

APPLICABLE CODES:

2018 Philadelphia Building Code
2018 Philadelphia Existing Building Code
2018 Philadelphia Mechanical Code
2018 Philadelphia Electrical Code
2018 Philadelphia Energy Conservation Code
2018 Philadelphia Fire Code
2018 Philadelphia Plumbing Code

BUILDING DEPT CONTACT

City of Philadelphia - Department of License and Inspections
2401 Walnut St. Suite 502
Philadelphia, PA 19103
p: 215.686.2596

ARCHITECT OF RECORD

NewStudio Architecture, LLC
Sean M Wagner, AIA
2303 Wycliff Street
Saint Paul, MN 55114
CONTACT: James Matthes, AIA
p: 651.207.5527 f: 651.207.8247
e: jmatthes@newstudioarchitecture.com

DEVELOPER / LANDLORD

ADR 1632 Walnut LP
1650 Arch St, Suite 2500, Philadelphia, PA 19103

Arielle Kerstein
p: 215.545.1500

ENGINEERING CONSULTANTS

STRUCTURAL ENGINEER
Scott Holsinger, MCE, PE
ANH Structures LLC
216 Copples Lane
Wallingford, PA 19086
p: 610.812.5465

MECHANICAL ENGINEER
Luke Kusie
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
p: 651.748.1100 f: 951.748.9370
lkusie@hallbergengineering.com

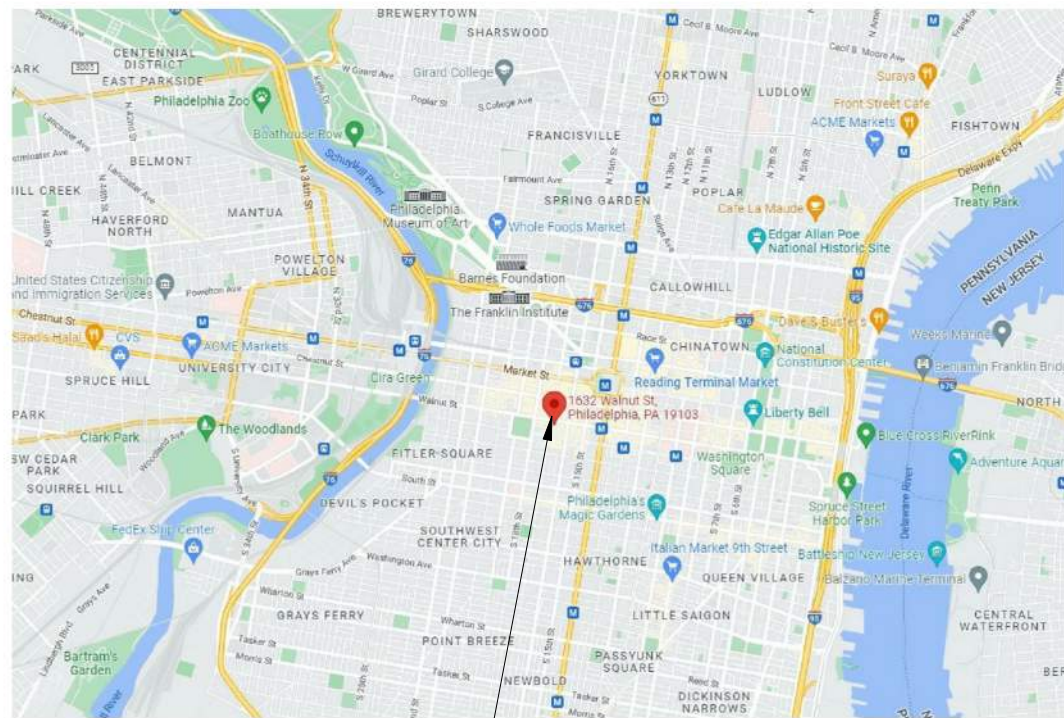
ELECTRICAL ENGINEER
Dave Quigley
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
p: 651.748.1100 f: 951.748.9370
dquigley@hallbergengineering.com

