	JAMB DEPTH	HEAD DTL	JAMB DTL	SILL DTL	FRAME	LEAF	HARDWARE	RO WIDTH	RO HEIGHT	MFR.	MODEL NO.	ACCESSORIES	COMMENTS	
ED	6072	5'11"	7'2"	1 1/2"	Slider	Square	Glass			—	—	1"	7 1/2"				N/A	N/A	DHW-#	6'0"	7'2 1/2"	MARVIN	ULTIMATE	EXTERIOR SLIDING SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE	

EXTERIOR WINDOW SCHEDULE																												
			Nominal Size			Window Style					Sill		Shutters		Glass		Frame Details				Openings		Window Data					
			UNIT WIDTH	UNIT HEIGHT		OPERATION	STYLE		DIVIDE PATTERN	SILL	INTERIOR	EXTERIOR		GLAZING		HEAD	JAMB	SILL	EGRESS WINDOW	RO WIDTH	RO HEIGHT	MFR.	MODEL NO.	Accessories	Comments			
TAG																												
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		
W	3060	DH	2'11 1/4"	5'11 1/2"	Double Hung			-		Timber	-	-								FALSE	3'0"	6'0 1/4"	MARVIN	ULTIMATE	HIGH VIS SCREEN	WHITE EXT. WHITE INT. ORB HARDWARE		

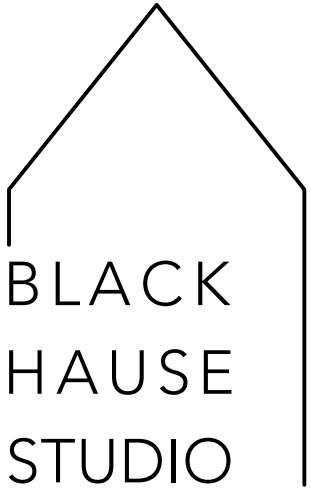


6

A5.0

EXTERIOR WINDOW & DOOR ELEVATIONS

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



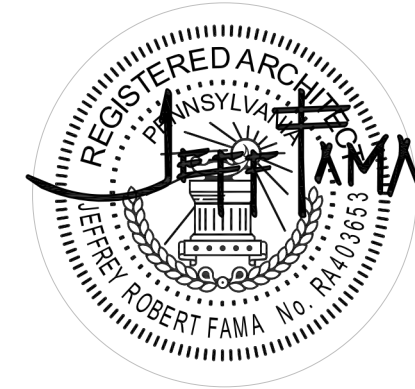
DESIGN FIRM:  
**Black House Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young

DRAWN BY: NRY      REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENSIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



DRAWING NOTES:

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1	11/27/2024	ISSUE DATE: 11/27/2024 PROJECT NUMBER: 2405 REVISION DATE: SCALE: AS NOTED

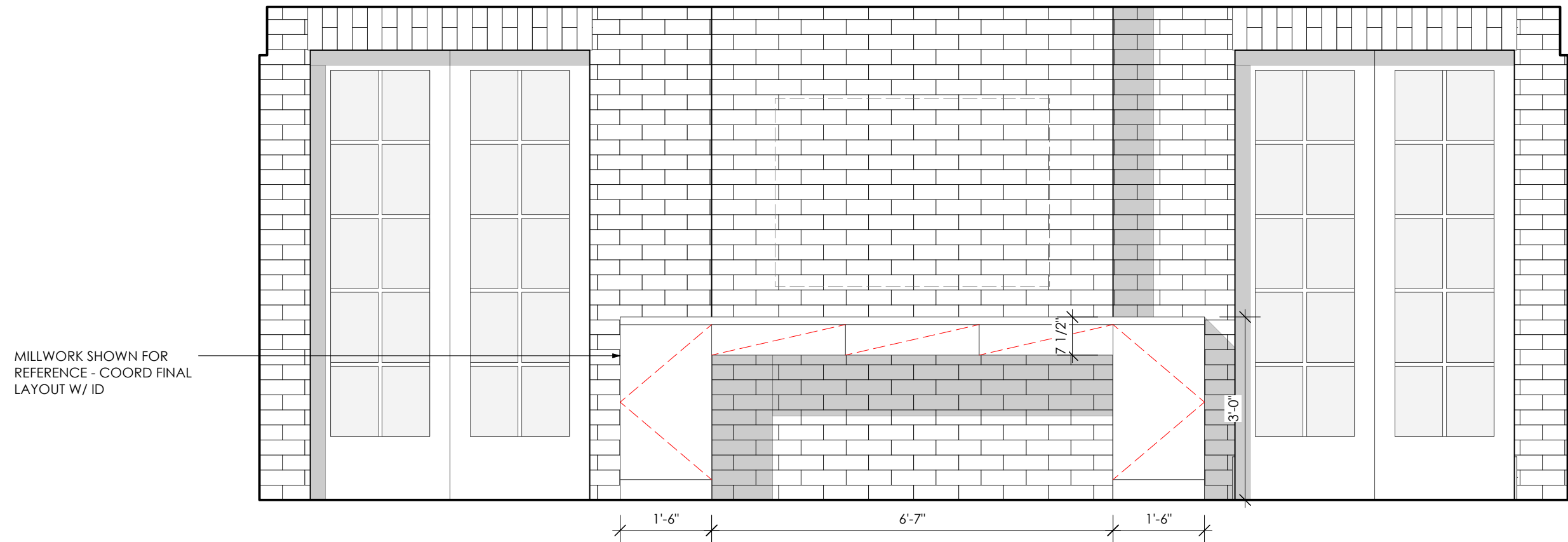
PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

