

ADDRESS: 1524-38 GERMANTOWN AVE

Proposal: Rehabilitate building; construct additions

Review Requested: Final Approval

Owner: TR Gretz LP

Applicant: Anthony Tsirantonakis, T + Associates Architects

History: 1885; Gretz Brewery; 1894-96; 1900; 1901; 1903; 1905; c. 1944

Individual Designation: 11/9/2018

District Designation: None

Staff Contact: Laura DiPasquale, laura.dipasquale@phila.gov

BACKGROUND:

This application proposes the adaptive reuse of the former Gretz Brewery complex, which was listed on the Philadelphia Register of Historic Places in November 2018. The Historical Commission reviewed an in-concept application for this same scope on 12 April 2019, and voted unanimously to approve the in-concept application. As required by the Commission's Rules and Regulations, the applicant has now submitted for final approval. This final approval application includes details, such as specification sheets for windows and doors, which were not part of the in-concept application.

At the time of designation, the Commission voted to consider "Building 12" at the corner of Germantown Avenue and Redner Street as non-contributing, so that it may be approved for demolition to allow for greater flexibility with the plans for redevelopment. Also at the time of designation, the developer briefly showed preliminary plans to the Commission for redevelopment of the site, to demonstrate that plans for reuse of the property had been in the works for some time prior to the proposed historic designation. Several members of the staff toured the complex with the developer and architect in late 2018 and can confirm that the buildings have suffered from years of deferred maintenance and exposure to the elements. Several buildings in the complex are lacking roofs.

SCOPE OF WORK:

- Demolish non-contributing "Building 12" at corner of Germantown Avenue and Redner Street.
- Construct new mixed-use buildings on vacant lot created by demolition of "Building 12" and on existing vacant lot at corner of Germantown Avenue and W. Oxford Street.
- Construct overbuilds and additions on existing historic buildings.
- Rehabilitate historic facades and iconic chimney with "Gretz beer" signage.
- Install new windows and doors throughout.

STANDARDS FOR REVIEW:

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The proposed project retains the historic facades and chimney, which are the highly visible portions of the complex that convey the historic materials and features.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

- The proposed project retains the historic street-facing facades. The interior of the complex, which is not visible from the street, is not a distinctive feature, and is in disrepair, and therefore does not require repair nor replacement in kind.
- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed project includes overbuilds with setbacks on historic facades, in an attempt to minimize the massing on the historic structures. Overall, the new construction portions of the complex may not strictly satisfy preservation standards, but should be considered owing to the poor condition of the complex, in addition to the plans having been developed prior to notice of proposed historic designation.

STAFF RECOMMENDATION: Approval, with the staff to review details, pursuant to Standards 5, 6, 9, and 10 and the Historical Commission's 12 April 2019 in-concept approval.

**THE MINUTES OF THE 680TH STATED MEETING OF THE
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 12 APRIL 2019
ROOM 18-029, 1515 ARCH STREET
ROBERT THOMAS, CHAIR**

CALL TO ORDER

START TIME IN AUDIO RECORDING: 00:00:02

Mr. Thomas, the chair, called the meeting to order at 9:06 a.m. and announced the presence of a quorum. The following Commissioners joined him:

Commissioner	Present	Absent	Comment
Robert Thomas, AIA, Chair	x		
Emily Cooperman, Ph.D., Committee on Historic Designation Chair	x		
Kelly Edwards, MUP	x		
Steven Hartner (Department of Public Property)	x		
Josh Lippert (Department of Licenses & Inspections)	x		
Mark Dodds (Division of Housing & Community Development)	x		
John Mattioni, Esq.	x		
Dan McCoubrey, AIA, LEED AP BD+C, Architectural Committee Chair		x	
Jessica Sánchez, Esq. (City Council President)	x		
Meredith Trego (Philadelphia City Planning Commission)	x		
H. Ahada Stanford, Ph.D. (Commerce Department)		x	
Betty Turner, MA, Vice Chair	x		
Kimberly Washington, Esq.	x		

The following staff members were present:

Jonathan E. Farnham, Ph.D., Executive Director
Randal Baron, Historic Preservation Planner III
Kim Chantry, Historic Preservation Planner II
Laura DiPasquale, Historic Preservation Planner II
Meredith Keller, Historic Preservation Planner II
Allyson Mehley, Historic Preservation Planner I
Megan Schmitt, Historic Preservation Planner I
Leonard Reuter, Esq., Law Department

The following persons were present:

Justin Detwiler, John Milner Architects
Raymond Rola, Raymond F. Rola Architect
James Baylor
Wilber Winborne
Celeste Morello
Cliff Eyler
Joe Strampello, Mattioni, Ltd.
Pat Henningsen
Peter A. Lamlein

Jacob Cooper
Johnette Davies, Amtrak
Sue Patterson, Penn Knox Neighborhood Association
Paul Steinke, Preservation Alliance for Greater Philadelphia
Amelia Riley
David S. Traub, Save Our Sites
Steven Peitzman
Michael Phillips, Esq., Obermayer
Ben Leech, Preservation Alliance for Greater Philadelphia
J.M. Duffin
Oscar Beisert
Aaron Wunsch
Elizabeth Stegner, University City Historical Society
Michael Caine, Old First Church
Simon Kaufman, Partners for Sacred Places
Gabor Antalics
Anthony Giacobbe
Cindy Hamilton, Heritage Consulting Group
David La Fontaine, Community Ventures
Irwin Trauss, Penn Knox Neighborhood Association
Mark Sandberg
Marc Cam, Action News
William McGurrin
John Brady
Deja Lynn Alvarez
Faye Anderson, All That Philly Jazz
David Gest, Esq., Ballard Spahr
Matt McClure, Esq., Ballard Spahr
Arwa Abdelmoula, Esq., Ballard Spahr
Al Fuscaldo, Esq.
Philip Rosenzweig, Esq.
Caitlin McCabe, Philadelphia Inquirer
Robert Tunick
Josh Yeager
Wylie McDermott
Kyle Thorp
Danya Pilgrim
David Ertz, Cope-Linder-Nelson
Venice Whitaker
Craig Shelter, Shelter & Associates
John Turchi, Turchi Inc.
Robert Bowes
Doug Seiler
Robert Kramer
Ian Cope, Nelson
Richard DeMarco, Esq.
Paul Boni, Esq., Boni Law

ADDRESS: 1524-38 GERMANTOWN AVE

Proposal: Rehabilitate buildings; construct additions

Review Requested: In Concept

Owner: TR-GRETZ LP

Applicant: Anthony Tsirantonakis, T + Associates

History: 1885; Gretz Brewery; 1894-96; 1900; 1901; 1903; 1905; c. 1944

Individual Designation: 11/9/2018

District Designation: None

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

BACKGROUND:

This in-concept application proposes the adaptive reuse of the former Gretz Brewery complex, which was listed on the Philadelphia Register of Historic Places in November 2018. At the time of designation, the Commission voted to consider “Building 12” at the corner of Germantown Avenue and Redner Street as non-contributing, so that it may be approved for demolition to allow for greater flexibility with the plans for redevelopment. Also at the time of designation, the developer briefly showed preliminary plans to the Commission for redevelopment of the site, to demonstrate that plans for reuse of the property had been in the works for some time prior to the proposed historic designation. Several members of the staff toured the complex with the developer and architect in late 2018 and can confirm that the buildings have suffered from years of deferred maintenance and exposure to the elements. Several buildings in the complex are lacking roofs.

SCOPE OF WORK

- Demolish non-contributing “Building 12” at corner of Germantown Avenue and Redner Street.
- Construct new mixed-use buildings on vacant lot created by demolition of “Building 12” and on existing vacant lot at corner of Germantown Avenue and W. Oxford Street.
- Construct overbuilds and additions on existing historic buildings.
- Rehabilitate historic facades and iconic chimney with “Gretz beer” signage.

STANDARDS FOR REVIEW:

The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
 - The proposed project retains the historic facades and chimney, which are the highly visible portions of the complex that convey the historic materials and features.
- *Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
 - The proposed project retains the historic street-facing facades. The interior of the complex, which is not visible from the street, is not a distinctive feature, and is in disrepair, and therefore does not require repair nor replacement in kind.
- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be*

differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- *Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
 - The proposed project includes overbuilds with setbacks on historic facades, in an attempt to minimize the massing on the historic structures. Overall, the new construction portions of the complex may not strictly satisfy preservation standards, but should be considered owing to the poor condition of the complex, in addition to the plans having been developed prior to notice of proposed historic designation.
- *Section 6.9.a.10 of the Commission's Rules & Regulations (also known as the "Transition Rule"): The Commission, its committees, and staff may consider development plans in place at the time of the issuance of the notice announcing the consideration of a designation including but not limited to executed contracts, substantial design development, or other evidence of a material commitment to development in the review of applications.*
 - At the time that the letters were sent to the property owner notifying of the proposed historic designation, plans for a mixed-use adaptive reuse of the complex had been developed. Those plans were in line with the application subject to this in-concept review. The Architectural Committee and Historical Commission may take into account development plans in place at the time of the issuance of the notice announcing the consideration of a designation when reviewing plans for this site.

STAFF RECOMMENDATION: Approval in-concept, with the recommendation that massing of new construction on historic buildings be reduced where possible, pursuant to Standards 5, 6, and 9 and Section 6.9.a.10 of the Commission's Rules & Regulations.

ARCHITECTURAL COMMITTEE RECOMMENDATION: The Architectural Committee voted to recommend approval in-concept, provided the overbuilds are set back more on the historic buildings; the bright white color, corner building, and Redner Street façade designs are modified as per the Committee's comments; and the architect works with the staff on the window and storefront details, pursuant to Standards 5, 6, and 9, and Section 6.9.a.10 of the Historical Commission's Rules & Regulations.

START TIME OF DISCUSSION IN AUDIO RECORDING: 01:23:00

PRESENTERS:

- Mr. Baron presented the application to the Historical Commission.
- Architect Anthony Tsirantonakis and owner Tony Rufo of TR-Gretz LP represented the application.

DISCUSSION: Mr. Baron explained that the architects had worked with the staff and incorporated all of the Architecture Committee suggestions into their revised drawings. Mr. Tsirantonakis explained that they had worked diligently with all of the stakeholders to make a successful project.

PUBLIC COMMENT:

- Paul Steinke of the Preservation Alliance for Greater Philadelphia supported the application.
- Oscar Beisert of the Keeping Society supported the application and noted that, with the help of the market, even an industrial complex in very poor condition can be adaptively reused.

HISTORICAL COMMISSION FINDINGS AND CONCLUSIONS:

The Historical Commission found that:

- The architect implemented the Architectural Committee's recommendations including revising the corner building to reflect the older building that had stood on the site, revised the setback of the overbuilds from 8 feet to 10 feet, changed the color of the overbuilds to reflect the terra cotta, revised and showed the Redner Street façade and attempted to make the chimney more prominent.
- The architect should continue to work with the staff on the windows, doors and storefronts as he prepares an application for final approval.
- At the time that the letters were sent to the property owner notifying of the proposed historic designation, plans for a mixed-use adaptive reuse of the complex had been developed. Those plans were in line with the application subject to this in-concept review. The Architectural Committee and Historical Commission may take into account development plans in place at the time of the issuance of the notice announcing the consideration of a designation when reviewing plans for this site.

The Historical Commission concluded that:

- The revised application satisfies Standards 5, 6, and 9.
- Section 6.9.a.10 of the Commission's Rules & Regulations, the transition rule, should be applied.

ACTION: Ms. Cooperman moved to approve the revised application in concept as presented to the Historical Commission at its meeting of 12 April 2019, pursuant to Standards 5, 6, and 9 and Section 6.9.a.10 of the Commission's Rules & Regulations. Ms. Edwards seconded the motion, which passed unanimously.

ITEM: 1524-38 GERMANTOWN AVE MOTION: Approval in concept MOVED BY: Cooperman SECONDED BY: Edwards					
VOTE					
Commissioner	Yes	No	Abstain	Recuse	Absent
Thomas, Chair	x				
Cooperman	x				
Edwards	x				
Hartner (DPP)	x				
Lippert (L&I)	x				
Dodds (DHCD)	x				
Mattioni	x				
McCoubrey					x
Sánchez (Council)	x				
Trego (PCPC)	x				
Stanford (Commerce)					x
Turner, Vice Chair	x				
Washington	x				
Total	11				2

THE REPORT OF THE COMMITTEE ON HISTORIC DESIGNATION, 12 MARCH 2019

Emily Cooperman, Chair

ADDRESS: 153 N 4TH ST, PART OF THE PROPERTY AT 322-40 RACE ST

Proposed Action: Reclassification

Property Owner: Elders + Deacons, the Minister Trustees

Applicant: Cindy Hamilton, Heritage Consulting Group

Staff Contact: Jon Farnham, jon.farnham@phila.gov, 215-686-7660

OVERVIEW: This application proposes to reclassify the building at 153 N. 4th Street as non-contributing in the Old City Historic District. It is currently listed as contributing to the district.

The lot at 153 N. 4th Street is not a tax parcel; it is part of the larger tax parcel known as 322-40 Race Street, which includes the Old First Reformed United Church of Christ building facing Race Street and two rowhouses facing N. 4th Street. Despite being a single tax parcel, the property has three entries in the historic district's inventory. The church building is classified as significant. The rowhouse at 151 N. 4th Street, which was constructed about 1760, is classified as significant. The rowhouse in question at 153 N. 4th Street, which was constructed in 1974, is classified as contributing. The rowhouse in question is Neo-Georgian in style, but is not a reconstruction of a building that stood on the site. The history of the building is fully documented in the applicant's submission.

When the Historical Commission designated the Old City Historic District on 12 December 2003, it debated the endpoint of the period of significance, ultimately setting it 1929. At the end of the review, the Historical Commission voted "to approve the Committee on Historic Designation's recommendation to designate the Old City Historic District with the following two amendments: that the boundary between Front and S. 2nd Streets be extended south from Ionic to Walnut Street; and that date of significance be established at 1676 to 1929 with the stipulation that all buildings built after 1929 be listed as 'non-contributing' unless already individually designated." The building at 153 N. 4th Street was constructed in 1974, 45 years after the end of the period of

July 13, 2021

Kim Chantry

Historic Preservation Planner
Philadelphia Historical Commission
One Parkway, 13th floor
1515 Arch Street
Philadelphia, PA 19102

Email: kim.chantry@phila.gov

**Re: 1524-38 Germantown Avenue
Application for PHC "Final" Review**

Dear Randy,

The property referenced above is a recently designated site and I would like the project referenced above to be considered for an "Final" Review by the Philadelphia Historical Commission.

Attached with this cover letter are the required materials including:

- Building Permit Application
- Digital Submission to Architectural Committee (July 13, 2021) Project Brochures which include existing photographs, existing drawings, zoning submission, design drawings and renderings of the proposed design, Façade Restoration and drawings required for the proposed design and Architectural drawings of the proposed design

Please feel free to contact me if you have questions. My phone no. is 215.629.6374 and my e-mail is anthonyt@t-associates.net

Sincerely,

A stylized, handwritten signature in black ink that reads "Tony". The letters are fluid and connected, with a prominent 'T' and 'y'.

Anthony Tsirantonakis RA
T + Associates Inc. Architects



Application for Construction Permit

Use this application to obtain permits for a residential or commercial construction proposal.
Mechanical / Fuel Gas, Electrical, Plumbing, and Fire Suppression trade details are found on page 2.

Address Identify the location of work for the permit(s). If the activity will take place in a specific building, tenant space, floor level, or suite, note that detail in the 'Specific Location' field. If applicable, list PR #.	1	1524-38 Germantown Avenue <u>Parcel Address</u> <u>Specific Location</u> <input type="checkbox"/> Check box if this application is part of a project and provide project number: PR- 2 0 -
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Equitable Owner <input checked="" type="checkbox"/> Licensed Professional or Tradesperson Anthony Tsirantonakis T + Associates Architects <u>Name</u> <u>Company</u> 525 S. 4th Street, Philadelphia, PA 19147 <u>Address</u> anthonyt@t-associates.net 2 1 5 6 2 9 6 3 7 4 <u>Email</u> <u>Phone</u>
Property Owner Identify the deeded property owner. If there was a recent change of ownership, documentation such as a deed or settlement sheet will be required.	3	TR Gretz LP <input type="checkbox"/> Check box if new owner is being listed <u>Name</u> 441 E. Elm Street, Conshohocken, PA <u>Address</u> rufo@rufocontracting.com 6 1 0 8 3 4 7 5 0 0 <u>Email</u> <u>Phone</u>
Design Professional in Responsible Charge Identify the PA- licensed design professional who is legally responsible.	4	Anthony Tsirantonakis T + Associates Architects <u>Name</u> <u>Firm</u> <u>PA License #</u> <u>Phila. Commercial Activity License #</u> anthonyt@t-associates.net 2 1 5 6 2 9 6 3 7 4 <u>Email</u> <u>Phone</u>
Project Scope Use this section to provide project details; all fields are mandatory. (a) Choose the proposed occupancy of the entire building. If not one- or two-family, provide a description of group(s) per code. (b) Identify if the project will be new construction, an addition, or interior/exterior alterations. (c) List the site area that will be disturbed by construction, if any. Enter 'zero' if no disturbance. (d) Note the new floor area created, including basements, cellars, and occupiable roofs. Where existing areas will be altered, list those areas separately. (e) State the number of new or affected stories. (f) Provide a detailed description of the work proposed. (g) Select all conditions that apply to this project (if any).	5	(a) Occupancy <input type="checkbox"/> Single-Family <input type="checkbox"/> Two-Family <input checked="" type="checkbox"/> Other, please describe: <u>200 Residential units, 6 Commercial units</u> (b) Scope of Work <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Addition and/or Alteration <input type="checkbox"/> Shell (No Fit Out) – Option for Commercial Permits Only (c) Earth Disturbance <u>Area of Earth Disturbance</u> 12,345 (Sq. Ft.) (d) Building Floor Areas <u>New Floor Area</u> 106,623 (Sq. Ft.) <u>Existing Altered Area</u> 61,127 (Sq. Ft.) (e) Number of Stories <u>7</u> (f) Description of Work <u>Renovation of existing buildings and addition for use as (200) Residential units and (6) commercial units - includes (42) off-street parking spaces</u> (g) Project Conditions <input checked="" type="checkbox"/> Project Impacts Street/Right-of-Way <input type="checkbox"/> New High Rise <input checked="" type="checkbox"/> Green Roof Included <input type="checkbox"/> Modular Construction <input checked="" type="checkbox"/> Façade Work <input type="checkbox"/> Initial Fit Out of Newly Constructed Space



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Job Number: (for office use only)

(PERMIT TYPE PREFIX – YEAR – NUMBER)

Project Details & Contractor Information

(a) Select all disciplines of work for which permits are being requested. If 'Building' is not requested, provide the number of the associated permit that was previously issued (where applicable). If a Zoning Permit was issued for this work, provide the related permit number.

(b) Identify the general contractor and estimated cost of building construction.

(c) Identify the mechanical contractor, estimated cost of mechanical work, equipment type, and quantity as:

- Number of registers/diffusers (separate new/relocated)
- Number of appliances
- Number of Type I / Type II kitchen hoods

Where fuel gas work is included, note the estimated cost of fuel gas work.

(d) Identify the licensed electrical contractor, estimated cost of electrical work, and a registered third-party electrical inspection agency.

(e) Identify the registered master plumber, estimated cost of plumbing work, number of fixtures, and check location of work as:

- Interior
- Exterior Drainage and/or Water Distribution

(f) Identify the licensed fire suppression contractor, estimated cost of fire suppression work, and number of devices:

- Sprinkler Heads (separate new/relocated quantities)
- Standpipes
- Fire Pumps
- Stand-alone Backflow Prevention Devices
- Kitchen Extinguishing Systems
- Hydrants

*ROUGH-IN NOTICE: If you are seeking a rough-in permit, an application for plan review must be submitted already.

(a) Check all that apply:

☒ Building ☐ Mechanical & Fuel Gas ☐ Electrical ☐ Plumbing ☐ Fire Suppression

Note: Trades listed below are mandatory for all residential new construction jobs.

RP or CP- 2 0 | | | - | | | | | | | | | |

Provide the associated Zoning Permit number for this construction, if applicable: ZP- 2 0 | 1 9 | - | 9 0 | 5 9 | 2 5 | | |

(b) General Building Construction Contractor Information

Name AMR Contracting Inc. Cost of Building Work \$ 18,000,000

License Number 16600 Phone 6 1 0 8 3 4 7 5 0 0

(c) Mechanical/Fuel Gas Work & Contractor Information

Name _____ Cost of Mechanical Work \$ _____

License Number _____ Cost of Fuel Gas Work \$ _____

Equipment Types: ☐ Registers / Diffusers ☐ Appliances ☐ Hoods Phone _____

Equipment Detail & Quantities _____

(d) Electrical Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Electrical Work \$ _____

License Number _____ Phone _____

Third-Party Inspection Agency Name _____

(e) Plumbing Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Plumbing Work \$ _____

License Number _____ Phone _____

Number of Fixtures _____ Check one: ☐ Interior Work ☐ Exterior Building Drainage ☐ Exterior Water Distribution: line size _____ (in.)

(f) Fire Suppression Work & Contractor Information

☐ New Installation ☐ Alteration ☐ *Rough-In

Name _____ Cost of Fire Supp. Work \$ _____

License Number _____ Phone _____

Sprinkler Heads: _____ Standpipes: _____ Fire Pumps: _____

Commercial Kitchen Systems: _____ Backflow Devices: _____ Hydrants: _____

Declaration & Signature

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Anthony Tsirantonakis Date: 07 / 13 / 2021



PHILADELPHIA HISTORICAL COMMISSION
FINAL SUBMISSION
JULY 13, 2021

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

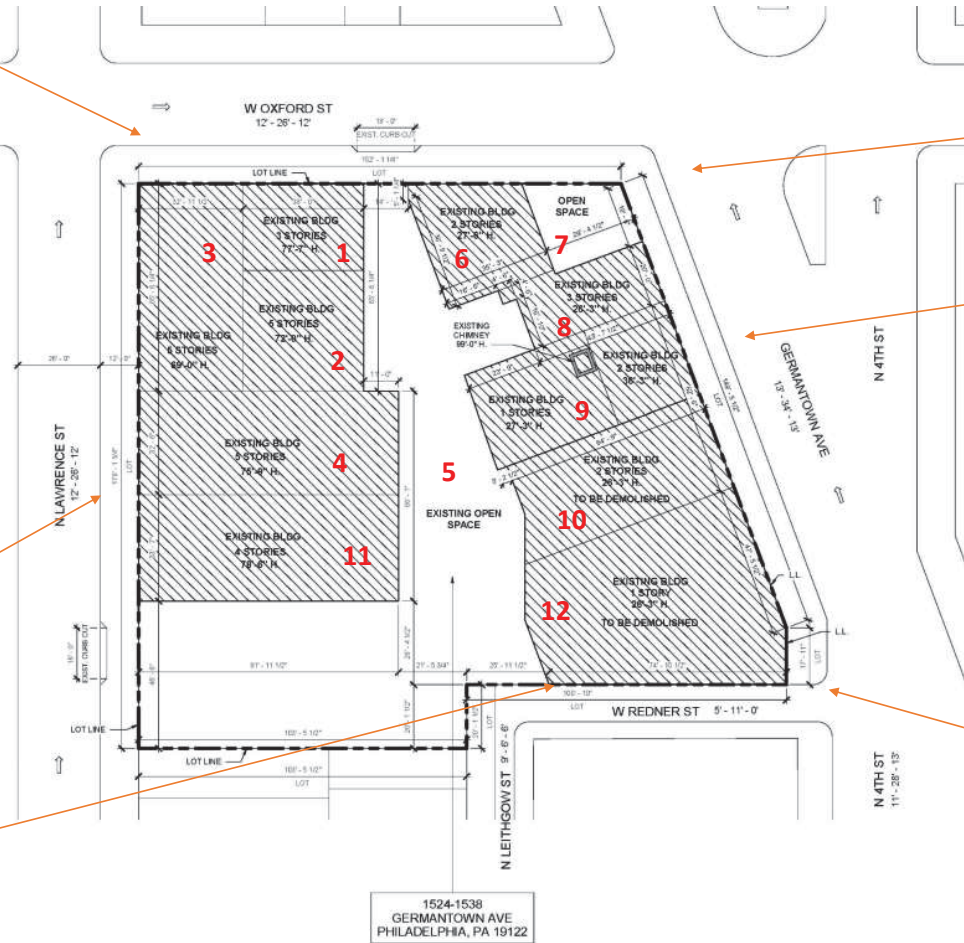


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- F. FAÇADE RESTORATION DRAWINGS
- G. ARCHITECTURAL DRAWINGS

A

EXISTING CONDITIONS
PHOTOS



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING CONTEXT

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-00



BIRD'S EYE VIEW - GERMANTOWN AVENUE 2017



BIRD'S EYE VIEW – OXFORD STREET 2017

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING SITE PHOTOS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-01



BIRD'S EYE VIEW – LAWRENCE STREET 2017



BIRD'S EYE VIEW - REDNER STREET 2017

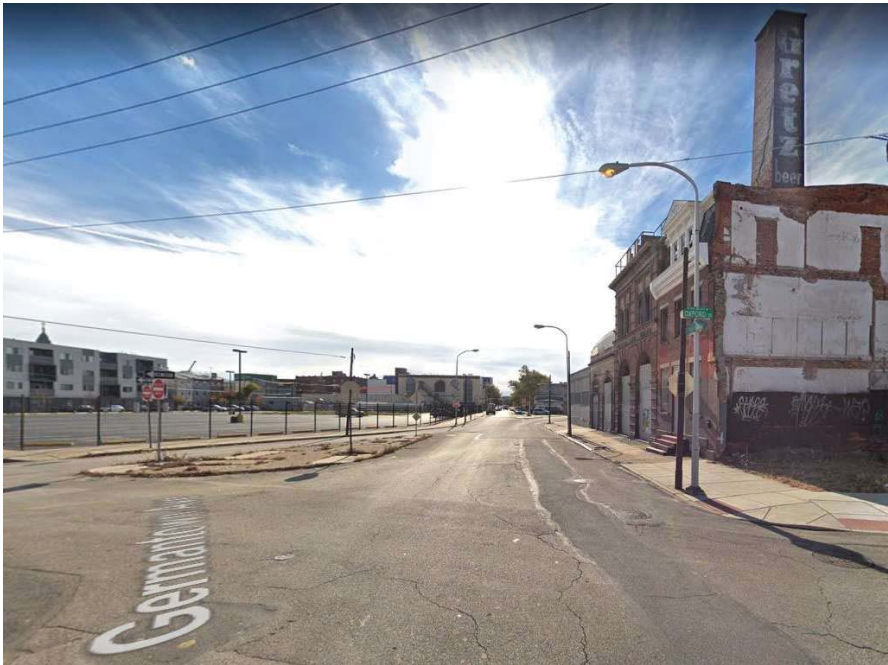
THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING SITE PHOTOS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-02



STREET VIEW – GERMANTOWN AVE (LOOKING SOUTH) 2018



STREET VIEW - OXFORD ST (LOOKING WEST) 2018

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING STREET VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-03



STREET VIEW - N. LAWRENCE ST (LOOKING NORTH) 2018



STREET VIEW – N. LAWRENCE ST (LOOKING SOUTH) 2018

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING STREET VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-04



STREET VIEW - REDNER ST (LOOKING WEST) 2018



STREET VIEW – N. LEITHGOW ST (LOOKING NORTH) 2018

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING STREET VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-05

Building 1 Brew House



WEST FAÇADE – LAWRENCE STREET 2017



SOUTHEAST VIEW – 1970-80s



NORTH & EAST FACADES– LAWRENCE STREET 2017

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

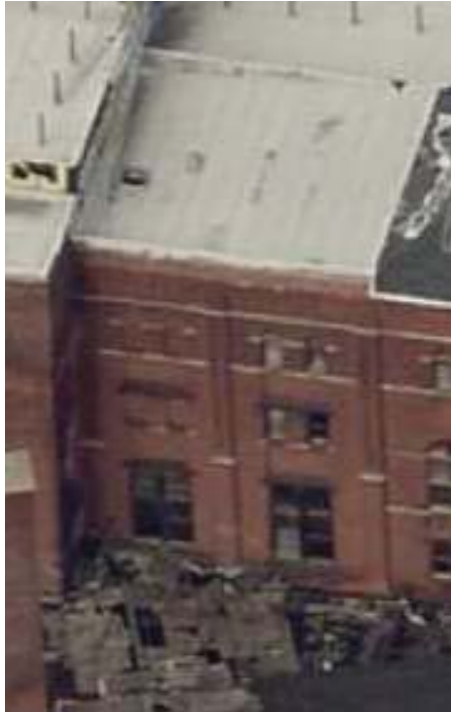
T + ASSOCIATES
ARCHITECTS

EXISTING BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-06

Building 2 Mill House



AERIAL VIEW – 2018



AERIAL VIEW - CONTEXT – 2018

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXISTING BUILDING VIEWS

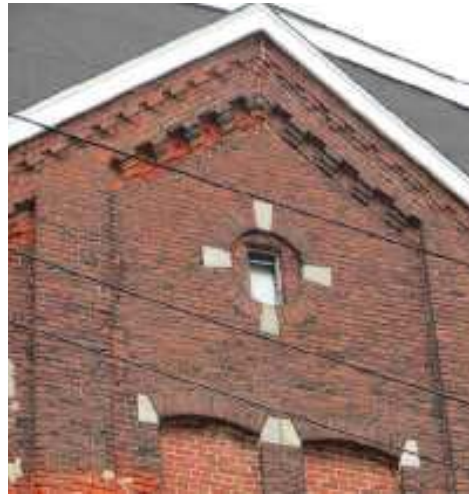
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-07

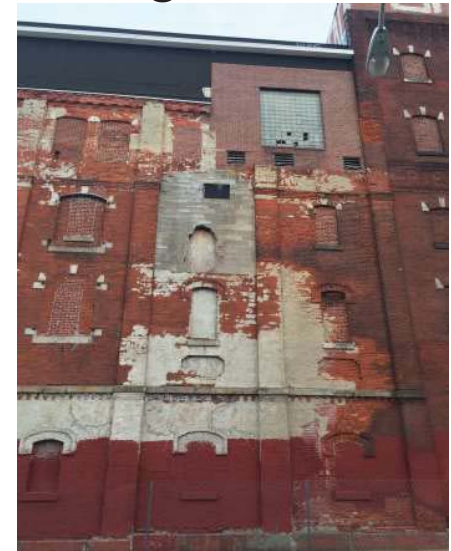
Building 3 Ice House



EXISTING CORNER VIEW – 2018



DATE STONE– 1885



HISTORIC CORNER VIEW – 1896

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

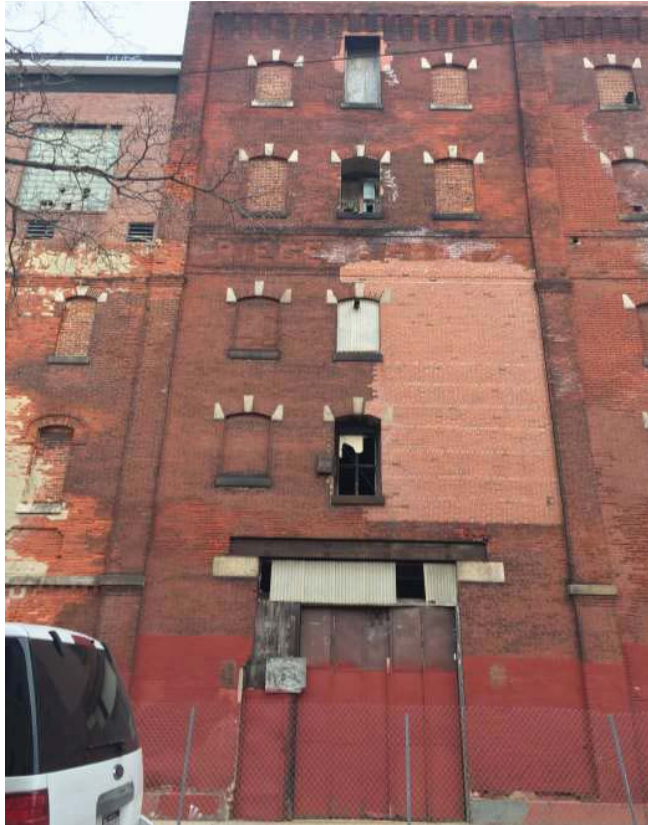
T + ASSOCIATES
ARCHITECTS

EXISTING & HISTORIC BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-08

Building 4 Beer Cellar 1



WEST FAÇADE – LAWRENCE STREET 2018



EAST FAÇADE (REAR) – 2018

THE RUFO COMPANIES - TR GRETZ LP
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EXISTING BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-09

Building 5 Loading Shed



EXISTING COURTYARD – 2018

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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EXISTING COURTYARD VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-10

Building 6 Bottling House 1



NORTH FACADE— 2018



THE RUFO COMPANIES - TR GRETZ LP
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T + ASSOCIATES
ARCHITECTS

EXISTING BUILDING VIEWS

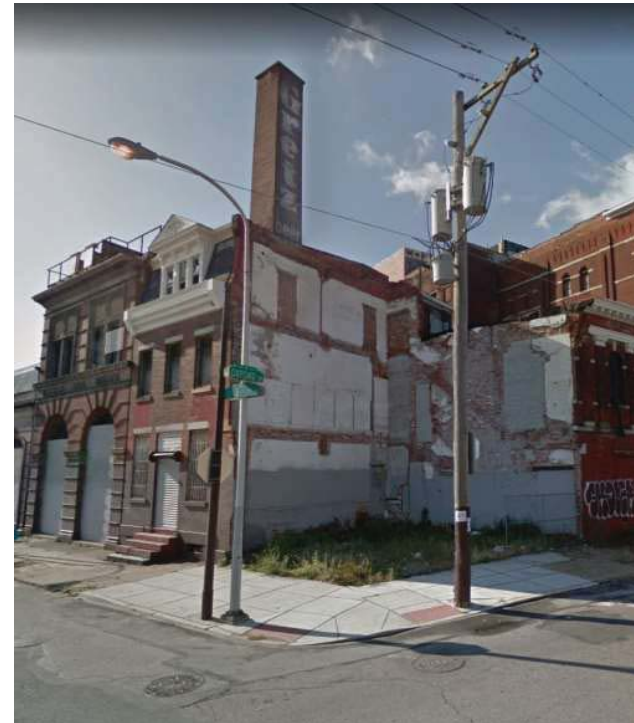
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-11

Building 7 Tavern Demolished



PRE-DEMOLITION - 2013



EXISTING VACANT CORNER LOT— 2018

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ARCHITECTS

EXISTING BUILDING VIEWS

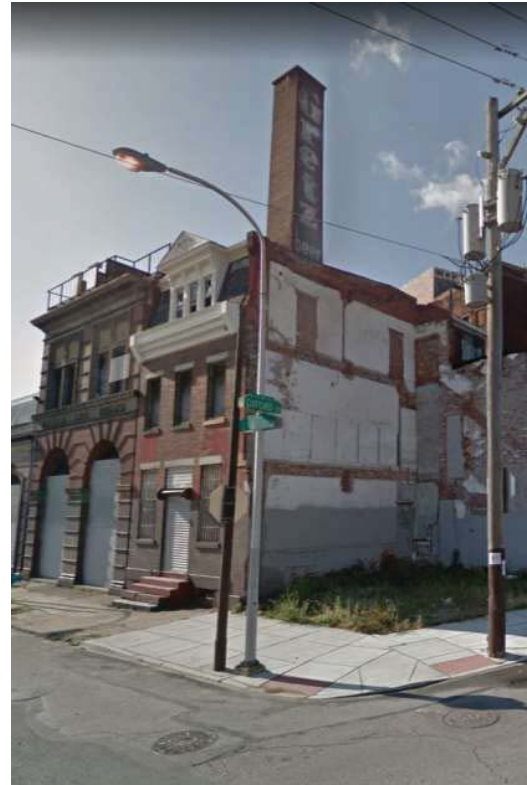
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-12

Building 8 Office



EXISTING EAST FAÇADE – 2018



EXISTING NORTH FAÇADE – 2018

THE RUFO COMPANIES - TR GRETZ LP
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EXISTING BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-13

Building 9 Engine House



EXISTING SMOKESTACK - 2018



EAST FAÇADE - 2018



TERRA COTTA DETAILS - 2013

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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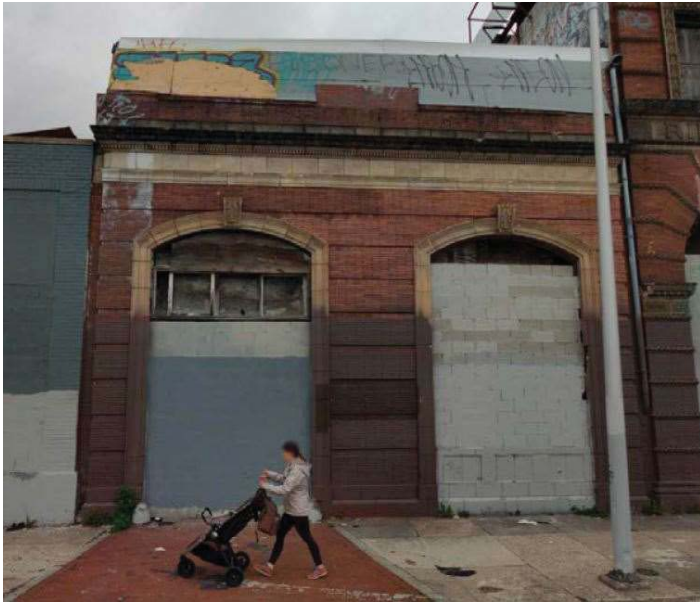
EXISTING BUILDING VIEWS

GRETZ BUILDING

1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-14

Building 10 Bottling House 2



EAST FAÇADE – 2018



NORTHWEST VIEW – 1970-80s

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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EXISTING & HISTORIC BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-15

