

# 2300 CHESTNUT EXTERIOR IMPROVEMENTS

PRICING SUBMISSION - JUNE 28, 2019

## STOLTZ REAL ESTATE PARTNERS

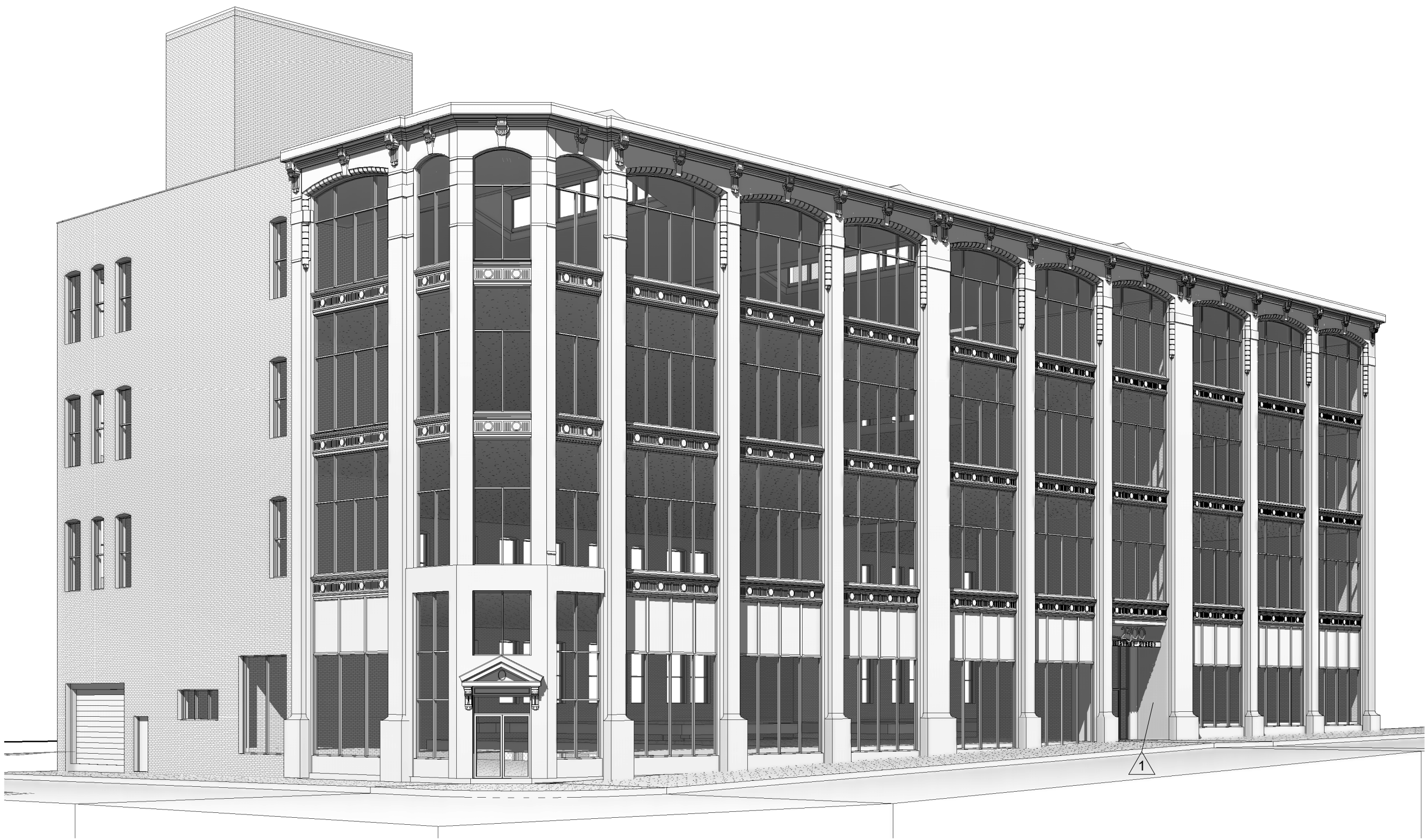
725 CONSHOHOCKEN STATE ROAD  
BALA CYNWYD, PA 19004  
CONTACT: TJ MILLER, DIRECTOR OF PROPERTY MANAGEMENT  
(267) 563-3539

### LOCATION MAP

2300 CHESTNUT STREET, PHILADELPHIA, PA 19103



### PERSPECTIVE RENDERING



PRIME DESIGN FIRM

CONSULTANT FIRMS



THE SHEWARD PARTNERSHIP, LLC  
2300 CHESTNUT STREET  
PHILADELPHIA, PA 19103  
215.751.9301

MASONRY CONSULTANT  
30 S. 15TH STREET, 10TH FLOOR  
PHILADELPHIA, PA 19102  
215.701.3860

Architect



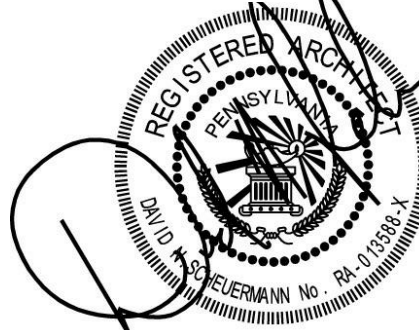
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PHILADELPHIA, PA 19102  
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Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM 1	07/19/19

EXTERIOR  
IMPROVEMENTS  
2300 CHESTNUT STREET  
STOLTZ REAL ESTATE  
PARTNERS

COVER SHEET

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	JFC
Checked By	BEM

G000

Scale

PRICING SUBMISSION



AB ANCHOR BOLT  
 ABV ABOVE  
 ACP ACOUSTICAL CEILING PANEL  
 ACT ACOUSTICAL CEILING PANEL  
 AD ADRIN  
 ADA AMERICANS WITH DISABILITIES ACT  
 ADDL ADDITIONAL  
 AFF ABOVE FINISHED FLOOR  
 AFG ABOVE FINISHED GRADE  
 AHU AIR HANDLING UNIT  
 ALUM ALUMINUM  
 ANDZ ANODIZED  
 APPROX APPROXIMATELY  
 ARCH ARCHITECTURAL / ARCHITECT  
 BD BOARD  
 BM BEAM  
 BLKG BLOCKING  
 BLDG BUILDING  
 BO BOTTOM OF  
 BOTM BOTTOM  
 BOH BACK OF HOUSE  
 BYND BEYOND  
 C/C CENTER TO CENTER  
 CL CENTERLINE  
 CLG CEILING  
 CLR CLEAR  
 CHAN CHANNEL  
 CIP CAST-IN-PLACE  
 CJ CONTROL JOINT  
 CMU CONCRETE MASONRY UNIT  
 CFMF COLD-FORMED METAL FRAMING  
 COL COLUMN  
 CONC CONCRETE  
 CONST CONSTRUCTION  
 CONT CONTINUOUS  
 CPT CARPET  
 CT CERAMIC TILE  
 CU CONDENSING UNIT  
 CW CURTAINWALL  
 D DEPTH / DEEP  
 DBL DOUBLE  
 DEMO DEMOLISH / DEMOLITION  
 DF DOWNSTREAM FOUNTAIN  
 DIA DIAMETER  
 DIM / DIMS DIMENSION / DIMENSIONS  
 DK DECK  
 DN DOWN  
 DOCS DOCUMENTS  
 DR DOOR  
 DTL DETAIL  
 DWG / DWGS DRAWING / DRAWINGS  
 EA EACH  
 EL ELEVATION  
 ELEV ELVATOR  
 ELEC ELECTRICAL  
 EOS EDGE OF SLAB  
 EQ EQUAL  
 EQUIP EQUIPMENT  
 EWC ELECTRIC WATER COOLER  
 EXIST EXISTING  
 EJ EXPANSION JOINT  
 EXP EXPOSED  
 EXT EXTERIOR  
 FD FLOOR DRAIN  
 FE FIRE EXTINGUISHER  
 FE EXTINGUISHER CABINET  
 F&E FURNITURE, FINISHES & EQUIPMENT  
 FIN FINISH  
 FIXT FIXTURE  
 FLG FLOORING  
 FLR FLOOR  
 FND FOUNDATION  
 FO FACE OF  
 FRAM FRAMING  
 FRP FIBERGLASS REINFORCED PLASTIC  
 FRT FIRE RETARDANT TREATED  
 FTG FOOTING  
 GA GAUGE  
 GALV GALVANIZED  
 GC GENERAL CONTRACTOR  
 GWB GYPSUM WALLBOARD  
 GYP GYPSUM  
 H HIGH  
 HC HANDICAPPED  
 HDW HARDWARE  
 HM HOLLOW METAL  
 HOR HORIZONTAL  
 HP HIGH POINT  
 HR HOUR  
 HT HEIGHT  
 IGU INSULATED GLASS UNIT  
 ID INSIDE DIAMETER  
 INFO INFORMATION  
 INSUL INSULATION/ INSULATED  
 INT INTERIOR  
 JST JOIST  
 JT JOINT  
 L ANGLE  
 L LENGTH / LONG  
 LT WT CONC LIGHT WEIGHT CONCRETE  
 LVR LOUVER