GENERAL CONTRACTOR

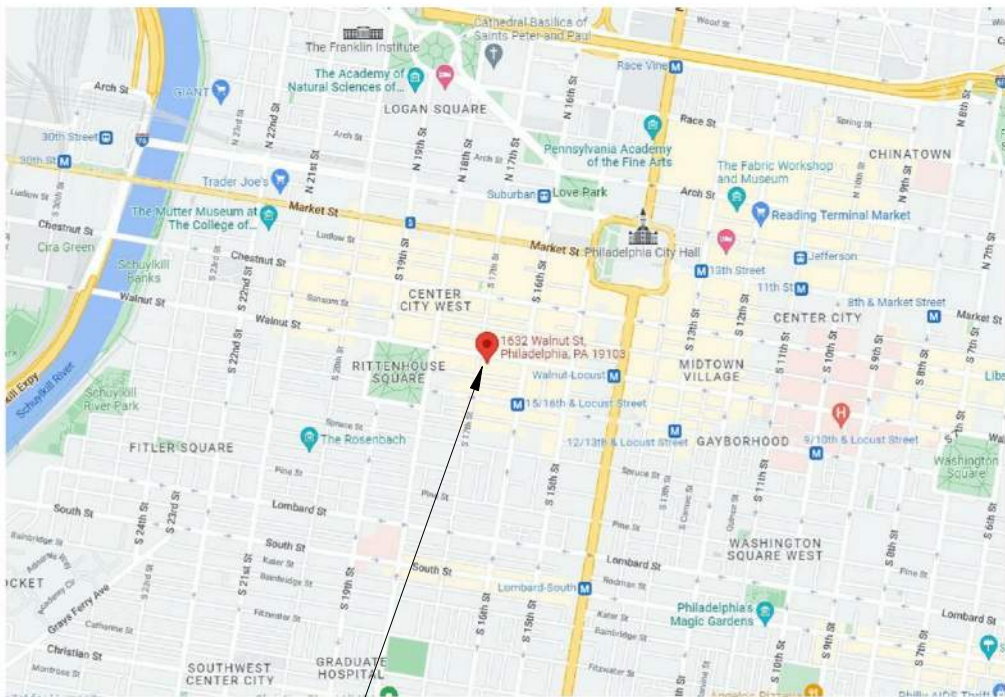
Blue Rock Construction
1712 Hancock Lane,
Burlington, NJ 08081
p: 267.535.1990
jbergen@blrck.com
cbarr@blrck.com

TENANT

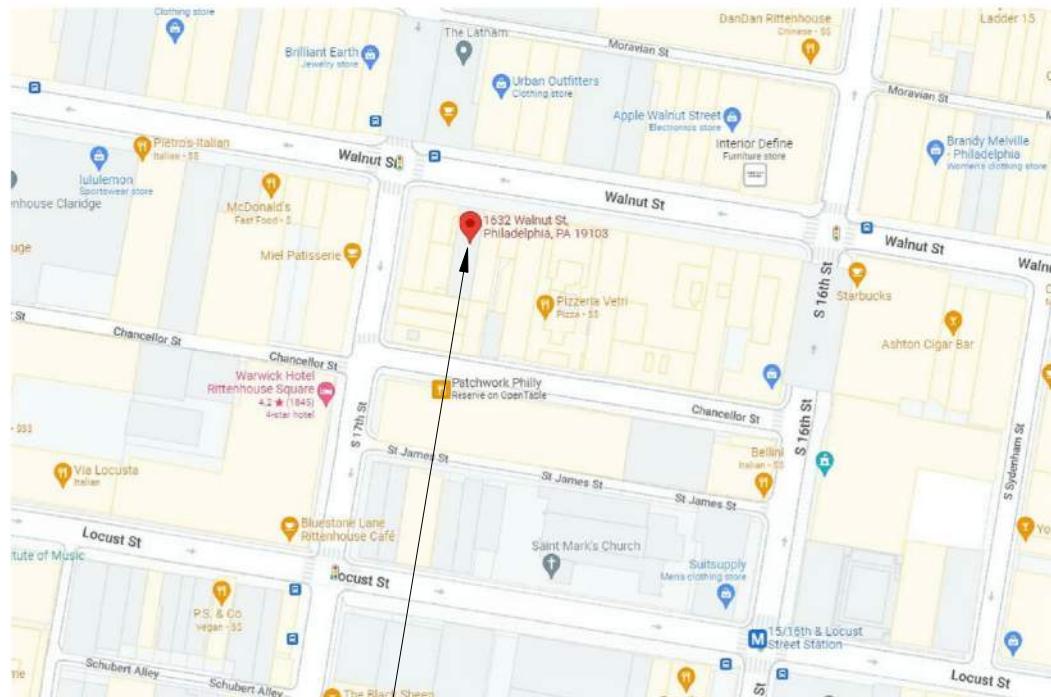
Urban Outfitters, Inc.
5000 S Broad Street
Philadelphia, PA 19112-1495
f: 215.454.5170
OWNER CONTACT:
Patrick Stinger - Director of Planning & Construction 215.454.7282
Jeff Cuellar - Senior Construction Manager 267.231.1043