Building 11 Beer Cellar 2



WEST FAÇADE – 2018



WEST & SOUTH FAÇADES – 2018



EAST FAÇADE (REAR) – 2018

THE RUFO COMPANIES - TR GRETZ LP
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EXISTING BUILDING VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-16

Building 12 Bottling House 3



REDNER ST VIEW - 2018



EXISTING VIEW - 2018



HISTORIC VIEW - 1940s-1950s

THE RUFO COMPANIES - TR GRETZ LP
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EXISTING & HISTORIC BUILDING VIEWS

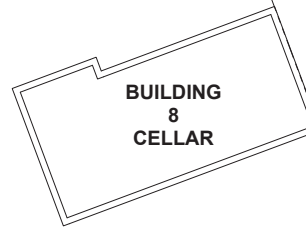
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

PH-17

**EXISTING CONDITIONS
DRAWINGS**

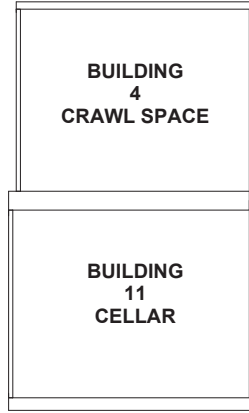
NORTH LAWRENCE ST

WEST OXFORD ST



BUILDING
8
CELLAR

GERMANTOWN AVE



BUILDING
4
CRAWL SPACE

BUILDING
11
CELLAR

WEST REDNER ST



1 CELLAR FLOOR - EXISTING PLAN
EX-100 SCALE: 1/8" = 1'-0"



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ARCHITECTS
525 S. 4TH ST, STE 501
PHILADELPHIA, PA 19147
T: 215.629.6374



MEP ENGINEER

PHILADELPHIA
HISTORICAL
COMMISSION -
CONCEPT
SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUBUR
APPROVED BY: AT
JOB#: 1405012

TITLE:
EXISTING CELLAR FLOOR
DWG. NO.
EX-100



NORTH LAWRENCE ST



WEST OXFORD ST



1 FIRST FLOOR - EXISTING PLAN
EX-101 SCALE: 1/8" = 1'-0"



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COMMISSION -
CONCEPT
SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A. Burd
APPROVED BY: AT
DATE: 10/2012
JOB#: 1405012

TITLE:
EXISTING FIRST FLOOR
DWG. NO.
EX-101



1 SECOND FLOOR - EXISTING PLAN
EX-102 SCALE: 1/8" = 1'-0"

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 PHILADELPHIA, PA 19147
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ARCHITECT'S SEAL
 T+ ASSOCIATES INC.
 ARCHITECT
 No. 0000000000
 State of Pennsylvania

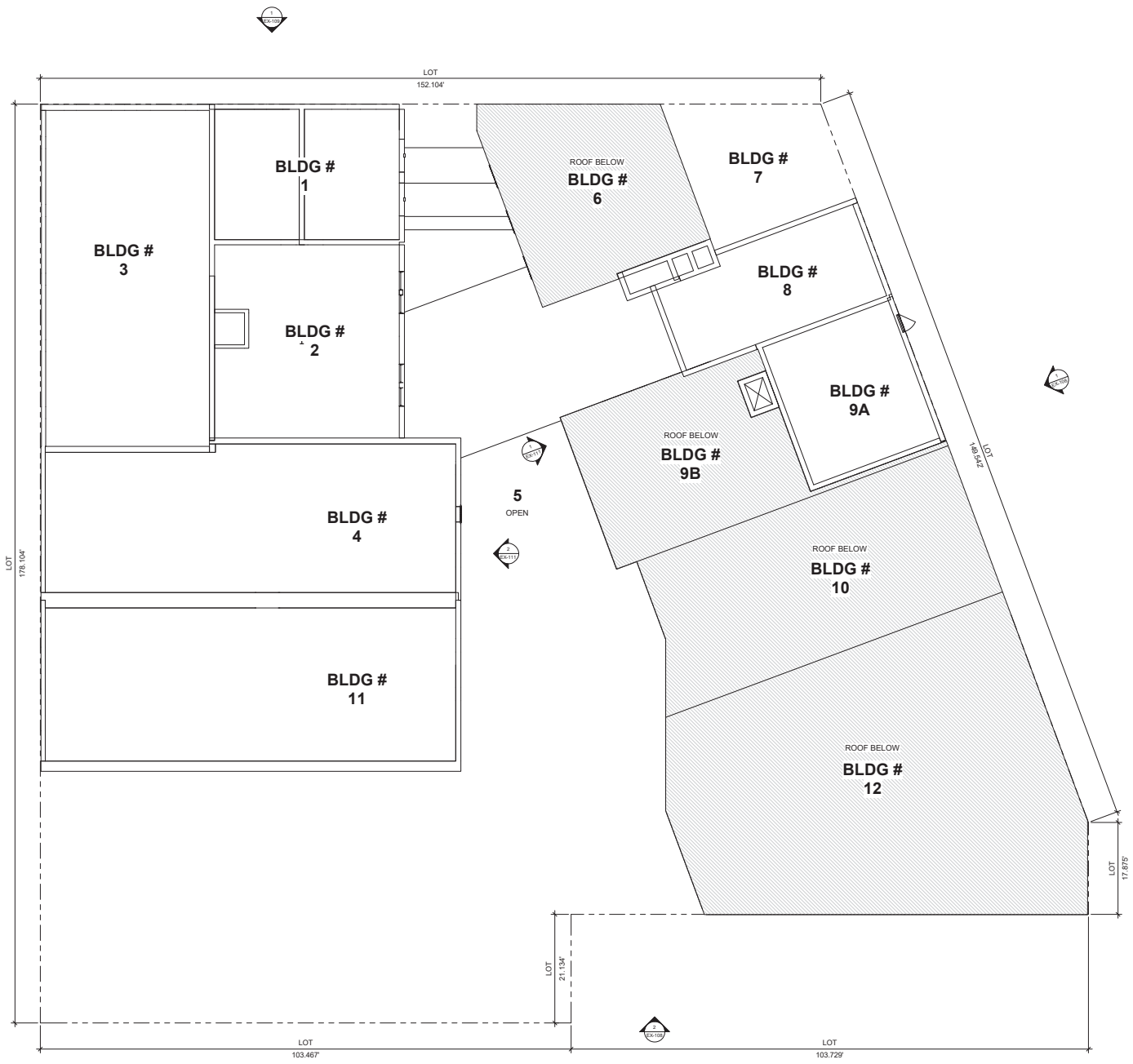
MEP ENGINEER

PHILADELPHIA HISTORICAL COMMISSION - CONCEPT SUBMISSION
 3-12-19

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

DRAWN BY: AUBUR
 APPROVED BY: AT
 DATE: 10/25/12

TITLE:
EXISTING SECOND FLOOR
 DWG. NO.
EX-102



1 THIRD FLOOR - EXISTING PLAN
EX-103 SCALE: 1/8" = 1'-0"



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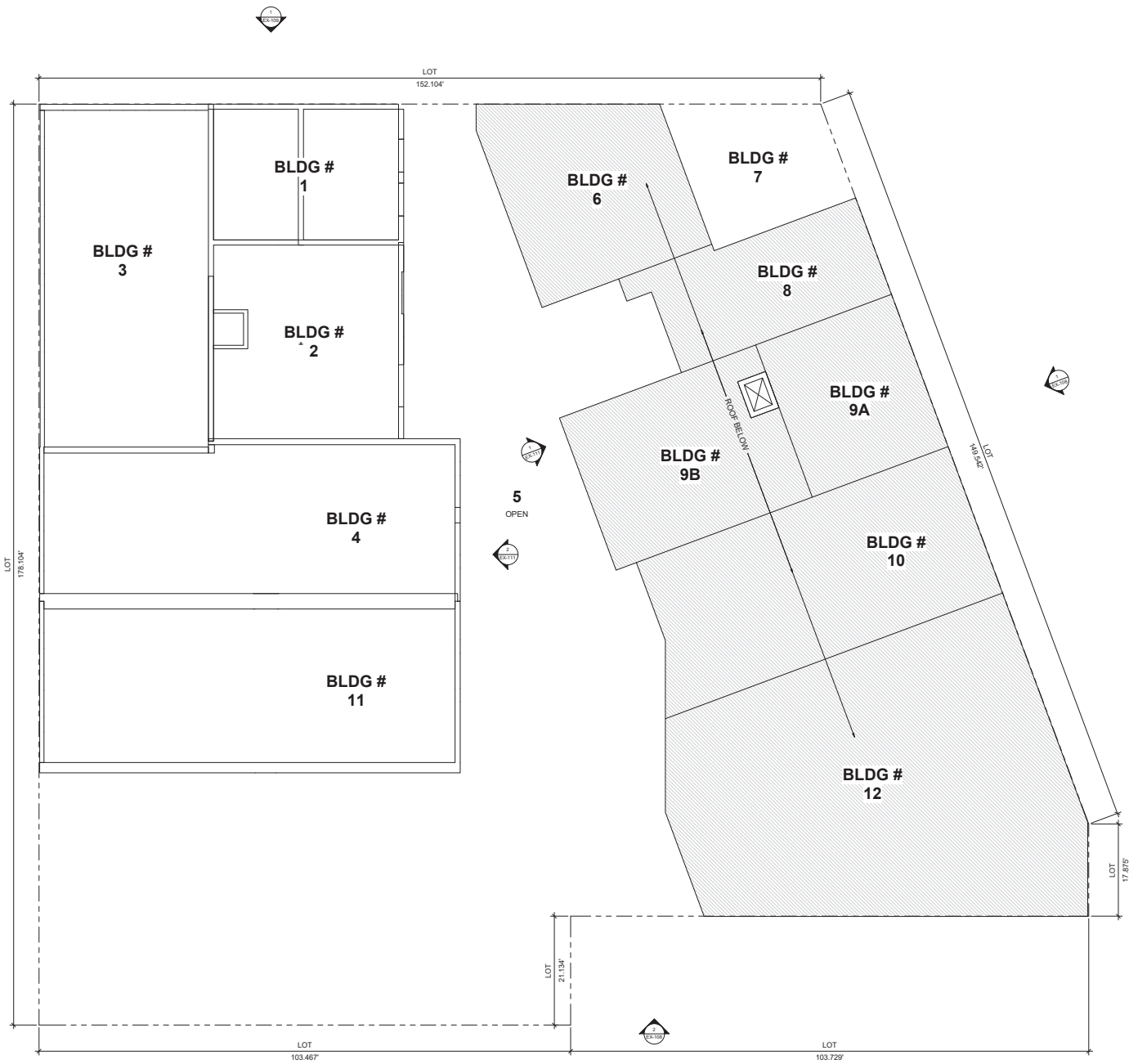
PHILADELPHIA
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CONCEPT
SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUBUR
APPROVED BY: AT
DATE: 3-12-19
JOB#: 1405012

TITLE:
EXISTING THIRD FLOOR
DWG. NO.
EX-103



1
EX-104 FOURTH FLOOR - EXISTING PLAN
SCALE: 1/8" = 1'-0"



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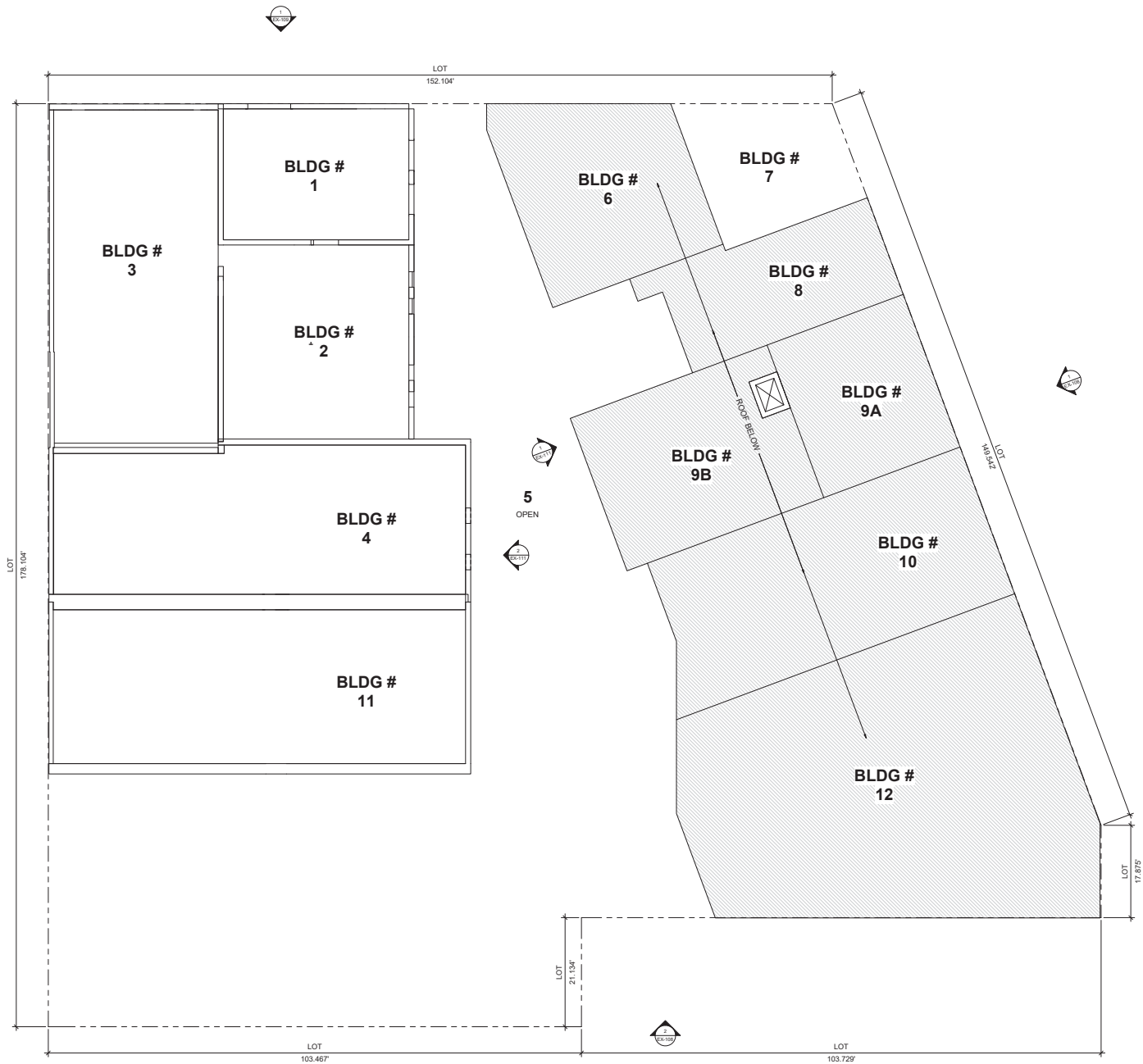
PHILADELPHIA
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CONCEPT
SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A. Burd
APPROVED BY: AT
DATE: 11/11/19
JOB#: 14055012

TITLE:
EXISTING FOURTH FLOOR
DWG. NO.
EX-104



1 FIFTH FLOOR - EXISTING FLOOR
EX-105
SCALE: 1/8" = 1'-0"



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ARCHITECT'S SEAL



MEP ENGINEER

PHILADELPHIA
HISTORICAL
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SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A. Burd
APPROVED BY: AT
DATE: 3-12-19
JOB#: 1405012

TITLE:
EXISTING FIFTH FLOOR
DWG. NO.
EX-105



1 ROOF - EXISTING PLAN
Ex-107 SCALE: 1/8" = 1'-0"



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ARCHITECT'S SEAL



MEP ENGINEER

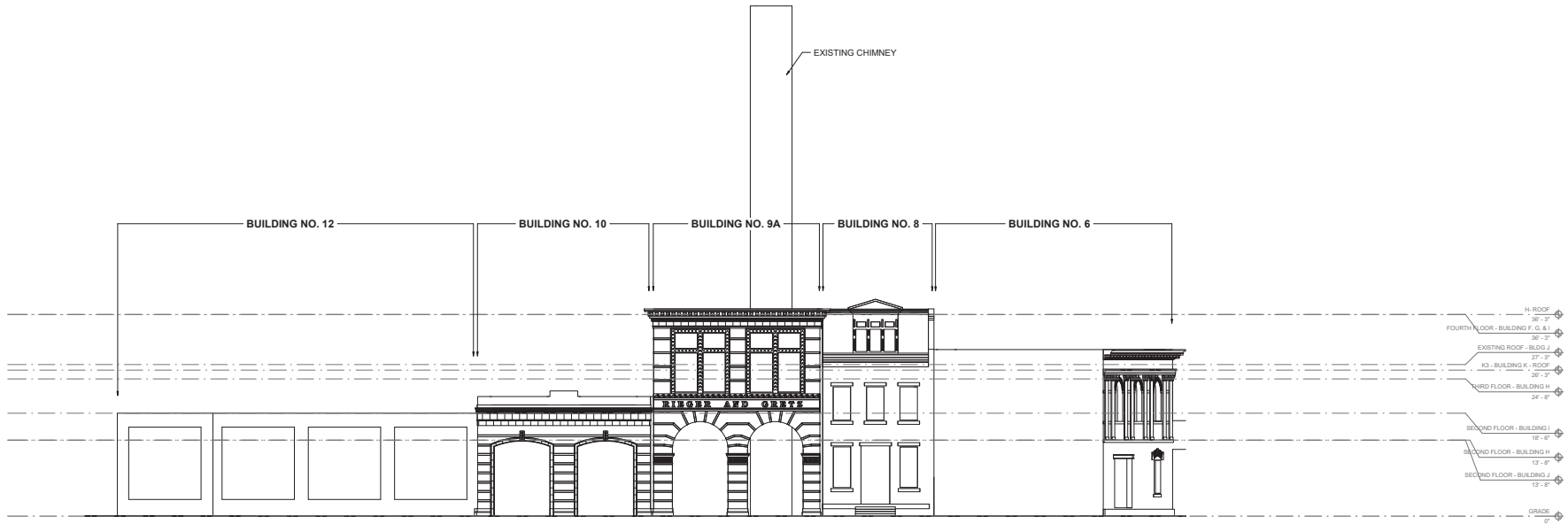
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CONCEPT
SUBMISSION

3-12-19

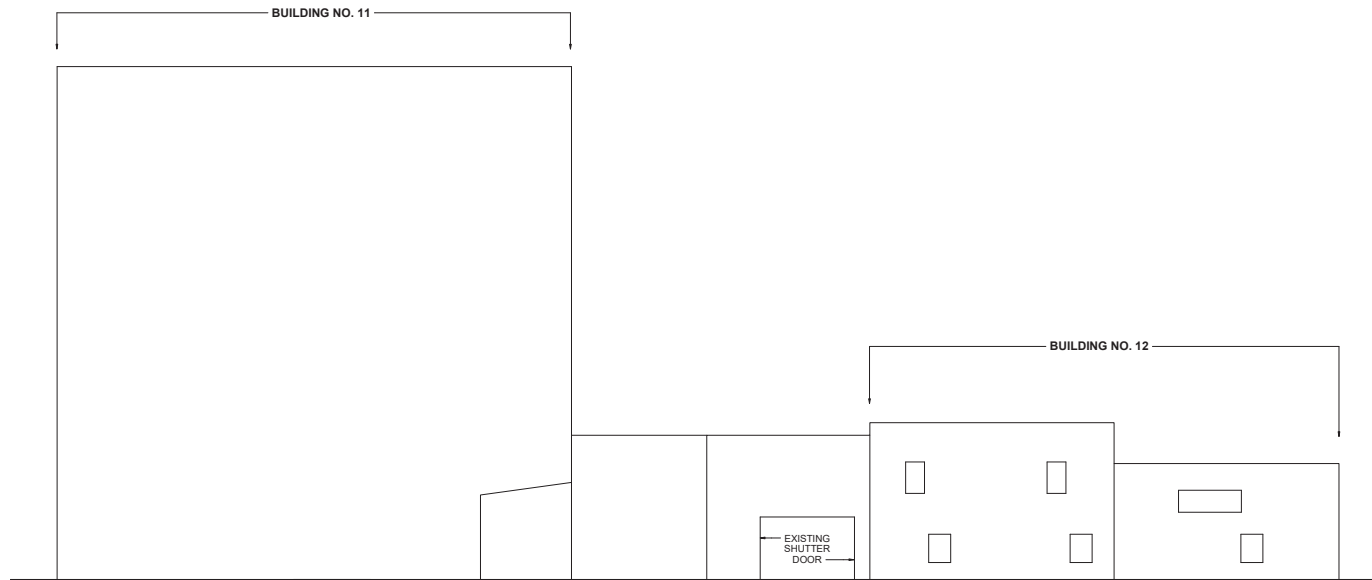
THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: Author
APPROVED BY: AT
DATE: 3-12-19
JOB#: 14055012

TITLE:
EXISTING ROOF
DWG. NO.
EX-107



1 GERMANTOWN AVE ELEVATION
EX-108 SCALE: 1/8" = 1'-0"



2 REDNER ST ELEVATION
EX-108 SCALE: 1/8" = 1'-0"



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SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
EXISTING ELEVATION
DWG. NO.
EX-108

DRAWN BY: ABBOT
APPROVED BY: AT
DATE: 10/25/12
JOB#: 1405012



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MEP ENGINEER

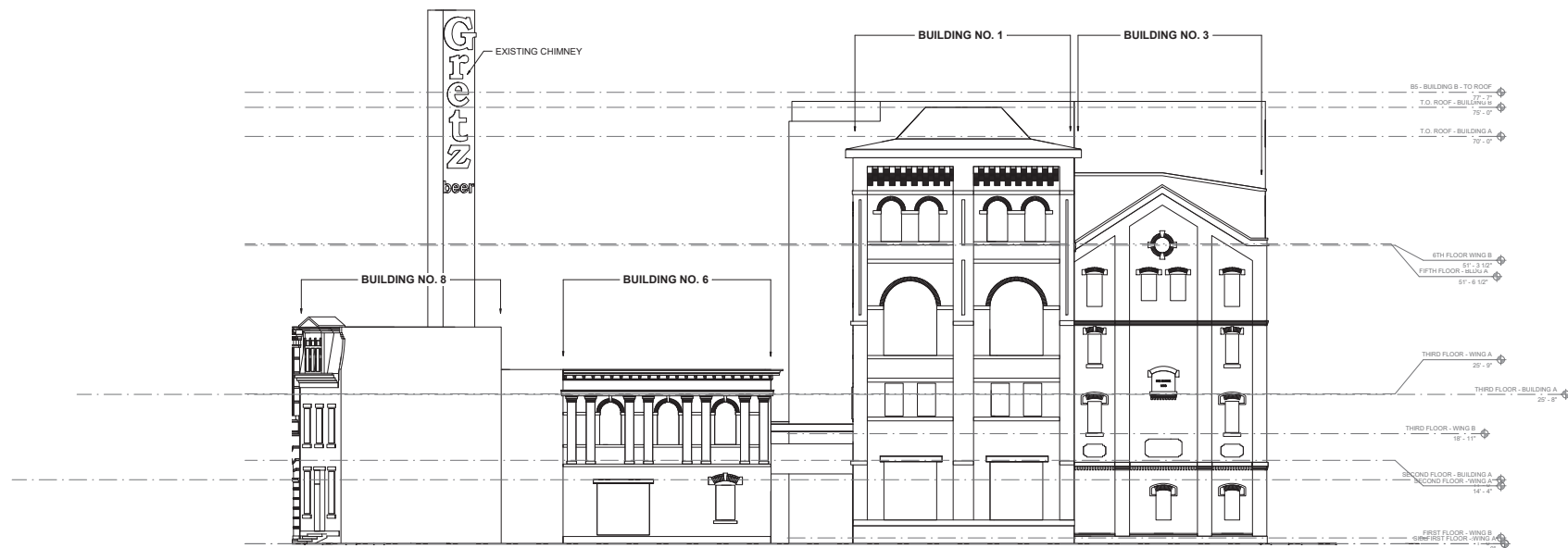
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HISTORICAL
COMMISSION -
CONCEPT
SUBMISSION

3-12-19

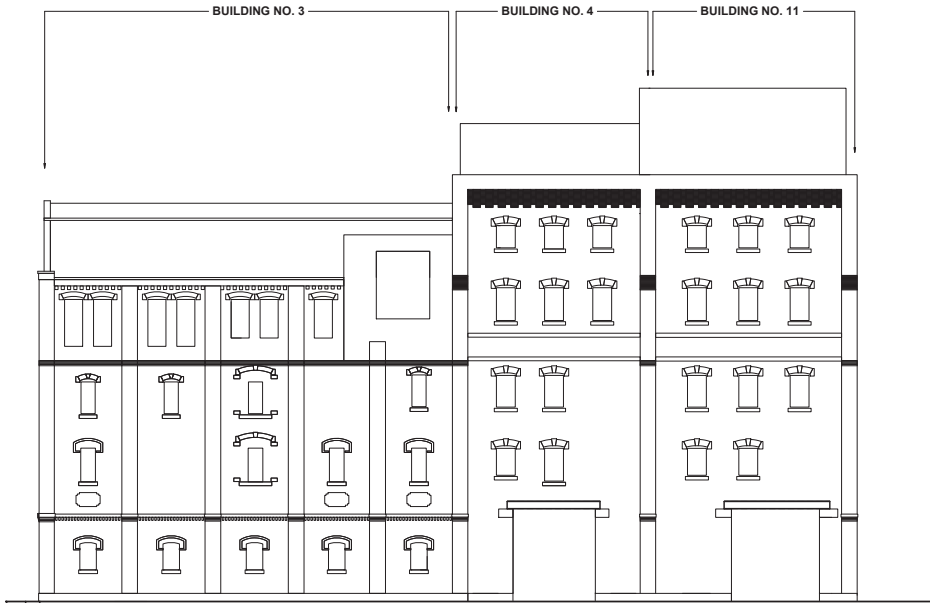
THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUBUR
APPROVED BY: AT
JOB#: 1405012

TITLE:
EXISTING ELEVATION
DWG. NO.
EX-109



1 OXFORD ST ELEVATION
EX-109 SCALE: 1/8" = 1'-0"



1 LAWRENCE ST ELEVATION
EX-110 SCALE: 1/8" = 1'-0"



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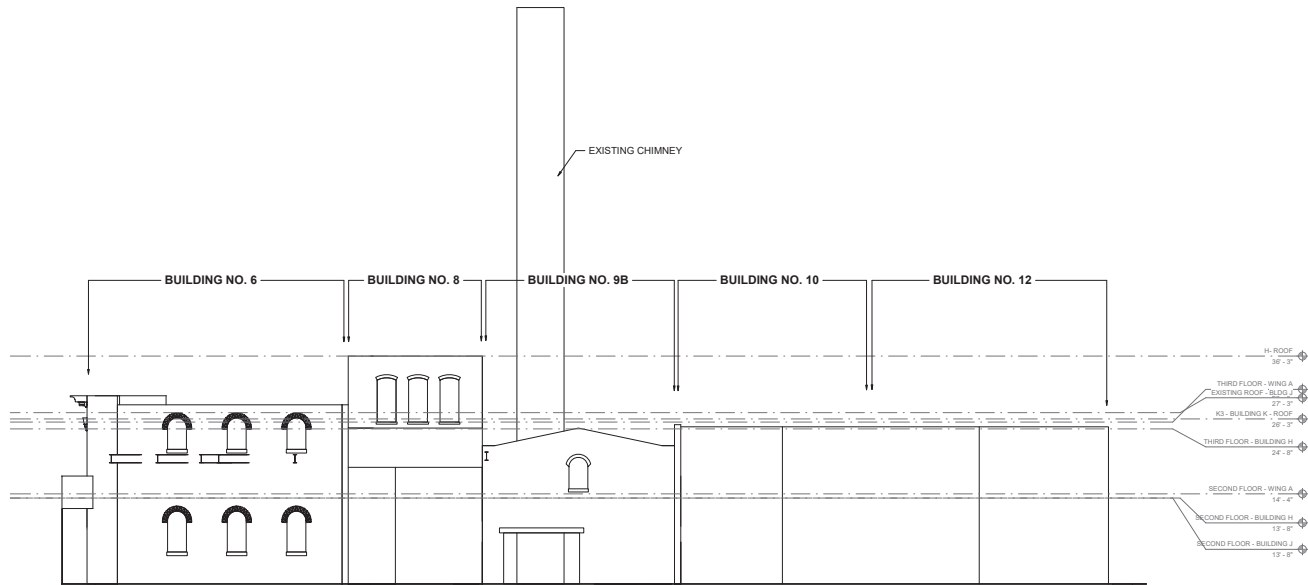
MEP ENGINEER

PHILADELPHIA
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COMMISSION -
CONCEPT
SUBMISSION
3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A. Burd
APPROVED BY: AT
DATE: 12-12-19
JOB#: 1405012

TITLE:
EXISTING ELEVATION
DWG. NO.
EX-110



1 EAST COURTYARD ELEVATION
EX-111 SCALE: 1/8" = 1'-0"



2 WEST COURTYARD ELEVATION
EX-111 SCALE: 1/8" = 1'-0"



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ARCHITECTS
525 S. 4TH ST. STE 591
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MEP ENGINEER

PHILADELPHIA
HISTORICAL
COMMISSION -
CONCEPT
SUBMISSION

3-12-19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUBREY
APPROVED BY: AT
JOB#: 1405012

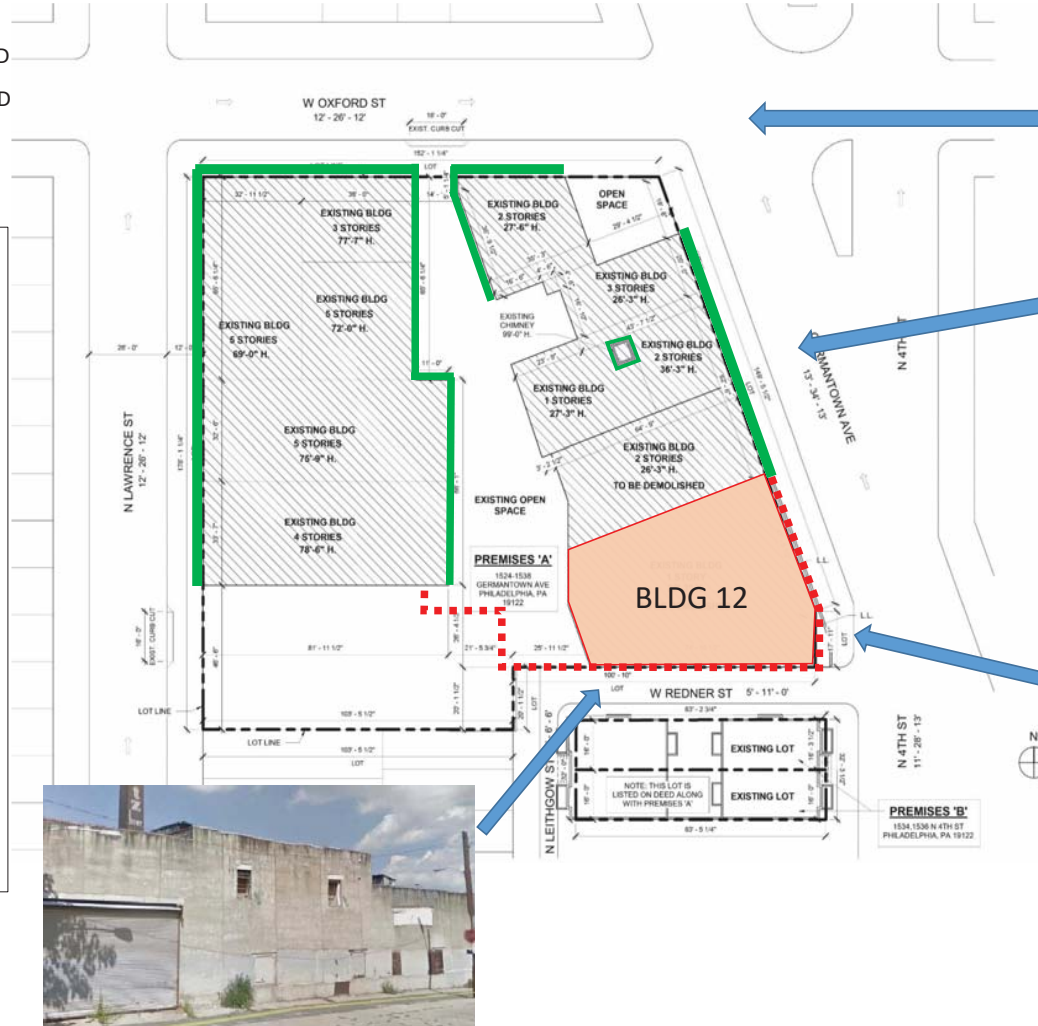
TITLE:
EXISTING ELEVATION
DWG. NO.
EX-111

**BUILDING 12 – SUBMISSION
NON-CONTRIBUTING STATUS**

- EXISTING FAÇADE TO BE REMOVED
- EXISTING FAÇADE TO BE RESTORED

DEVELOPMENT TO DATE:

We are proposing a development of this site into a mixed-use complex with residential units, offices, studios, retail space and parking. After our initial design studies, we knew that we would need a zoning variance(s) to feasibly develop the site. We have submitted a zoning package seeking a refusal so we could continue to the Zoning Board of Adjustment for zoning variances. At the same time we began meeting with the RCO – South Kensington Community Partners and also submitted a preliminary package for Civic Design Review. We received notification of the Historical Nomination in the late September while these efforts were underway. We have immediately reached out to the PHC staff to share our intentions and discussed possible approaches to the renovation of the existing structures. Our intentions has always been to maintain 9 of 10 remaining structures on the site. See our proposed zoning plan on the following page.



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
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EXISTING CONTEXT

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

1.01

Building 12 – Old Bottling House

(built between 1944 – 1950)

Non contributing to historical character of the brewery site.

While our intention is to repair and restore all the remaining historical façade of the former Gretz Brewery buildings, we request that the building 12 - as labeled in the nomination package submitted by the Preservation Alliance for Greater Philadelphia - to be excluded from the historical designation. We believe the building 12 to be a non-contributing element of this historical site, for the following reasons:

1. The building was the later addition to the brewery site by 40+ years and contains almost no historical characteristics besides the Germantown Ave. façade is a typical running bond brick wall however it was painted over since, and the original tall factory windows are filled in with CMU blocks and has no mullions remaining.
2. The most of the exterior wall along Redner street is CMU block wall and has been covered with stucco for a long time. This wall has a few openings most of which is filled in. The pattern and the sizes of the openings seemed to be done in a strictly functional purposes and shows no design intentions besides being source of ventilation for the bottling house.

There are also practical reasons why we ask building 12 to be excluded.

1. The required on site parking garage to be accessed from the building 12 frontage along Germantown Ave. This is the only location to enter the garage without demolishing the more historically significant façade elsewhere on the site.
2. The most of proposed multi-unit residential units are to be located over building 12 location. The development and restoration of this entire historical site depends on this portion to contain as much unit as possible.