	CALLOUT REFERENCE
	BUILDING SECTION REFERENCE
	WALL SECTION REFERENCE
	DETAIL REFERENCE
	GRID LINE
	LEVEL
	SPOT ELEVATION
	MATCHLINE
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	ROOM NAME AND NUMBER
	DOOR NUMBER
	PARTITION TYPE TAG
	WINDOW TYPE TAG
	FRAME TYPE TAG
	REVISION

APPLICABLE CODES:

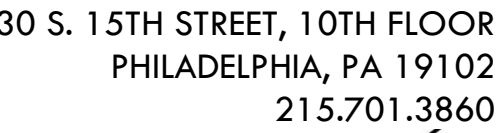
2018 International Building Code as modified by the Philadelphia Building Code

2018 International Existing Building Code as modified by the Philadelphia Existing Building Code

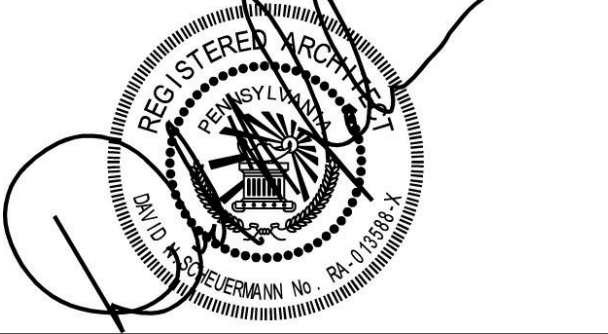
NO.	SHEET NAME
G000	COVER SHEET
G001	DRAWING LIST, CODE NOTES, SYMBOLS, AND ABBREVIATIONS
G100	ARCHITECTURAL SITE PLAN
A200	EXTERIOR ELEVATION - NORTH
A201	EXTERIOR ELEVATIONS - NORTH AND EAST
A202	EXTERIOR ELEVATION - SOUTH
A203	EXTERIOR ELEVATIONS - SOUTH AND WEST
A300	SECTIONS AND DETAILS

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Revisions:		
NO.	DESCRIPTION	DATE
1	ADDENDUM 1	07/19/19

2300 CHESTNUT STREET

## DRAWING LIST, CODE NOTES, SYMBOLS, AND ABBREVIATIONS

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	JFC
Checked By	BEM

# G001

Scale  $1/8" = 1'-0"$

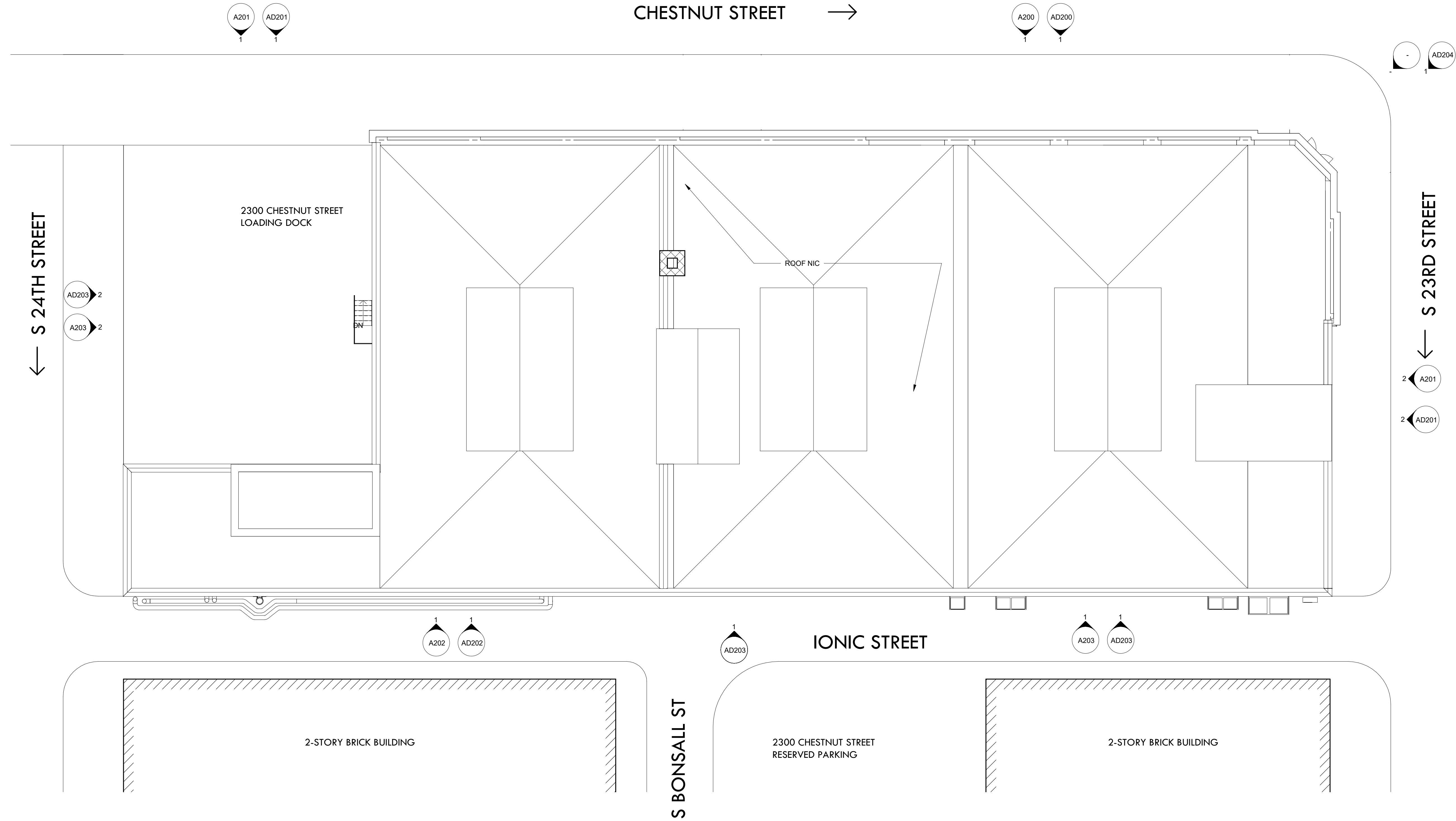
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1

ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"