CONTEXT MAP



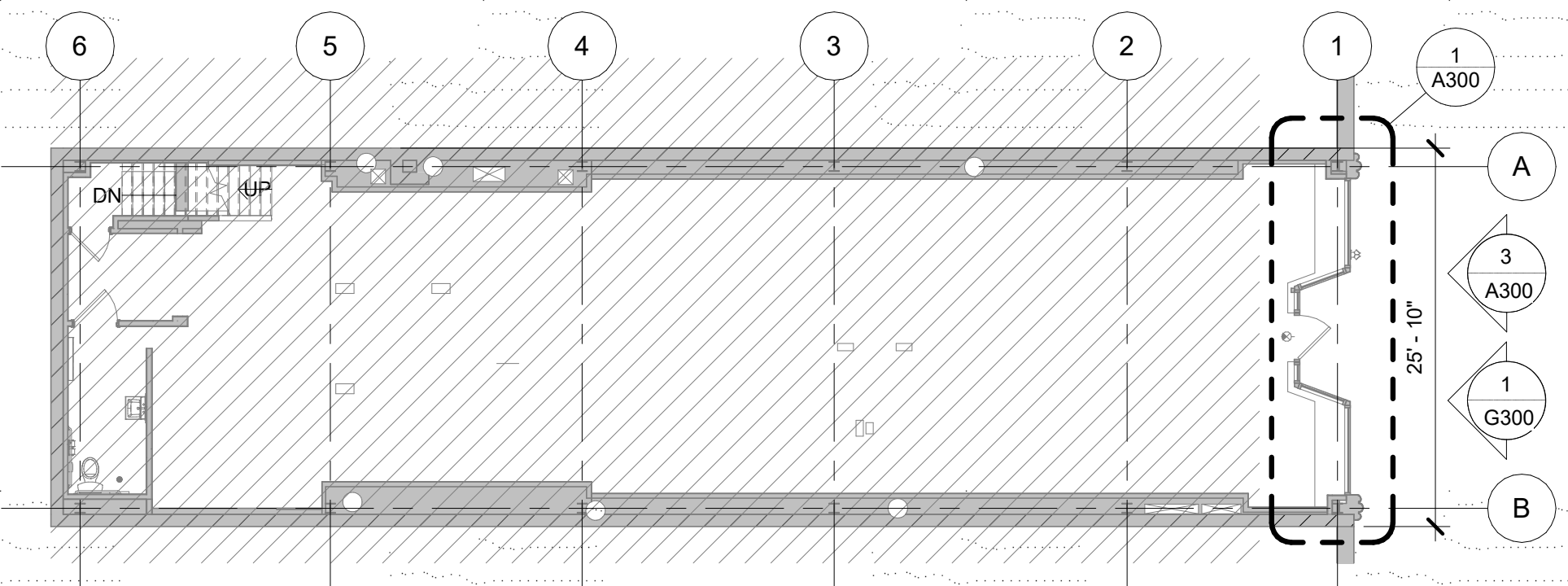
VICINITY MAP



NEIGHBORHOOD MAP

SHEET INDEX

G300 COVER SHEET & DEMOLITION ELEVATIONS
A300 EXTERIOR PLANS & ELEVATIONS
A301 EXTERIOR SCHEDULES & DETAILS
A302 CONTEXT PHOTOGRAPHS



2 FIRST FLOOR PLAN DIAGRAM

G300 SCALE: 3/32" = 1'-0"