Building 12



Building 12



Building 12

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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NON-CONTRIBUTING ELEMENT

GRETZ BUILDING

1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.01

D

ZONING
SUBMISSION



ARCHITECT'S SEAL:



MEP ENGINEER:

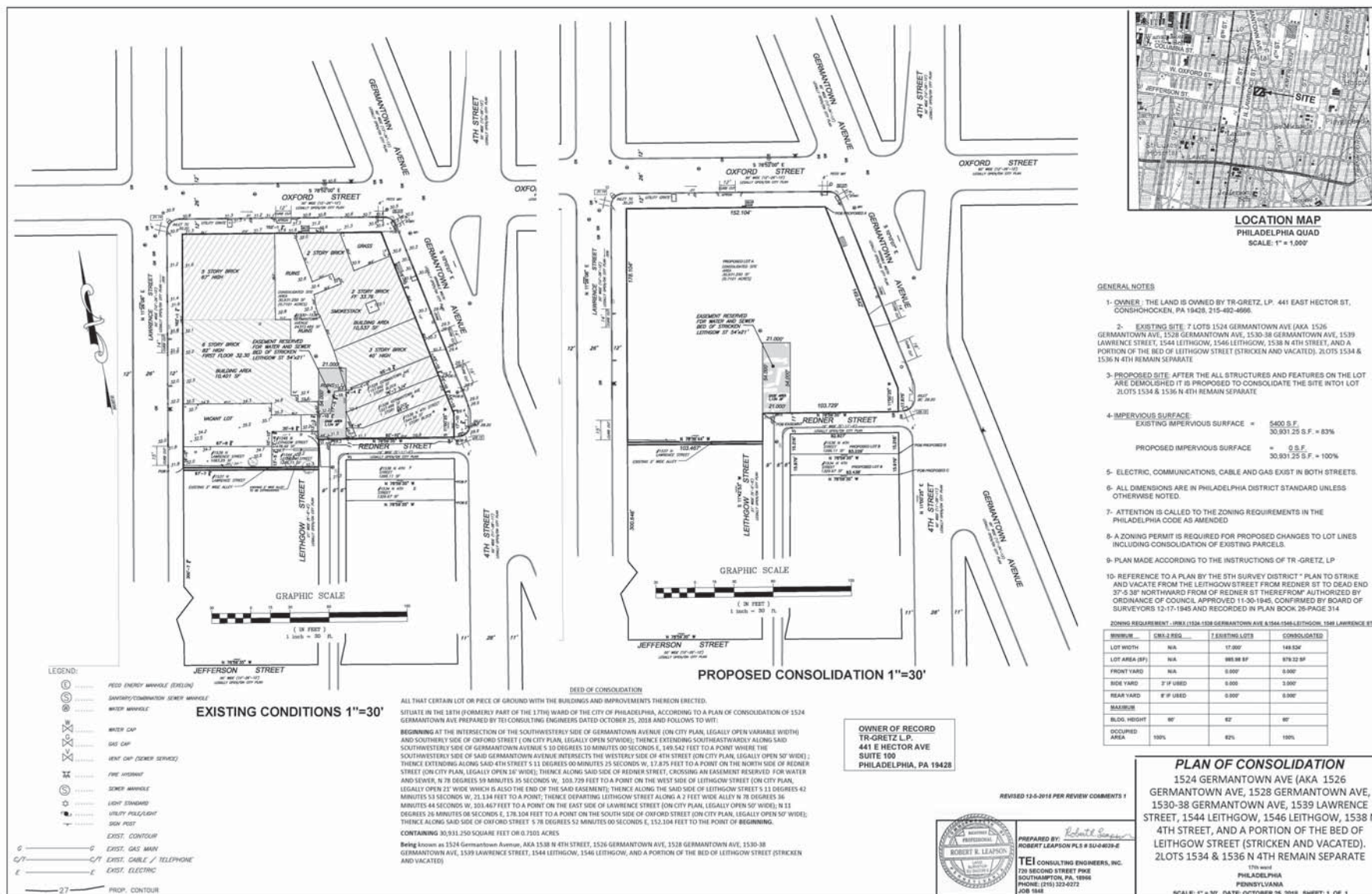
STRUCTURAL ENGINEER:

**ZONING
SUBMISSION
REVISION 2
12-11-18**

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: Author
APPROVED BY: AT
SCALE:
JOB#: 1405-012

TITLE: **SURVEYOR'S PLAN**
DWG. NO. **C100**





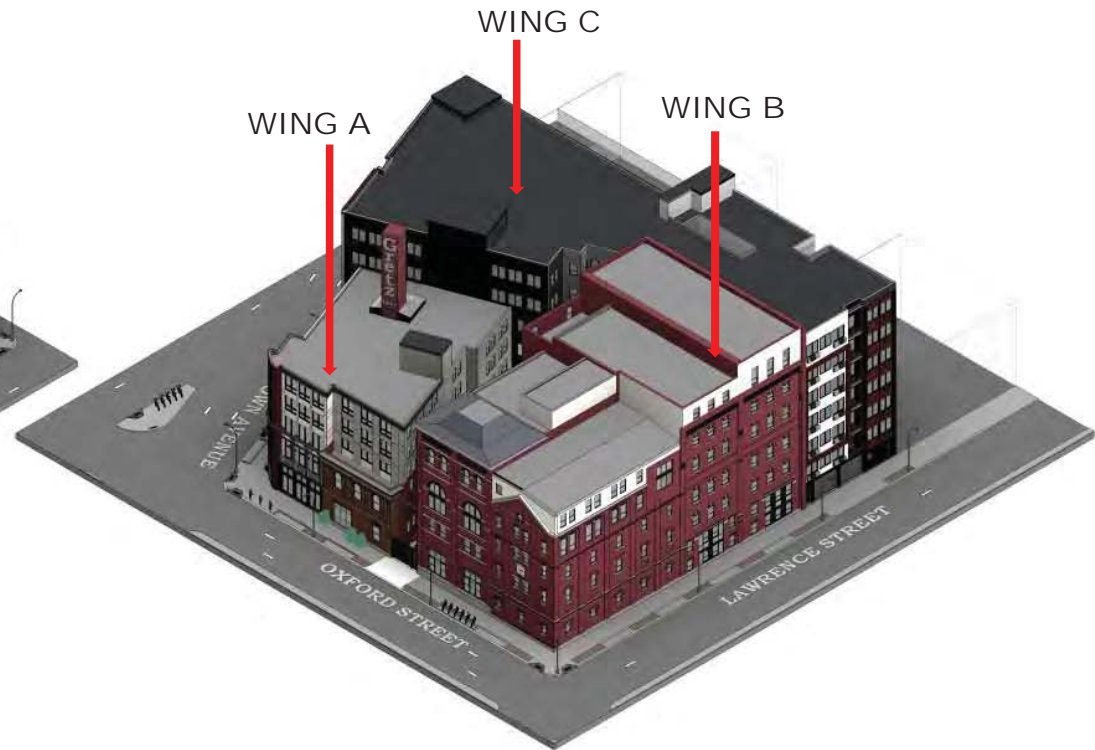
DESIGN
RENDERINGS, LANDSCAPE,
WINDOWS + MATERIALS



DEVELOPMENT OF THE SITE: Our proposed development of the site will consist of 3 major building massing:

Wing 'A' :
Situating at the corner of Germantown Ave. and W. Oxford St. The existing façades to be fully restored and new structure to be added to on top and at the rear to create 5 story commercial space and residential units.

Wing 'B' :
Situating at the corner of W. Oxford St. and N. Lawrence St.
The existing 5 story structures to be renovated to contain multiple residential units from ground floor to the top floor.



Wing 'C' :
The wing C stretches along entire southern boundary of the property, between Germantown Ave. to N. Lawrence St. The only structure on this portion is the old bottling plant at south east corner which is to be demolished, and the adjacent structure on the north side which historical façade to remain and restored. West side of the wing C is currently a vacant lot. A new 7 story structure to be erected on this location that contains 1st floor retail spaces along Germantown Ave., parking on remainder of the 1st floor and basement level, and residential units 2nd floor to 8th floor.

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

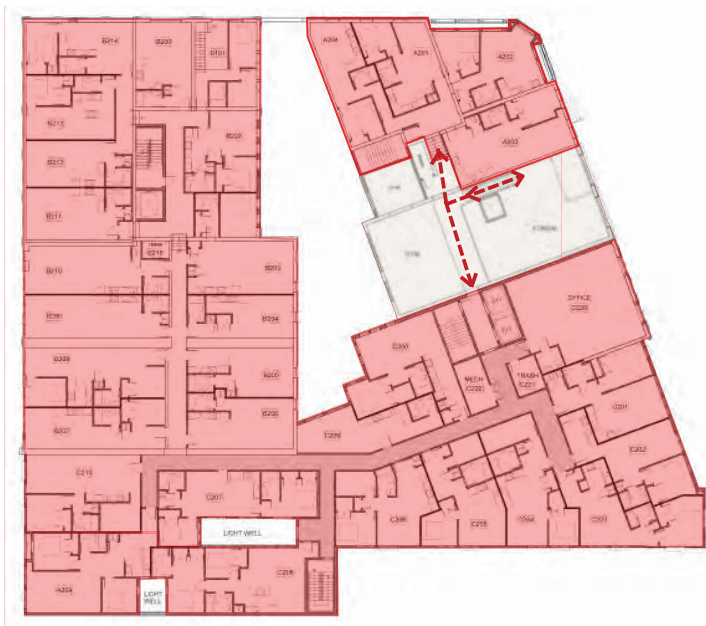
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MASSING PROPOSAL

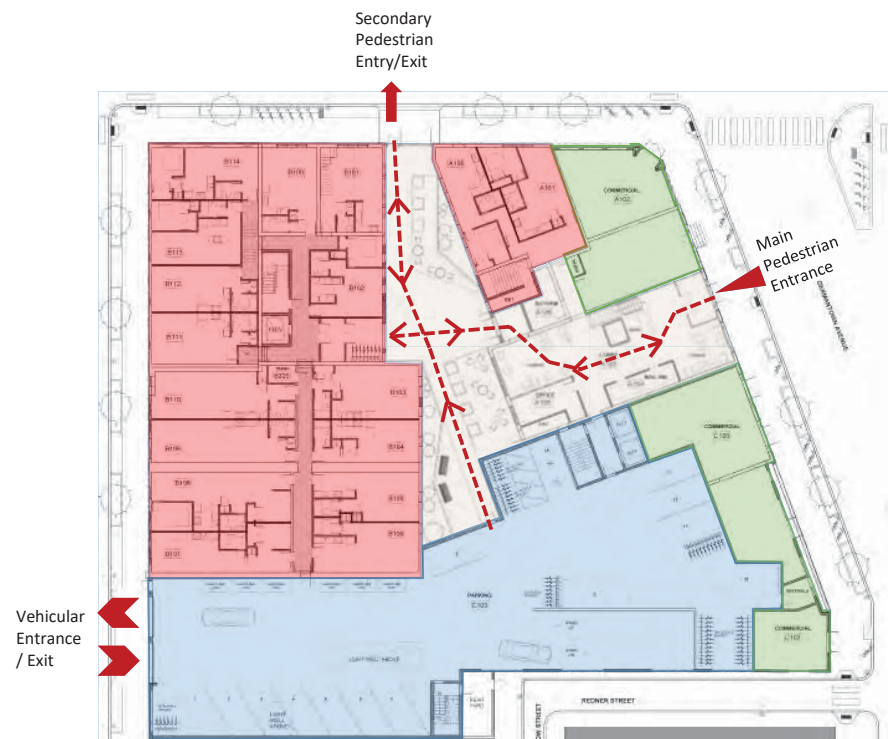
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.01

- COMMERCIAL & RETAIL SPACE
- RESIDENTIAL
- PARKING SPACE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

FLOOR LAYOUT

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.02



REVISION #1

INCREASED SETBACKS AT NEW ADDITION OVER EXISTING BUILDINGS

REVISION #2

COLOR CHANGE ON ADDITIONS.

REVISION #3

COLOR CHANGE ON EXISTING ADDITIONS.

REVISION #4

GERMANTOWN AVE. AND OXFORD CORNER TOWER RECESSED AT UPPER LEVEL, AND DECORATIVE CANOPY ADDED TO RECALL ADJACENT MANSARD ROOF.

REVISION #5

GERMANTOWN AVE. FAÇADE DESIGN AND COLOR CHANGE.

THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

VIEW AT CORNER OF GERMANTOWN AVE. AND OXFORD ST.

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.00



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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VIEW AT CORNER OF GERMANTOWN AVE

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.03



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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ARCHITECTS

VIEW AT CORNER OF REDNER ST. AND GERMANTOWN AVE

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.04



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

VIEW AT CORNER OF OXFORD ST. AND LAWRENCE ST.

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.05



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OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

VIEW AT LAWRENCE ST.

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.06



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

VIEW AT REDNER ST. FAÇADE FROM GERMANTOWN AVE

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

3.00



OXFORD STREET ELEVATION



GERMANTOWN AVE. ELEVATION



REDNER STREET ELEVATION



LAWRENCE STREET ELEVATION

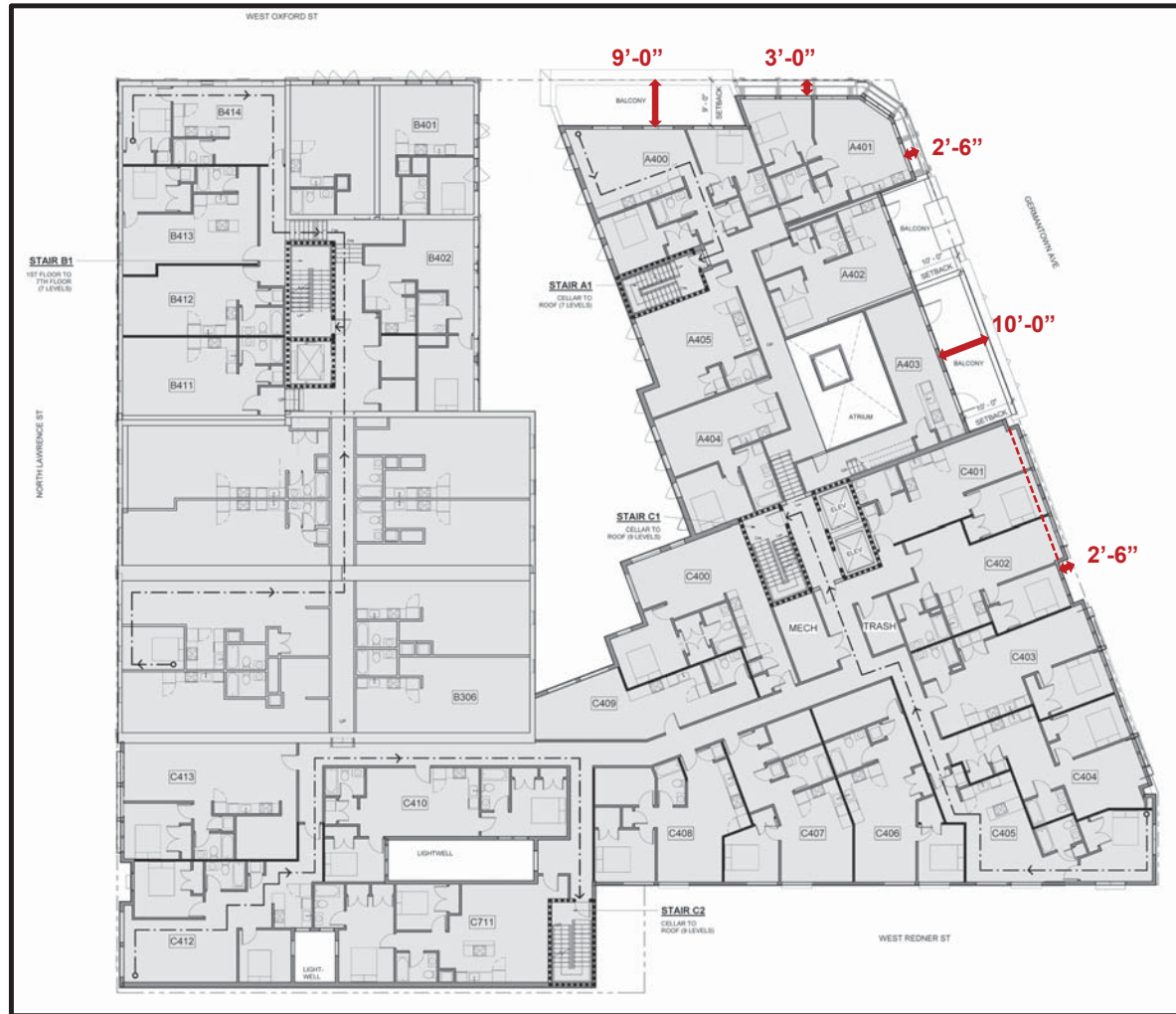
THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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ARCHITECTS

ELEVATION RENDERINGS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.07



PHC ARCHITECTURAL COMMITTEE
 REVIEW - UPDATED PAGES PER PHAC
 COMMENTS 3-26-19











THE RUFO COMPANIES - TR GRETZ LP
 OWNER/DEVELOPER

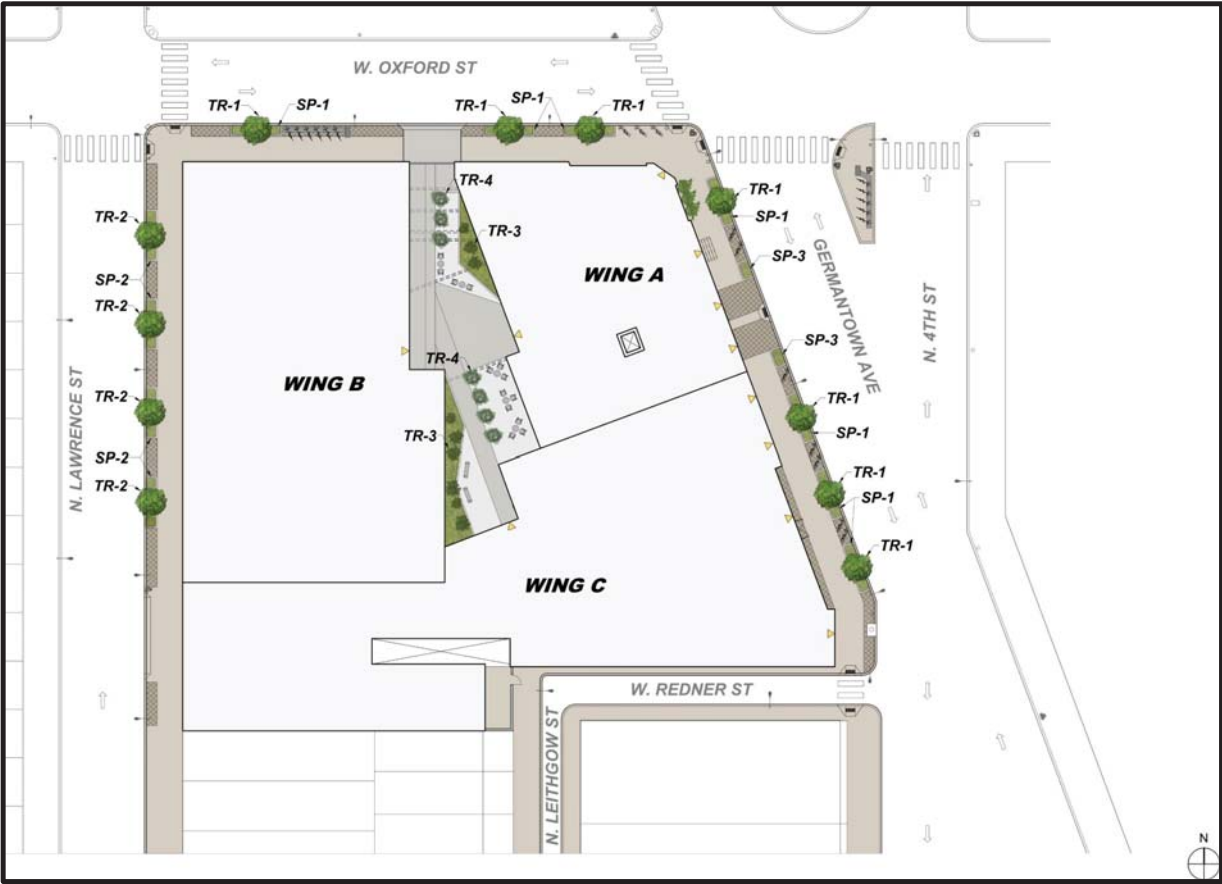
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 ARCHITECTS

SETBACKS AT OVERBUILT

GRETZ BUILDING
 1524 GERMAN TOWN AVENUE, PHILADELPHIA, PA 19122

3.01

LANDSCAPE FEATURES LEGEND		
	DOOR ENTRANCE TO BUILDING	
	NEW ADA CURB RAMP	
	NEW CONCRETE SIDEWALK	
	NEW CONCRETE COURTYARD	
	NEW STAMPED CONCRETE (HEXAGONAL PATTERN)	
STREET TREE PLANTING SCHEDULE: (PER DEPT. OF PARKS & RECREATION, STREET TREE MGMT. DIV. 2)		
LEGEND	SPECIFICATION	QTY.
	TR-1 GLEDITSIA TRIACANTHOS VAR. INERMIS - THORNLESS HONEYLOCUST	7
	TR-2 PRUNUS SARGENTII "SPIRE" - COLUMNAR SARGENT CHERRY	4
	TR-3 SHRUBS @ COURTYARD TALL GRASSES	8+/-
	TR-4 SILVER BIRCH (COURTYARD)	7
	SP-1 (N) - NEW STORMWATER PLANTER 4'-0" X 16'-0"	7
	SP-2 (N) - NEW STORMWATER PLANTER 3'-6" X 16'-0"	4
	SP-3 (N) - NEW STORMWATER PLANTER 3'-6" X 6'-0"	2



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

LANDSCAPE PLAN

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122



THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

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ARCHITECTS

EXTERIOR DESIGN VIEWS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

SUSTAINABLE MEASURES:

TRANSPORTATION

- BIKE SHARE STATIONS TO BE PROVIDED. OPTIONAL LOCATIONS ARE SHOWN IN PLAN.
- SIDEWALK BIKE RACKS TO BE PROVIDED.
- THREE CAR SHARE PARKING IS PROVIDED ON SITE, SEE 2.07.

LEGEND	SPECIFICATION	QTY.
AR(N)	ACCESSIBLE (CURB) RAMP (NEW)	6
AR(E)	ACCESSIBLE (CURB) RAMP (EXISTING)	3
BS(N)	BIKE SHARE (NEW)	2 LOCATIONS
BR(N)	BIKE RACK (NEW)	10
CW(N)	CROSSWALK (NEW)	SEE PLAN
SL(E)	STREET LAMP (EXISTING)	7
SL(N)	STREET LAMP (NEW)	9
TS(N)	TRAFFIC SIGNAL (NEW)	3



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SUSTAINABILITY 1-TRANSPORTATION

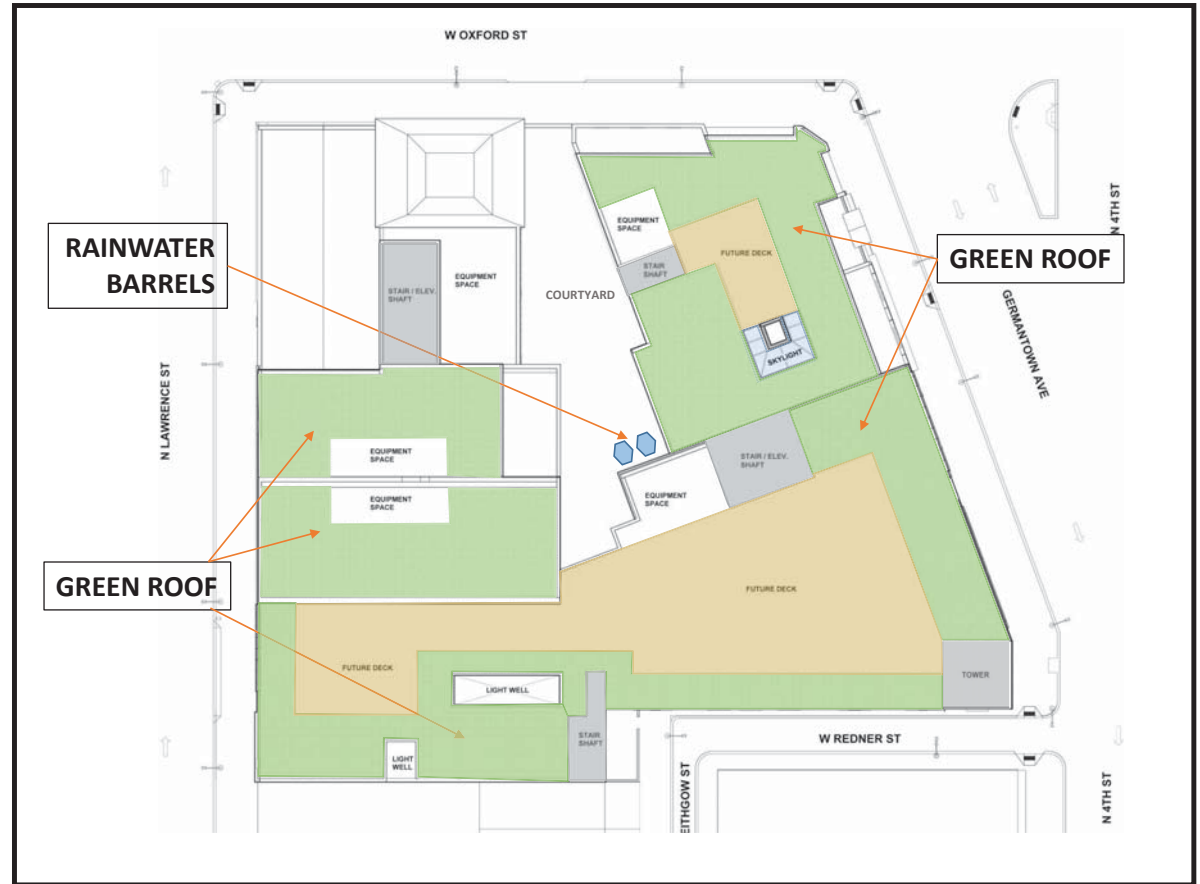
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.10

SUSTAINABLE MEASURES:

SUSTAINABLE SITE/BUILDING FEATURE

- ABOUT 40% OF TOTAL ROOF AREA TO BE GREEN ROOF.
- RAINWATER COLLECTION BARRELS TO BE INSTALLED ON CPURTYARD FOR IRRIGATION OF VEGETATIONS ON SITE.
- STORMWATER MANAGEMENT REQUIREMENT BY PWD TO BE COMPLIED FULLY.
- SIDEWALKS AND COURTYARD TO BE PAVED WITH HIGH ALBEDO MATERIALS, SUCH AS CONCRETE AND BRICKS.



OVERALL ROOF PLAN

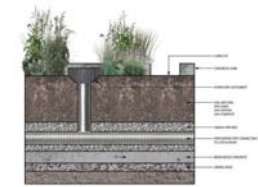
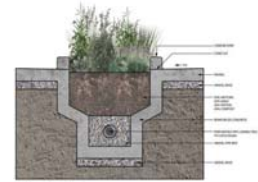
THE RUFO COMPANIES - TR GRETZ LP
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

SUSTAINABILITY 2 – SITE/BUILDING

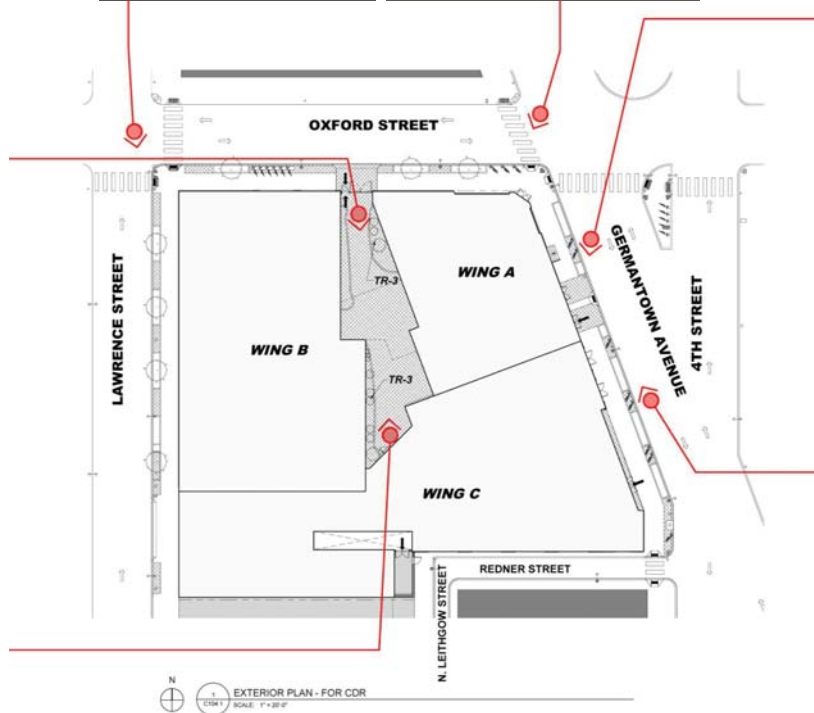
GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.11



Courtyard
see 2.15

Courtyard
See 2.15



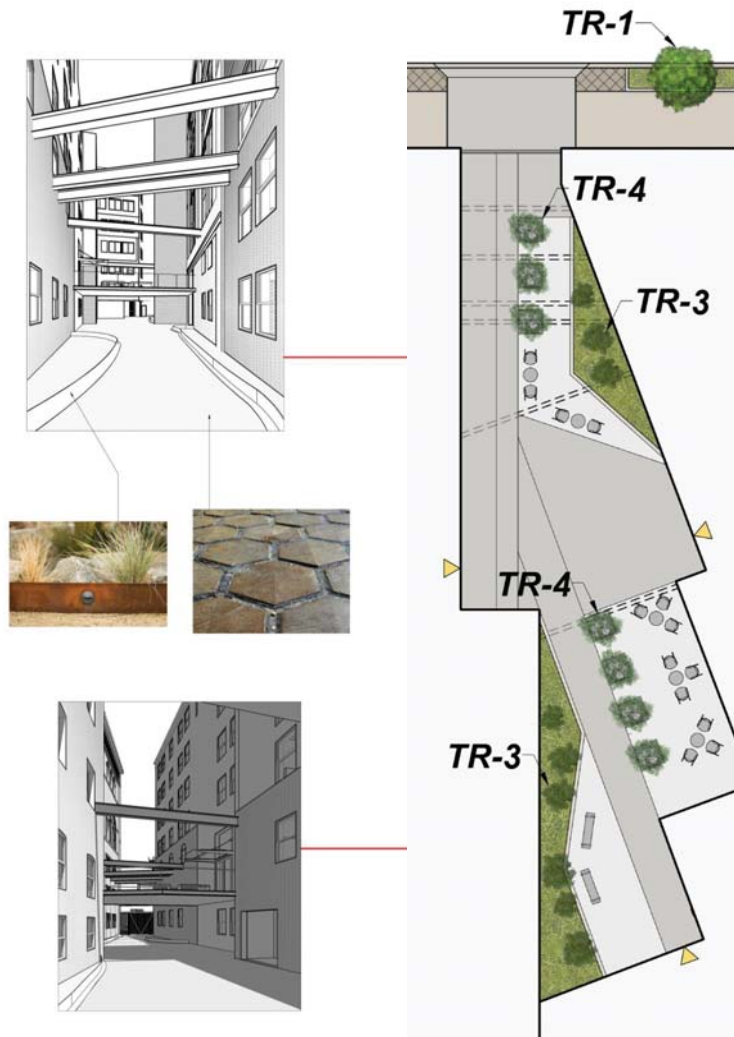
THE RUFO COMPANY
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

EXTERIOR FEATURES

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.12



COURTYARD FEATURES:

- Planting areas with seasonal grasses, plants and flowers
- Silver Birch tree groupings in planters
- Seating areas with loose gravel
- Concrete circulation paths
- View of courtyard from Main Lobby and Oxford Street Gate

THE RUFO COMPANIES - TR GRETZ LP
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ARCHITECTS

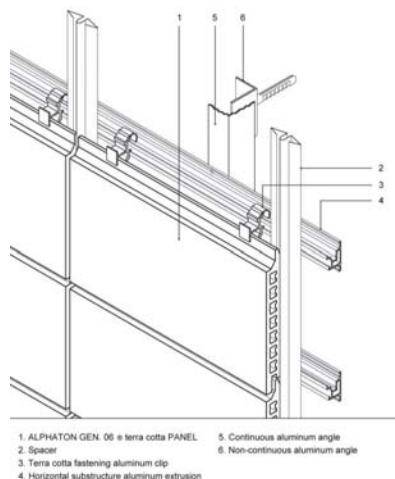
COURTYARD PLAN

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.13



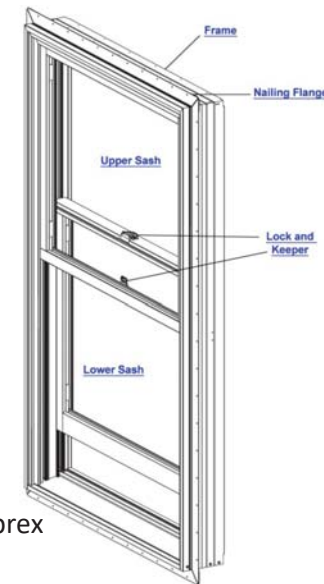
Terracotta Rainscreen
Finish: Deep Groove



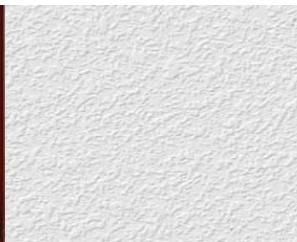
Terracotta Rainscreen Detail



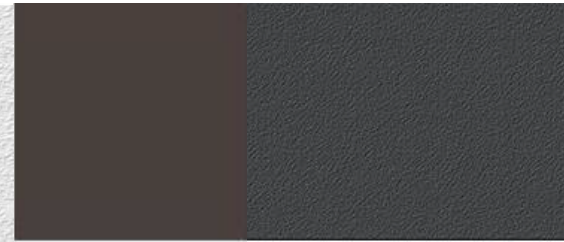
Andersen 100 series Fibrex
Windows
And Storefronts



Natural Red Rainscreen



White Stucco



Dark Bronze
Fenestration

Charcoal Grey Stucco

THE RUFO COMPANIES - TR GRETZ LP
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ARCHITECTS

FAÇADE MATERIALS & ELEMENTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.14

100 SERIES WINDOWS & DOORS

DELIVER BEAUTY, PERFORMANCE & DURABILITY.

ATTRACTIVE CORNER SEAMS.

100 Series products feature **low-visibility corner seams** for a cleaner and more contemporary look.

COLORS THAT LAST.

Durable, factory-finished interiors and exteriors never need painting and **won't fade, flake, blister or peel**, even in extreme cold or heat.

ATTRACTIVE MATTE INTERIORS.

Premium matte finish isn't shiny like vinyl and is available in white, sandstone, dark bronze and black.**

ENERGY EFFICIENT IN EVERY CLIMATE.

Energy-efficient 100 Series products are available with options that make them ENERGY STAR® certified throughout the U.S., so they can help reduce heating and cooling bills. What's more, Fibrex® composite material **blocks thermal transfer nearly 700 times better** than aluminum.



DESIGNED FOR PERFORMANCE.

100 Series products are designed to meet or exceed performance requirements in all 50 states†. See pages 103-104 for details.



EASY OPERATION FOR YEARS TO COME.

All 100 Series products are **tested to the extreme** to deliver years* of smooth, reliable operation.

SUPERIOR WEATHER RESISTANCE.

Our weather-resistant construction **seals out drafts, wind and water** so well that your reputation is protected whatever the weather.

QUALITY SO SOLID, THE WARRANTY IS TRANSFERABLE.*

Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner** for real added value.

OWNER-OWNER LIMITED WARRANTY

FIBREX® MATERIAL

STRONG ON PERFORMANCE. GENTLE ON THE ENVIRONMENT.

Developed by Andersen, Fibrex® material is a revolutionary structural composite material that blends the very best attributes of vinyl and wood. Fibrex material saves on natural resources because it is composed of 40% reclaimed wood fiber by weight. Special polymer formulations surround and fill each wood fiber, enabling top performance. The result is a material that provides uncommon value and enhances the quality of any project. In use for over two decades in Andersen® products, Fibrex material has proven its strength and durability in all types of climates.

REVOLUTIONARY BUILDING MATERIAL

- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Retains its stability and rigidity in all climates for exceptional durability.
- Offers superior scratch resistance compared to painted vinyl†.



ENVIRONMENTALLY RESPONSIBLE

- Since Andersen developed the highly sustainable Fibrex material, reuse of waste wood fiber has prevented the harvesting of nearly 90 million board feet of timber.
- 100 Series products can help builders earn LEED® points in three key categories: Energy & Atmosphere, Materials & Resources and Indoor Environmental Quality.
- 100 Series products meet or exceed California Section 01350 Specification, a California indoor emission standard — one of the toughest in the country.
- Like all Andersen products, 100 Series products are designed to last** and help reduce future waste streams.



See how Andersen created Fibrex material at andersenwindows.com/fibrex

* Visit andersenwindows.com/warranty for details.
† See your local code official for code requirements in your area.
** When tested against five leading competitors' painted vinyl window products.

Dark Bronze Fenestration



THE RUFO COMPANIES - TR GRETZ LP
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WINDOWS AND STOREFRONTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.15

WINDOW & DOOR TYPES

CASEMENT & AWNING WINDOWS

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward. Both are also available as non-operating stationary windows.



Sandstone



Twin Casement



Picture with Flanking Casements



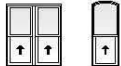
Available in custom sizes to fit all projects.

SINGLE-HUNG WINDOWS

Single-hung windows feature a fixed upper sash with an operable lower sash that slides up and down. For convenience, the hardware locks automatically when the window is closed. An arch single-hung is also available to add architectural interest.



Dark Bronze



Twin Single-Hung



Arch Single-Hung



Picture with Flanking Single-Hungs

GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash, is also available.



Black



Gliding Active-Stationary



Gliding Stationary-Active



Gliding Active-Stationary-Active, 1:1:1 Sash Ratio



Gliding Active-Stationary-Active, 1:2:1 Sash Ratio

PICTURE, TRANSOM & SPECIALTY WINDOWS

Choose from a variety of shapes to make a signature statement or provide a delicate lighting accent. Shapes include arch, Springline™, half circle, quarter circle and rectangular picture or transom windows. Custom shapes are also available including: full circle, triangle, trapezoid, pentagon, octagon and unequal leg arch windows.



Terracotta

GLIDING PATIO DOORS

Patio doors feature one stationary panel and one operating panel that glides smoothly on adjustable rollers. They feature a multi-point locking system for enhanced security and an optional exterior keyed lock for convenience. Sidelights and transoms are also available.



White



Dark Bronze Fenestration



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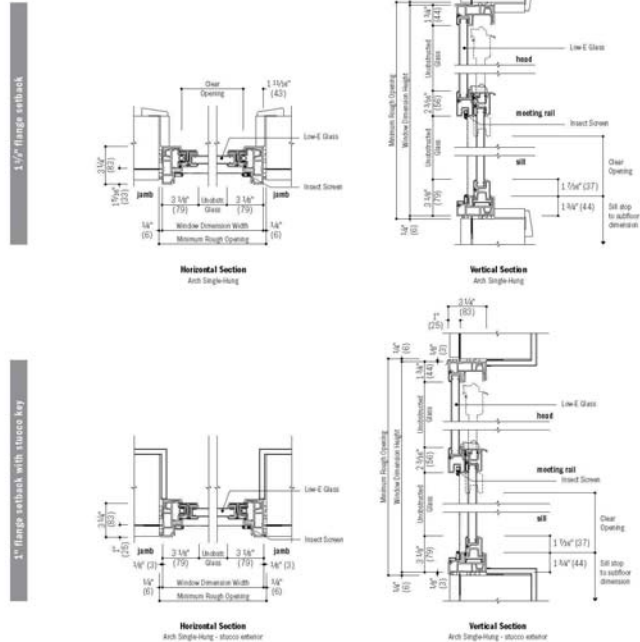
WINDOWS AND STOREFRONTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.16

SINGLE-HUNG WINDOWS

Arch Single-Hung Window Details - New Construction
Scale 1 1/2" (38) = 1'-0" (305) = 1:8



*Drip cap is required to complete window installation as shown, but may not be included with the window. Use of drip cap is recommended for proper installation.
*Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
*Rough openings may need to be increased to allow for ease of building wrap, flashing, sill panning, brackets, fasteners or other items. See installation information on page 100.
*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
*Dimensions in parentheses are in millimeters.