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STOLTZ REAL ESTATE PARTNERS

ARCHITECTURAL SITE PLAN

Project Number

TSP No. 2469

Date

2019/06/28

Drawn By

JFC

Checked By

BEM

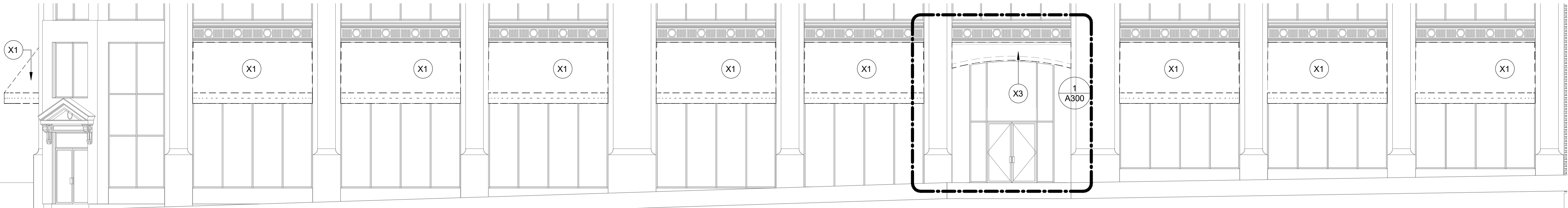
G100

Scale

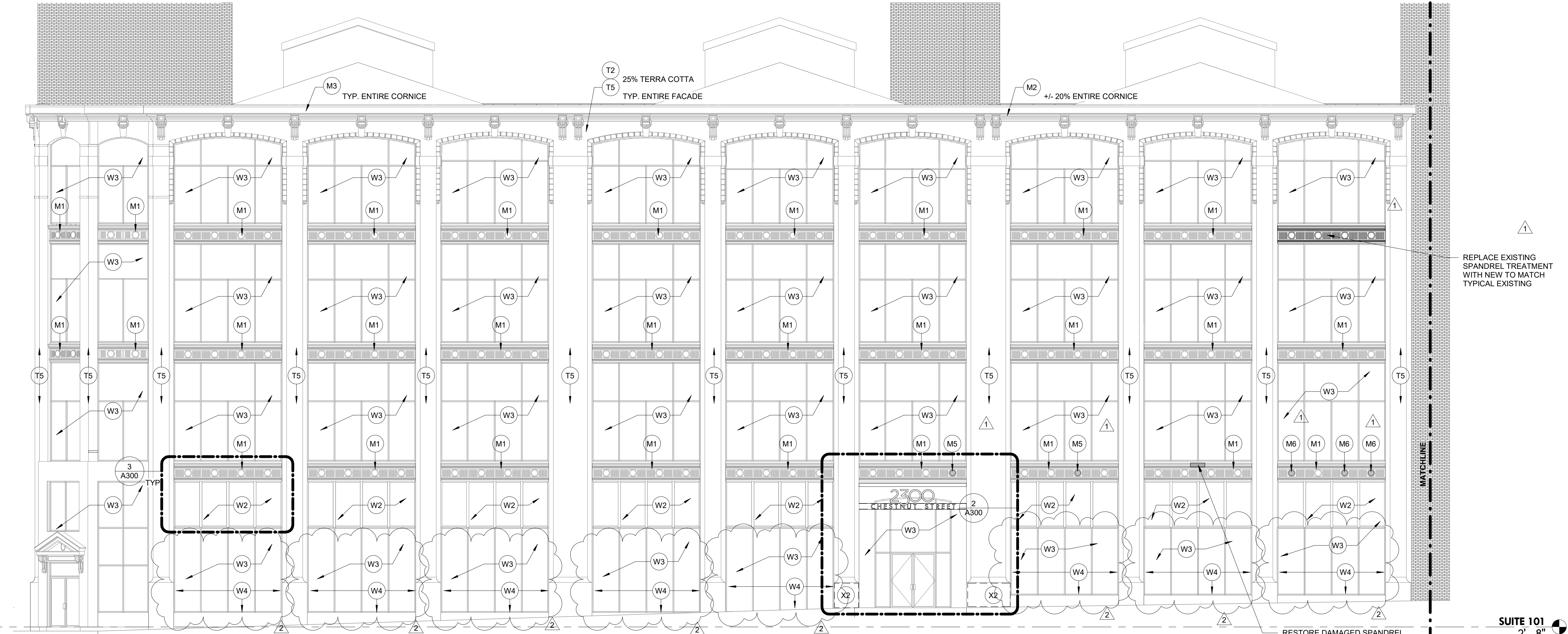
3/32" = 1'-0"

THIS DRAWING IS FORMATTED TO BE PRINTED AT 22" X 34"





4 NORTH (CHESTNUT STREET) ELEVATION  
DEMOLITION  
SCALE: 1/8" = 1'-0"



1 NORTH (CHESTNUT STREET) ELEVATION A  
SCALE: 1/8" = 1'-0"

KEYNOTES

CONCRETE	BRICK	TERRA COTTA	METAL	WINDOWS/DOORS	MISCELLANEOUS
C1 CONCRETE CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND	B1 BRICK DISPLACEMENT - STABILIZE BRICK MASONRY WITH HELICAL MASONRY ANCHORS 16" OC MIN	T1 TERRA COTTA UNIT DISPLACEMENT - STABILIZE TERRACOTTA UNIT WITH HELICAL MASONRY ANCHORS 16" OC MIN	M1 COATING FAILURE AT SPANDREL - PREPARE SURFACE, APPLY SEALANT AT PERIMETER JOINTS AND APPLY SPECIFIED COATING. PT-2.	W1 NOT USED	X1 REMOVE FABRIC AWNING INCLUDING ALL FRAMING AND ANCHORAGES
C2 CONCRETE SPALLING - REMOVE LOOSE MATERIAL AND RESTORE WITH PATCHING COMPOUND	B2 BRICK MORTAR JOINT DETERIORATION - RE-POINT	T2 TERRA COTTA JOINT DETERIORATION - RE-POINT	M2 METAL CORNICE DISPLACEMENT - REMOVE AND REPAIR DAMAGED MATERIALS.	W2 DAMAGED GLAZING - REPLACE PANEL WITH COMPOSITE METAL SPANDREL - PREPARE SURFACE INCLUDING MULLIONS AND APPLY SPECIFIED PAINT. SEE DETAILS.	X2 DISPLACED GRANITE- REMOVE AND REPAIR EXISTING TERRA COTTA
C3 CONCRETE COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1	B3 CLEAN BRICK MASONRY AS SPECIFIED	T3 TERRA COTTA UNIT CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND.	M3 COATING FAILURE AT CORNICE - PREPARE SURFACE AND APPLY SPECIFIED COATING	W3 SEALANT FAILURE - TOOL OUT EXISTING SEALANT, ENTIRE PERIMETER OF UNIT. INSTALL BACKER ROD AND SPECIFIED SEALANT.	X3 REMOVE GRANITE FASCIA, SOFFIT AND ASSOCIATED FRAMING. SEE DETAILS
	B4 MASONRY COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1	T4 TERRA COTTA SPALLING - REMOVE BROKEN MATERIAL AND RESTORE WITH PATCHING COMPOUND.	M4 COATING FAILURE AT METAL BRACKETS - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-2 (TYP. FOR 10)	W4 REPAIR, PAINT AND SEAL WOODEN MULLIONS AND SILL. REPLACE SEALANT PER NOTE W3	
		T5 TERRA COTTA COATING FAILURE - PREPARE SURFACE AS REQUIRED AND APPLY NEW COATING.	M5 CONFIRM AND REMOVE ABANDONED EXHAUST VENT - REPAIR SPANDREL TO MATCH TYPICAL EXISTING		
			M6 REMOVE APPLIED ORNAMENTS FROM SPANDREL - REPAIR TO MATCH TYPICAL EXISTING		

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Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM 1	07/19/19
2	ADDENDUM 2	08/09/19

EXTERIOR  
IMPROVEMENTS  
2300 CHESTNUT STREET  
STOLTZ REAL ESTATE  
PARTNERS

EXTERIOR ELEVATION -  
NORTH

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	JFC
Checked By	BEM

A200

Scale 1/8" = 1'-0"



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1 NORTH (CHESTNUT STREET) ELEVATION B  
SCALE: 1/8" = 1'-0"

2 EAST (23RD STREET) ELEVATION  
SCALE: 1/8" = 1'-0"

KEYNOTES

CONCRETE

- C1 CONCRETE CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND
- C2 CONCRETE SPALLING - REMOVE LOOSE MATERIAL AND RESTORE WITH PATCHING COMPOUND
- C3 CONCRETE COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1

BRICK

- B1 BRICK DISPLACEMENT - STABILIZE BRICK MASONRY WITH HELICAL MASONRY ANCHORS 16" OC MIN
- B2 BRICK MORTAR JOINT DETERIORATION - RE-POINT
- B3 CLEAN BRICK MASONRY AS SPECIFIED
- B4 MASONRY COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1

TERRA COTTA

- T1 TERRA COTTA UNIT DISPLACEMENT - STABILIZE TERRACOTTA UNIT WITH HELICAL MASONRY ANCHORS 16" OC MIN
- T2 TERRA COTTA JOINT DETERIORATION - RE-POINT
- T3 TERRA COTTA UNIT CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND
- T4 TERRA COTTA SPALLING - REMOVE BROKEN MATERIAL AND RESTORE WITH PATCHING COMPOUND
- T5 TERRA COTTA COATING FAILURE - PREPARE SURFACE AS REQUIRED AND APPLY NEW COATING

METAL

- M1 COATING FAILURE AT SPANDREL - PREPARE SURFACE, APPLY SEALANT AT PERIMETER JOINTS AND APPLY SPECIFIED COATING PT-2
- M2 METAL CORNICE DISPLACEMENT - REMOVE AND REPAIR DAMAGED MATERIALS
- M3 COATING FAILURE AT CORNICE - PREPARE SURFACE AND APPLY SPECIFIED COATING COATING PT-2 (TYP. FOR 10)
- M4 COATING FAILURE AT METAL BRACKETS - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-2 (TYP. FOR 10)
- M5 CONFIRM AND REMOVE ABANDONED EXHAUST VENT - REPAIR SPANDREL TO MATCH TYPICAL EXISTING
- M6 REMOVE APPLIED ORNAMENTS FROM SPANDREL - REPAIR TO MATCH TYPICAL EXISTING

WINDOWS/DOORS

- W1 NOT USED
- W2 DAMAGED GLAZING - REPLACE PANEL WITH COMPOSITE METAL SPANDREL. PREPARE SURFACE INCLUDING MULLIONS AND APPLY SPECIFIED PAINT. SEE DETAILS.
- W3 SEALANT FAILURE - TOOL OUT EXISTING SEALANT, ENTIRE PERIMETER OF UNIT. INSTALL BACKER ROD AND SPECIFIED SEALANT
- W4 REPAIR, PAINT AND SEAL WOODEN MULLIONS AND SILL. REPLACE SEALANT PER NOTE W3

MISCELLANEOUS

- X1 REMOVE FABRIC AWNING INCLUDING ALL FRAMING AND ANCHORAGES
- X2 DISPLACED GRANITE- REMOVE AND REPAIR EXISTING TERRA COTTA
- X3 REMOVE GRANITE FASCIA, SOFFIT AND ASSOCIATED FRAMING. SEE DETAILS

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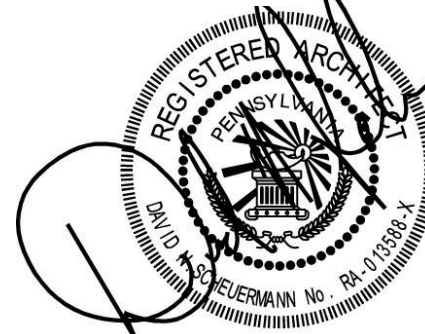
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NO.	DESCRIPTION	DATE