DEMOLITION NOTES

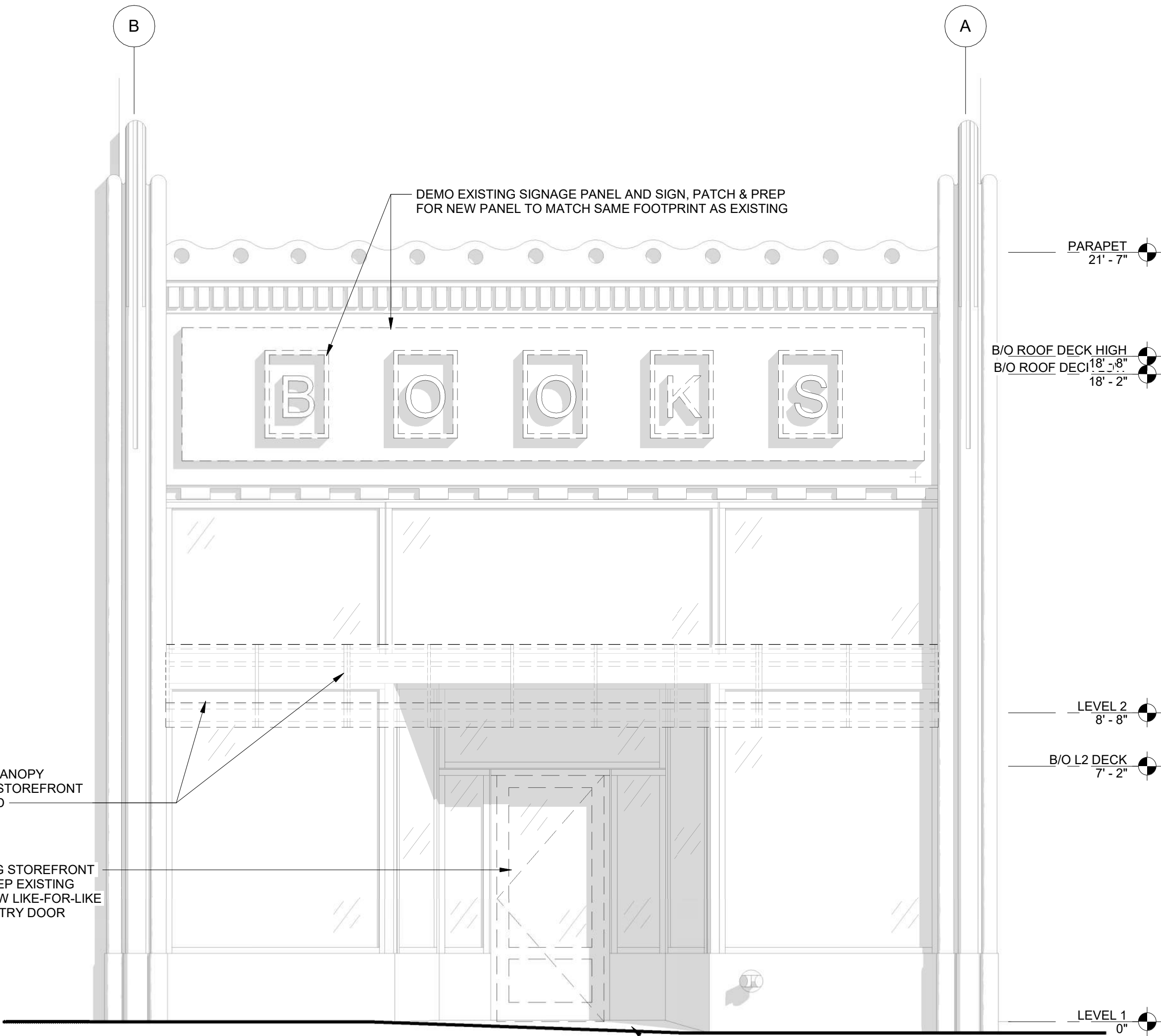
- ALL WORK IS TO COMPLY WITH LOCAL CODES AND ORDINANCES AS WELL AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (ADA) AND OSHA.
- GC TO COORDINATE WITH BUILDING MANAGEMENT AND/OR AHJ ALL RUBBISH REMOVAL PROCEDURES: LOCATION OF TRASH DUMPSTERS, TIME SCHEDULES, ETC.
- DISPOSE OF ALL RUBBISH IN A MANNER COMPLIANT WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, BUILDING AND/OR LANDLORD REQUIREMENTS OR POLICIES ETC.
- AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS DONE SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UNSALVAGEABLE AND UNREUSEABLE ITEMS SHALL BE TOTALLY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCE SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS, OR OTHER TRAFFIC AREAS AT ANY TIME.
- GC SHALL VERIFY ALL FIELD CONDITIONS AND NOTIFY ARCHITECT OF OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF THE WORK.
- DURING THE DEMOLITION PHASE GC SHALL SUPPORT ALL EXISTING STRUCTURES AS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY THE GC AT NO COST.
- IF DEMOLITION WORK RESULTS IN AN UNSAFE WORKING ENVIRONMENT, THE GC IS TO STOP WORK IMMEDIATELY AND NOTIFY THE APPROPRIATE AUTHORITY, BUILDING MANAGEMENT AND ARCHITECT PRIOR TO PROCEEDING.
- GC TO PATCH AND REPAIR ALL WALLS TO REMAIN WHICH ARE DAMAGED DURING THE DURATION OF DEMOLITION WORK. GC TO PREPARE SURFACES AS NOTED; MAINTAIN, PATCH, REPAIR & REINSTATE ALL EXISTING FIRE RATINGS.
- UNO IN AREAS OF WORK, ALL DISUSED OR INACTIVE UTILITY LINES, CONDUIT, FLEXIBLE CONDUIT, BX, CONDUIT, PIPES, DUCTS, SHAFTS AND CHASES ARE TO BE DEMOLISHED AND CAPPED APPROPRIATELY. OUTSIDE AIR, RELEIF AIR AND EXHAUST PENETRATIONS INTO AREAS OF WORK ARE TO REMAIN UNO.
- ALL ELEMENTS BEING REMOVED ARE TO BE REMOVED BY A TRADE FAMILIAR WITH THE RESPECTIVE ITEM. NOTIFY & COORDINATE WITH LANDLORD AND/OR UTILITY COMPANIES AS REQD.