48

Andersen

FEATURES

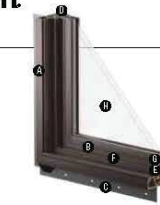
GLIDING

Frame

- ① Frame constructed with Fibrex® composite material. This construction produces a rigid frame.
- ② Durable, low-maintenance finish won't fade, flake, blister or peel.
- ③ Four frame options available, see page 16.

Sash

- The operating sash has a meeting stile cover with a unique raised profile design, allowing the sash to be opened and closed easily.
- ④ Fibrex material construction provides long-lasting performance. The sash, finished with a durable capping, provides maximum protection and a matte, low-maintenance finish.
- ⑤ Dual-felt weatherstrip provides a long-lasting, energy-efficient barrier against wind, water and dust.
- ⑥ Operating sash has four metal rollers mounted at the bottom of the sash for easy, smooth travel over the sill.



Glass

- ⑦ A glazing bead and silicone provides superior weathertightness and durability.
- ⑧ See page 16 for details.

Hardware

Sash Lock

Gliding window sash lock engages automatically when operable sash is closed. The standard sash lock matches the window's interior color. An optional sash pull is available.

PICTURE, TRANSOM & SPECIALTY

Frame

- ① Frame constructed with Fibrex composite material. This construction produces a rigid frame.
- ② Durable, low-maintenance finish won't fade, flake, blister or peel.
- ③ Four frame options available, see page 16.

Glass

- ④ The glass is direct-set into the frame for superior weathertightness and durability.
- ⑤ See page 16 for details.

Shapes

Along with rectangular windows, arch, Springline®, half circle, quarter circle and circle windows are available in both standard and custom sizes. Custom windows are also available in triangle, trapezoid, pentagon, octagon and unequal leg arch shapes.

100 SERIES

100 Series
Window Series



HARDWARE FINISHES



HARDWARE OPTIONS



Build name: darker finish shown.

ACCESSORIES Sold Separately

Hardware

Window Opening Control Device
A window opening control device is available for casement, single-hung and gliding windows which limits sash travel to less than 4" (102) when the window is first opened. Available factory-installed or as a kit for field-application.

Vent Limiter

A vent limiter is available for awning windows which prevents opening the sash more than 4" (102). Available factory-installed or as a kit for field-application.

Open/Closed Sensors

Wireless open/closed sensors are available in white, Sandtone and dark bronze.

Grilles

Grilles are available in a variety of configurations. See page 13 for details.

Insect Screens

For casement and awning windows, insect screen frames are color matched to the product interior. For single-hung and gliding windows, stainless steel springs hold the insect screen tightly to the window frame and their frames are available in colors to match the product exteriors. Insect screens have charcoal gray fiberglass screen mesh.

Vent Limiter
A vent limiter is available for awning windows which prevents opening the sash more than 4" (102). Available factory-installed or as a kit for field-application.

Open/Closed Sensors
Wireless open/closed sensors are available in white, Sandtone and dark bronze.

Grilles
Grilles are available in a variety of configurations. See page 13 for details.

* Visit andersenwindows.com/warranty for details.

Dimensions in parentheses are in millimeters.

Printing limitations: prevent exact replication of finishes. See your Andersen supplier for actual finish samples.

Dark Bronze
Fenestration



17

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WINDOWS AND STOREFRONTS

GRETZ BUILDING
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2.17

Andersen

100 SERIES

PATIO DOORS

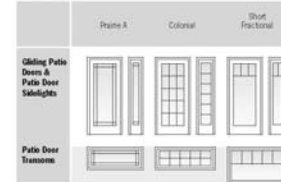
SECTION REFERENCE

Gliding Patio Doors	
Table of Sizes	93
Specifications	93
Grille Patterns	94
Door Details	94
Patio Door Sidelights & Transoms	
Table of Sizes	95
Specifications	95
Grille Patterns	94
Sidelight & Transom Details	96
Joining Details	97
Custom Sizing	98
Combination Designs	99
Product Performance	102

CUSTOM SIZING
In 1/8" (3) increments
Dimensions in parentheses are in millimeters.

GLIDING PATIO DOORS

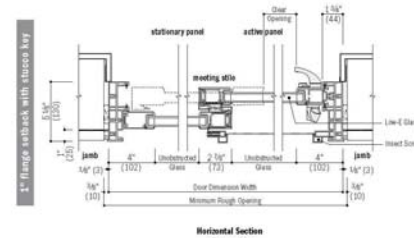
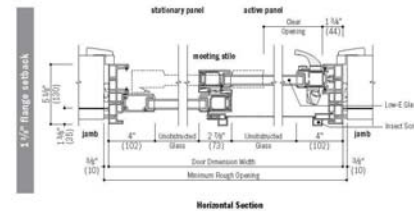
Grille Patterns



Number of lights and overall pattern varies with door size. Patterns shown may not be available for all sizes. Specified equal light pattern is also available. For more information on divided light, see page 13 or visit andersenwindows.com/grilles.

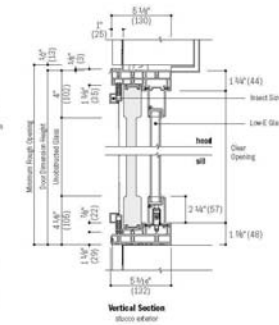
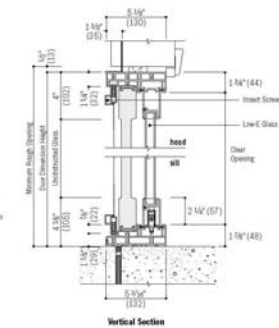


Gliding Patio Door Details Scale 1 1/2" (38) = 1'-0" (305) - 1:8



See page 97 for horizontal and vertical joining details.

*Grip cap is required to complete door installation as shown, but may not be included with the door. Use of grip cap is recommended for proper installation.
*Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items. See installation information on page 106.
*Details are for illustrative only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
*Dimensions in parentheses are in millimeters.



Dark Bronze
Fenestration



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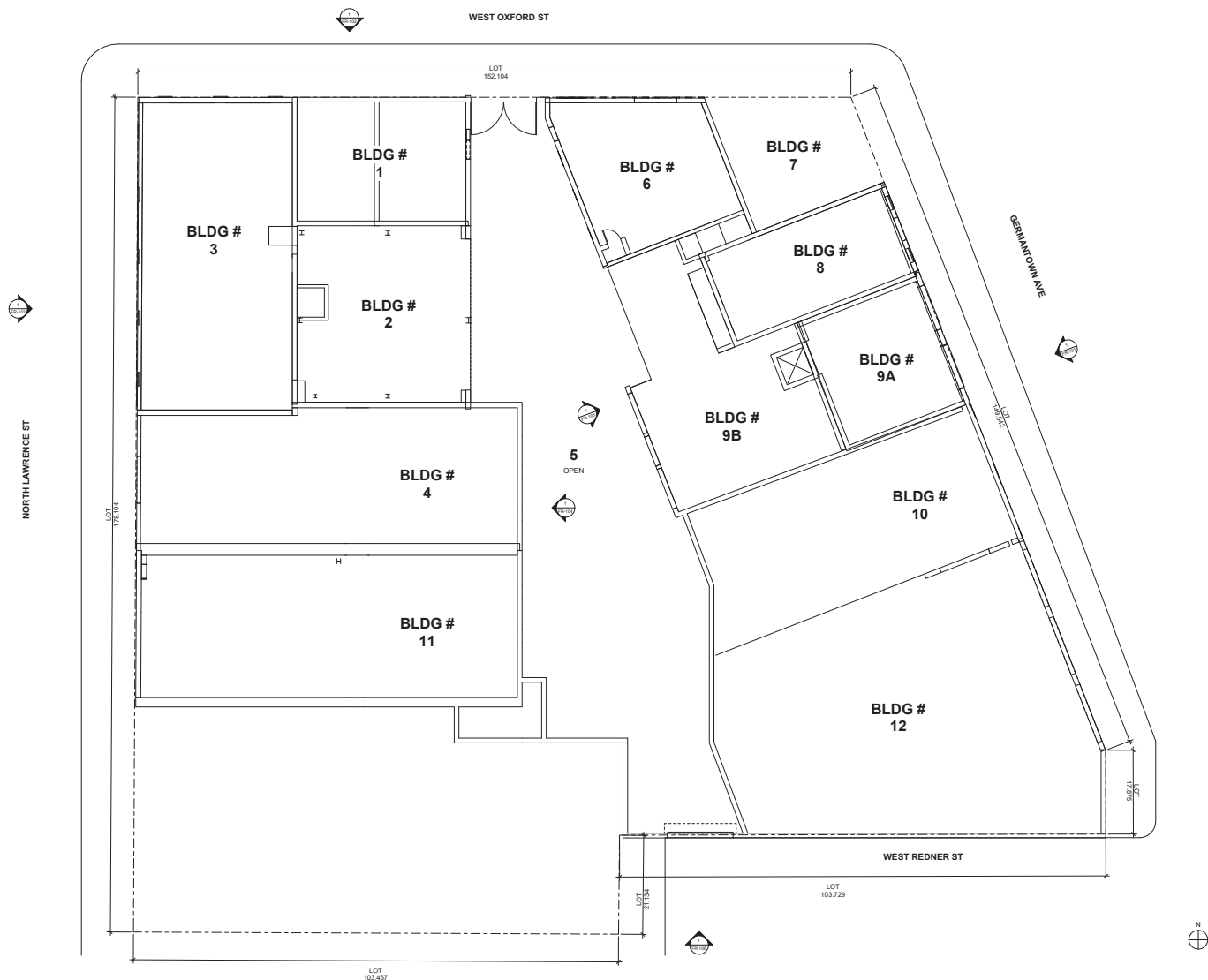
T + ASSOCIATES
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WINDOWS AND STOREFRONTS

GRETZ BUILDING
1524 GERMANTOWN AVENUE, PHILADELPHIA, PA 19122

2.18

FAÇADE RESTORATION DRAWINGS



1 FIRST FLOOR - EXISTING PLAN - FACADE RESTORATION
FR-100 SCALE: 1/8" = 1'-0"

1' 5' 10' 15'
0

T+ ASSOCIATES INC. ARCHITECTS
525 S. 4TH ST, STE 501
PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S SEAL

MEP ENGINEER

PRELIMINARY REVIEW

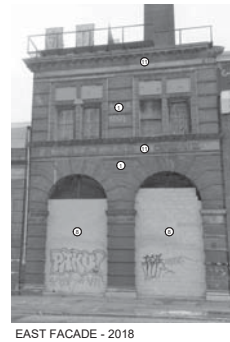
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DESIGNED BY: JLT
APPROVED BY: JLT
SCALE: 1/8" = 1'-0"

TITLE: FACADE RESTORATION - PLAN
DWG. NO. FR-100

EXISTING BUILDING VIEWS








MEP ENGINEER:

7-13-21

DRAWN BY: Author
APPROVED BY: AT
SCALE: As indicated
JOB#: 14 05-012

TITLE:
FACADE RESTORATION -
ELEVATION
DWG. NO.
FR-101

- LEGEND - FACADE RESTORATION**
- | | |
|-------------------------------------------------------------------------------------|-----------------------------------------|
|  | WALLS TO BE DEMOLISHED |
|  | REMOVE INFILL FROM ORIGINAL OPENINGS |
|  | NEW OPENING IN EXISTING MASONRY |
|  | EXISTING MASONRY OPENING TO BE EXTENDED |
|  | EXISTING MASONRY OPENING TO BE INFILLED |

- ## NOTE TAGS - FACADE RESTORATION
- 1 * PATCH EXISTING MASONRY BRICKS AT REQ. TYP
REPAIR CRACKS, REPAIR CHIPPING, REPAIR MISSING BRICKS
PART 1: PATCH GROUT, 1/2" PART LINE, (6/12) PART SAND DYED
TO MATCH EXISTING COLOR
 - 2 WALLS WITH GROUT
- REMOVE PLANT
- CLEAN
 - 3 * RESET & PATCH EXISTING BRICK CORRELLING AS REQ. TYP
- RESET SOUND BRICKS
- RUSTY IRON SALVAGEUR BRICK, REPLACE BRICKS W/ MORE
DURABLE BRICKS
 - 4 * PATCH & RESET EXISTING CONCRETE, TYP
- REMOVE EXISTING PATCH
- PATCH
- PATCH TO MATCH
 - 5 * EXISTING MASONRY OPENINGS TO BE INFILLED
- FULL, 1/2" GROUTING CHIPPING, TOOTHING
 - 6 REMOVE AREA OF MISMATCHED BRICK
- REMOVE BRICKS WITH FLAKED BRICK TO MATCH
REMAINDER OF WALL
- RETAIN BRICK LOCATIONS
 - 7 EXISTING METAL CORNICE
- BONDY ANY HOLES, SAND, PAINT
 - 8 REMOVE INFILL FROM ORIGINAL OPENINGS
- REMOVE STEEL, HANGER, TYP
- HAND SCRAPE RUST OFF
 - 9 CLEAN EXISTING LINTEL & SILL TYP
- REMOVE INFILL, SPECTH, HOLES, CLEAN
- MARBLE, SPECIFY HOW TO CLEAN
 - 10 * EXISTING TERRA COTTA
- REMOVE CRACKS, CLEAN EXISTING DAMAGED TERRA COTTA
2. PATCH SMALL PORTIONS OF TERRA COTTA BY HAND
- REMOVE MORE MOLDS OF TERRA COTTA WHERE
NECESSARY
 - 11 PATCH CRACK & CLEAN EXISTING TERRA COT ROOF RINGLES
- CHECK CONDITION & DECIDE
 - 12 PATCH & CLEAN EXISTING STONE BANDING TYP
1. REMOVE PLANT
2. CLEAN
 - 13 EXISTING METAL COLUMN CAPITAL
- BONDY ANY HOLES, SAND, PAINT
 - 14 * NEW OPENING TO BE PART OF SEPARATE P.H.C COMMITTEE/
REPAIR
- NOTE: MASONRY RESTORATION:
- SPOT PATCH MASONRY W/ LESS THAN 30% DAMAGE
- REPAIR PATCH W/ MORE THAN 30% DAMAGE
- * PHIC TO REQUEST SAMPLE FOR APPROVAL

NOTE: MASONRY RESTORATION
- SPOT POINT MASONRY W/ LESS THAN 30% DAMAGE
- RE-POINT MASONRY W/ MORE THAN 50% DAMAGE
* PHC TO REVIEW SAMPLE FOR APPROVAL

BUILDING 7
TAVERN DEMOLISHED
EXISTING BUILDING VIEWS



PRE-DEMOLITION - 2013



EXISTING VACANT CORNER LOT

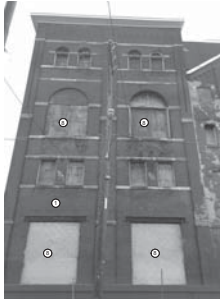
BUILDING 6
BOTTLING HOUSE 1
EXISTING BUILDING VIEWS



NORTH FACADE - 2018



BUILDING 1 BREW HOUSE
EXISTING BUILDING VIEWS



WEST FACADE - LAWRENCE STREET



NORTH & EAST FACADES - LAWRENCE STREET 2017

BUILDING 3 ICE HOUSE
EXISTING BUILDING VIEWS



EXISTING CORNER VIEW - 2018



DATE STONE - 1885

LEGEND - FACADE RESTORATION

- WALLS TO BE DEMOLISHED
- REMOVE INFILL FROM ORIGINAL OPENINGS
- NEW OPENING IN EXISTING MASONRY
- EXISTING MASONRY OPENING TO BE EXTENDED
- EXISTING MASONRY OPENING TO BE INFILLED

NOTE TAGS - FACADE RESTORATION

1. PATCH EXISTING MASONRY, POINT AS REQ. TYP.
- EXISTING BRICK TO BE POINTED W/ FOLLOWING GROUT MIX:
(1) PART CEMENT, (2 1/2) PART LIME, (6 1/2) PART SAND DYED TO MATCH ORIGINAL COLOR
 2. WALLS WITH GRAFFITI
- REMOVE PAINT
- CLEAN
 3. RESET & POINT EXISTING BRICK CORBELLING AS REQ. TYP.
- RESET SOUND BRICKS
- INSTALL NEW SALVAGED BRICK, REPLACE BRICKS W/ MORE THAN 1 HOLD
 4. PATCH & PAINT EXISTING CONCRETE TYP.
- REMOVE EXISTING PAINT
- PATCH
- PAINT TO MATCH
 5. EXISTING MASONRY OPENINGS TO BE INFILLED
- INFILL W/ SALVAGED MATCHING BRICK TOOTHING
 6. REMOVE AREA OF MISMATCHED BRICK
- RECONSTRUCT WITH SALVAGED BRICK TO MATCH REMAINDER OF WALL
- RETAIN WINDOW LOCATIONS
 7. EXISTING METAL CORNICE
- BOND TO ANY HOLES, SAND, & PAINT
 8. REMOVE INFILL FROM ORIGINAL OPENINGS
- CLEAN EXISTING STEEL HEADER, TYP.
- HAND SCRAPE RUST OFF
 9. CLEAN EXISTING LINTEL & SILL, TYP.
- BROWNSTONE, SPECIFY HOW TO CLEAN
- MARBLE, SPECIFY HOW TO CLEAN
 10. EXISTING TERRA COTTA, TYP.
1. REMOVE PAINT, CLEAN EXISTING UNDAUNAGED TERRA COTTA
2. PATCH SMALL PORTIONS OF TERRA COTTA BY HAND
3. REPLACE ENTIRE MOLD UNIT OF TERRA COTTA WHERE NECESSARY
 11. REPLACE OR PATCH & CLEAN EXISTING ROOF SHINGLES
- CHECK CONDITION & DECIDE
 12. PATCH & CLEAN EXISTING STONE BAND, TYP.
1. REMOVE PAINT
2. CLEAN
 13. EXISTING METAL COLUMN CAPITAL
- BOND TO ANY HOLES, SAND, & PAINT
 14. NEW OPENINGS TO BE PART OF SEPARATE P.H.C. COMMITTEE/ COMMISSION REVIEW SET.
- NOTE: MASONRY RESTORATION
- SPOT POINT MASONRY W/ LESS THAN 30% DAMAGE
- RE-POINT MASONRY W/ MORE THAN 30% DAMAGE
- PHC TO REVIEW SAMPLE FOR APPROVAL

NEW METAL CAP ON CHIMNEY

SAVE EXISTING "GRETZ BEER" SIGN PAINT

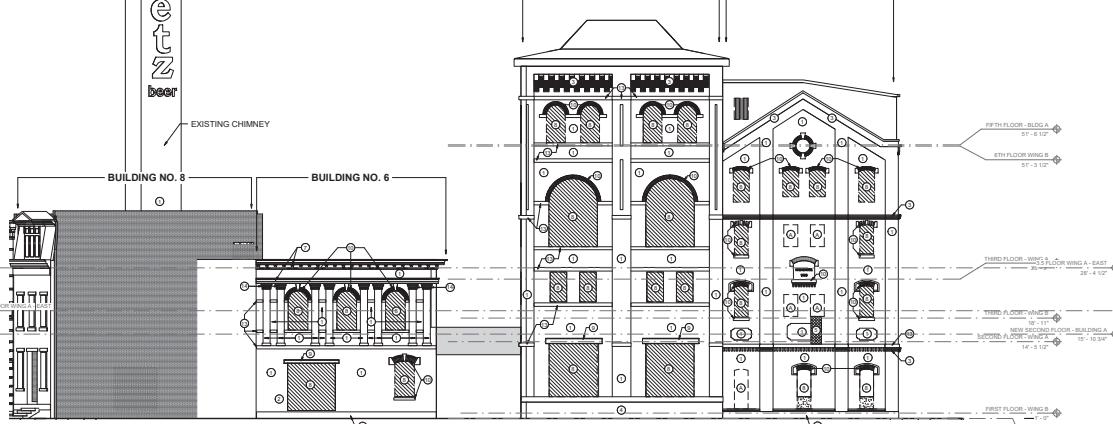
EXISTING CHIMNEY

BUILDING NO. 8

BUILDING NO. 6

BUILDING NO. 1

BUILDING NO. 3



1 OXFORD ST ELEVATION - FACADE RESTORATION
FR-102 SCALE: 1/8" = 1'-0"

0' 5' 10' 15'

APPLICATION LIMITED TO FACADE RESTORATION. APPLICATION DOES NOT INCLUDE ANY HABITABLE SPACE-RENOVATIONS & ADDITIONS FOR RESIDENTIAL UNITS TO BE FILED UNDER SEPERATE APPLICATION.



T+ ASSOCIATES INC. ARCHITECTS
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ARCHITECT'S SEAL
MEP ENGINEER

PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

FR-102

DATE: 7-13-21
DWG. NO. 102
SCALE: 1/8" = 1'-0"

BUILDING 3 ICE HOUSE
EXISTING BUILDING VIEWS



EXISTING CORNER VIEW - 2018



WEST FACADE - LAWRENCE STREET



WEST FACADE - LAWRENCE STREET



WEST FACADE - LAWRENCE STREET

BUILDING 4 BEER CELLAR 1
EXISTING BUILDING VIEWS



WEST FACADE - LAWRENCE STREET



WEST FACADE - LAWRENCE STREET

BUILDING 11 BEER CELLAR 2
EXISTING BUILDING VIEWS



WEST FACADE - 2018



WEST & SOUTH FACADES - 2018



WEST FACADE - LAWRENCE STREET



WEST FACADE - LAWRENCE STREET



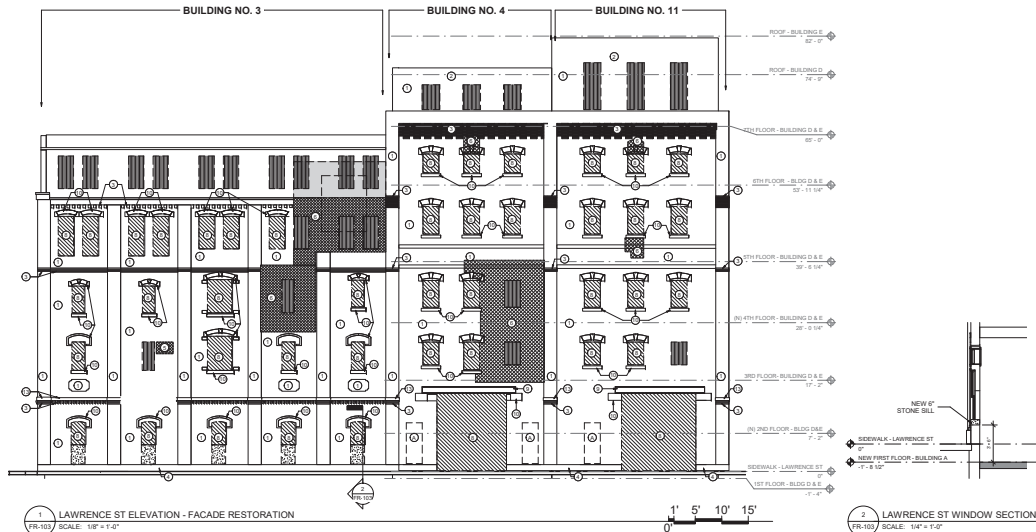
WEST FACADE - LAWRENCE STREET

LEGEND - FACADE RESTORATION

	WALLS TO BE DEMOLISHED
	REMOVE INFILL FROM ORIGINAL OPENINGS
	NEW OPENING IN EXISTING MASONRY
	EXISTING MASONRY OPENING TO BE EXTENDED
	EXISTING MASONRY OPENING TO BE INFILLED

- NOTE TAGS - FACADE RESTORATION**
- * PATCH EXISTING MASONRY, POINT AS REQ. TYP
- EXISTING BRICK TO BE POINTED W/ FOLLOWING GROUT MIX:
1) PART CEMENT: 12 1/2 PART LIME, (W/12) PART SAND DYED TO MATCH ORIGINAL COLOR
 - * WALLS WITH GRAFFITI:
- REMOVE PAINT
- CLEAN
 - * RESET & POINT EXISTING BRICK CORBELLING AS REQ. TYP
- RESET SOUND BRICKS
- INSTALL NEW SALVAGED BRICK, REPLACE BRICKS W/ MORE THAN 1/2 BOLD
 - * PATCH & PAINT EXISTING CONCRETE, TYP
- REMOVE EXISTING PAINT
- PATCH
- PAINT TO MATCH
 - * EXISTING MASONRY OPENINGS TO BE INFILLED
- INFILL W/ SALVAGED MATCHING BRICK, TOOTHING
 - * REMOVE AREA OF MISMATCHED BRICK
- RECONSTRUCT WITH SALVAGED BRICK TO MATCH REMAINDER OF WALL
- RETAIN WINDOW LOCATIONS
 - * EXISTING METAL CORNICE
- BORND ANY HOLES, SAND & PAINT
 - * REMOVE INFILL FROM ORIGINAL OPENINGS
 - * CLEAN EXISTING STEEL HEADER, TYP
- HAND SCRAP, RUST OFF
 - * CLEAN EXISTING LINTEL & SILL, TYP
- BROWNSTONE, SPECIFY HOW TO CLEAN
- HANDBLE, SPECIFY HOW TO CLEAN
 - * EXISTING TERRAZZO COTTA, TYP
1. REMOVE PAINT, CLEAN EXISTING UNDAUNAGED TERRAZZO
2. PATCH SMALL PORTIONS OF TERRAZZO BY HAND
3. REPLACE ENTIRE MOLD UNIT OF TERRAZZO WHERE NECESSARY
 - * REPLACE OR PATCH & CLEAN EXISTING ROOF SHINGLES
- CHECK CONDITIONS & DECIDE
 - * PATCH & CLEAN EXISTING STONE BAND, TYP
1. REMOVE PAINT
2. CLEAN
 - * EXISTING METAL COLUMN CAPITAL
- BORND ANY HOLES, SAND & PAINT
- RE-POINT MASONRY W/ MORE THAN 50% DAMAGE
 - * NEW OPENING TO BE PART OF SEPARATE P.H.C COMMITTEE/COMMISSION REVIEW SET

NOTE: MASONRY RESTORATION
- SPOT POINT MASONRY W/ LESS THAN 30% DAMAGE
- RE-POINT MASONRY W/ MORE THAN 50% DAMAGE
* PHC TO REVIEW SAMPLE FOR APPROVAL



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ARCHITECT'S SEAL

PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

FR-103

FACADE RESTORATION - ELEVATION
DWG. NO. FR-103

DESIGNED BY: AT
SCALE: 1/8" = 1'-0"
DATE: 7-13-21

- LEGEND - FACADE RESTORATION**
- WALLS TO BE DEMOLISHED
 - REMOVE INFILL FROM ORIGINAL OPENINGS
 - NEW OPENING IN EXISTING MASONRY
 - EXISTING MASONRY OPENING TO BE EXTENDED
 - EXISTING MASONRY OPENING TO BE INFILLED

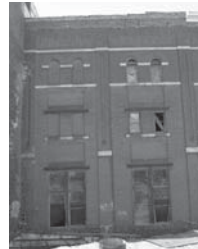
- NOTE TAGS - FACADE RESTORATION**
- PATCH EXISTING MASONRY, POINT AS REQ. TYP.
 - EXISTING BRICK TO BE POINTED W/ FOLLOWING GROUT MIX: (1) PART CEMENT, (2) 1/2 PART LIME, (5) 1/2 PART SAND DYED TO MATCH ORIGINAL COLOR
 - WALLS WITH GRAFFITI
 - REMOVE PAINT
 - CLEAN
 - RESET & POINT EXISTING BRICK CORBELLING AS REQ. TYP.
 - RESET SOUND BRICKS
 - INSTALL NEW SALVAGED BRICK, REPLACE BRICKS W/ MORE THAN 1" MOLD
 - PATCH & PAINT EXISTING CONCRETE, TYP.
 - REMOVE EXISTING PAINT
 - PATCH
 - PAINT TO MATCH
 - EXISTING MASONRY OPENINGS TO BE INFILLED
 - INFILL W/ SALVAGED MATCHING BRICK TOOTHING
 - REMOVE AREA OF MISMATCHED BRICK
 - RECONSTRUCT WITH SALVAGED BRICK TO MATCH REMAINDER OF WALL
 - RETAIN WINDOW LOCATIONS
 - EXISTING METAL CORNICE
 - REMOVE ANY HOLES, SAND, & PAINT
 - REMOVE INFILL FROM ORIGINAL OPENINGS
 - CLEAN EXISTING STEEL HEADER, TYP.
 - HAND SCRAPE PAINT OFF
 - CLEAN EXISTING LINTEL & SILL, TYP.
 - GRINDSTONE, SPECIFY HOW TO CLEAN
 - MARBLE, SPECIFY HOW TO CLEAN
 - EXISTING TERRA COTTA, TYP.
 - REMOVE PAINT, CLEAN EXISTING UNDAMAGED TERRA COTTA
 - PATCH SMALL PORTIONS OF TERRA COTTA BY HAND
 - REPLACE ENTIRE MOLD UNIT OF TERRA COTTA WHERE NECESSARY
 - REPLACE OR PATCH & CLEAN EXISTING ROOF BRICKS
 - CHECK CONDITION & DECIDE
 - PATCH & CLEAN EXISTING STONE BAND, TYP.
 - REMOVE PAINT
 - CLEAN
 - EXISTING METAL COLUMN CAPITAL
 - REMOVE ANY HOLES, SAND, & PAINT
 - NEW OPENING TO BE PART OF SEPARATE P.H.C. COMMITTEE/ COMMISSION REVIEW SET

NOTE: MASONRY RESTORATION
 - SPOT POINT MASONRY W/ LESS THAN 30% DAMAGE
 - RE-POINT MASONRY W/ MORE THAN 30% DAMAGE
 * PHC TO REVIEW SAMPLE FOR APPROVAL

BUILDING 2 MILL HOUSE
 EXISTING BUILDING VIEWS



WEST FACADE WINDOW (REAR)



WEST FACADE (REAR)



WEST FACADE (REAR)



WEST FACADE WINDOW (REAR)

BUILDING 4 BEER CELLAR 1
 EXISTING BUILDING VIEWS



WEST FACADE (REAR)



WEST FACADE



WEST FACADE (REAR)

BUILDING 11 BEER CELLAR 2
 EXISTING BUILDING VIEWS



WEST FACADE (REAR)



WEST FACADE



WEST FACADE (REAR)

BUILDING 1 BREW HOUSE (EAST FACADE)
 EXISTING BUILDING VIEWS



WEST FACADE



WEST FACADE (REAR)



WEST FACADE WINDOW (REAR)



WEST FACADE WINDOW (REAR)



WEST FACADE (REAR)



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ARCHITECT'S SEAL



MEP ENGINEER

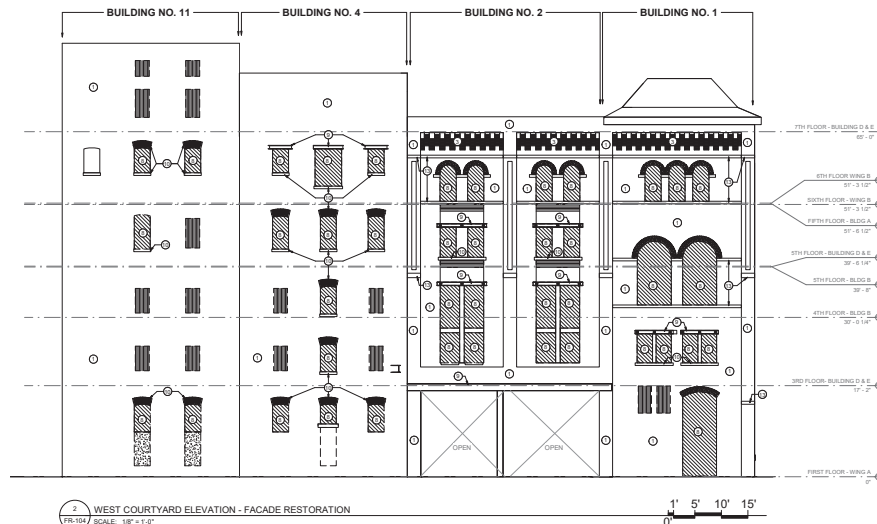
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

FR-104

DATE: 7-13-21
 DRAWN BY: A.T.
 APPROVED BY: A.T.
 SCALE: AS SHOWN
 SCALE: 1/8" = 1'-0"



BUILDING 6 BOTTLING HOUSE EXISTING BUILDING VIEWS



EAST FACADE (REAR)



EAST FACADE (REAR)



EAST FACADE WINDOW (REAR)

BUILDING 8 OFFICE BUILDING EXISTING BUILDING VIEWS



EAST FACADE (REAR)



EAST FACADE (REAR)

BUILDING 9B ENGINE ROOM EXISTING BUILDING VIEWS



EAST FACADE (REAR)



EAST FACADE (REAR)

LEGEND - FACADE RESTORATION

- WALLS TO BE DEMOLISHED
- REMOVE INFILL FROM ORIGINAL OPENINGS
- NEW OPENING IN EXISTING MASONRY
- EXISTING MASONRY OPENING TO BE EXTENDED
- EXISTING MASONRY OPENING TO BE INFILLED

NOTE TAGS - FACADE RESTORATION

1. PATCH EXISTING MASONRY, POINT AS REQ. TYP.
- EXISTING BRICK TO BE POINTED W/ FOLLOWING GROUT MIX:
(1) PART CEMENT, (2) 1/2 PART LIME, (3) 2 PART SAND DRYD.
TO MATCH ORIGINAL COLOR
2. WALLS WITH GRAFFITI
- REMOVE PAINT
- CLEAN
3. RESET & POINT EXISTING BRICK CORBELLING AS REQ. TYP.
- RESET SOUND BRICKS
- INSTALL NEW SALVAGED BRICK, REPLACE BRICKS W/ MORE
THAN 1" MOLD
4. PATCH & PAINT EXISTING CONCRETE, TYP.
- REMOVE EXISTING PAINT
- PATCH
- PAINT TO MATCH
5. EXISTING MASONRY OPENINGS TO BE INFILLED
- FILL W/ SALVAGED MATCHING BRICK TOOTHING
6. REMOVE AREA OF MISMATCHED BRICK
- RECONSTRUCT WITH SALVAGED BRICK TO MATCH
REMAINDER OF WALL
- REPAIR WINDOW LOCATIONS
7. EXISTING METAL CORNER
- RENDO ANY HOLES, SAND, & PAINT
8. REMOVE INFILL FROM ORIGINAL OPENINGS
- CLEAN EXISTING STEEL HEADER, TYP.
- HAND SCRAPE, RUST OFF
9. CLEAN EXISTING LINTLS. & SILL, TYP.
- BROWNSTONE, SPECIFY HOW TO CLEAN
- MARBLE, SPECIFY HOW TO CLEAN
10. EXISTING TERRA COTTA, TYP.
1. REMOVE PAINT, CLEAN EXISTING UNDAMAGED TERRA COTTA
2. PATCH SMALL PORTIONS OF TERRA COTTA BY HAND
3. REPLACE ENTIRE MOLD UNIT OF TERRA COTTA WHERE
NECESSARY
11. REPLACE OR PATCH & CLEAN EXISTING ROOF SHINGLES
- CHECK CONDITION & SECURE
12. PATCH & CLEAN EXISTING STONE BAND, TYP.
1. REMOVE PAINT
2. CLEAN
13. EXISTING METAL COLUMN CAPITAL
- RENDO ANY HOLES, SAND, & PAINT
14. NEW OPENING TO BE PART OF SEPARATE P.H.C COMMITTEE/
COMMISSION REVIEW SET

NOTE: MASONRY RESTORATION
- SPOT POINT MASONRY W/ LESS THAN 50% DAMAGE
- RE-POINT MASONRY W/ MORE THAN 50% DAMAGE
- PHC TO REVIEW SAMPLE FOR APPROVAL

T+ ASSOCIATES INC.
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ARCHITECT'S SEAL

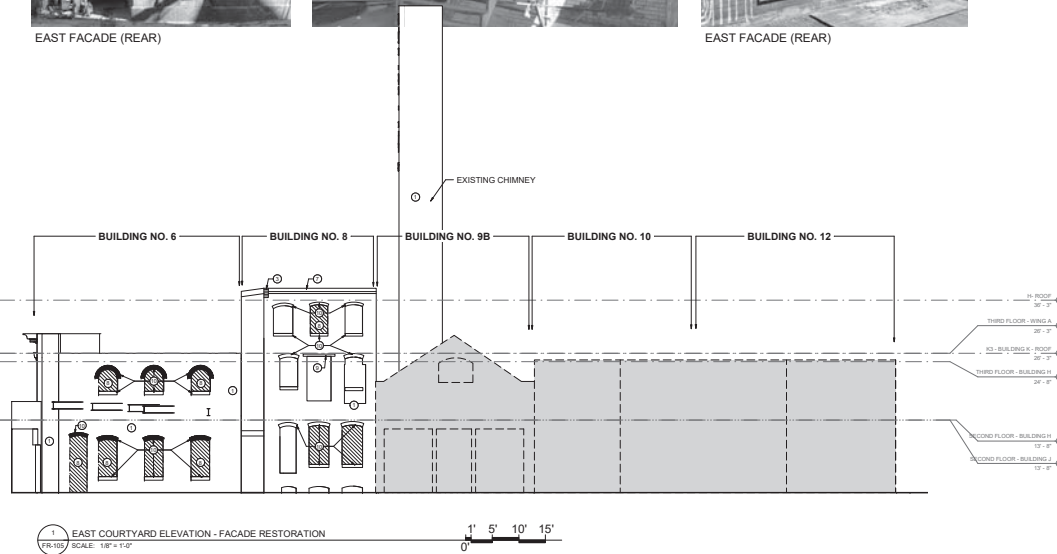
MEP ENGINEER

PRELIMINARY
REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

FR-105



1 EAST COURTYARD ELEVATION - FACADE RESTORATION
SCALE: 1/8" = 1'-0"

1' 5' 10' 15'
0'



T+ ASSOCIATES INC.
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MEP ENGINEER