EXTERIOR IMPROVEMENTS  
2300 CHESTNUT STREET

STOLTZ REAL ESTATE PARTNERS

EXTERIOR ELEVATIONS - NORTH AND EAST

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	JFC
Checked By	BEM

A201

Scale 1/8" = 1'-0"

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1 SOUTH (IONIC STREET) ELEVATION A  
SCALE: 1/8" = 1'-0"

KEYNOTES

CONCRETE

- C1 CONCRETE CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND
- C2 CONCRETE SPALLING - REMOVE LOOSE MATERIAL AND RESTORE WITH PATCHING COMPOUND
- C3 CONCRETE COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1

BRICK

- B1 BRICK DISPLACEMENT - STABILIZE BRICK MASONRY WITH HELICAL MASONRY ANCHORS 16" OC MIN
- B2 BRICK MORTAR JOINT DETERIORATION - RE-POINT
- B3 CLEAN BRICK MASONRY AS SPECIFIED
- B4 MASONRY COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1

TERRA COTTA

- T1 TERRA COTTA UNIT DISPLACEMENT - STABILIZE TERRACOTTA UNIT WITH HELICAL MASONRY ANCHORS 16" OC MIN
- T2 TERRA COTTA JOINT DETERIORATION - RE-POINT
- T3 TERRA COTTA UNIT CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND
- T4 TERRA COTTA SPALLING - REMOVE BROKEN MATERIAL AND RESTORE WITH PATCHING COMPOUND
- T5 TERRA COTTA COATING FAILURE - PREPARE SURFACE AS REQUIRED AND APPLY NEW COATING

METAL

- M1 COATING FAILURE AT SPANDREL - PREPARE SURFACE, APPLY SEALANT AT PERIMETER JOINTS AND APPLY SPECIFIED COATING PT-2
- M2 METAL CORNICE DISPLACEMENT - REMOVE AND REPAIR DAMAGED MATERIALS
- M3 COATING FAILURE AT CORNICE - PREPARE SURFACE AND APPLY SPECIFIED COATING
- M4 COATING FAILURE AT METAL BRACKETS - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-2 (TYP. FOR 10)
- M5 CONFIRM AND REMOVE ABANDONED EXHAUST VENT - REPAIR SPANDREL TO MATCH TYPICAL EXISTING
- M6 REMOVE APPLIED ORNAMENTS FROM SPANDREL - REPAIR TO MATCH TYPICAL EXISTING

WINDOWS/DOORS

- W1 NOT USED
- W2 DAMAGED GLAZING - REPLACE PANEL WITH COMPOSITE METAL SPANDREL - PREPARE SURFACE INCLUDING MULLIONS AND APPLY SPECIFIED PAINT. SEE DETAILS.
- W3 SEALANT FAILURE - TOOL OUT EXISTING SEALANT, ENTIRE PERIMETER OF UNIT. INSTALL BACKER ROD AND SPECIFIED SEALANT
- W4 REPAIR, PAINT AND SEAL WOODEN MULLIONS AND SILL. REPLACE SEALANT PER NOTE W3

MISCELLANEOUS

- X1 REMOVE FABRIC AWNING INCLUDING ALL FRAMING AND ANCHORAGES
- X2 DISPLACED GRANITE - REMOVE AND REPAIR EXISTING TERRA COTTA
- X3 REMOVE GRANITE FASCIA, SOFFIT AND ASSOCIATED FRAMING. SEE DETAILS

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Revisions:

NO.	DESCRIPTION	DATE

EXTERIOR IMPROVEMENTS

2300 CHESTNUT STREET

STOLTZ REAL ESTATE PARTNERS

EXTERIOR ELEVATION - SOUTH

Project Number TSP No. 2469

Date 2019/06/28

Drawn By JFC

Checked By BEM

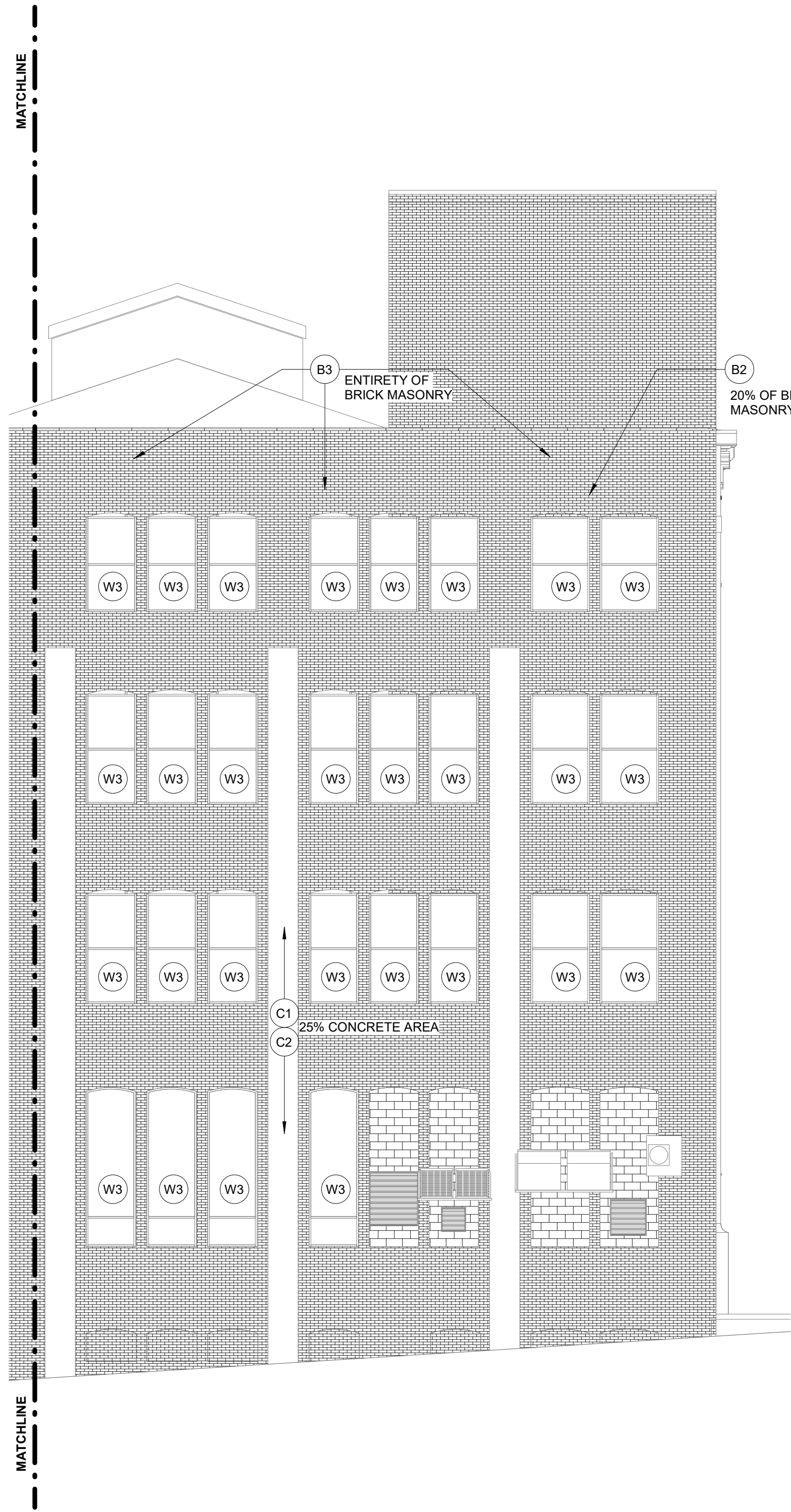
A202

Scale 1/8" = 1'-0"