SHEET TITLE:  
EXTERIOR WINDOW AND DOOR SCHEDULES

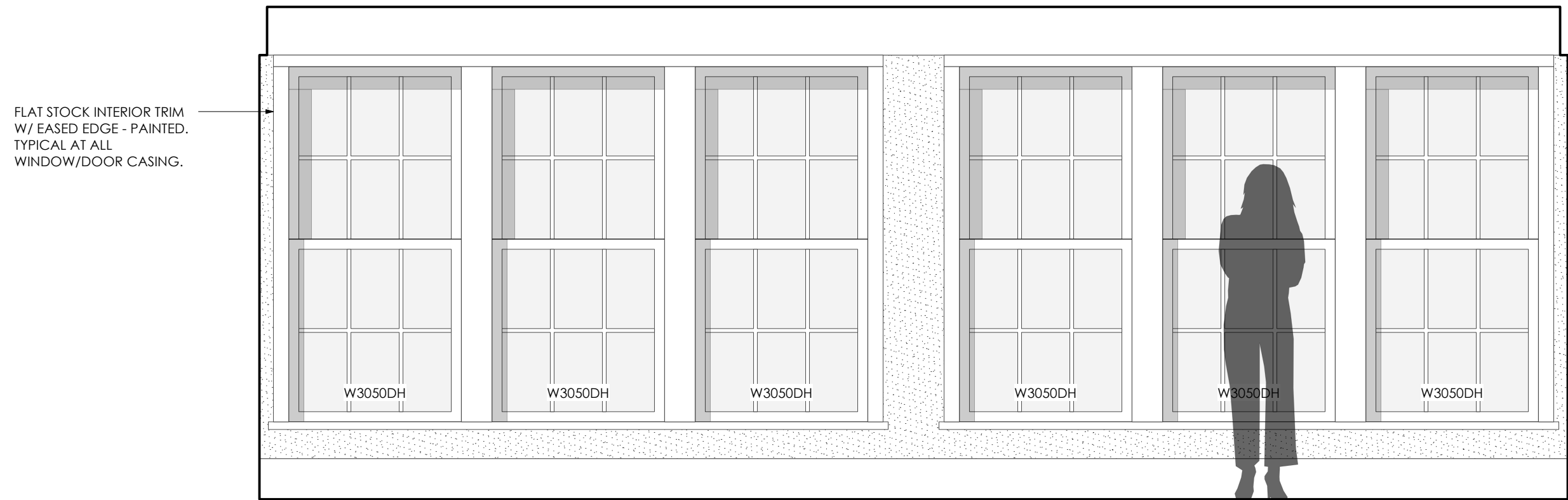
SHEET NO:

A5.0

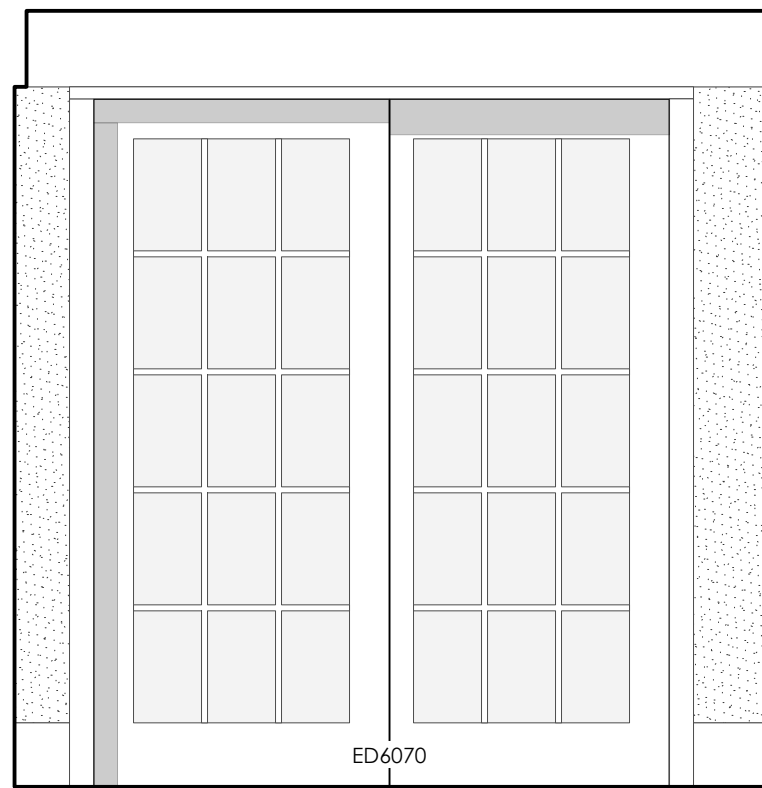




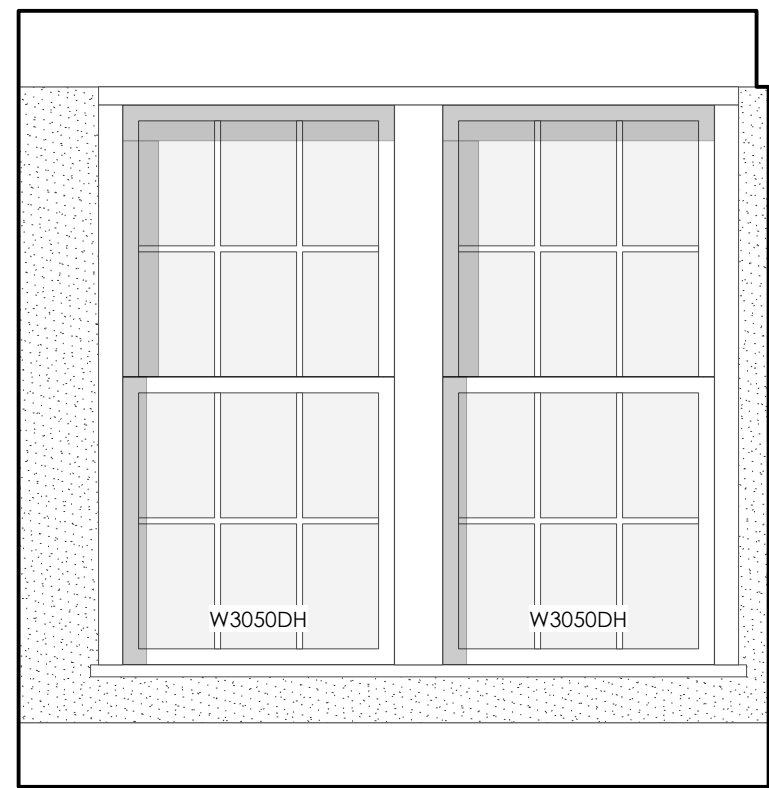
1  
A.6.0  
INTERIOR ELEVATION LOOKING NORTH  
Scale: 1/2" = 1'-0"