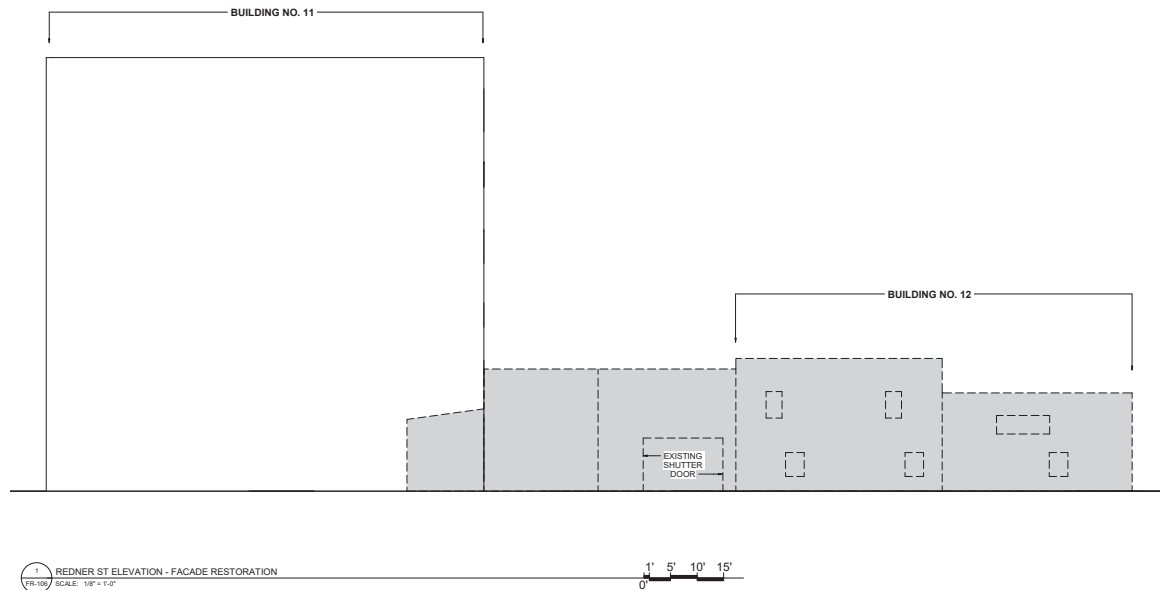
PRELIMINARY
REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUSTIN
APPROVED BY: J.T.
SCALE: 1/8" = 1'-0"
DATE: 06-06-2021

TITLE: FACADE RESTORATION -
ELEVATION
DWG. NO. FR-106



LEGEND - FACADE RESTORATION	
	WALLS TO BE DEMOLISHED
	REMOVE INFILL FROM ORIGINAL OPENINGS
	NEW OPENING IN EXISTING MASONRY
	EXISTING MASONRY OPENING TO BE EXTENDED
	EXISTING MASONRY OPENING TO BE INFILLED

- NOTE TAGS - FACADE RESTORATION**
- ① * PATCH EXISTING MASONRY, POINT AS REQ., TYP.
 - EXISTING BRICK TO BE POINTED W/ FOLLOWING GROUT MIX:
 - (1) PART CEMENT, (2 TO 1) PART LIME, (6/12) PART SAND DYED TO MATCH ORIGINAL COLOR
 - ② WALLS WITH GRAFFITI
 - REMOVE PAINT
 - CLEAN
 - ③ * RESET & POINT EXISTING BRICK CORRELLING AS REQ., TYP.
 - RESET BOUND BRICKS
 - INSTALL NEW SALVAGED BRICK, REPLACE BRICKS W/ MORE THAN 1/2 MOULD
 - ④ * PATCH & PAINT EXISTING CONCRETE, TYP.
 - REMOVE EXISTING PAINT
 - PATCH
 - PAINT TO MATCH
 - ⑤ EXISTING MASONRY OPENINGS TO BE INFILLED
 - INFILL W/ SALVAGED MATCHING BRICK TOOTHING
 - ⑥ REMOVE AREA OF MISMATCHED BRICK
 - RECONSTRUCT WITH SALVAGED BRICK TO MATCH REMAINDER OF WALL
 - RETAIN WINDOW LOCATIONS
 - ⑦ EXISTING METAL CORNICE
 - BONDO ANY HOLES, SAND, & PAINT
 - ⑧ REMOVE INFILL FROM ORIGINAL OPENINGS
 - CLEAN EXISTING STEEL HEADER, TYP.
 - HAND SCRAPE RUST OFF
 - ⑨ CLEAN EXISTING LINTEL & SILL, TYP.
 - BROWNSTONE, SPECIFY HOW TO CLEAN
 - MARBLE, SPECIFY HOW TO CLEAN
 - ⑩ EXISTING TERRA COTTA, TYP.
 - 1. REMOVE PAINT, CLEAN EXISTING UNDAUNAGED TERRA COTTA
 - 2. PATCH SMALL PORTIONS OF TERRA COTTA BY HAND
 - 3. REPLACE ENTIRE MOLD UNIT OF TERRA COTTA WHERE NECESSARY
 - ⑪ REPLACE OR PATCH & CLEAN EXISTING ROOF SHINGLES
 - CHECK CONDITION & DECIDE
 - ⑫ PATCH & CLEAN EXISTING STONE BAND, TYP.
 - 1. REMOVE PAINT
 - 2. CLEAN
 - ⑬ EXISTING METAL COLUMN CAPITAL
 - BONDO ANY HOLES, SAND, & PAINT
 - ⑭ NEW OPENING TO BE PART OF SEPARATE P.H.C COMMITTEE/ COMMISSION REVIEW SET
- NOTE: MASONRY RESTORATION
- SPOT POINT MASONRY W/ LESS THAN 30% DAMAGE
 - RE-POINT MASONRY W/ MORE THAN 30% DAMAGE
 - PHC TO REVIEW SAMPLE FOR APPROVAL

APPLICATION LIMITED TO FACADE RESTORATION. APPLICATION DOES NOT INCLUDE ANY HABITABLE SPACE-RENOVATIONS & ADDITIONS FOR RESIDENTIAL UNITS TO BE FILED UNDER SEPERATE APPLICATION.



ARCHITECTURAL DRAWINGS

GRETZ BUILDING

1524 -1538 GERMANTOWN AVE.
PHILADELPHIA, PA 19122



**T+ASSOCIATES
ARCHITECTS**
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PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S SEAL:



MEP ENGINEER:

STRUCTURAL ENGINEER:

**BUILDING
PRELIMINARY
REVIEW SET**

5/15/19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: Amlor
CHECKED BY: T+ Associates
SCALE: 1/2" = 1'-0"
JOB#: 1458-012

TITLE:
**PROJECT
INFORMATION**
DWG. NO.
CS-1

GENERAL PROJECT NOTES

- WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, GENERAL AND SUPPLEMENTARY CONDITIONS, AND THE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND BUILDING ISSUED BY THE ARCHITECT.
- WORK SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION SAFETY, ACCESSIBILITY, AND SANITARY LAWS, CODES, STATUTES, AND ORDINANCES. ALL DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY.
- THE CONTRACTOR SHALL COORDINATE, FILE, OBTAIN, AND PAY FEE FOR BUILDING DEPARTMENT AND OTHER AGENCY APPROVALS, PERMITS (UNLESS PREVIOUSLY FILED FOR BY OWNER), AND INSPECTIONS. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO ARCHITECT AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
- ALL CODE REQUIREMENTS, EXIST LIGHT, EMERGENCY LIGHT, ALARMS, SPRINKLERS IF ANY, ETC. SHALL BE MAINTAINED IN OPERABLE CONDITION THROUGHOUT THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL COORDINATE ALL WORK, MATERIALS, AND STORAGE OF MATERIALS, EQUIPMENT, AND CLEARANCES (LOAD AND DISRUPTIVE HOSE ACCESS TO THE BUILDING, AND TRUCKING).
- THE CONTRACT AREA SHALL REMAIN SECURE DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED OF ALL DISCREPANCIES OR OMISSIONS, WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ALL WORK.
- DRAWINGS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGNOSTIC. ONLY THE WORK INDICATED ON THE DRAWINGS SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, AND APPURTENANCES, AND LABOR NECESSARY TO COMPLETE THE WORK. VERIFY ALL EQUIPMENT AND LOCATIONS WITH THE OWNER.
- PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE JOB SITE AND BECOME FAMILIAR WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT, INCLUDING OBSTRUCTION, MECHANICAL AND ELECTRICAL, INSULATION AND SHALL ADJUST AS ACCORDANT.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DISCREPANCIES ON THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS (AND AS KNOWN AS CONSTRUCTION PLANS) CAN BE ACCOMPLISHED AS SHOWN BEFORE PROCEEDING.
- NOTIFY THE ARCHITECT IMMEDIATELY OF ANY MAJOR DISCREPANCY REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
- INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SPECIFICALLY INDICATED, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL REVIEW SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT. THE ARCHITECT SHALL NOT REVIEW ANY SUBMITTAL WITHOUT THE CONTRACTOR'S SIGNED REVIEW STATEMENT.
- SHOP DRAWING REVIEW SHALL BE FOR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCREPANCIES, COORDINATION WITH OTHER TRADES, AND DETAILS.
- REQUESTS FOR SUBSTITUTIONS SHALL BE CONSIDERED BY THE ARCHITECT ONLY IF SHOWN TO BE ADVANTAGEOUS TO THE PROJECT. SUBMIT SUPPORTIVE INFORMATION.
- CONFIRM TO OWNER THE ORDERING AND DELIVERY DATES OF LONG-LEAD ITEMS TO INSURE AGAINST DELAYS IN PROJECT COMPLETION OR TO FORCE SUBSTITUTIONS.

- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
- PROJECT BUILDING PREMISES AND OCCUPANTS ON PROJECT SITE FROM DAMAGE WITH TEMPORARY PROTECTING COVERS AND BARRIERS, DUST PROOFING, AND SHORING, OR AS REQUIRED, REPAIR ANY DAMAGE IN KIND AT NO ADDITIONAL COST TO THE PARTY AFFECTED.
- AT SUBSTANTIAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT FOR THE ON-SITE PUNCHLIST WALK-THROUGH.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/OWNER AT THE COMPLETION OF WORK.
- CONTRACTOR SHALL VISIT JOB SITE TO REVIEW SCOPE OF WORK AND EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO, MECHANICAL SERVICE, ELECTRICAL SERVICE AND OVERALL COORDINATION.
- ALL TELEPHONE/DATA EQUIPMENT LAYOUT SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THEIR FINAL LOCATION ARE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING REPAIR WORK WITH THE OWNER, AND CLEARANCES REQUIRED BY OTHERS RELATED TO THIS EQUIPMENT.
- ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS, AS A MINIMUM STANDARD, CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL OBEY ALL NOTICES AND COMPLIANCE WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFULLY ORDERED BY ANY PUBLIC AUTHORITY REGARDING ON THE PERFORMANCE OF THE WORK.
- ELECTRICAL SYSTEMS SHALL BE INSTALLED PER I.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, PROFESSIONAL AND LOCAL AND ALL APPLICABLE ELECTRICAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- CONTRACTOR SHALL PROVIDE SUPERVISION WHILE ANY SUBCONTRACTOR OR WORKMEN ARE ON THE JOB SITE AND SHALL SUPERVISE AND DIRECT ALL WORK.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2 OR 2-A-B-C, WITH 7.5 FEET TRAVEL DISTANCE, TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING CONSTRUCTION.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED AREA WITH UL LISTED OR FM APPROVED MATERIALS.
- VERIFY ALL FINAL EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
- DIMENSIONS ARE TO FINISH UNLESS NOTED.
- CLEAN-UP AND SAFETY: KEEP PROJECT AREA CLEAN, HAZARD FREE, AND EXPOSED OF ALL DIRT, DEBRIS, RUBBER AND EQUIPMENT REMOVED AND NOT SPECIFIED AS THE BEHAVIOR PROPERTY OF THE OWNER, ETC. LEAVE PREMISES IN A VACUUM AND BROOM CLEAN CONDITION FREE FROM PAINT SPOTS, DIRT, OR REMAINS OF ANY NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEMS EQUIPMENT IN A CLEAN WORKING ORDER UNTIL ACCEPTANCE OF THE PROJECT BY OWNER.

ISSUE DATES

ISSUE FOR ZONING PERMIT

11/09/18

PHC CONCEPT DESIGN

3/12/19

PROJECT NO.1405-012

DRAWING LIST

FIRE PROTECTION NOTES:

- AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 IS REQUIRED THROUGHOUT AND SHALL BE IN ACCORDANCE WITH NFPA 13 FOR FLOORS 2, 3 & 4.
- SMOKE ALARMS SHALL BE INSTALLED IN OCCUPANCIES AS REQUIRED IN SECTIONS 907.2.9.1 AND 907.2.9.2.
- A MANUAL FIRE ALARM SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5 SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES WHERE ANY DWELLING UNIT OR SLEEPING UNIT IS LOCATED THREE OR MORE STORIES ABOVE THE LOWEST LEVEL OF EXIT DISCHARGE.
- STANDPIPE SYSTEMS
CLASS I STANDPIPES (WET TYPE) SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 905.3.1.1 AND NFPA 14.

PROJECT DATA

- PROJECT NAME: THE GRETZ COMPLEX
- PROJECT LOCATION: 1524 -1538 GERMANTOWN AVE., PHILADELPHIA PA 19122
- AREA OF SPACE: 30,931.25 SF
- APPLICABLE CODES:
INTERNATIONAL BUILDING CODE 2018
ICC ADAS 11.7.1.2009
NFPA 70-2017, NATIONAL ELECTRIC CODE (NEC 2018) (IBC)
INTERNATIONAL ENERGY CONSERVATION CODE 2018
INTERNATIONAL EXISTING BUILDING CODE 2018
INTERNATIONAL FIRE CODE 2009
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL PERFORMANCE CODE FOR BUILDINGS AND FACILITIES 2018
PHILADELPHIA PLUMBING CODE 2004
PHILADELPHIA PROPERTY MAINTENANCE CODE 2016

ABBREVIATIONS

ABV ABOVE
ABV ABOVE FINISHED FLOOR
ADJ ADJUTABLE
ADJC ADJUSTABLE
ADM ADMIRAL
A AND
B AT
BLK BLOCK
BLDG BUILDING
CL CENTER LINE
CLG CEILING
CLR CLEAR
CONC CONCRETE
CONF CONFERENCE
DEMOL DEMOLISH
DMA DAMAGER
DM DIMENSION
DR DOOR
EXT EXISTING
F FEET
F1 FIRST FLOOR
FNGC FINISHING
GYP GYPSUM WALL BOARD
HGT HEIGHT
HVAC HEATING/VENTILATION
REF REFRIGERATION
HOR HORIZONTAL
INCL INCLUDED
JF JOINT
KO KNOCKOUT

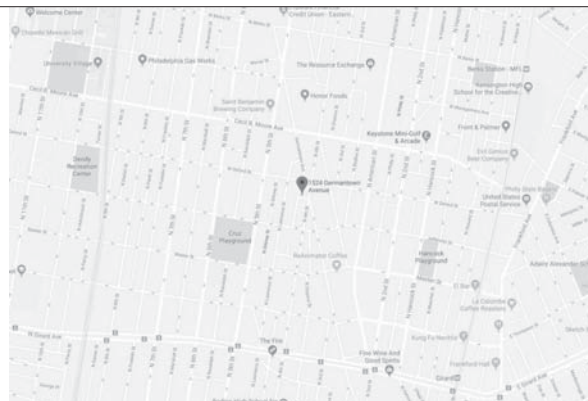
LAV LAVATORY
LBS LABEL
LVL LVL
MIL METAL
MIS MISCELLANEOUS
N/C NOT IN CONTRACT
N/C NOT TO SCALE
OD OUTSIDE DIAMETER
OC ON CENTER
OPF OPENING
PAR PARALLEL
PERF PERFORATED
PLYWOOD
PL-LAM PLASTIC LAMINATE
R RADUS
REV REVISION
RM ROOM
R.O. ROUGH OPENING
SHE SHEET
SQ SQUARE
SQ FT SQUARE FEET
STD STANDARD
STOR STORAGE
STN STAINLESS STEEL
TSE TELEPHONE
TRK TRACK
TYP TYPICAL
UNF UNFINISHED
UR URINAL
VNE VENEER
VERB VERBICAL
VIF VENTILATED
W/C WATER CLOSET
W/W WITH
W/O WITHOUT

SYMBOLS

ROOM NAME
101
ROOM INDICATION
AS
ELEVATION INDICATION
AS
SECTION INDICATION
1 AS
DETAIL INDICATION
X 1 M X
MULTIPLE ELEVATION INDICATION
1 AS
DETAIL AREA INDICATION
1 AS
VIEW TITLE
A300
DRAWING TITLE

FIRE EXTINGUISHER
EXT SIGN
EVER
EMERGENCY LIGHT
HIS NOT TO SCALE
ALIGN W/ EXISTING CONSTRUCTION
PARTITION TYPE SYMBOL
U
WINDOW NUMBER
000
DOOR SYMBOL
00
EQUIPMENT TAG
00
REVISION DELTA
NOTE: DIMENSIONS ARE TAKEN FROM TO FINISH SURFACE UNLESS OTHERWISE NOTED

LOCATION MAP



2. WALL OPENINGS – ALL WALL OPENINGS ARE IN COMPLIANCE WITH TABLE 705 OF 2009 IBC – NOTE: NFPA 13 SPRINKLER SYSTEM USED THROUGHOUT BUILDING

3. ROOF COVERING – ROOF COVERING CLASSIFICATION AS PER SECTION 1504 FFFI 2009 IBC CLASSIFIED AS TYPE II

4. ROOF COVERING OVER CONDITIONED SPACE ON LOW SLOPE ROOF SHALL BE ENERGY STAR RATED AS HIGHLY REFLECTIVE AS PER PHILADELPHIA BUILDING CODE SECTION 9

5. JOINT AND PENETRATION FIRE SYSTEM – ALL JOINTS AND PENETRATIONS THROUGH OR IN-BETWEEN FIRE RESISTANT WALLS, FLOORS AND FLOOR CEILING SHALL BE AS PER SECTION 707 OF 2009 IBC

6. STOREFRONT GLAZING – ALL WINDOWS/DOORS INSTALLED IN EXTERIOR WALL SHALL COMPLY WITH THE PERFORMANCE REQUIREMENTS OF AMAMW/AMCASA1011.3.2/440 PER 2009 IBC SECTION 1405.13 AND 1715.5.1. GC TO MEET SPECIFICATION

7. SMOKE ALARMS – MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED. WHEN MORE THAN ONE SMOKE ALARM IS INSTALLED WITHIN A SINGLE UNIT THE FIRST UNIT THAT IS ACTIVATED SHALL AUTOMATICALLY TRIGGER THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THAT INDIVIDUAL UNIT. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH 2010 CITY OF PHILADELPHIA FIRE CODE F-907

8. TOILET ROOM EXHAUST – TOILET AND BATHROOMS THAT DO NOT HAVE A WINDOW SHALL BE EQUIPPED WITH A MECHANICAL VENTILATION SYSTEM (EXHAUST FAN) WHICH EXHAUSTS AIR FROM THE TOILET/BATHROOM WITHIN THE UNIT TO THE OUTSIDE. MECHANICAL VENTILATION SHALL BE AS PER THE PHILADELPHIA PROPERTY MAINTENANCE CODE SECTION PM-403.2

1. THERE WILL BE UNIFORMLY DISTRIBUTED OPENINGS ON (2) SIDES. OPENINGS MUST BE 20% OF TOTAL PERIMETER WALL.

1. TOTAL NO. OF ACCESSIBLE UNITS: - 2% REQUIRED = (4) UNITS TO BE TYPE 'A'
- ALL OTHER UNITS ARE TYPE 'B', EXCEPT ONES ON FLOOR(S) OF EXISTING BUILDING(S) THAT ARE NOT SERVICED BY AN ELEVATOR DUE TO FLOOR LEVEL DIFFERENCE.
SEE DWG SHEETS A-000, A-000 & A-000 FOR LOCATIONS

2. TOTAL NO. OF ACCESSIBLE PARKING SPACES = (3) REQUIRED, (3) PROVIDED
SEE SHEET A-000 FOR LOCATIONS

TOTAL NO. OF TYPE A UNITS AS PER:
1. IBC 1107.6.2: 2% OF 207 UNITS = (4) TYPE 'A' UNITS.
2. TOTAL NO. OF ACCESSIBLE PARKING SPACES AS PER IBC 1106: (3)

1. STAIRWAYS SERVE OCCUPANT LOAD GREATER THAN 50 OCCUPANTS AND MUST BE 44" MIN. WIDTH.
2. STAIRWAYS MUST HAVE 80" CLEAR HEADROOM
3. STAIRWAYS TO ROOF REQUIRED IN BUILDINGS (4) STORIES OR MORE - PROVIDED IN BUILDING WING A, BUILDING WING B, BUILDING WING C
4. ALL NEW STAIRS TO HAVE (2) HOUR FIRE SEPARATION ENCLOSURE
5. AREA OF REFUGE NOT REQUIRED AS PER 107.3.1 - EXCEPTION 5
6. SECTION 1007.2.1 ELEVATOR EXCEPT:
IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE
WITH SECTION 903.3.1 (1) (FPA 13). THE ELEVATOR SHALL NOT BE REQUIRED ON FLOORS PROVIDED WITH HORIZONTAL EXIT AND LOCATED AT OR ABOVE THE LEVELS OF EXIT DISCHARGE.

CONDITIONS:	DATA:	NOTES:	REFERENCE:
ZONING:	RMX		CITY OF PHILADELPHIA
PROPOSED USE GROUP:	R-2 (MAIN OCCUPANCY)	CELLAR & FIRST FLOOR PARKING LEVEL AS ACCESSORY TO R-2	IBC 2018 SECTION 310.2 RESIDENTIAL GROUP R-2
CONSTRUCTION TYPE:	TYPE III B	- NON-COMBUSTIBLE MATERIALS FOR EXTERIOR WALLS; ANY CODE- PERMITTED MATERIALS FOR INTERIOR BUILDING ELEMENTS (II) - UNPROTECTED (B)	IBC(2018) TABLE 601
ALLOWABLE HEIGHT/ STORIES	HEIGHT = "75' - 0" STORIES = 6	AUTOMATIC SPRINKLER SYSTEM THROUGHOUT	IBC 2018 TABLE 504.3 IBC 2018 TABLE 504.4
PROPOSED HEIGHT/STORIES	HEIGHT = "74' - 10" STORIES = 7	AUTOMATIC SPRINKLER SYSTEM THROUGHOUT	
ALLOWABLE AREA PER STORY	64,000 SF	AUTOMATIC SPRINKLER SYSTEM THROUGHOUT	IBC 2018 TABLE 506.2
MAXIMUM PROPOSED AREA (PER STORY):	27,744 SF (EACH FLOOR AREA / ALLOWABLE AREA) 1ST FLOOR = 6.43 2ND FLOOR = 0.57 3RD FLOOR = 0.38 4TH FLOOR = 0.61 5TH FLOOR = .641 6TH FLOOR = 0.39 7TH FLOOR = 0.27	SEE OCCUPANCY SECTION BELOW	IBC 2018 SECTION 506 IBC 2018 SECTION 506.2.4
	NUM OF EACH FACTOR = 2 SEI + 1		

	BUILDING WING A:	BUILDING WING B:	BUILDING WING C:	
CONSTRUCTION TYPE:	II B	III B	II B	
PRIMARY STRUCTURAL FRAME:	0	0	0	IBC2018 TABLE 601
BEARING WALLS:				
EXTERIOR:	2	2	2	IBC2018 TABLE 601
INTERIOR:	0	0	0	
NONBEARING WALLS & PARTITIONS:				
EXTERIOR:	1 AT COURTYARD, FIRE SEPARATION DISTANCE LESS THAN 30' FOR OCCUPANCY R.	1 AT COURTYARD, FIRE SEPARATION DISTANCE LESS THAN 30' FOR OCCUPANCY R.	1 AT REINER ST, FIRE SEPARATION DISTANCE LESS THAN 30' FOR OCCUPANCY R.	IBC2018 TABLE 602
INTERIOR (UNITS & HALL):	0.5	0.5	0.5	IBC2018 SECTION 708.3 EXCEPTION 2
INTERIOR (OTHER):	0	0	0	
FLOOR CONSTRUCTION SEPARATING DWELLING UNITS FROM PARKING & COMMERCIAL	1	1	1	IBC2018 TABLE 508.4
FLOOR CONSTRUCTION SEPARATING DWELLING UNITS	0.5	0.5	0.5	IBC2018 SECTION 711.2.4.3
ROOF CONSTRUCTION & SECONDARY MEMBERS:	0	0	0	

BUILDING WING NO.	A	B	C	OCCUPANCY LOAD PER FLOOR
CELLAR FLOOR AREA:	950.0	0.0	13,148 (parking)	14,098 / 200 = 70.49 OR 71
FIRST FLOOR AREA:	5,365.5	10,005.0	12,299.0	27,664 / 200 = 138.7 OR 139
SECOND FLOOR AREA:	4,174.7	7,387.3	11,966.0	23,528 / 200 = 117.6 OR 118
THIRD FLOOR AREA:	4,541.0	8,007.0	12,096.5	24,654.5 / 200 = 123.7 OR 123
FOURTH FLOOR AREA:	4,608.0	10,082.0	12,042.5	26,152.5 / 200 = 130.76 OR 131
FIFTH FLOOR AREA:	4,068.0	10,082.0	12,042.5	26,152.5 / 200 = 130.76 OR 131
SIXTH FLOOR AREA:	-	10,082.0	12,042.5	22,144.5 / 200 = 110.72 OR 111
SEVENTH FLOOR AREA:	-	-	11,987.3	17,474.3 / 200 = 87.37 OR 88
				OCCUPANCY TOTAL = 912
TOTAL AREA PER BUILDING:	23,047.2 SF	61,207.8 SF	97,693.3 SF	181,848.9 TOTAL BUILDING SF

TRAVEL DISTANCE:	250' - 0" (FULLY SPRINKLED)	IBC2018 TABLE 1017.2
# OF EXITS PER FLOOR:	2 MINIMUM	IBC2018 SECTION 1006
EGRESS WIDTH PER OCCUPANT SERVED:		
STAIRWAYS @ 0.3" PER OCCUPANT		
REQUIRED - 151 (max. occupant on ground floor X 0.3" = 29.3") 40"		
PROPOSED - 141 (Required for occupant load more than 50)		
OTHER EGRESS COMPONENTS (EGRESS DOORS) @ 0.2" PER OCCUPANT		
REQUIRED - 912 (occupant X 0.2" = 182")		
PROPOSED - 12 (egress discharge doors on ground floor X 26" door width) = 432"		

1. DEMISING WALL BETWEEN UNITS MUST BE 1HR FIRE-RATED (2 HR PROVIDED)
2. DEMISING WALL BETWEEN CORRIDOR AND UNIT MUST BE 1HR FIRE-RATED
3. ALL EXTERIOR WALLS MUST BE OF NON-COMBUSTIBLE MATERIAL REGARDLESS OF FIRE-RATING; ALL WOOD MUST BE FIRE-TREATED AS PER ASTM E-84 W/ MAX FLAME SPREAD OF 25. FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303 IS PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS - PER IBC 2009 CODE SECTION 602.3 FOR TYPE III CONSTRUCTION)
SEE PARTITION TYPE XX ON SHEET A-XXX.



APPROVED BY: AT
SCALE: 3/16" = 1'-0"
JOB#: 1405-012

TITLE: BUILDING CODE ANALYSIS
DWG. NO. A001



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ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



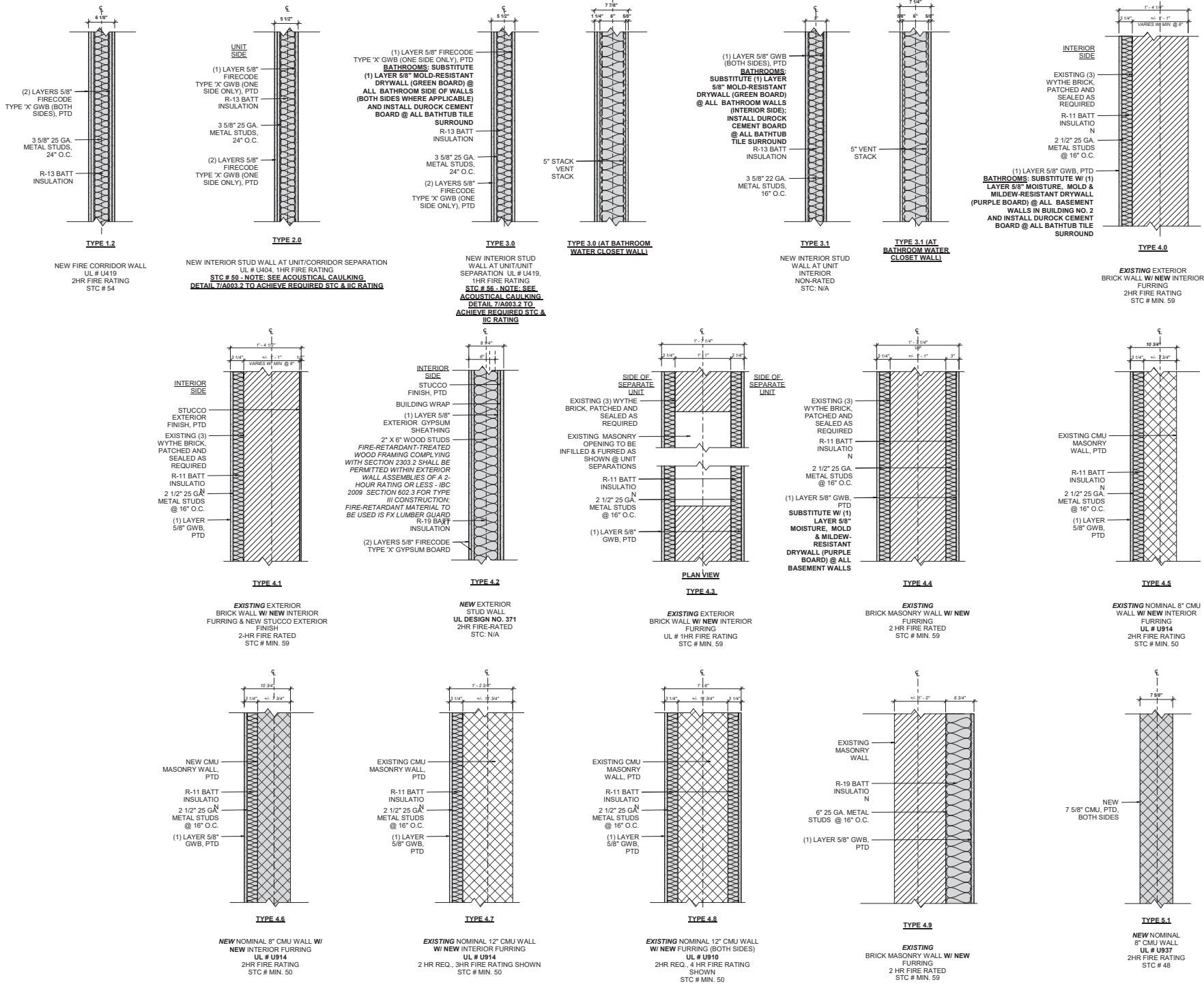
MEP ENGINEER

BUILDING PRELIMINARY REVIEW SET

5/15/19

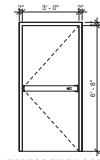
THE GRETZ COMPLEX
1524-1535 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE: PARTITION TYPES
DWG. NO. A002
DRAWN BY: Author
APPROVED BY: AT
DATE: 5/15/19
JOB#: 1405012150



DOOR TYPES & FRAMES

SCALE: 3/8" = 1'-0"



EGRESS FIRE DOORS

DOOR TYPE 1

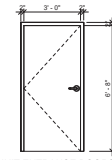
90 MIN-RATED (B-LABEL)
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE A-1

90 MIN-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
DOOR CLOSER
LOCKSET
EXIT PANIC BAR



UNIT ENTRANCE DOORS
(INTERIOR FIRE-RATED)

DOOR TYPE 2

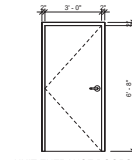
20 MIN-RATED
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE B

20 MIN-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



UNIT ENTRANCE DOORS
(EXTERIOR FIRE-RATED)

DOOR TYPE 2.1

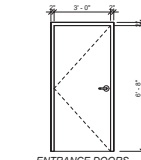
20 MIN-RATED
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

FRAME TYPE B-1

20 MIN-RATED
GALVANIZED KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



ENTRANCE DOORS
(EXTERIOR FIRE-RATED)
BLDG 2 & SW

DOOR TYPE 3

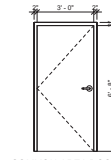
90 MIN-RATED (B-LABEL)
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

FRAME TYPE A-2

90 MIN-RATED
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



COMMON-AREA DOORS
(INTERIOR NON-RATED)

DOOR TYPE 4

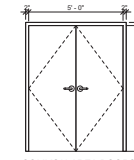
NON-RATED
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
SPRING HINGES
LOCKSET/DEAD BOLT
LEVER HANDLE



COMMON-AREA DOORS
(INTERIOR NON-RATED)

DOOR TYPE 4.1

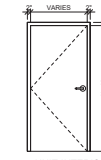
NON-RATED
BI-SWING FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
SPRING HINGES
LOCKSET
LEVER HANDLE



UNIT-INTERIOR
DOORS

DOOR TYPE 5

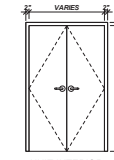
NON-RATED
SINGLE FLUSH
SOLID-CORE WOOD (WD)
PAINT FINISH (PTD)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
BEDROOM & BATHROOM
PRIVACY LOCKS
LEVER HANDLE



UNIT-INTERIOR
DOORS

DOOR TYPE 5.1

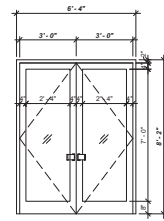
NON-RATED
BI-SWING FLUSH
SOLID-CORE WOOD (WD)
PAINT FINISH (PTD)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
DUMMY/INACTIVE LEVER
HANDLE
MAGNET LATCHES



BUILDING 1 & 4
ENTRANCE/VESTIBULE DOORS

DOOR TYPE 6

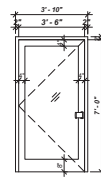
NON-RATED
DOUBLE BRONZE/ALUM & GLASS (BRNZ
AL/GL)
ANODIZED FINISH (ANOD)
W/ 1/4" TEMPERED GLASS

FRAME TYPE E

BRONZE/ALUM (BRNZ AL/GL)
(BRONZE-ANODIZED FINISH (BR-ANOD))

HARDWARE SET

(BRONZE OR SIMILAR FINISH)
CLOSER W/ HOLD OPEN ARM
SILENCER
FLUSH BOLTS
SPECIAL LITE HINGES
LOCKSET
EXIT PADDLE DEADLATCH
WALL BUMPER
SPECIAL LITE HANDLE BOTH SIDES



BUILDING 1
SIDE ENTRY DOOR @ RAMP

DOOR TYPE 6.1

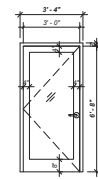
NON-RATED
SINGLE BRONZE/ALUM & GLASS
(BRNZ AL/GL) BRONZE-ANODIZED
FINISH (BR-ANOD)
W/ 1/4" TEMPERED GLASS

FRAME TYPE E-1

BRONZE/ALUM (BRNZ AL/GL)
(BRONZE-ANODIZED FINISH (BR-ANOD))

HARDWARE SET

(BRONZE OR SIMILAR FINISH)
CLOSER W/ HOLD OPEN ARM
SILENCER
SPECIAL LITE HINGES
LOCKSET
EXIT PADDLE DEADLATCH
WALL BUMPER
SPECIAL LITE HANDLE BOTH SIDES



BUILDING 1
GYM DOORS

DOOR TYPE 7

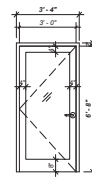
NON-RATED
SOLID-CORE WOOD &
SINGLE-LITE GLASS
FRENCH DOORS (WD/GL)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26
FINISH)
SPRING HINGES
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



BUILDING 1
BALCONY DOORS

DOOR TYPE 7.2

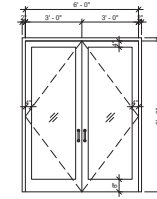
NON-RATED
HOLLOW METAL & SINGLE-
LITE INSULATED GLASS
FRENCH DOOR

FRAME TYPE C-1

20 MIN. RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26
FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



BUILDING 1 COMMON/MEDIA
ROOM DOORS

DOOR TYPE 7.2

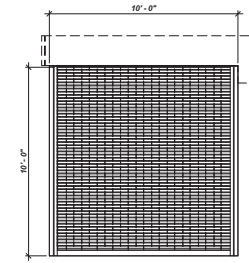
NON-RATED
SOLID-CORE WOOD &
SINGLE-LITE GLASS
FRENCH DOORS (WD/GL)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

PATCH HINGES (US26 FINISH)
ADA COMPLIANT WIRE PULL



OPEN PARKING
GARAGE DOORS

DOOR TYPE 8

NON-RATED
EXTERIOR GARAGE
GALVANIZED STEEL DOOR

FRAME TYPE F

NON-RATED
GALVANIZED STEEL

HARDWARE SET

MOTORIZED CLOSER
WITH MANUAL CHAIN

20 MIN. RATING FOR DOORS ON FLOORS

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
DOOR TYPES & FRAME
TYPES
DWG. NO.
A004

DRAWN BY: Author
APPROVED BY: AT
DATE: 10/1/12
JOB#: 1405-012

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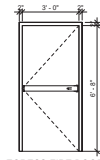
MEP ENGINEER

BUILDING
PRELIMINARY
REVIEW SET

5/15/19

DOOR TYPES & FRAMES

SCALE: 3/8" = 1'-0"



EGRESS FIRE DOORS

DOOR TYPE 1

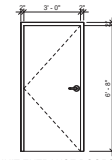
90 MIN-RATED (B-LABEL)
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE A-1