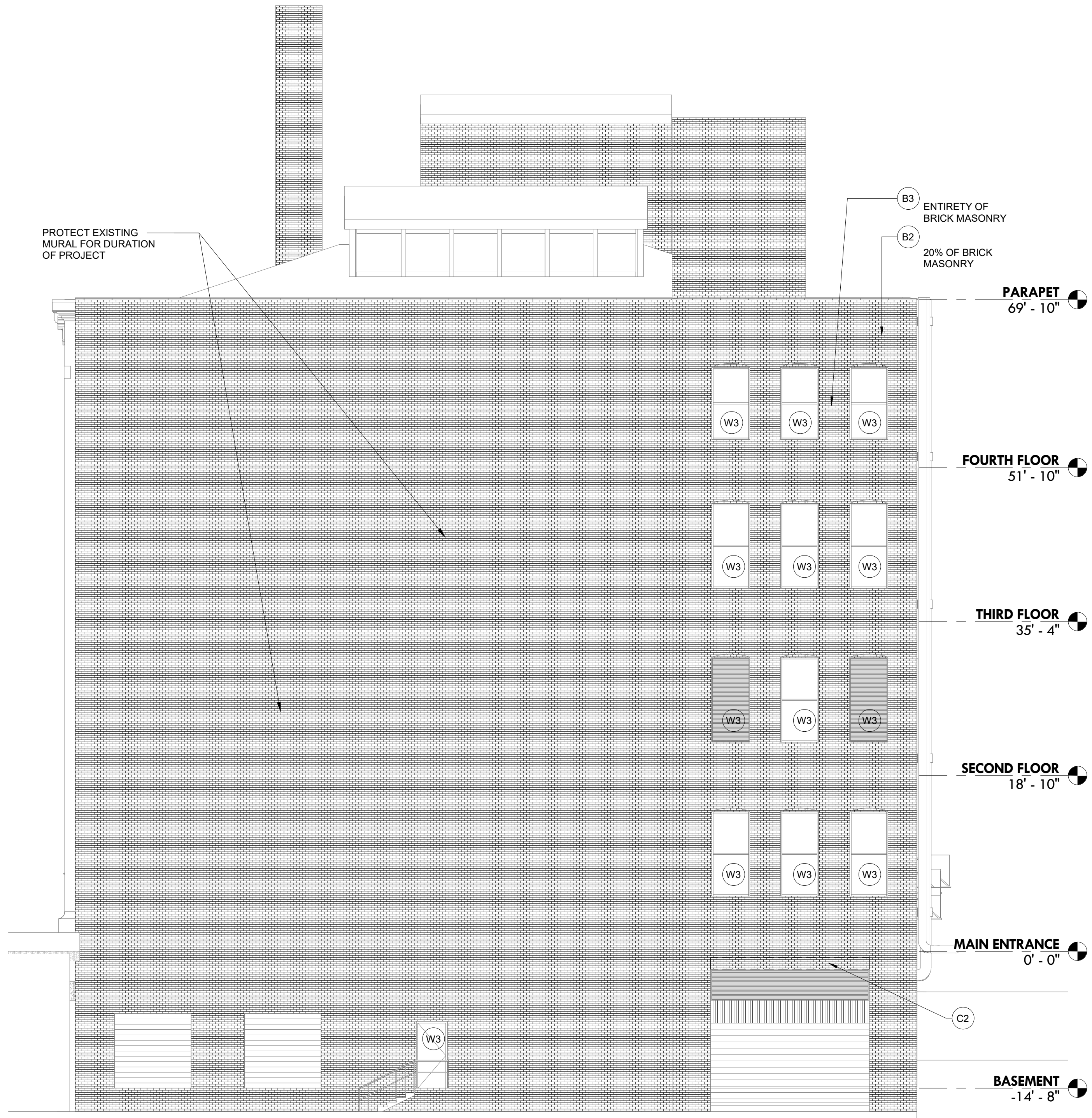
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1 SOUTH (IONIC STREET) ELEVATION B  
SCALE: 1/8" = 1'-0"



2 WEST (24th STREET) ELEVATION I  
SCALE: 1/8" = 1'-0"

KEYNOTES

CONCRETE		BRICK		TERRA COTTA		METAL		WINDOWS/DOORS		MISCELLANEOUS	
C1	CONCRETE CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND	B1	BRICK DISPLACEMENT - STABILIZE BRICK MASONRY WITH HELICAL MASONRY ANCHORS 16" OC MIN	T1	TERRA COTTA UNIT DISPLACEMENT - STABILIZE TERRACOTTA UNIT WITH HELICAL MASONRY ANCHORS 16" OC MIN	M1	COATING FAILURE AT SPANDREL- PREPARE SURFACE, APPLY SEALANT AT PERIMETER JOINTS AND APPLY SPECIFIED COATING. PT-2.	W1	NOT USED	X1	REMOVE FABRIC AWNING INCLUDING ALL FRAMING AND ANCHORAGES
C2	CONCRETE SPALLING - REMOVE LOOSE MATERIAL AND RESTORE WITH PATCHING COMPOUND	B2	BRICK MORTAR JOINT DETERIORATION - RE-POINT	T2	TERRA COTTA JOINT DETERIORATION - RE-POINT	M2	METAL CORNICE DISPLACEMENT - REMOVE AND REPAIR DAMAGED MATERIALS.	W2	DAMAGED GLAZING - REPLACE PANEL WITH COMPOSITE METAL SPANDREL. PREPARE SURFACE INCLUDING MULLIONS AND APPLY SPECIFIED PAINT. SEE DETAILS.	X2	DISPLACED GRANITE- REMOVE AND REPAIR EXISTING TERRA COTTA
C3	CONCRETE COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1	B3	CLEAN BRICK MASONRY AS SPECIFIED	T3	TERRA COTTA UNIT CRACKING - ROUT CRACK AND FILL WITH PATCHING COMPOUND.	M3	COATING FAILURE AT CORNICE - PREPARE SURFACE AND APPLY SPECIFIED COATING	W3	SEALANT FAILURE - TOOL OUT EXISTING SEALANT. ENTIRE PERIMETER OF UNIT. INSTALL BACKER ROD AND SPECIFIED SEALANT	X3	REMOVE GRANITE FASCIA, SOFFIT AND ASSOCIATED FRAMING. SEE DETAILS
		B4	MASONRY COATING FAILURE - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-1	T4	TERRA COTTA SPALLING - REMOVE BROKEN MATERIAL AND RESTORE WITH PATCHING COMPOUND	M4	COATING FAILURE AT METAL BRACKETS - PREPARE SURFACE AND APPLY SPECIFIED COATING PT-2 (TYP. FOR 10)	W4	REPAIR, PAINT AND SEAL WOODEN MULLIONS AND SILL. REPLACE SEALANT PER NOTE W3		
				T5	TERRA COTTA COATING FAILURE - PREPARE SURFACE AS REQUIRED AND APPLY NEW COATING.	M5	CONFIRM AND REMOVE ABANDONED EXHAUST VENT - REPAIR SPANDREL TO MATCH TYPICAL EXISTING				
						M6	REMOVE APPLIED ORNAMENTS FROM SPANDREL - REPAIR TO MATCH TYPICAL EXISTING				

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Architect

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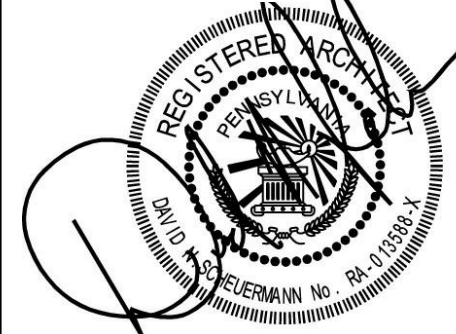
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2300 CHESTNUT STREET

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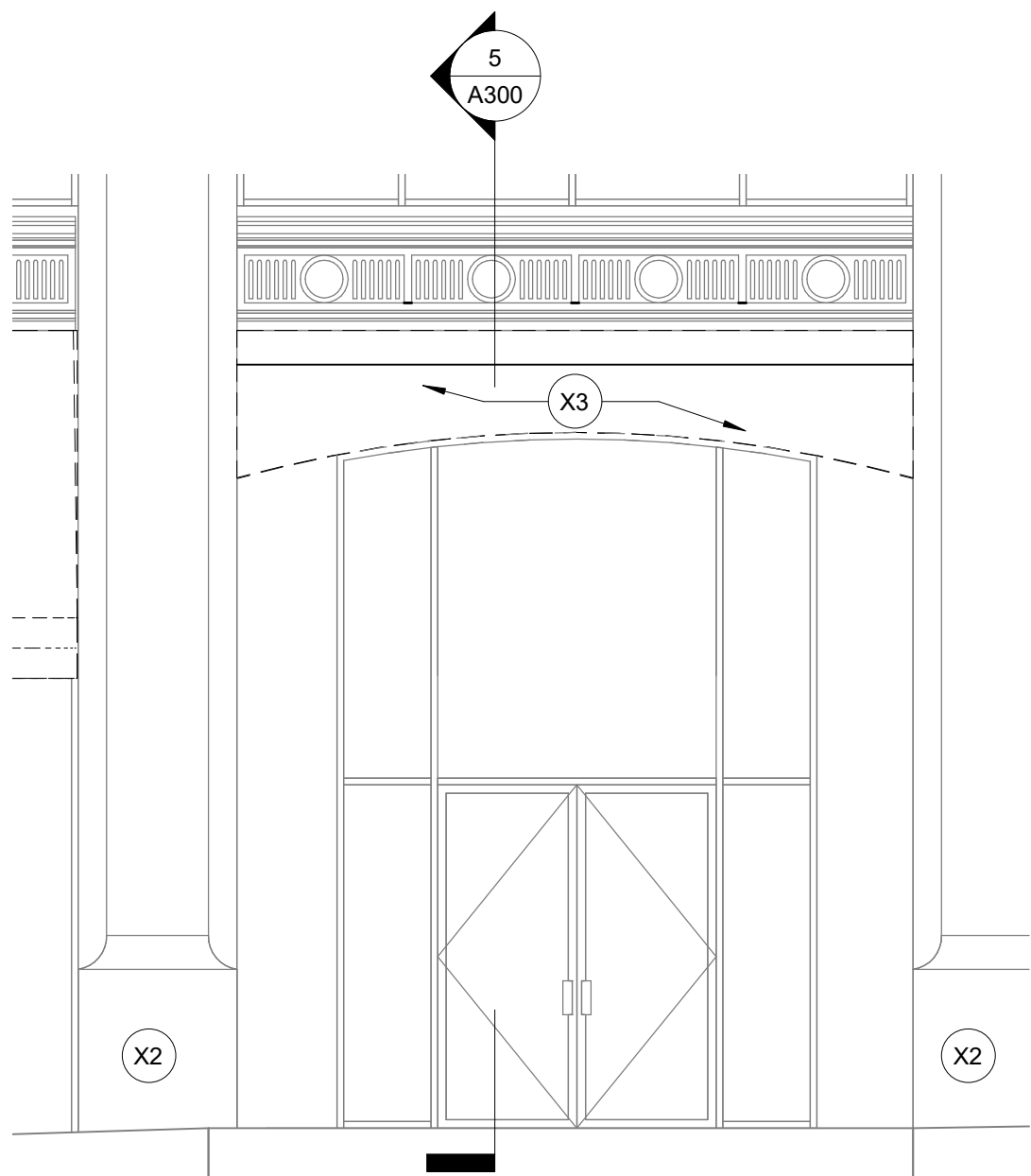
EXTERIOR ELEVATIONS - SOUTH AND WEST