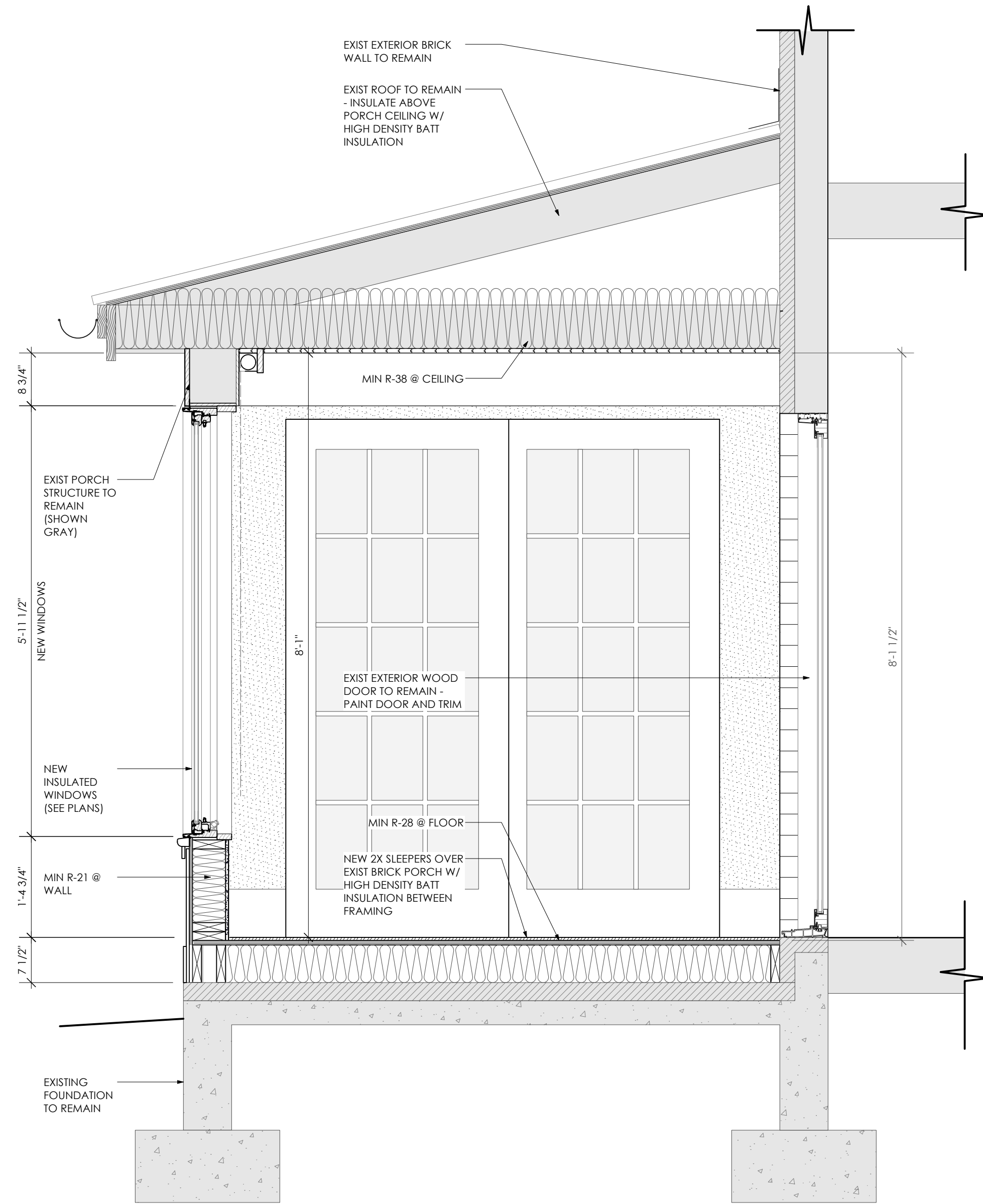
2  
A.6.0  
INTERIOR ELEVATION LOOKING SOUTH  
Scale: 1/2" = 1'-0"



3  
A.6.0  
INTERIOR ELEVATION LOOKING WEST  
Scale: 1/2" = 1'-0"



4  
A.6.0  
INTERIOR ELEVATION LOOKING EAST  
Scale: 1/2" = 1'-0"



5  
A.6.0  
SECTION LOOKING NORTH  
Scale: 3/4" = 1'-0"

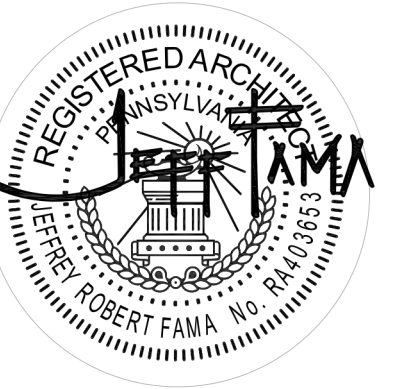
# BLACK HAUSE STUDIO

DESIGN FIRM:  
**Black Hause Studio**  
211 N Aberdeen Ave  
Wayne, PA 19087  
610.348.1188

PROJECT MANAGER:  
Neil Ryan Young  
DRAWN BY: NRY  
REVIEWED BY: NRY

PROJECT TEAM:  
**BUILDER**  
DENNIS F. MEYER INC  
GLENIDE, PA 19038  
215-793-0250

ARCHITECT OF RECORD:  
**JEFF FAMA**  
429 WHARTON STREET  
PHILADELPHIA, PA 19147



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1	11/27/2024	ISSUE DATE: 11/27/2024
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4		SCALE: AS NOTED

PROJECT INFO:  
**NAVAJO STREET PORCH**  
8424 NAVAJO ST  
PHILADELPHIA, PA 19118

SHEET TITLE:  
INTERIOR ELEVATIONS /  
WALL SECTION

SHEET NO:

**A6.0**