90 MIN-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
DOOR CLOSER
LOCKSET
EXIT PANIC BAR



UNIT ENTRANCE DOORS
(INTERIOR FIRE-RATED)

DOOR TYPE 2

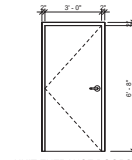
20 MIN-RATED
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE B

20 MIN-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



UNIT ENTRANCE DOORS
(EXTERIOR FIRE-RATED)

DOOR TYPE 2.1

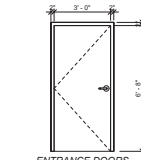
20 MIN-RATED
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

FRAME TYPE B-1

20 MIN-RATED
GALVANIZED KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



ENTRANCE DOORS
(EXTERIOR FIRE-RATED)
BLDG 2 & SW

DOOR TYPE 3

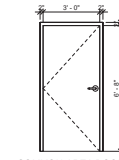
90 MIN-RATED (B-LABEL)
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

FRAME TYPE A-2

90 MIN-RATED
SINGLE FLUSH GALVANIZED
INSULATED STEEL (GALV STL)
FLUSH PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



COMMON-AREA DOORS
(INTERIOR NON-RATED)

DOOR TYPE 4

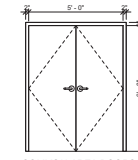
NON-RATED
SINGLE FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
SPRING HINGES
LOCKSET/DEAD BOLT
LEVER HANDLE



COMMON-AREA DOORS
(INTERIOR NON-RATED)

DOOR TYPE 4.1

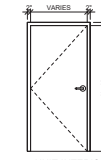
NON-RATED
BI-SWING FLUSH
HOLLOW METAL (HM)
FLUSH PAINT FINISH (PTD)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
SPRING HINGES
LOCKSET
LEVER HANDLE



UNIT-INTERIOR
DOORS

DOOR TYPE 5

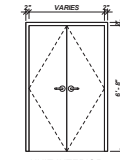
NON-RATED
SINGLE FLUSH
SOLID-CORE WOOD (WD)
PAINT FINISH (PTD)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
BEDROOM & BATHROOM
PRIVACY LOCKS
LEVER HANDLE



UNIT-INTERIOR
DOORS

DOOR TYPE 5.1

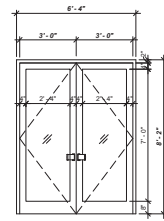
NON-RATED
BI-SWING FLUSH
SOLID-CORE WOOD (WD)
PAINT FINISH (PTD)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26 FINISH)
HINGE WALL STOP
DUMMY/INACTIVE LEVER
HANDLE
MAGNET LATCHES



BUILDING 1 & 4
ENTRANCE/VESTIBULE DOORS

DOOR TYPE 6

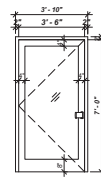
NON-RATED
DOUBLE BRONZE/ALUM & GLASS (BRNZ
AL/GL)
ANODIZED FINISH (ANOD)
W/ 1/4" TEMPERED GLASS

FRAME TYPE E

BRONZE/ALUM (BRNZ AL/GL)
(BRONZE-ANODIZED FINISH (BR-ANOD))

HARDWARE SET

(BRONZE OR SIMILAR FINISH)
CLOSER W/ HOLD OPEN ARM
SILENCER
FLUSH BOLTS
SPECIAL LITE HINGES
LOCKSET
EXIT PADDLE DEADLATCH
WALL BUMPER
SPECIAL LITE HANDLE BOTH SIDES



BUILDING 1
SIDE ENTRY DOOR @ RAMP

DOOR TYPE 6.1

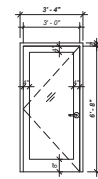
NON-RATED
SINGLE BRONZE/ALUM & GLASS
(BRNZ AL/GL) BRONZE-ANODIZED
FINISH (BR-ANOD)
W/ 1/4" TEMPERED GLASS

FRAME TYPE E-1

BRONZE/ALUM (BRNZ AL/GL)
(BRONZE-ANODIZED FINISH (BR-ANOD))

HARDWARE SET

(BRONZE OR SIMILAR FINISH)
CLOSER W/ HOLD OPEN ARM
SILENCER
SPECIAL LITE HINGES
LOCKSET
EXIT PADDLE DEADLATCH
WALL BUMPER
SPECIAL LITE HANDLE BOTH SIDES



BUILDING 1
GYM DOORS

DOOR TYPE 7

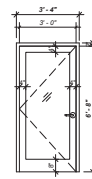
NON-RATED
SOLID-CORE WOOD &
SINGLE-LITE GLASS
FRENCH DOORS (WD/GL)

FRAME TYPE C-1

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26
FINISH)
SPRING HINGES
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



BUILDING 1
BALCONY DOORS

DOOR TYPE 7.2

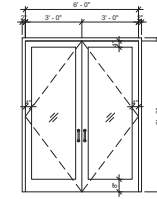
NON-RATED
HOLLOW METAL & SINGLE-
LITE INSULATED GLASS
FRENCH DOOR

FRAME TYPE C-1

20 MIN. RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

(BRUSHED US26
FINISH)
GASKETED
THRESHOLD
SPRING HINGES
HINGE WALL STOP
DEADBOLT LOCK
LEVER HANDLE



BUILDING 1 COMMON/MEDIA
ROOM DOORS

DOOR TYPE 7.2

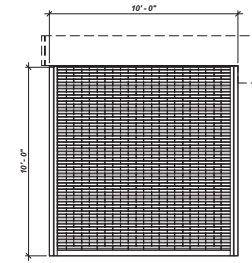
NON-RATED
SOLID-CORE WOOD &
SINGLE-LITE GLASS
FRENCH DOORS (WD/GL)

FRAME TYPE C-2

NON-RATED
KNOCKED-DOWN
HOLLOW METAL (KDHM)
FLAT PAINT FINISH (PTD)

HARDWARE SET

PATCH HINGES (US26 FINISH)
ADA COMPLIANT WIRE PULL



OPEN PARKING
GARAGE DOORS

DOOR TYPE 8

NON-RATED
EXTERIOR GARAGE
GALVANIZED STEEL DOOR

FRAME TYPE F

NON-RATED
GALVANIZED STEEL

HARDWARE SET

MOTORIZED CLOSER
WITH MANUAL CHAIN

20 MIN. RATING FOR DOORS ON FLOORS

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
DOOR TYPES & FRAME
TYPES
DWG. NO.
A004

DRAWN BY: Author
APPROVED BY: AT
DATE: 10/1/12
JOB#: 1405-012

T+ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST. STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



MEP ENGINEER

BUILDING
PRELIMINARY
REVIEW SET

5/15/19

TYPICAL LIST OF INTERIOR FINISHES - UNITS						
TAG/NO.	MATERIAL/ DESCRIPTION	FINISH	MANUFACTURER	NO.	COLOR	LOCATIONS/COMMENTS
P-1	WALL PAINT	EGGSHELL	TBD	TBD	WHITE	WALLS + CEILINGS (WHERE APPLICABLE) IN , UNIT/APT. WALLS AND CEILINGS (WHERE APPLICABLE)
P-2	WALL PAINT	SEMI-GLOSS	TBD	TBD	WHITE	BATHROOM WALLS + CEILINGS; SEE TYP. BATHROOM ELEVATIONS ON SHEET A-000 FOR LOCATIONS
WT-1	3X6 SUBWAY CERAMIC TILE	GLOSS	MOHAWK OR EQUIV.	TBD	WHITE	TILE BACKSPLASH AT ALL KITCHENS
WT-2	4X12 SUBWAY CERAMIC TILE	GLOSS	MOHAWK OR EQUIV.	TBD	WHITE	TUB-SURROUND BATHROOM TILE; SEE TYPICAL INTERIOR BATHROOM ELEVATIONS ON SHEET A-000 FOR LOCATIONS
WB-1	WALL BASE - MDF	PRIMED, PAINT	TBD	TBD	WHITE	
FL-1	WOOD PLASTIC COMPOSITE	PRE-FINISHED	STONE BARN FLOORS	COASTAL COLLECTION	CATALINA	

TYPICAL ROOM FINISH SCHEDULE - UNITS						
ROOM	MATERIAL					REMARKS
	FLOOR	BASE	WALLS	CEILING		
ENTRY/ HALL	FL-1	WB-1	P-1	P-1		
CLOSET	FL-1	WB-1	P-1	P-1		
KITCHEN	FL-1	WB-1	P-1	P-1		
LIVING	FL-1	WB-1	P-1	P-1		
BATHROOM	FL-1	WB-1	@ WALLS P-2	@ TUB WT-2	P-2	WT-2 ONLY @ WALLS SURROUNDING TUB, SEE TYPICAL INTERIOR BATHROOM ELEVATIONS ON SHEET A-000 FOR LOCATION
BEDROOM	FL-1	WB-1	P-1		P-1	
CEILING NOTE #1: BLDG ____ EXPOSED EXISTING CONCRETE SLAB @ CLG. PAINTED W/ P-1 (EXCEPT BATHROOMS)						
CEILING NOTE #2: BLDG ____ EXPOSED EXISTING STRUCTURE PAINTED W/ P-1						
CEILING NOTE #3: BLDG ____ EXPOSED EXISTING STRUCTURE PTD (EXCEPT BATHROOMS)						

TYPICAL LIST OF INTERIOR FINISHES - COMMON AREA						
TAG/NO.	MATERIAL/ DESCRIPTION	FINISH	MANUFACTURER	NO.	COLOR	LOCATIONS/COMMENTS
P-3	WALL PAINT	TBD	TBD	TBD	WHITE	
P-4	WALL PAINT	TBD	TBD	TBD	WHITE	
WB-1	MDF WALL BASE	PRIMED, PAINT	TBD	TBD	WHITE	
FL-2	CARPET TILE	PRE-FINISHED	MOHAWK	TBD	TBD	

TYPICAL ROOM FINISH SCHEDULE - COMMON AREA						
LOCATION	MATERIAL					REMARKS
	FLOOR	BASE	WALLS	CEILING		
PARKING GARAGE ____	EXG. CONCRETE	N/A	PAINT	PAINT		
PARKING GARAGE ____	EXG. CONCRETE	N/A	PAINT	PAINT		
BLDG WING ____						
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
BLDG WING ____						
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
BLDG WING ____						
CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
BLDG WING ____						
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
ELEV. LOBBY CORRIDOR ____	FL-1	WB-1	P-3	P-3		
EXIT PASSAGE ____	FL-1	WB-1	P-3	P-3		
UTILITY ROOMS	FL-1	WB-1	P-3	P-3		
MAINTENANCE ROOMS	FL-1	WB-1	P-3	P-3		
CEILING NOTE #1: BLDG ____ EXPOSED EXISTING CONCRETE SLAB @ CLG. PAINTED W/ P-1						
CEILING NOTE #2: BLDG ____ EXPOSED EXISTING STRUCTURE PAINTED W/ P-1						
CEILING NOTE #3: BLDG ____ EXPOSED EXISTING STRUCTURE PTD						



T+ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
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MEP ENGINEER

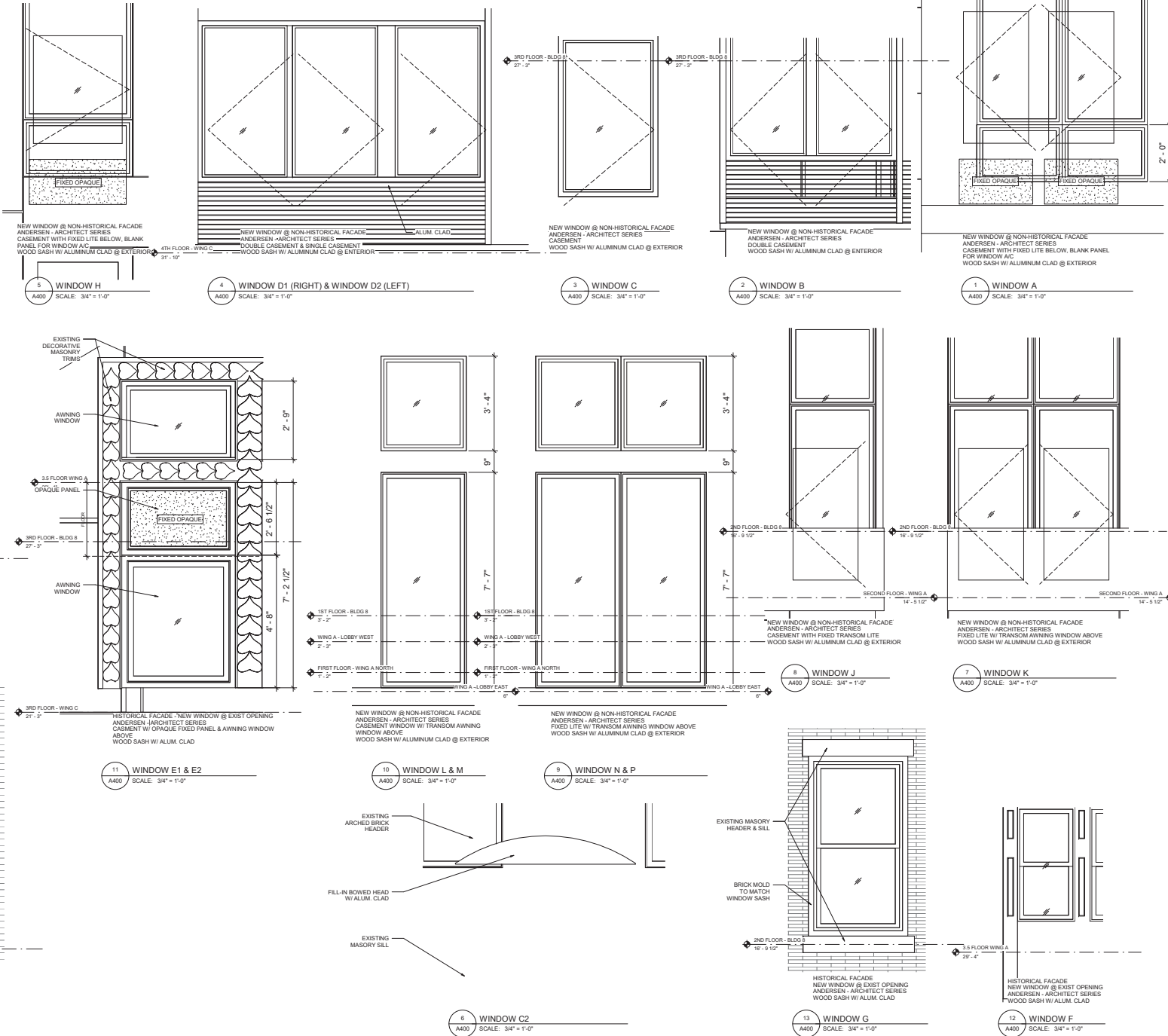
**BUILDING
PRELIMINARY
REVIEW SET**

5/15/19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
FINISHES SCHEDULE
DWG. NO.
A005

DRAWN BY: Author
APPROVED BY: AT
JOB#: 14055012



T+ASSOCIATES INC. ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
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MEP ENGINEER

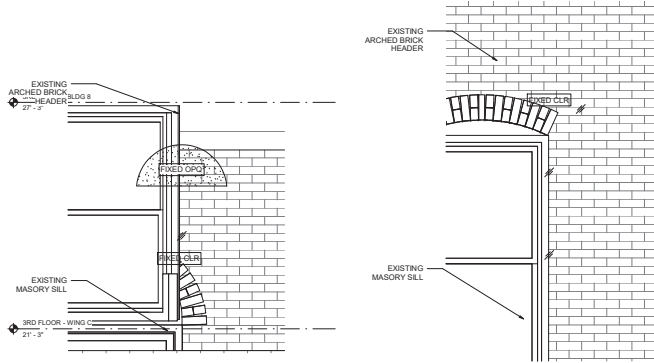
BUILDING PRELIMINARY REVIEW SET

5/15/19

THE GRETZ COMPLEX
1524-1536 GERMANTOWN AVE
PHILADELPHIA, PA 19122

WINDOW DETAILS
DWG. NO. **A400**

DRAWN BY: A400
APPROVED BY: A400
JOB#: 1405.012

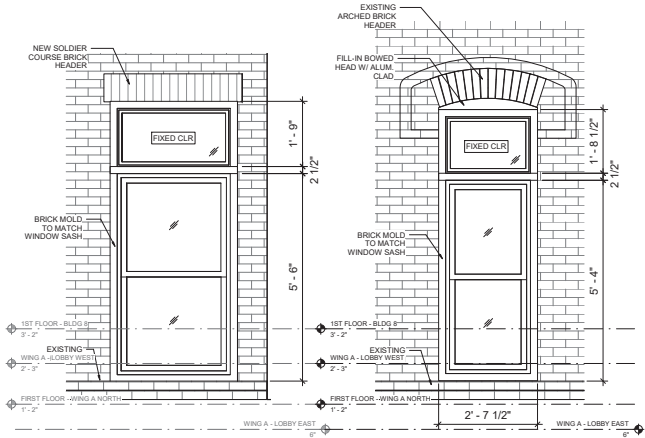


5 WINDOW V
A401 SCALE: 3/4" = 1'-0"

4 WINDOW U
A401 SCALE: 3/4" = 1'-0"



3 WINDOW T
A401 SCALE: 3/4" = 1'-0"

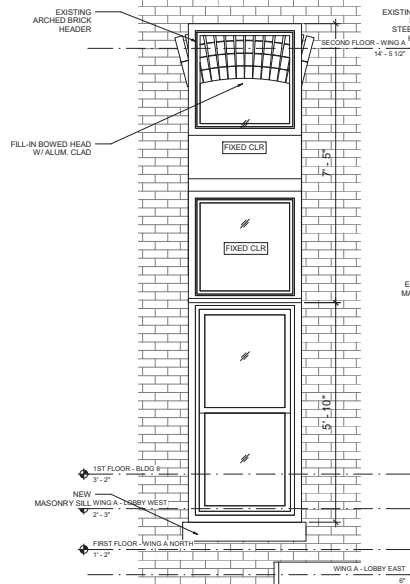


HISTORICAL FACADE - NEW WINDOW @ NEW OPENING
ANDERSEN - ARCHITECT SERIES
DOUBLE HUNG ARCHED WINDOW
WOOD SASH W/ ALUM. CLAD

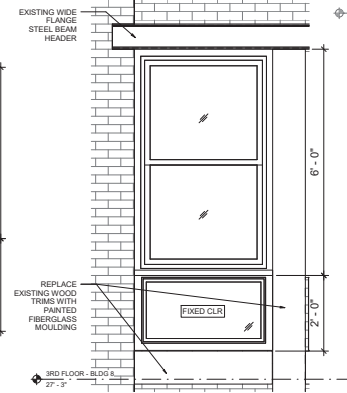
HISTORICAL FACADE - NEW WINDOW @ EXISTING
OPENING WITH SILL LOWERED
ANDERSEN - ARCHITECT SERIES
DOUBLE HUNG ARCHED WINDOW
WOOD SASH W/ ALUM. CLAD

2 WINDOW S1
A401 SCALE: 3/4" = 1'-0"

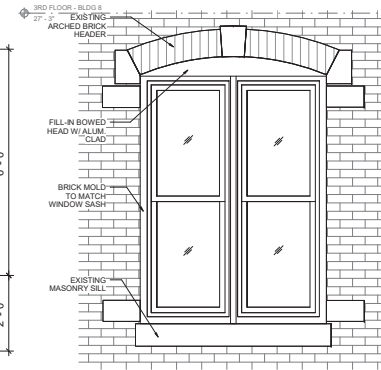
1 WINDOW S
A401 SCALE: 3/4" = 1'-0"



8 WINDOW Y
A401 SCALE: 3/4" = 1'-0"



7 WINDOW X
A401 SCALE: 3/4" = 1'-0"



6 WINDOW W
A401 SCALE: 3/4" = 1'-0"

9 WINDOW Z
A401 SCALE: 3/4" = 1'-0"



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MEP ENGINEER

BUILDING
PRELIMINARY
REVIEW SET

5/15/19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
WINDOW DETAILS
DWG. NO.
A401

DRAWN BY: Author
APPROVED BY: AT
JOB#: 1405-012



A circular professional engineer seal for the State of Maryland. The outer ring contains the text "REGISTERED PROFESSIONAL ENGINEER" at the top and "STATE OF MARYLAND" at the bottom. Inside the ring is a central emblem featuring a gear, a compass, and other engineering tools. A signature is written across the seal.

MEP ENGINEER:	
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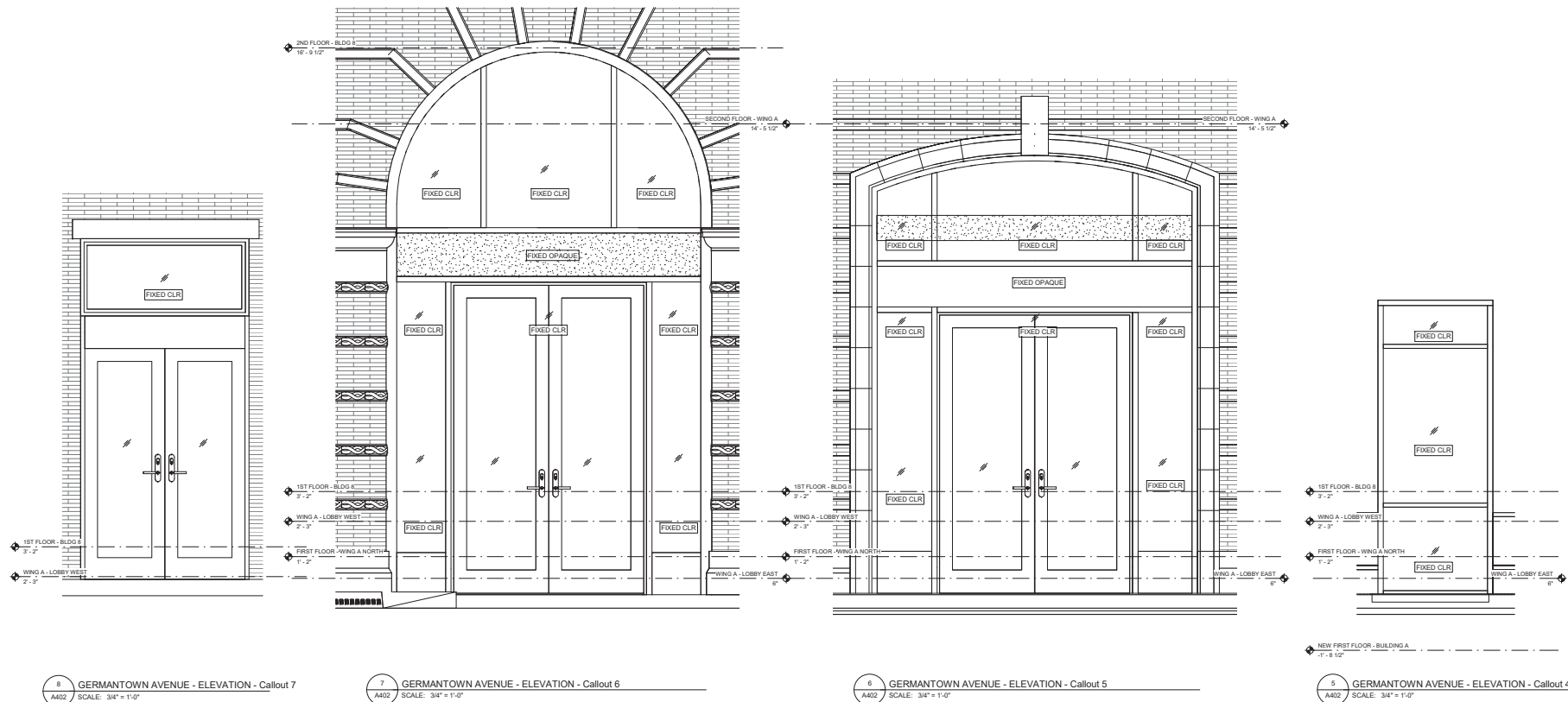
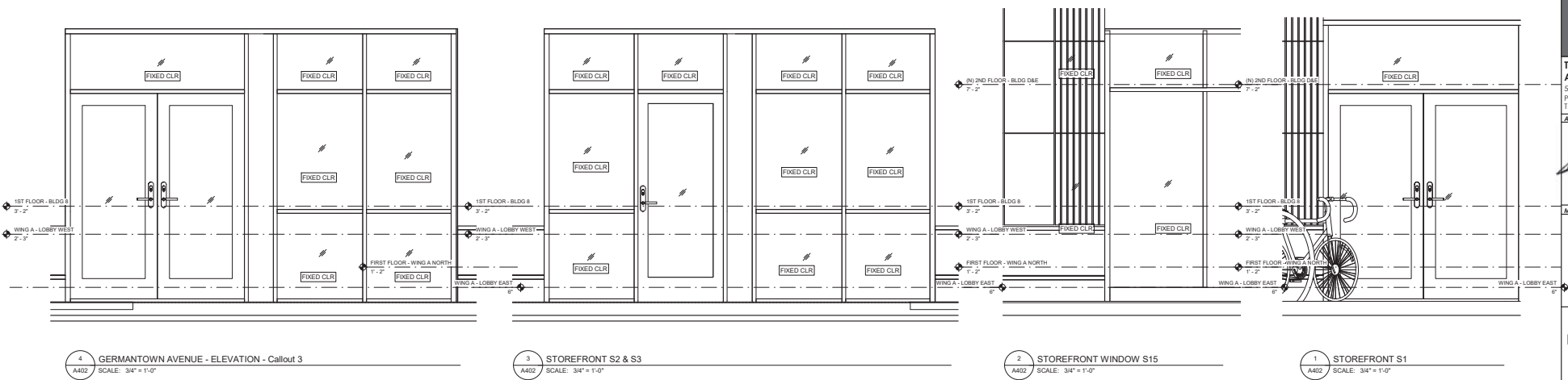
**BUILDING
PRELIMINARY
REVIEW SET**

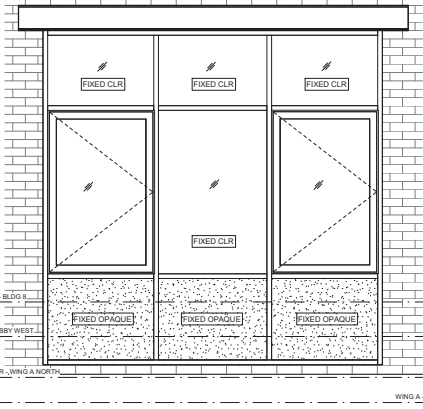
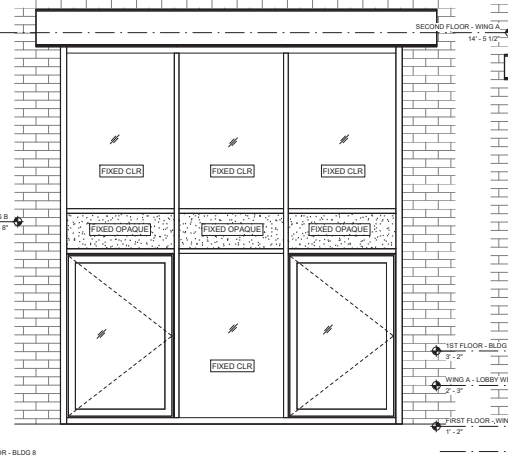
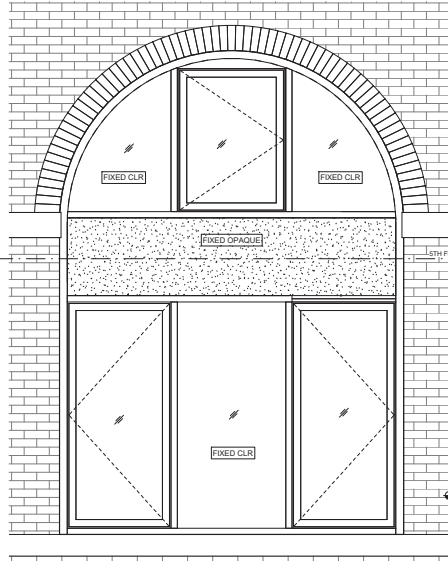
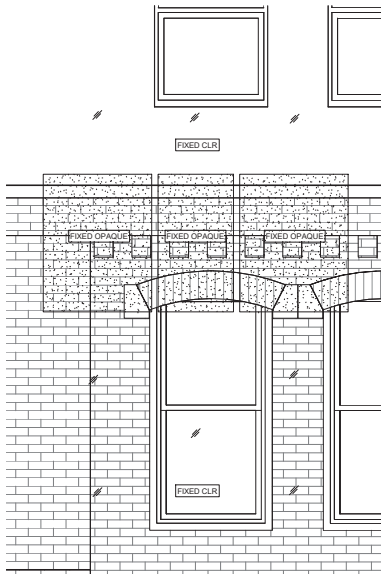
5/15/19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: Author
APPROVED BY: AT
SCALE: 3/4" = 1'-0"
JOB#: 1405-012

TITLE:
WINDOW DETAILS
DWG. NO.
A402



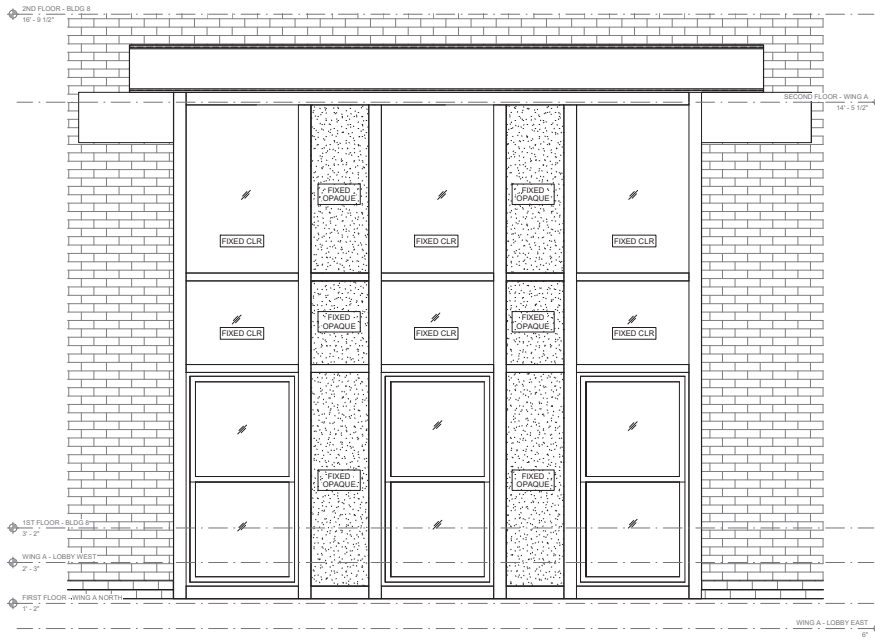


4 STOREFRONT WINDOW S12
A403 SCALE: 3/4" = 1'-0"

3 STOREFRONT WINDOW S11
A403 SCALE: 3/4" = 1'-0"

2 STOREFRONT WINDOW S10
A403 SCALE: 3/4" = 1'-0"

1 STOREFRONT WINDOW S9
A403 SCALE: 3/4" = 1'-0"



6 STOREFRONT WINDOW S14
A403 SCALE: 3/4" = 1'-0"

5 STOREFRONT WINDOW S13
A403 SCALE: 3/4" = 1'-0"



T+ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST. STE 501
PHILADELPHIA, PA 19147
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MEP ENGINEER

BUILDING
PRELIMINARY
REVIEW SET

5/15/19

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
WINDOW DETAILS
DWG. NO.
A403

DRAWN BY: A403
APPROVED BY: A403
JOB#: 1405012



T+ ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST. STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



MEP ENGINEER

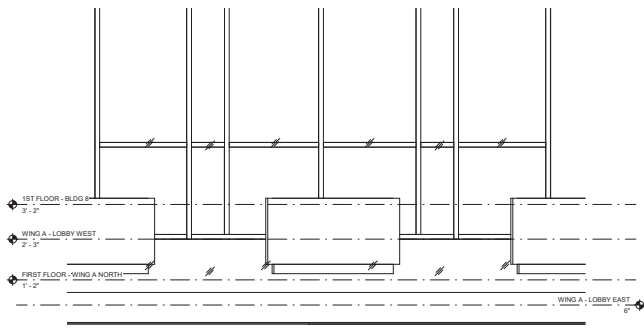
BUILDING
PRELIMINARY
REVIEW SET

5/15/19

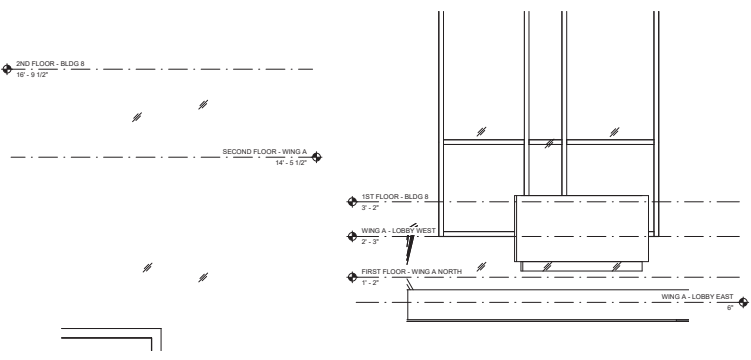
THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A404
APPROVED BY: AT
JOB#: 1405-012

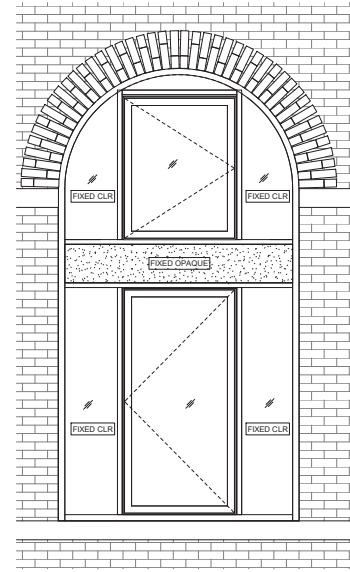
TITLE:
WINDOW DETAILS
DWG. NO.
A404



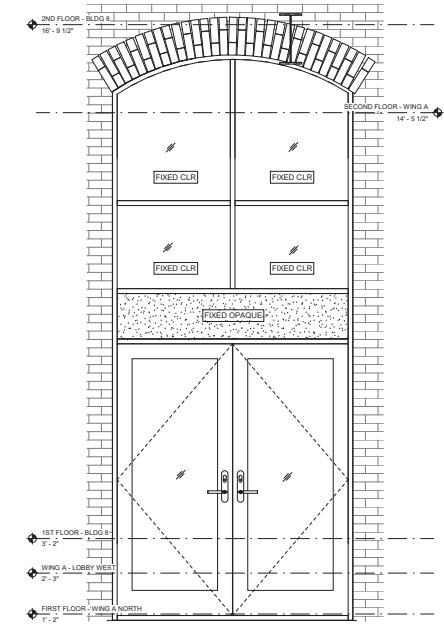
3 STOREFRONT WINDOW S18
SCALE: 3/4" = 1'-0"



4 STOREFRONT WINDOW S19
SCALE: 3/4" = 1'-0"

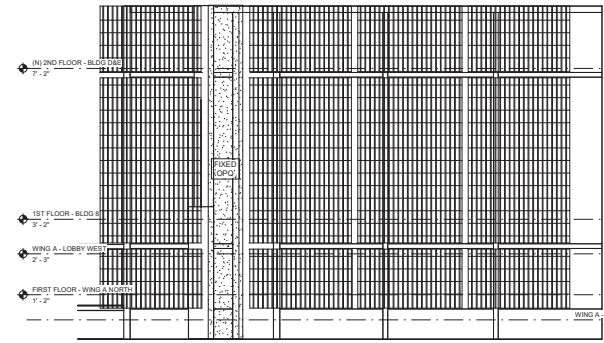


2 STOREFRONT WINDOW S17
SCALE: 3/4" = 1'-0"

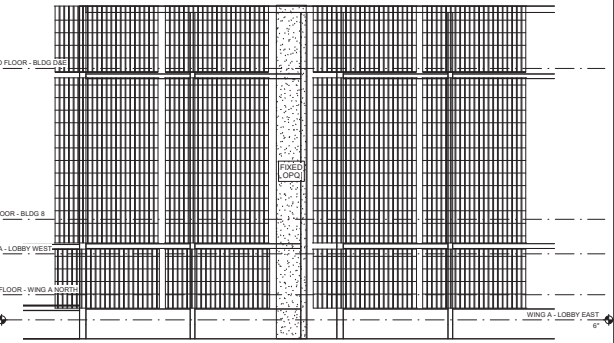


1 STOREFRONT WINDOW S16
SCALE: 3/4" = 1'-0"

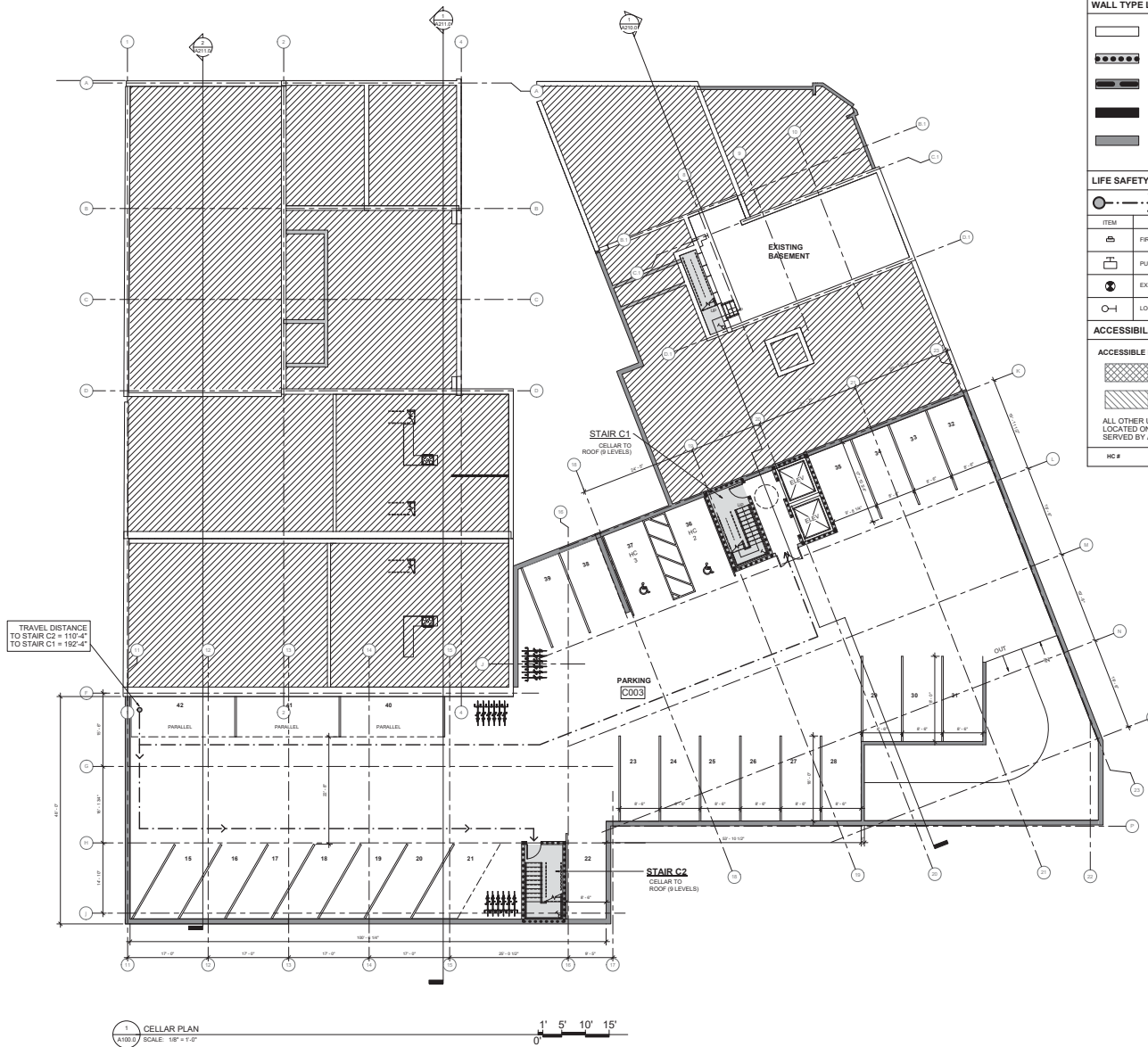
5 STOREFRONT WINDOW S20
SCALE: 3/4" = 1'-0"