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	JFC
Checked By	BEM

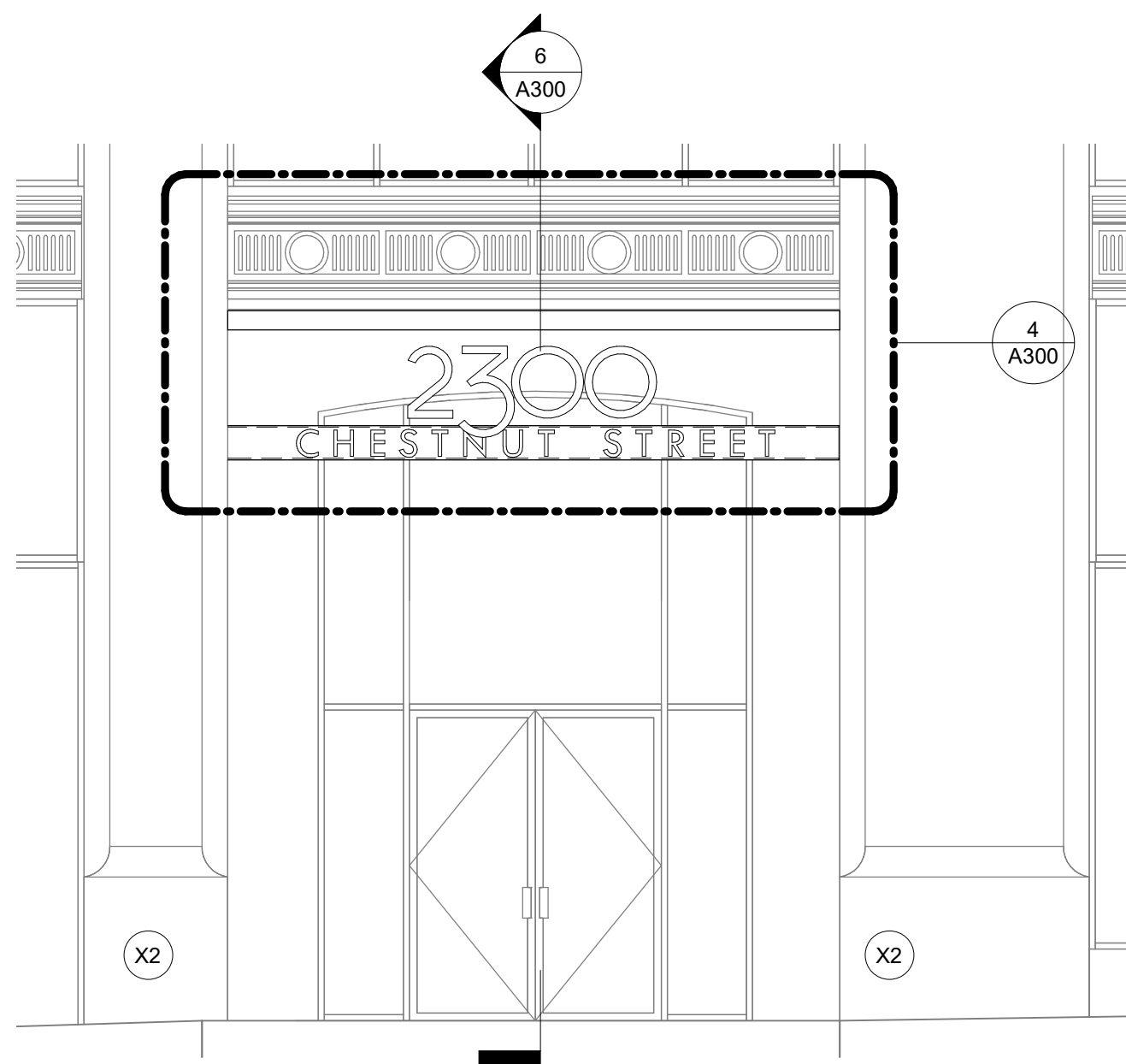
A203

Scale	1/8" = 1'-0"
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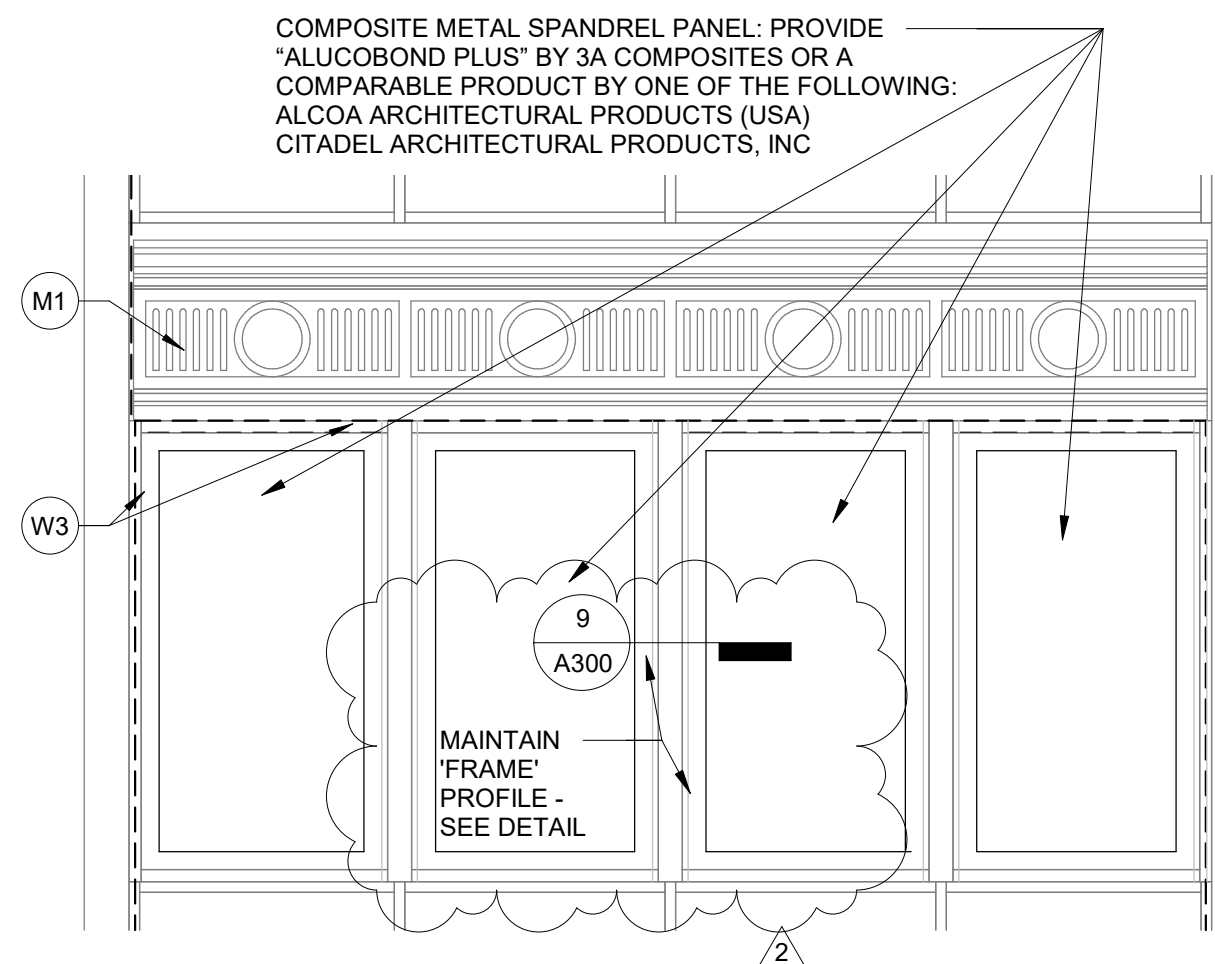
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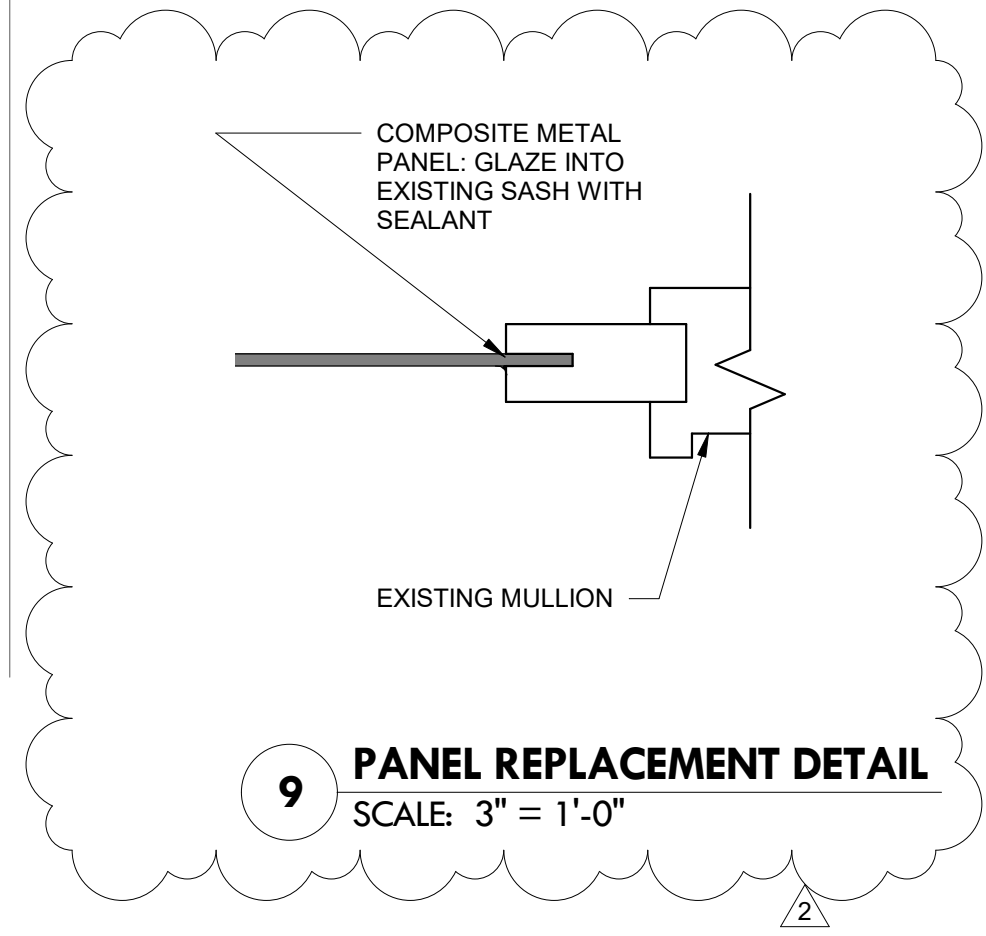
1 ELEVATION AT ENTRY - DEMOLITION  
SCALE: 1/4" = 1'-0"



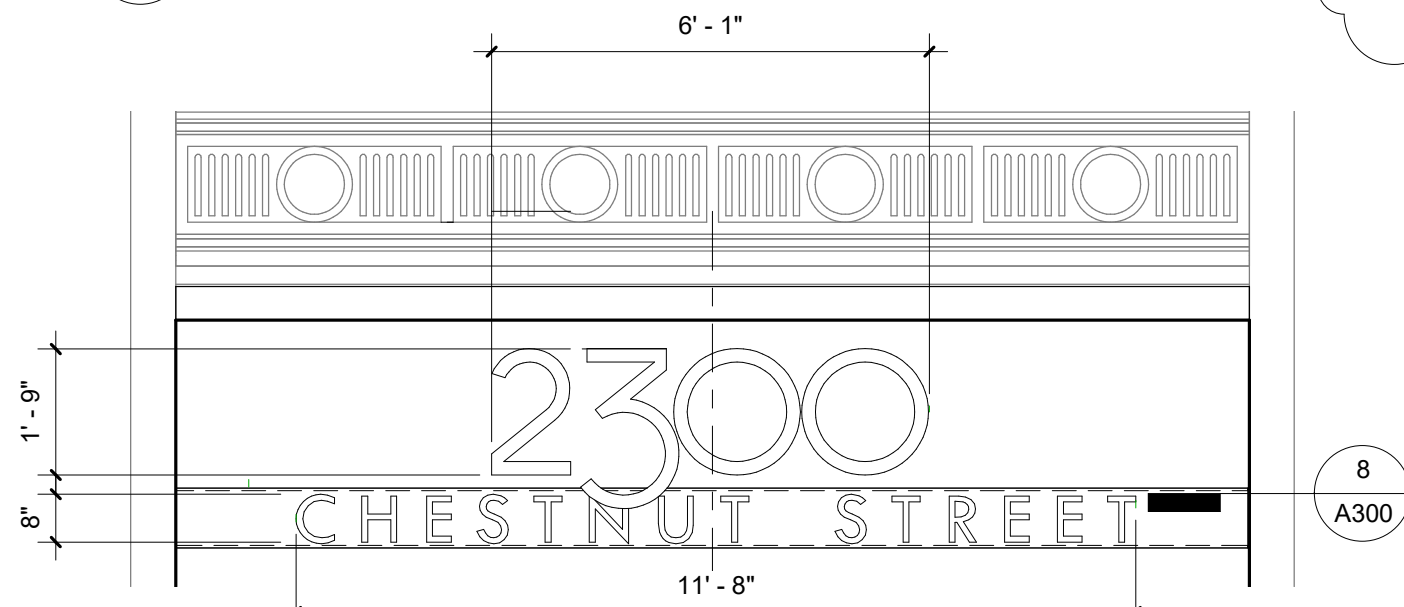
2 ELEVATION AT ENTRY - NEW WORK  
SCALE: 1/4" = 1'-0"



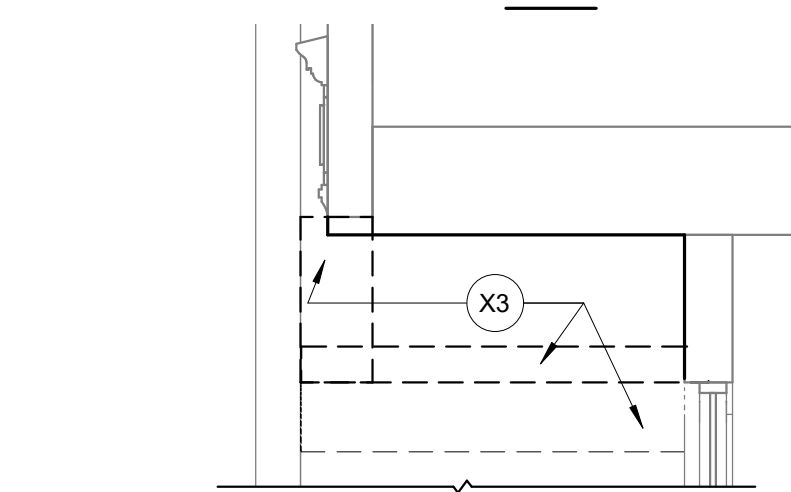
3 FIRST FLOOR SPANDREL  
SCALE: 3/8" = 1'-0"



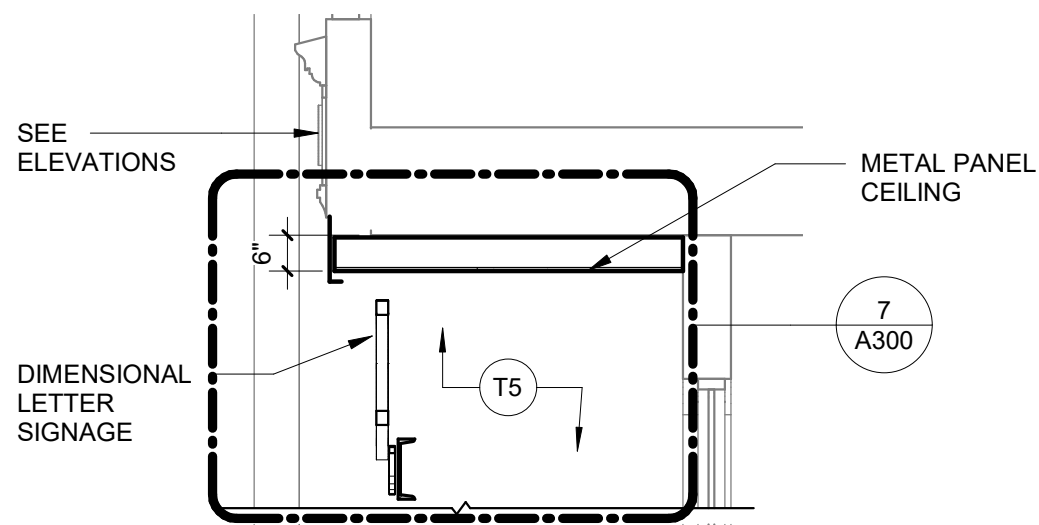
9 PANEL REPLACEMENT DETAIL  
SCALE: 3" = 1'-0"