6 GARAGE FENCE S23
SCALE: 3/4" = 1'-0"



7 GARAGE GRILL FENCE S22
SCALE: 3/4" = 1'-0"



WALL TYPE LEGEND	
	EXISTING MASONRY WALLS (MIN. 2 HR FIRE-RATED)
	NEW 2 HR FIRE-RATED WALLS
	NEW 1 HR FIRE RATED WALL
	0.5 HR FIRE RATED WALL
	NON-RATED WALL

LIFE SAFETY LEGEND	
	TRAVEL DISTANCE TO NEAREST EXIT
	FIRE HORN / STROBE LIGHT
	PULL STATION
	EXIT SIGN
	LOCATION OF STANDPIPE CONNECTION

ACCESSIBILITY LEGEND	
ACCESSIBLE DWELLING UNITS	
	TYPE 'A' UNITS (C201, B302, C512, C606) REQD 2% OF TOTAL UNITS, 200 UNITS X 0.02 = 4 UNITS
	TYPE 'B' UNITS
ALL OTHER UNITS ARE NON-ACCESSIBLE AS THEY ARE LOCATED ON EXISTING FLOOR LEVEL THAT ARE NOT SERVED BY AN ELEVATOR, OR THEY ARE BI-LEVEL UNIT.	
	HC # HANDICAP ACCESSIBLE PARKING SPACE

T+ ASSOCIATES INC. ARCHITECTS
 525 S. 43RD ST. 5TH FLY
 PHILADELPHIA, PA 19147
 T: 215.629.6374
 ARCHITECT'S SEAL

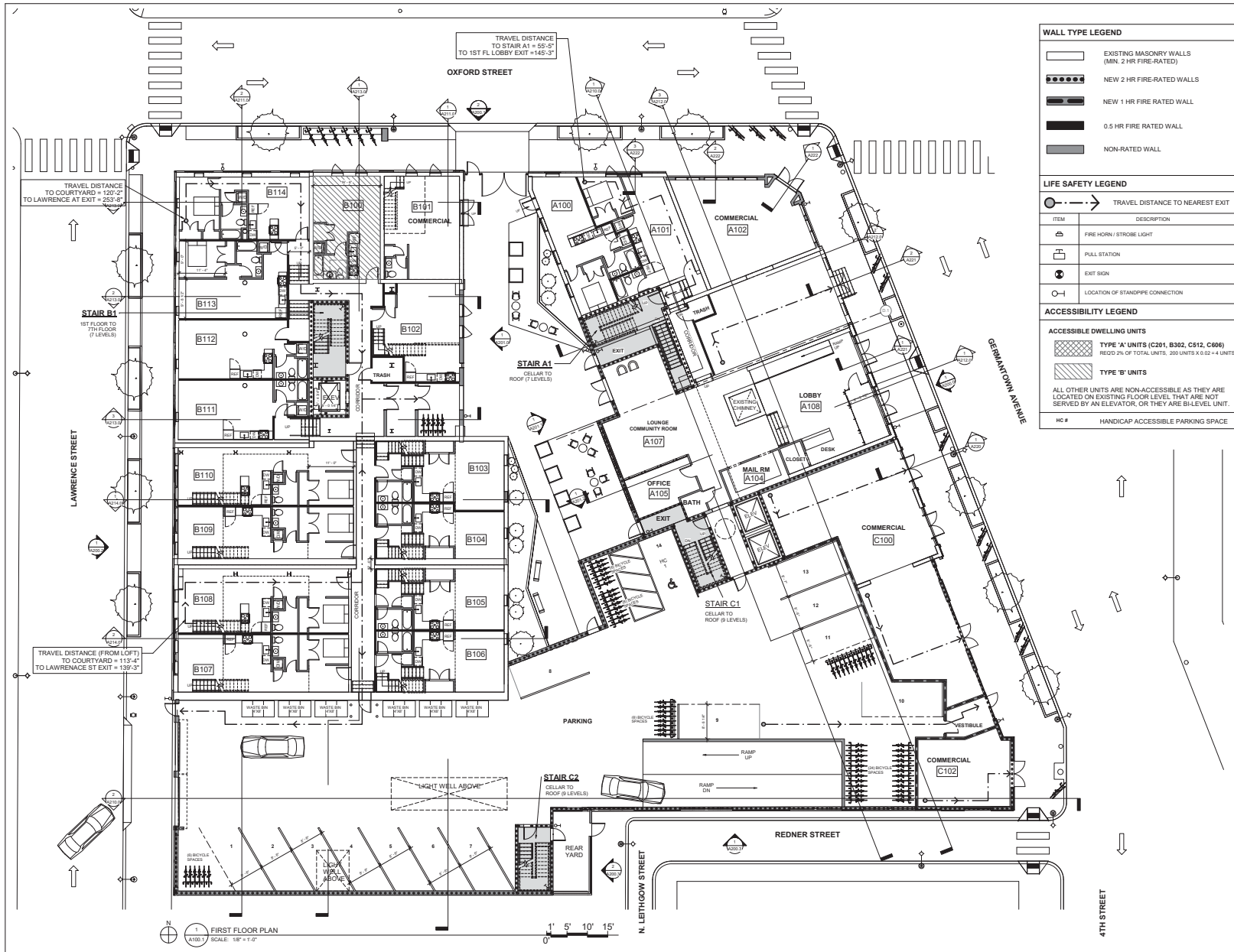
JEFF ENGLER

PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

TITLE: **CELLAR PLAN - OVERALL**
 DWG. NO. **A100.0**
DESIGNED BY: JET
 APPROVED BY: JET
 SCALE: AS SHOWN
 DATE: 06-03-22



T+ASSOCIATES INC. ARCHITECTS
525 S. 4TH ST. 5TH FLY
PHILADELPHIA, PA 19147
T: 215.629.6374
F: 215.629.6374

JEFF ENGLER
ARCHITECT

PRELIMINARY REVIEW

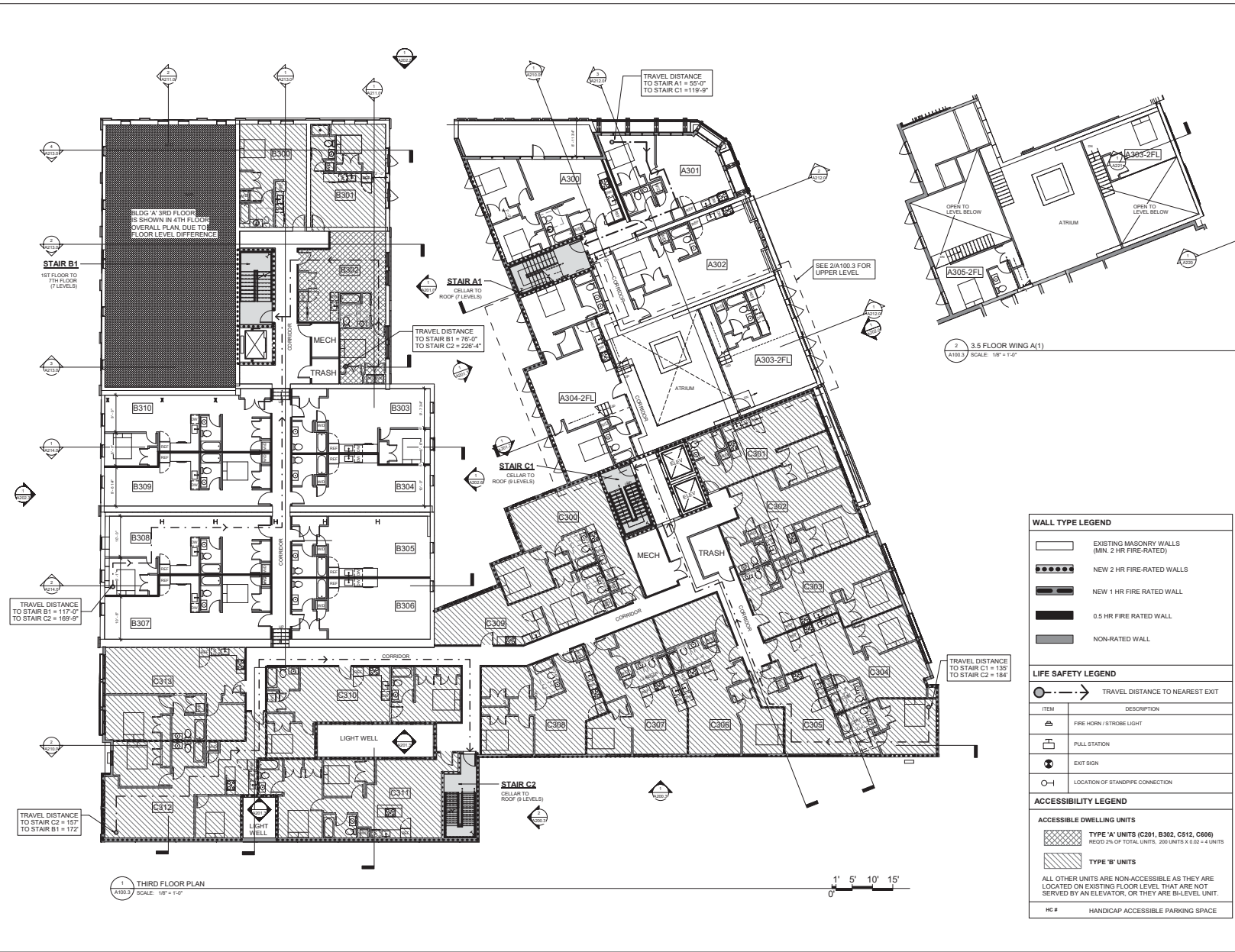
7-13-21

TITLE: FIRST FLOOR - OVERALL

DWG. NO.: A100.1

DESIGNED BY: RM
APPROVED BY: AT
SCALE: AS SHOWN
DATE: 7-13-21

THE GRETZ COMPLEX
1524-1538 GERMENTOWN AVE
PHILADELPHIA, PA 19122



T+ ASSOCIATES INC. ARCHITECTS
 545 S. 4TH ST. 5TH FLOOR
 PHILADELPHIA, PA 19147
 T: 215.629.6374

ARCHITECT'S SEAL
 MEP ENGINEER

PRELIMINARY REVIEW

7-13-21

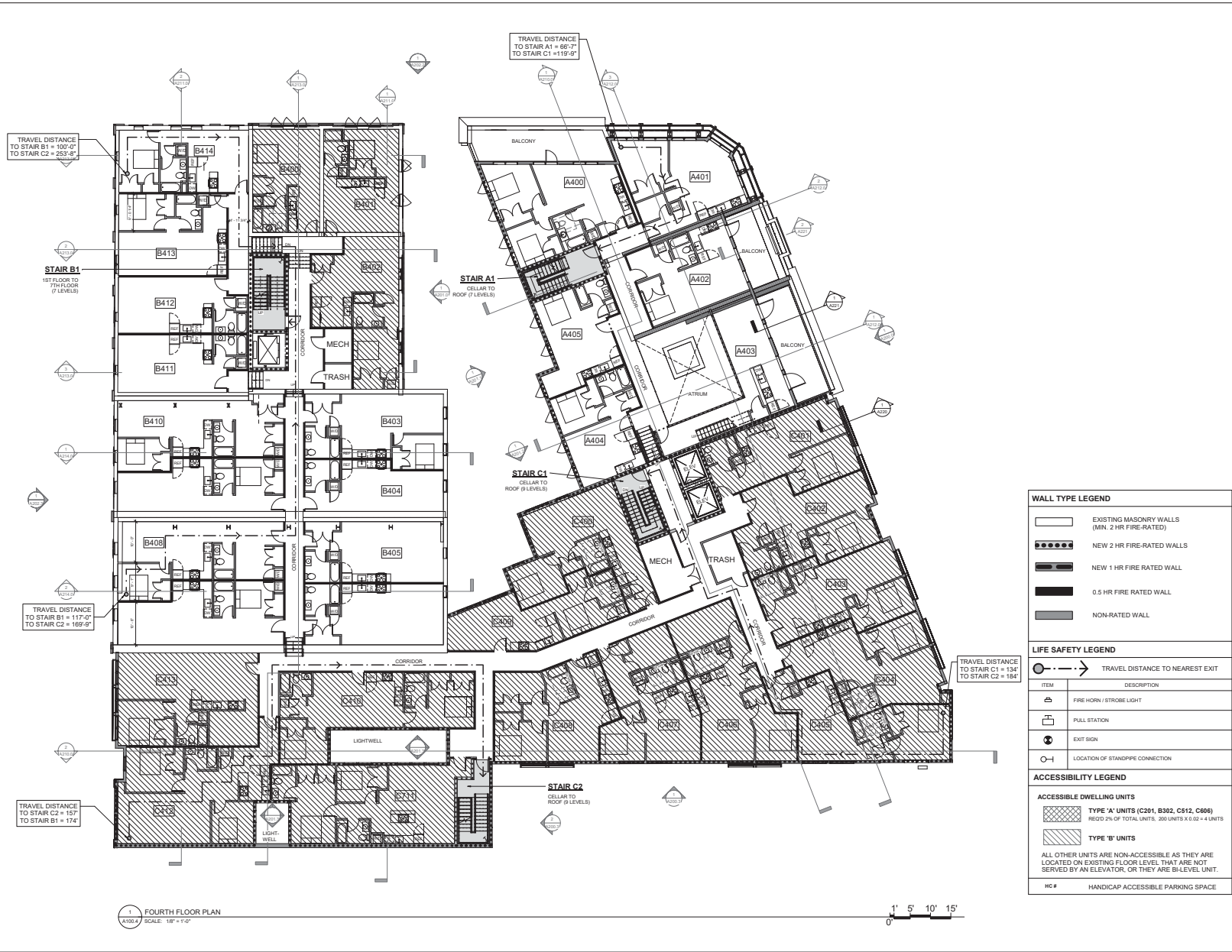
THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

DRAWN BY: PG
 APPROVED BY: AT
 SCALE: AS SHOWN
 DATE: 06-03-21

TITLE: THIRD FLOOR - OVERALL

DWG. NO. **A100.3**

HC # HANDICAP ACCESSIBLE PARKING SPACE



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T: 215.629.6374
F: 215.629.6374

ARCHITECT'S SEAL

JEFF ENGLER
PE, ENGINEER

PRELIMINARY REVIEW

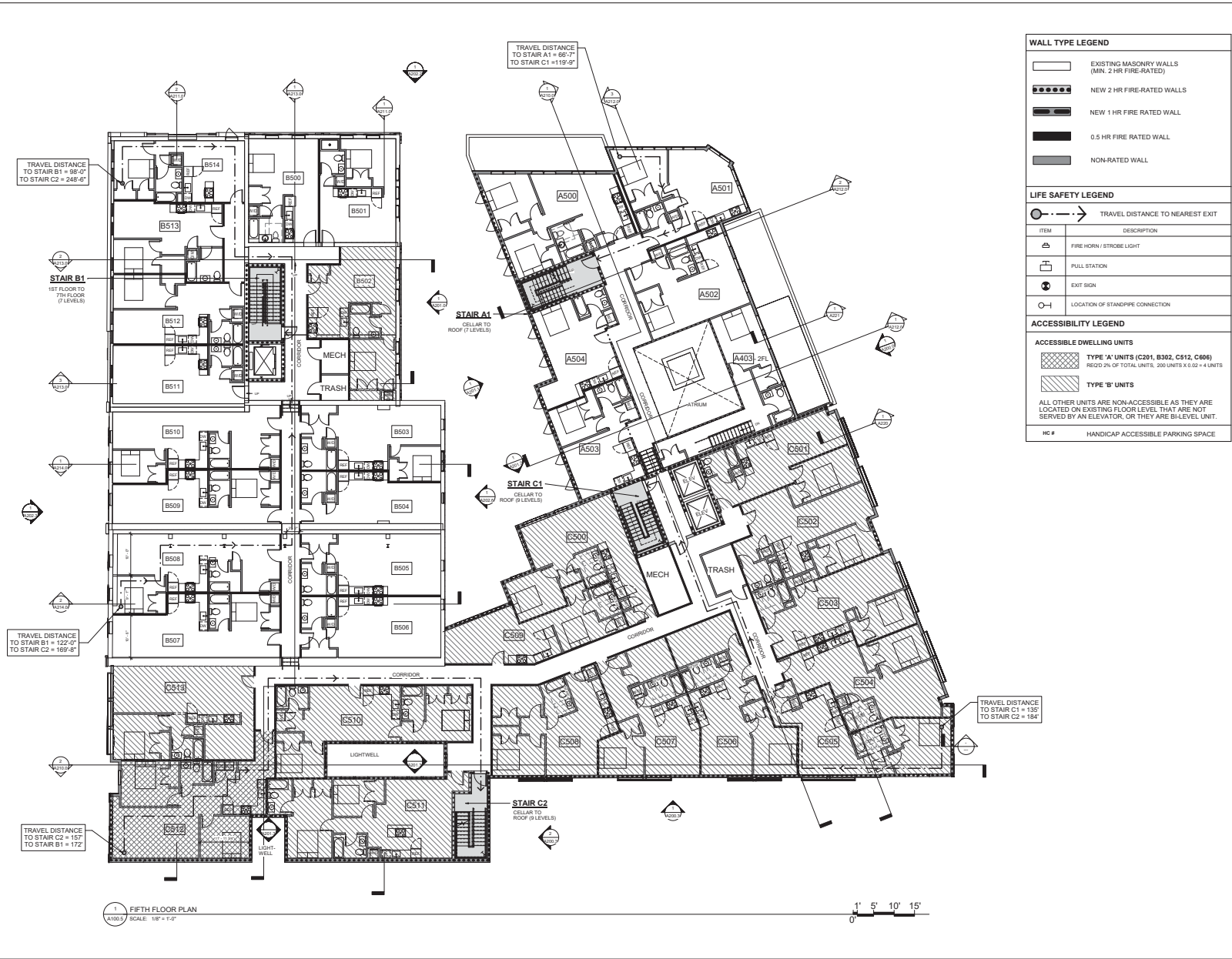
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

FOURTH FLOOR - OVERALL

DRAWN BY: AUSTIN
APPROVED BY: J.T.
SCALE: 1/8" = 1'-0"
DATE: 07-13-21

A100.4



T+ASSOCIATES INC. ARCHITECTS
525 S. 4TH ST, 5TH FLOOR
PHILADELPHIA, PA 19147
T: 215.629.6374
F: 215.629.6374

JEFF ENGLER
ARCHITECT

PRELIMINARY REVIEW

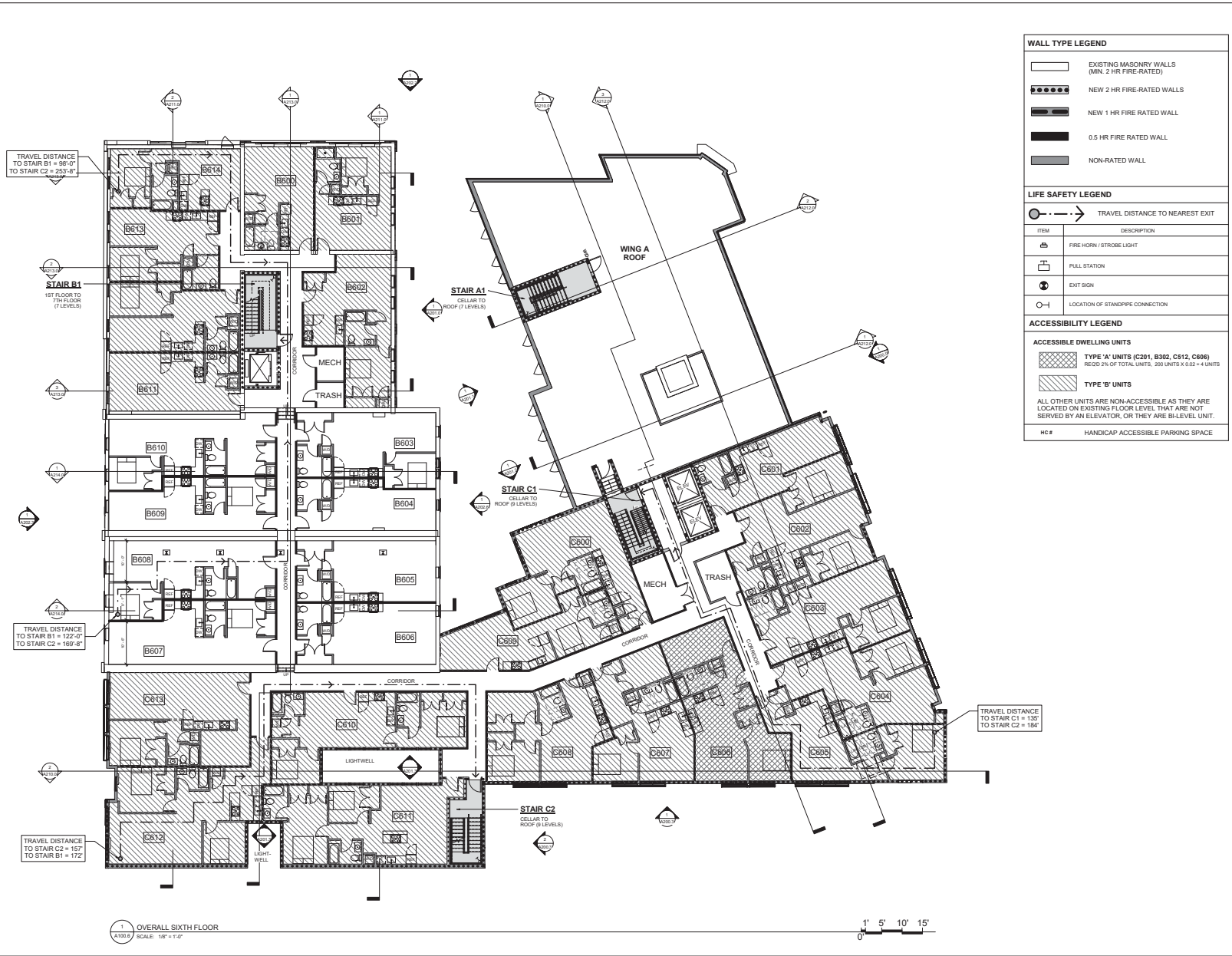
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: A100.5
APPROVED BY: A100.5
SCALE: 1/8" = 1'-0"

TITLE: FIFTH FLOOR - OVERALL

DWG. NO. A100.5



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ARCHITECT'S SEAL

MEP ENGINEER

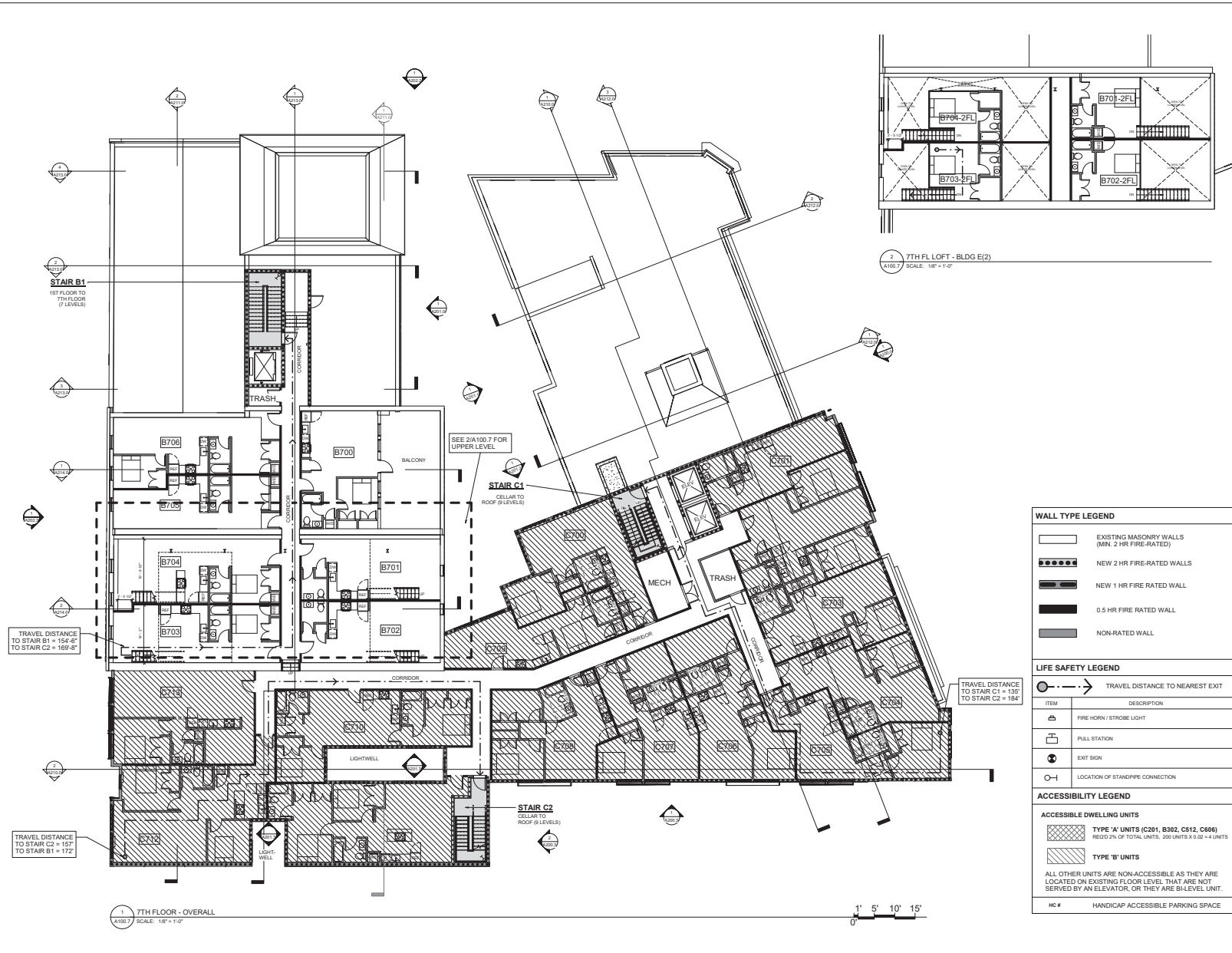
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE: **SIXTH FLOOR PLAN - OVERALL**
DWG. NO. **A100.6**

DESIGNED BY: A.T.
CHECKED BY: J.M.
SCALE: 1/8" = 1'-0"



T+ASSOCIATES INC. ARCHITECTS
 525 S. 4TH ST, 5TH FLOOR
 PHILADELPHIA, PA 19147
 T: 215.629.6374
 F: 215.629.6374
 ARCHITECT'S SEAL

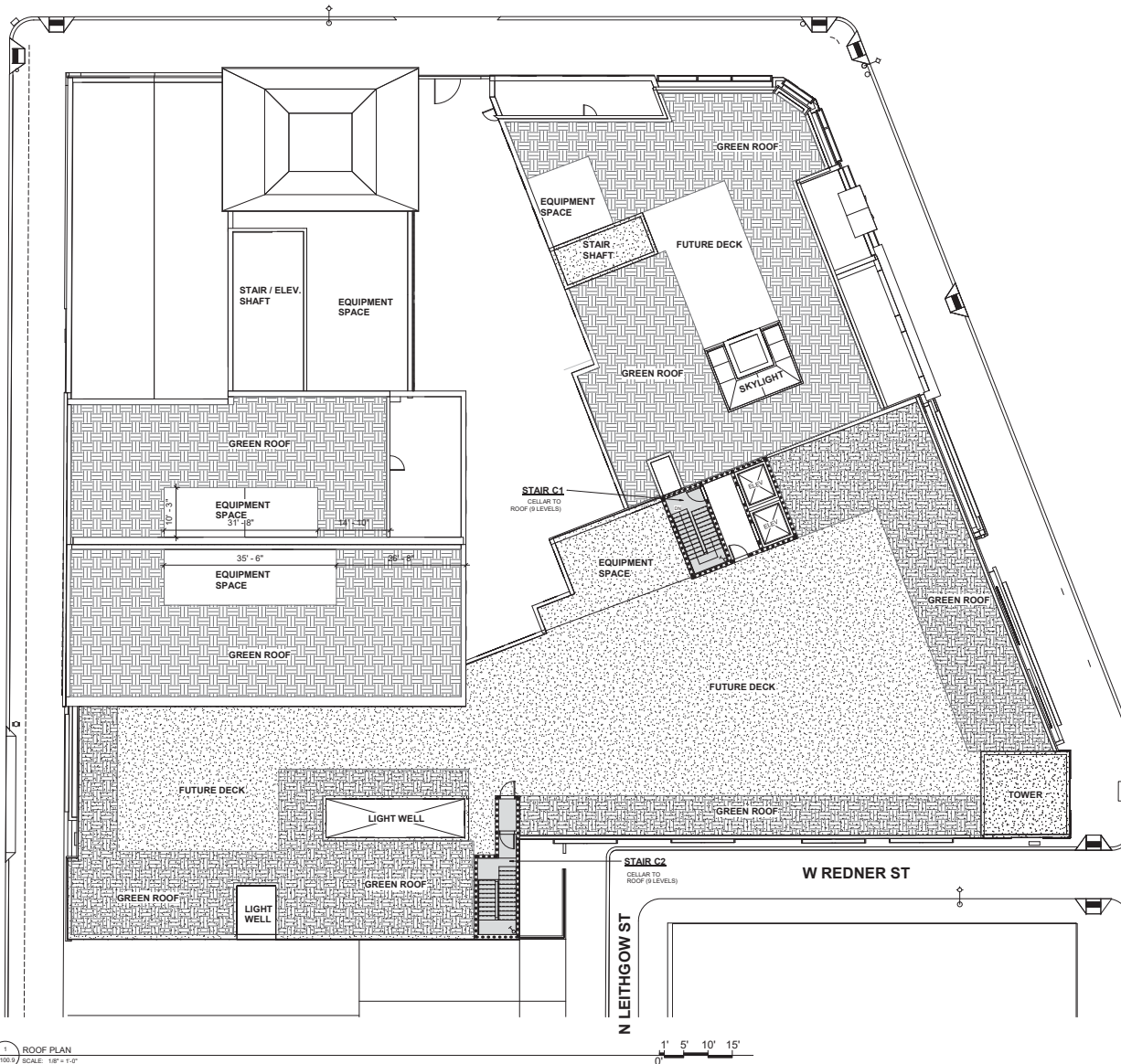
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

TITLE: SEVENTH FLOOR PLAN - OVERALL
 DWG. NO. A100.7

DRAWN BY: AUSTIN
 APPROVED BY: A.T.
 SCALE: AS SHOWN
 DATE: 7-13-21



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ARCHITECTS
525 S. 4TH ST, 5TH FLOOR
PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S SEAL

JEFF ENGLE
MEP ENGINEER

PRELIMINARY REVIEW

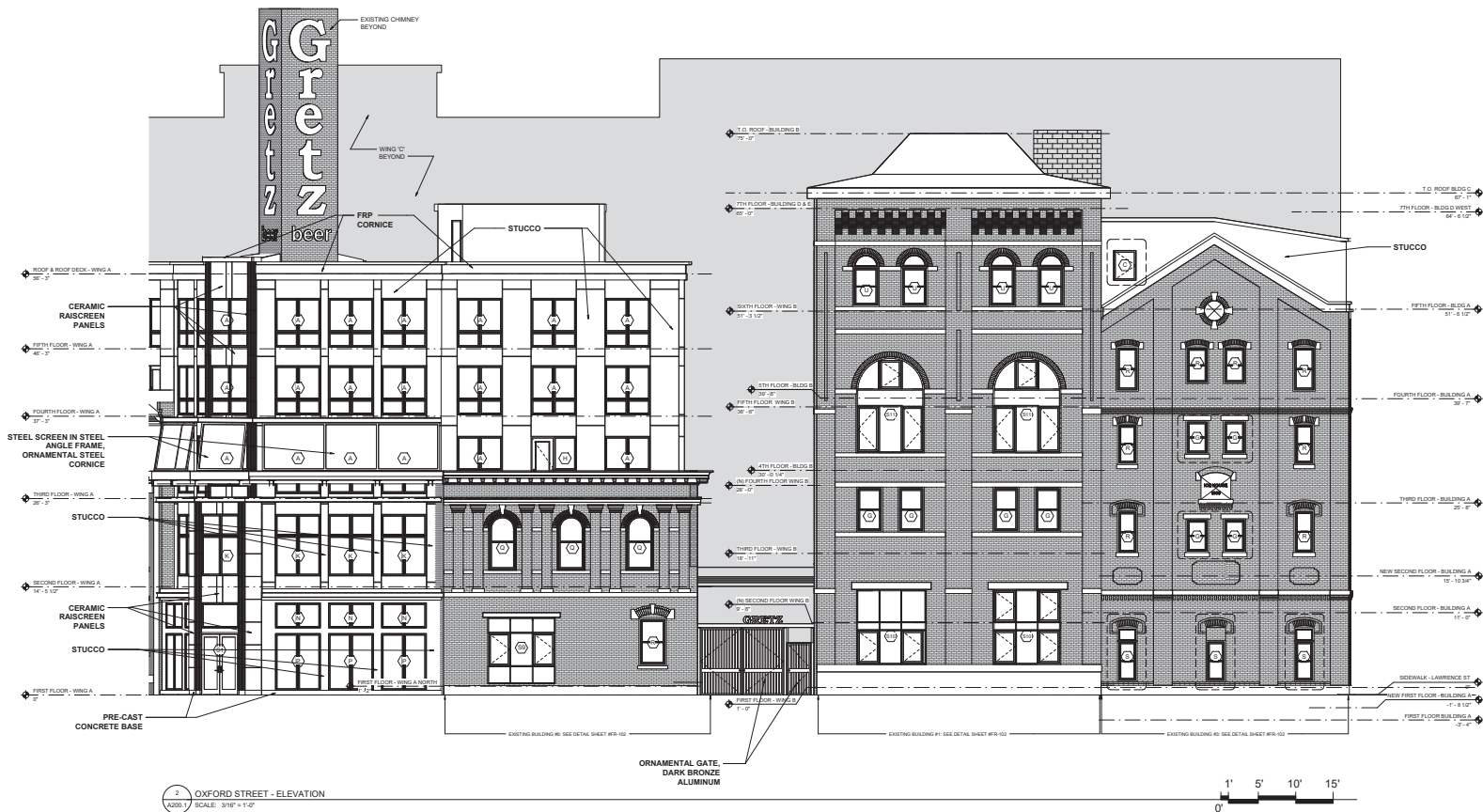
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DESIGNED BY: JET
APPROVED BY: JET
SCALE: 1/8" = 1'-0"

ROOF PLAN
DWG. NO. **A100.9**





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ARCHITECTS
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 PHILADELPHIA, PA 19147
 T: 215.629.6374