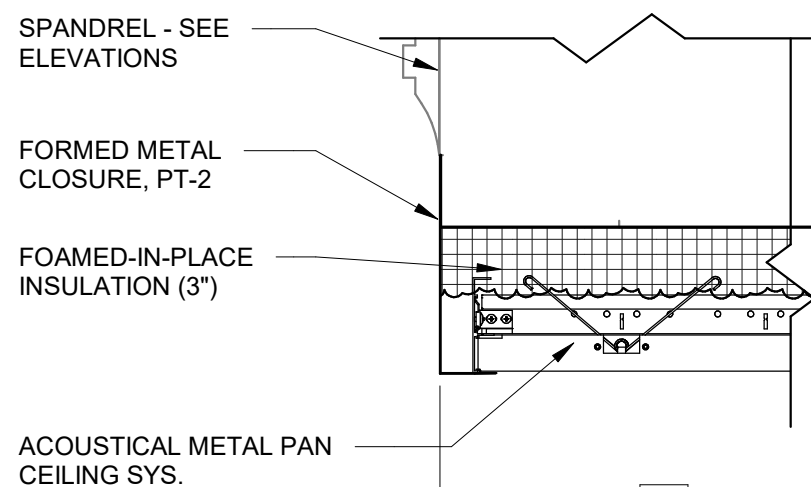
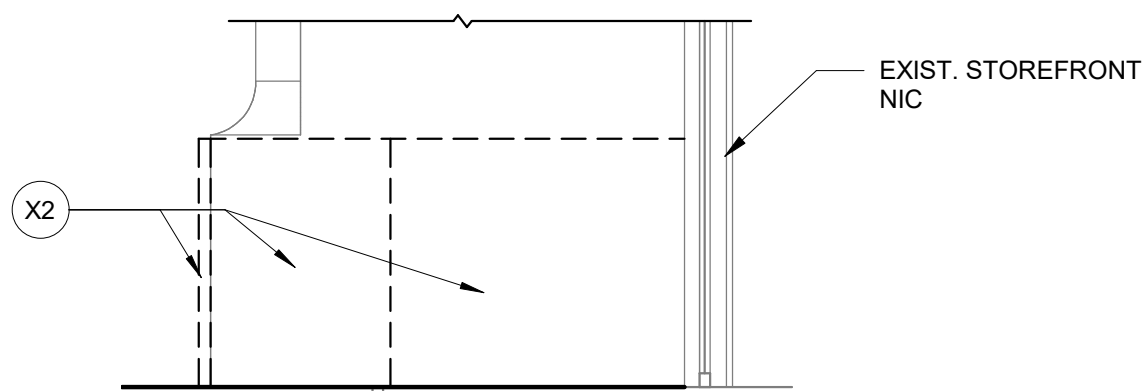
4 DIMENSIONAL LETTER SIGNAGE  
SCALE: 3/8" = 1'-0"



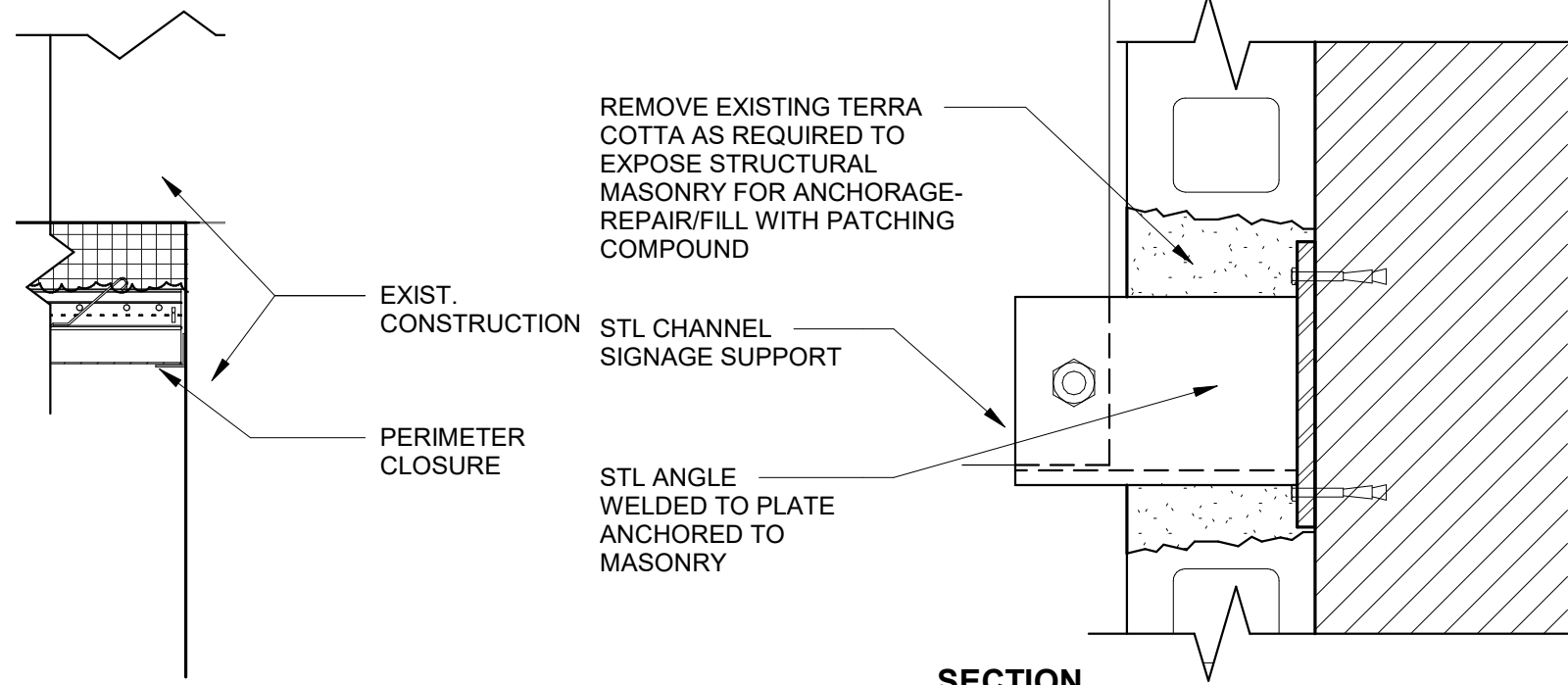
5 SECTION THROUGH ENTRY - DEMOLITION  
SCALE: 3/8" = 1'-0"



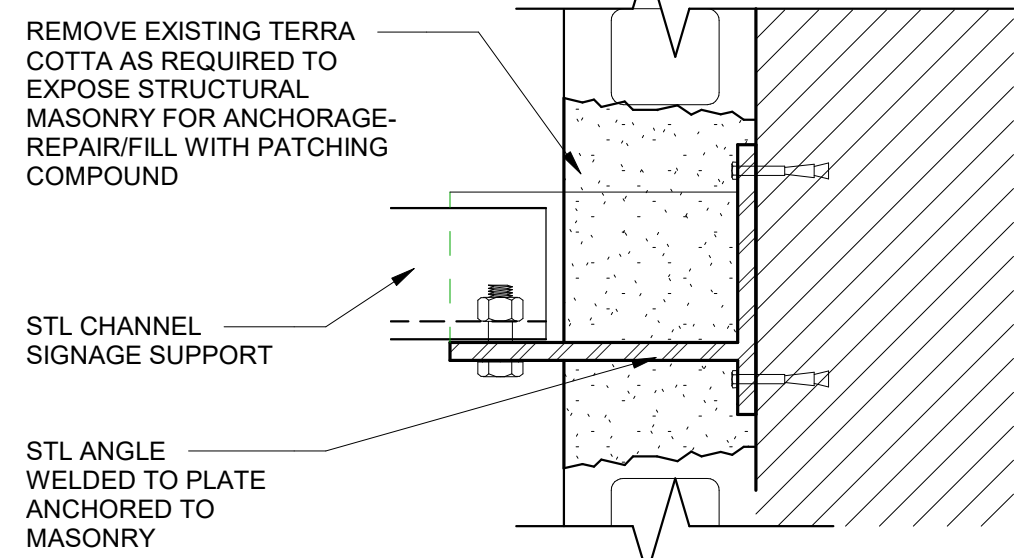
6 SECTION THROUGH ENTRY - NEW WORK  
SCALE: 3/8" = 1'-0"



7 SECTION THROUGH SOFFIT AT ENTRY  
SCALE: 1 1/2" = 1'-0"



SECTION



PLAN

8 SIGN FRAMING DETAIL  
SCALE: 3" = 1'-0"

PRICING SUBMISSION

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Professional Seal



Revisions:

NO.	DESCRIPTION	DATE
1	ADDENDUM 1	07/19/19
2	ADDENDUM 2	08/09/19

EXTERIOR  
IMPROVEMENTS  
2300 CHESTNUT STREET  
STOLTZ REAL ESTATE  
PARTNERS

SECTIONS AND DETAILS

Project Number	TSP No. 2469
Date	2019/06/28
Drawn By	BEM
Checked By	BEM

1

A300

Scale As indicated