ARCHITECT'S SEAL

PEP ENGINEER

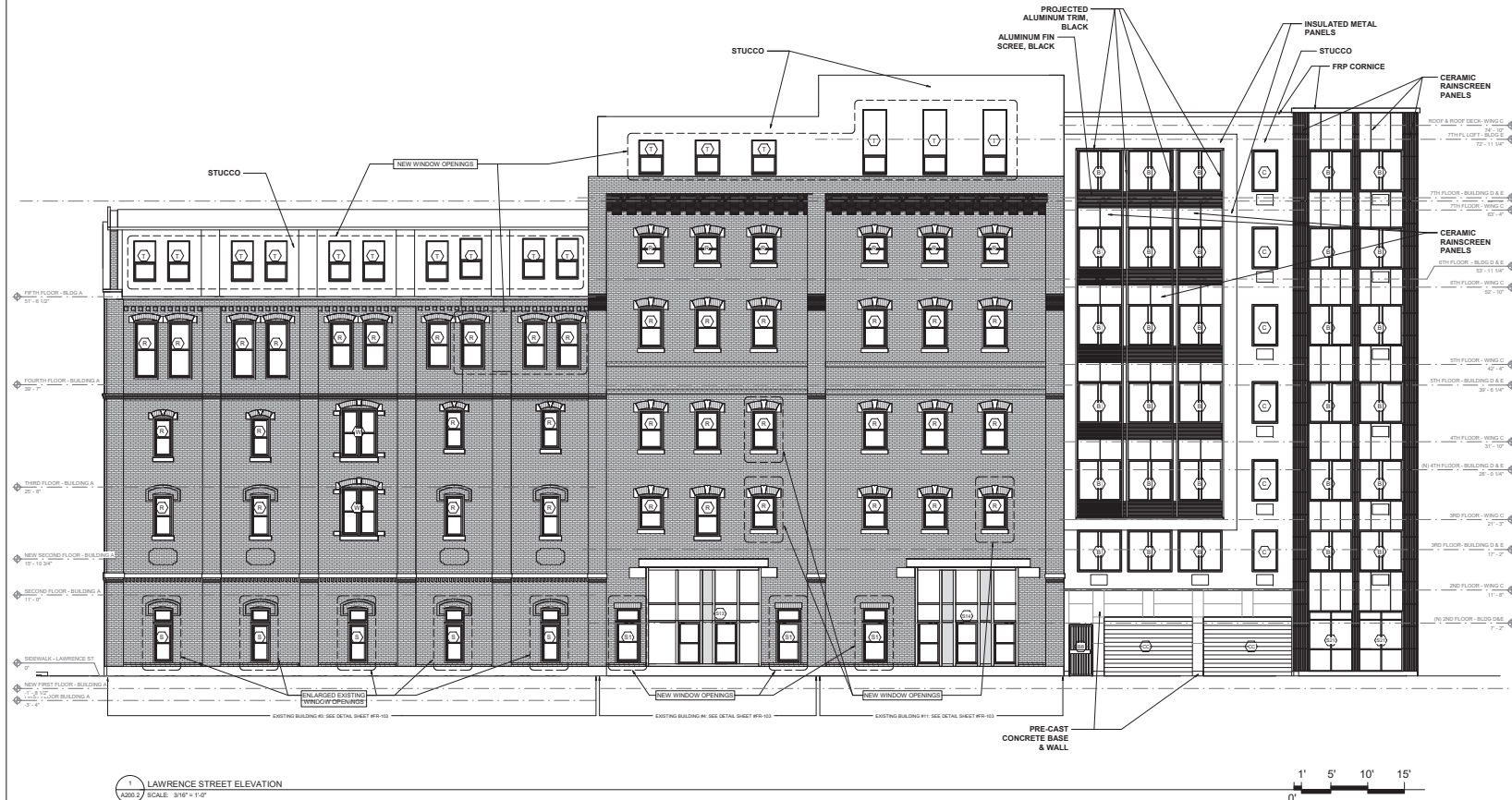
PRELIMINARY REVIEW

7-13-21

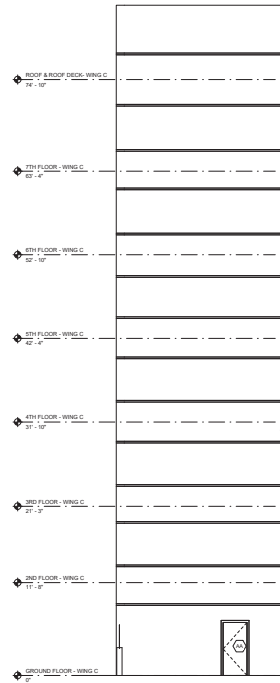
THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

DRAWN BY: AUBRY
 APPROVED BY: AT
 SCALE: AS SHOWN
 DATE: 4/18/2021

TITLE:
OXFORD ST - ELEVATION
 DWG. NO.
A200.1



1 LAWRENCE STREET ELEVATION
A200.2 SCALE: 3/16" = 1'-0"



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ARCHITECT'S SEAL

PEP ENGINEER

PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE: REDNER ST & LEITHGOW ST - ELEVATION
DWG. NO. **A200.3**

DESIGNED BY: A.T.
APPROVED BY: A.T.
SCALE: 3/16" = 1'-0"
DATE: AUG. 2021



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ARCHITECTS
525 S. 4TH ST, STE 501
PHILADELPHIA, PA 19147
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MEY ENGINEER

PRELIMINARY
REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

DRAWN BY: AUY
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
DATE: AUG-2021

TITLE:
COURTYARD WEST
ELEVATION
DWG. NO.
A201.0





1 Courtyard East Elevation
A201.1 SCALE: 3/16" = 1'-0"

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MEP ENGINEER

PRELIMINARY REVIEW

7-13-21

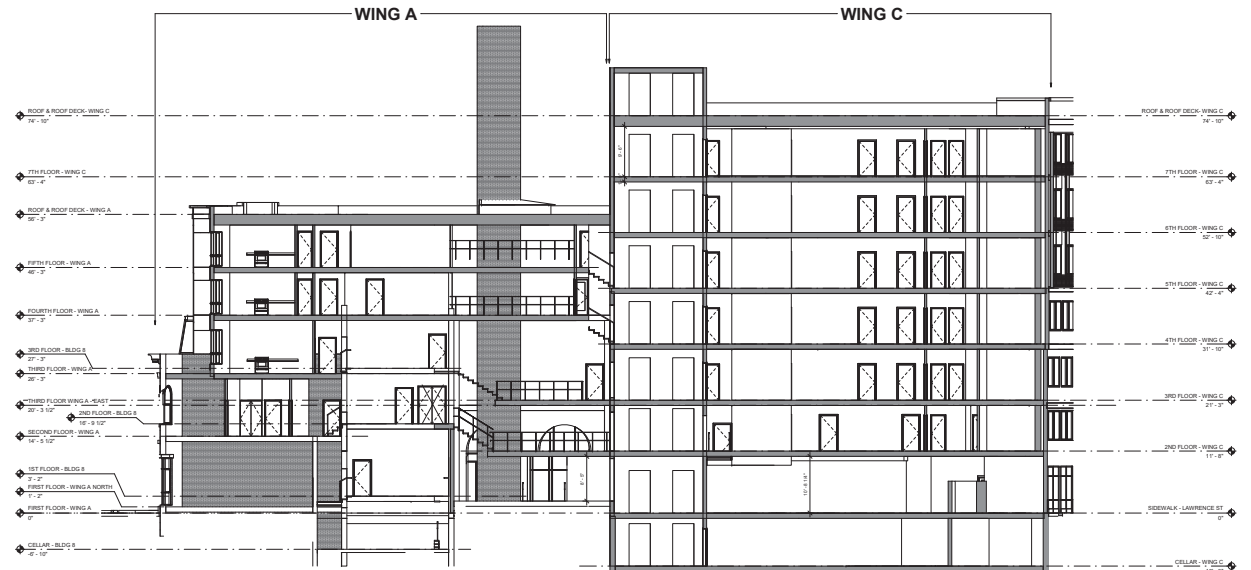
THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
COURTYARD EAST
ELEVATION
DWG. NO.
A201.1

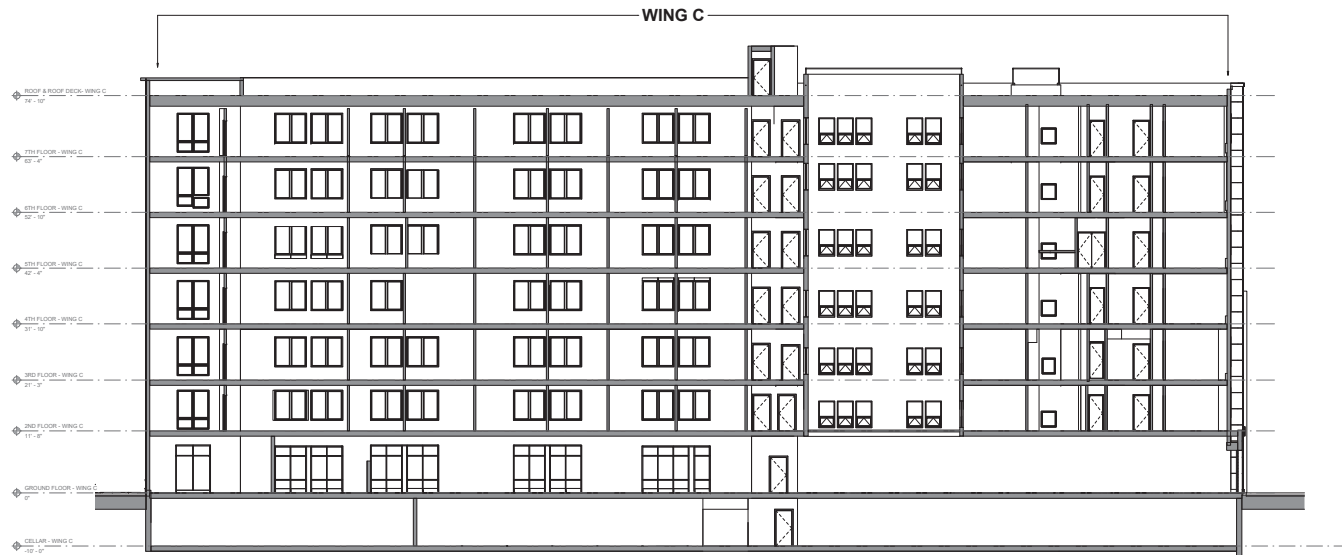
DESIGNED BY: A.T.
APPROVED BY: A.T.
SCALE: 3/16" = 1'-0"



TITLE: COURTYARD SOUTH
ELEVATION
DWG. NO. A201.2



1 SECTION - WING A & C LOOKING EAST
SCALE: 1/8" = 1'-0"



2 SECTION THROUGH WING C - LOOKING SOUTH
SCALE: 1/8" = 1'-0"

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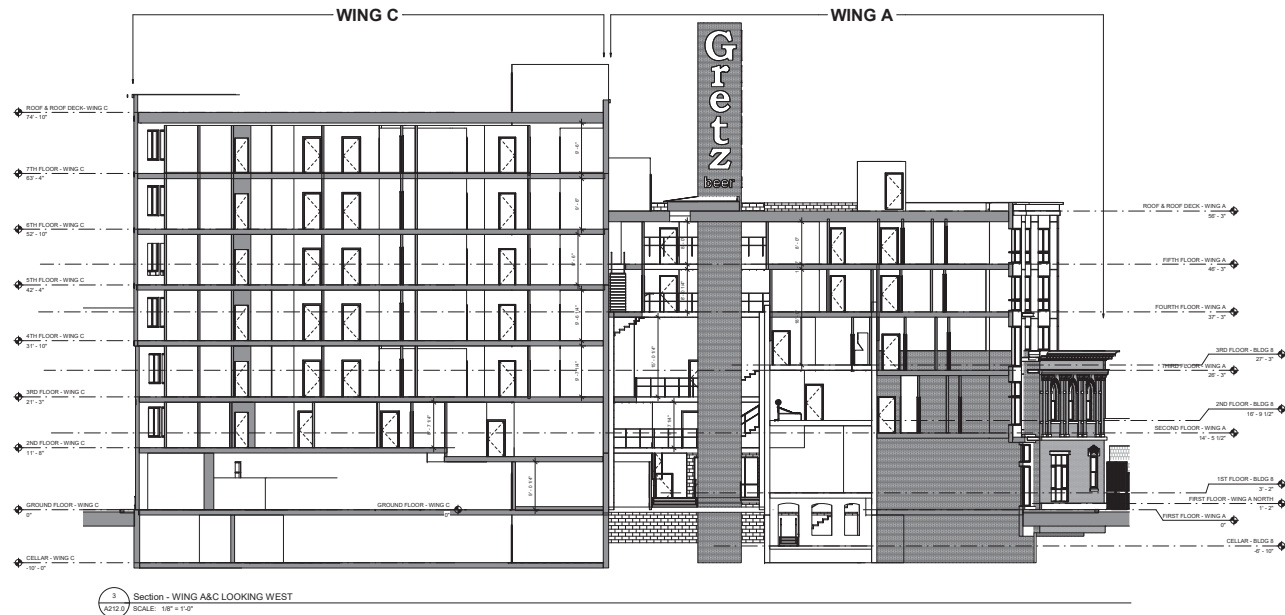
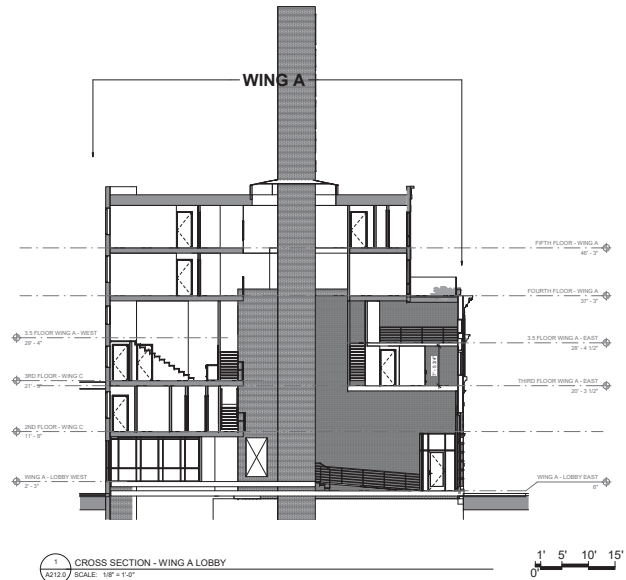
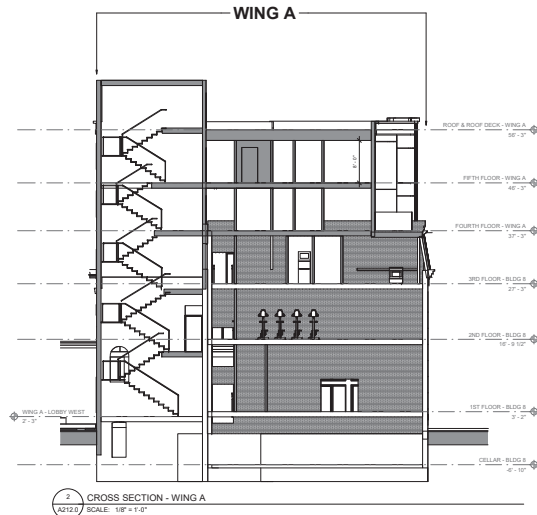
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

BUILDING SECTIONS
DWG. NO. **A210.0**

DESIGNED BY: AT
APPROVED BY: AT
SCALE: 1/8" = 1'-0"



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PHILADELPHIA, PA 19147
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F: 215.629.6374

ARCHITECT'S SEAL

MEP ENGINEER

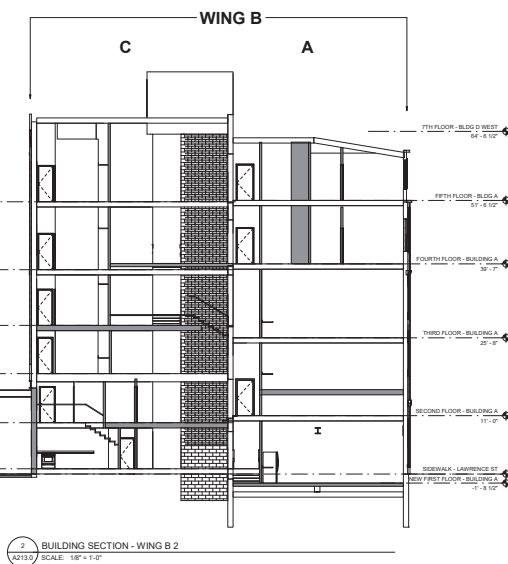
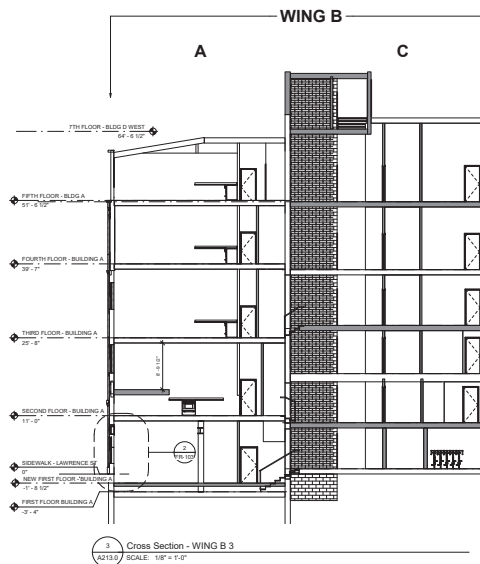
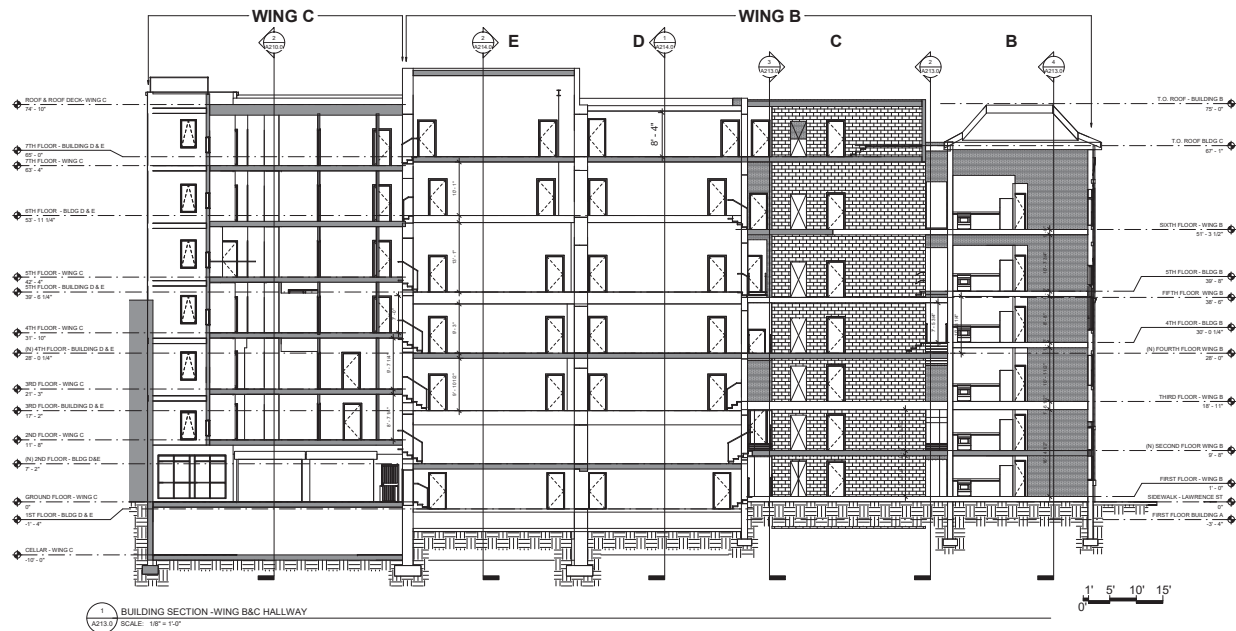
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

BUILDING SECTIONS
DWG. NO. **A212.0**

DRAWN BY: AUF
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
DATE: AUG-2022



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F: 215.629.6374

ARCHITECT'S SEAL

MEP ENGINEER

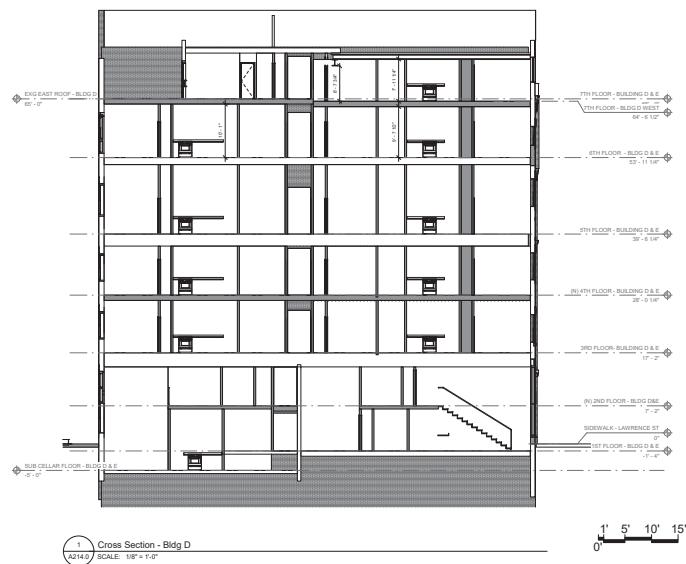
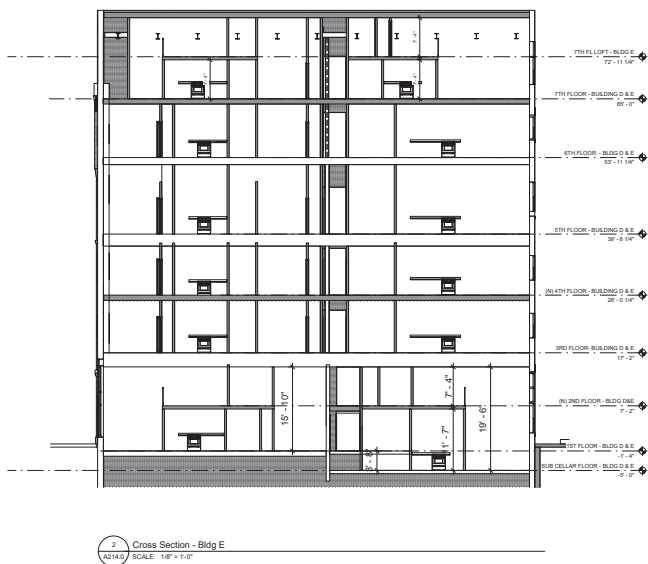
PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

BUILDING SECTIONS - WING B NORTH
DWG. NO. **A213.0**

DESIGNED BY: AT
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
DATE: AUG-2021



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PHILADELPHIA, PA 19147
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F: 215.629.6374

ARCHITECT'S SEAL

MEP ENGINEER

PRELIMINARY REVIEW

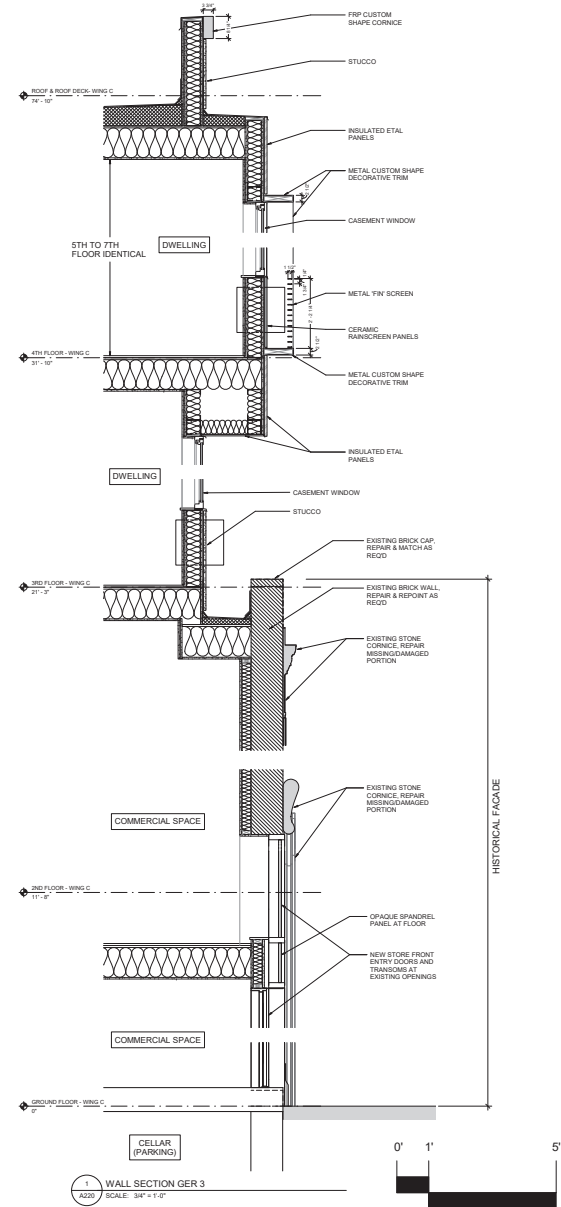
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE:
BUILDING SECTIONS - WING
B SOUTH

DWG. NO.
A214.0

DESIGNED BY: AAT
APPROVED BY: AAT
SCALE: 1/8" = 1'-0"
DATE: AUG-2021



T+ ASSOCIATES INC. ARCHITECTS
 525 S. 4TH ST, 5TH FLY
 PHILADELPHIA, PA 19147
 T: 215.629.6374

ARCHITECT'S SEAL

PRELIMINARY REVIEW

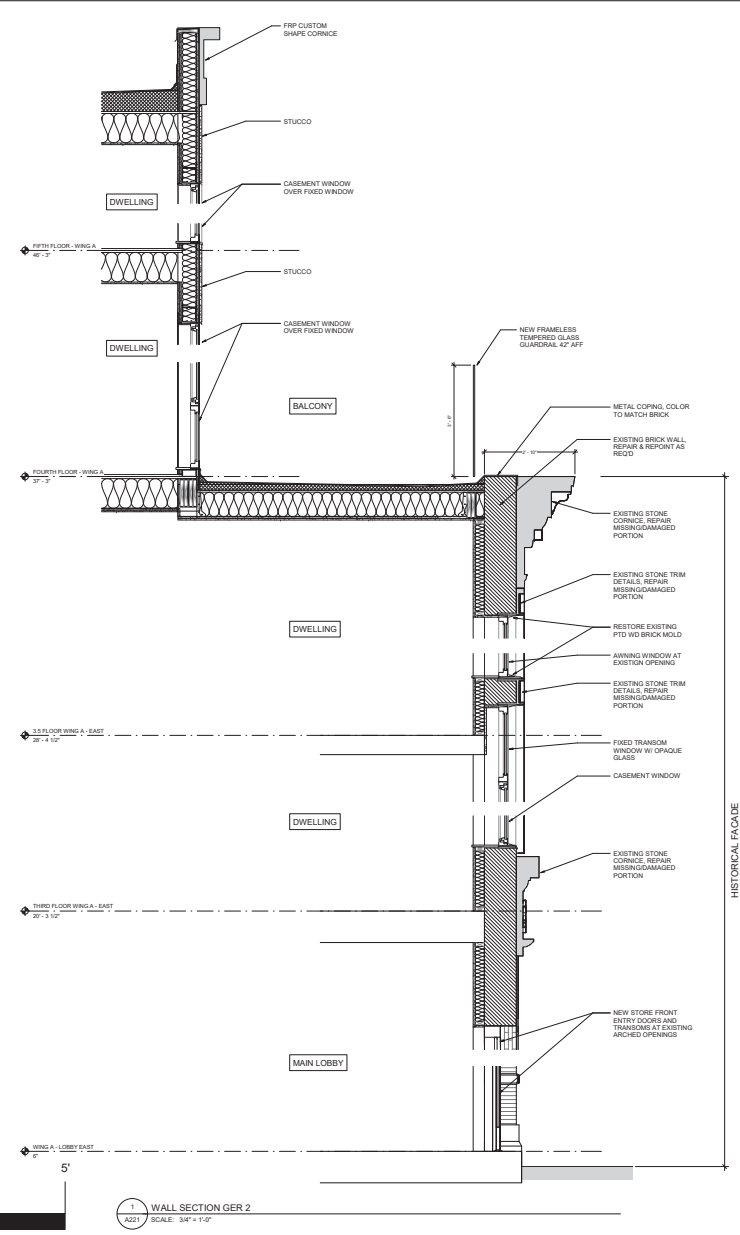
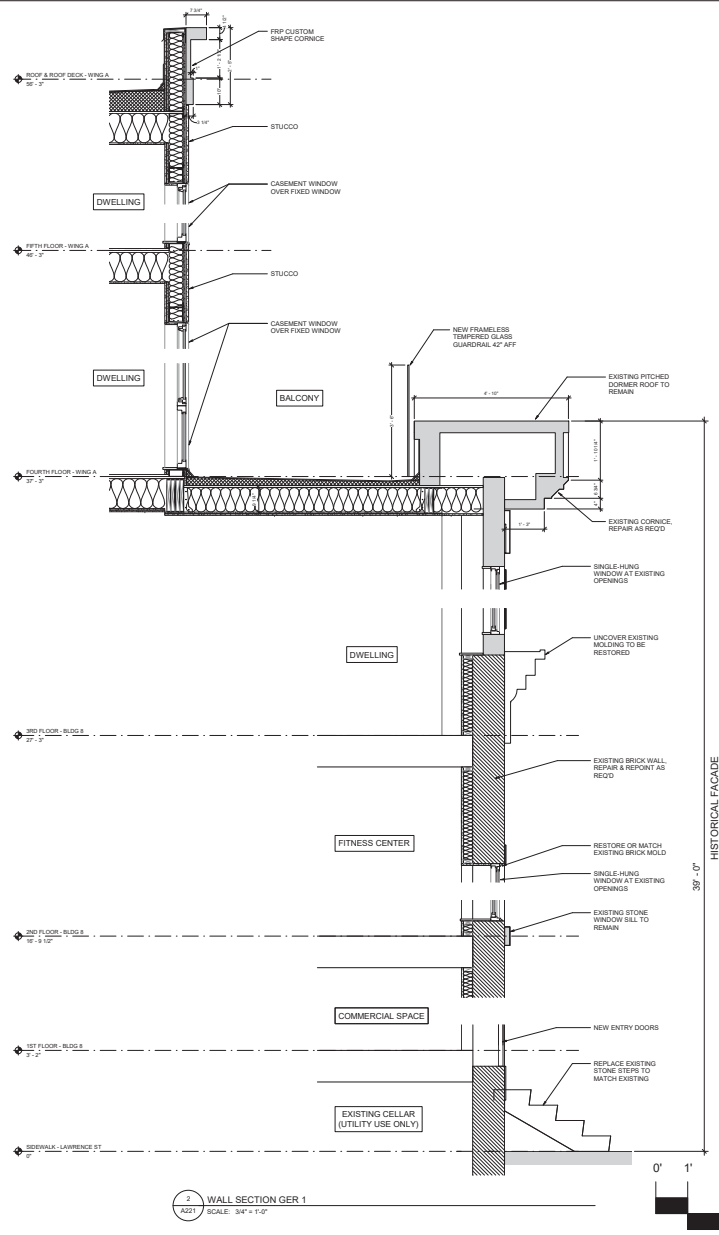
7-13-21

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

DESIGNED BY: A-T
 APPROVED BY: A-T
 SCALE: 3/4" = 1'-0"
 DATE: AUG-2021

WALL SECTIONS

DWG. NO. **A220**



T+ASSOCIATES INC. ARCHITECTS
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ARCHITECT'S SEAL

MEP ENGINEER

PRELIMINARY REVIEW

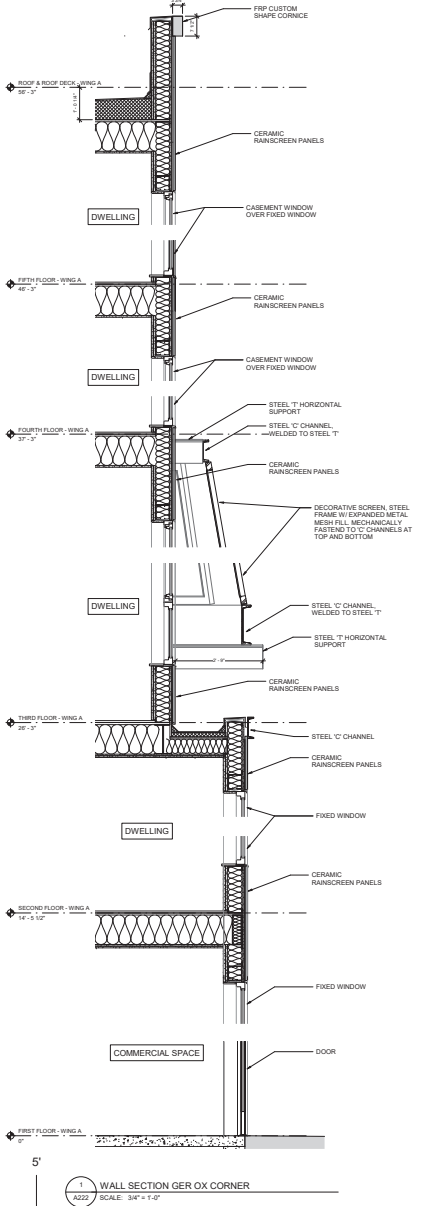
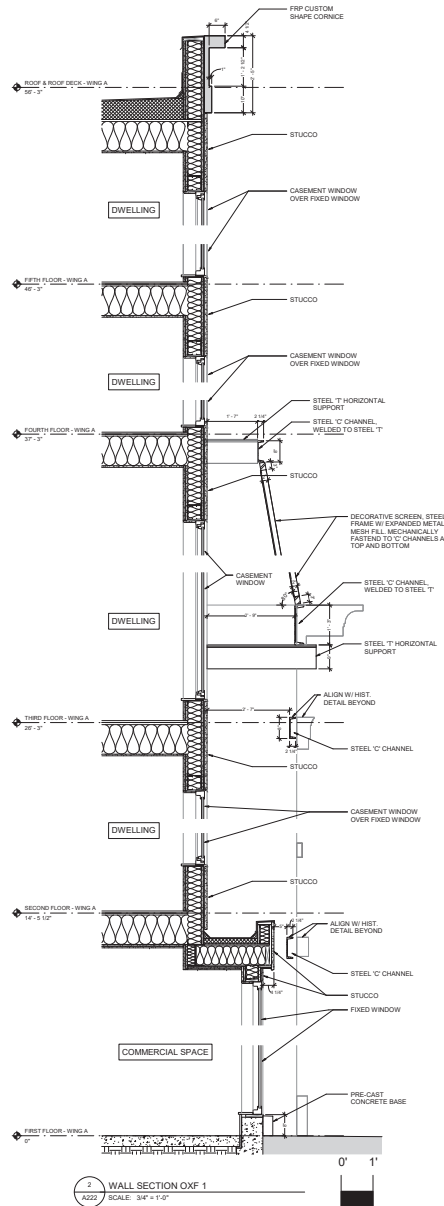
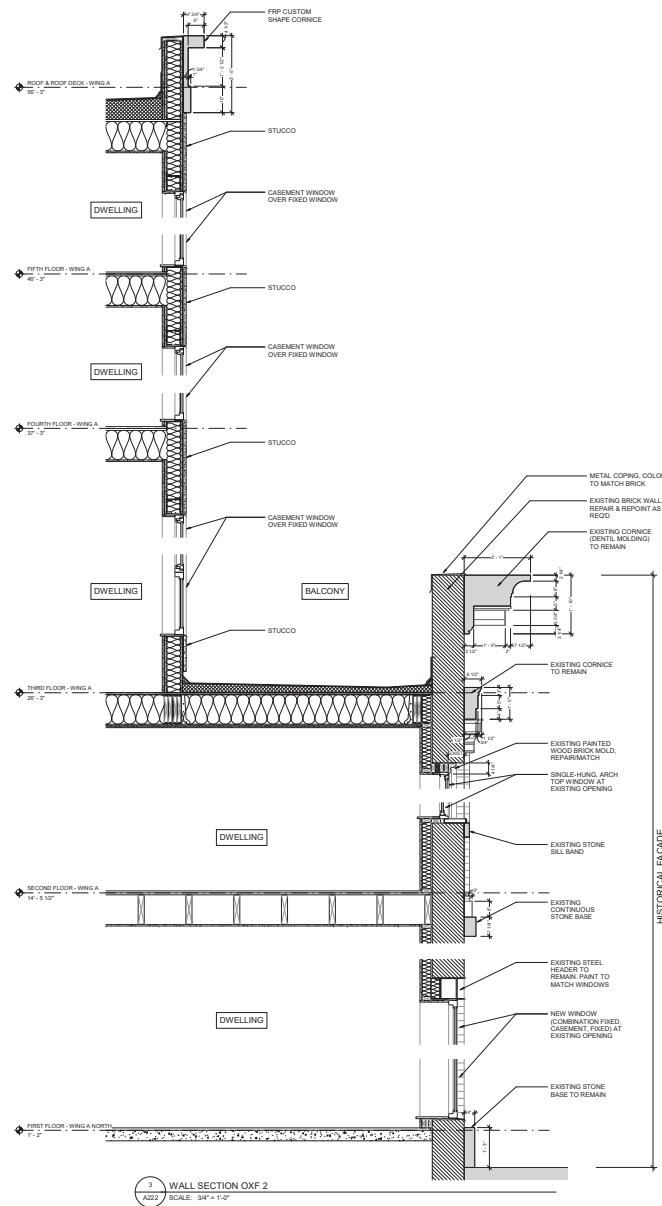
7-13-21

THE GRETZ COMPLEX
1524-1538 GERMANTOWN AVE
PHILADELPHIA, PA 19122

TITLE: **WALL SECTION**

DWG. NO. **A221**

DESIGNER: AUSTIN
APPROVED BY: J.T.
SCALE: 3/4" = 1'-0"
DATE: 7-13-21



T+ASSOCIATES INC. ARCHITECTS
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ARCHITECT'S SEAL

MEP ENGINEER

PRELIMINARY REVIEW

7-13-21

THE GRETZ COMPLEX
 1524-1538 GERMANTOWN AVE
 PHILADELPHIA, PA 19122

TITLE: **WALL SECTIONS**

DWG. NO. **A222**

DESIGNED BY: A22
 APPROVED BY: A22
 SCALE: 3/4" = 1'-0"
 DATE: AUG-2022