- WORK WITHIN TENANT SPACES IS TO BE COMPLETED WITHIN TEMPORARY BARRICADE PARTITIONS.
- HVAC SYSTEMS TO REMAIN ARE TO BE PROTECTED FROM DUST/DEBRIS.
- EXISTING SPRINKLER HEAD, GRID, MAIN, & BRANCH PIPES TO REMAIN FUNCTIONAL DURING THE DURATION OF THE DEMOLITION WORK UNO. GC TO COORDINATE ANY ALTERATIONS OF THE SPRINKLER SYSTEM WITH THE SPRINKLER CONTRACTOR.
- GC TO ABANDON & REMOVE ANY MECHANICAL OR ELECTRICAL SYSTEMS AS NOTED. ALL EQUIPMENT NOT TO BE REUSED IS TO BE REMOVED. GC TO ARRANGE TO IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS.
- CONSTRUCTION BARRICADES TO BE COORDINATED WITH OWNERS REPRESENTATIVE AND TENANT REPRESENTATIVE.
- UNLESS CALLED OUT AS WALL TYPE AND DIMENSIONED, GC TO LOCATE AND FABRICATE CONSTRUCTION BARRICADE AS REQD TO PROVIDE ADEQUATE WORKING SPACE, PROTECTION TO THE PUBLIC, PROTECTION OF WORK AREA FROM WEATHER/ELEMENTS AS REQUIRED AND TO LIMIT UNAUTHORIZED ACCESS TO AREA OF WORK.
- BARRICADE CONSTRUCTION TO NOT DAMAGE EXISTING FLOOR FINISHES TO REMAIN. MINIMIZE FASTENERS TO EXG FINISHES TO REMAIN & ENSURE SEAMLESS LIKE NEW PATCHING.

DEMO EXISTING CANOPY
PATCH & REPAIR STOREFRONT
FINISH AS NEEDED

REMOVE EXISTING STOREFRONT
ENTRY DOOR, PREP EXISTING
OPENING FOR NEW LIKE-FOR-LIKE
WOOD/ GLASS ENTRY DOOR

1 STOREFRONT DEMOLITION ELEVATION

G300 SCALE: 3/8" = 1'-0"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Pennsylvania.
Date: 08.05.2022 Registration No. 405362

NewStudio | architecture

2303 Wycliff Street, Saint Paul, MN 55114
p: 651.207.5527 f: 651.207.8247

FREE PEOPLE
1632 WALNUT STREET
PHILADELPHIA, PA 19103

Scott Holsinger, MCE, PE
ANH Structures LLC
216 Copples Lane
Wallingford, PA 19086
PH: 610.812.5465

Luke Kusie
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: lkusie@hallbergengineering.com

Dave Quigley
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: dquigley@hallbergengineering.com

DRAWN BY: TZL CHECKED BY: JM/ AJ
NSA PROJECT NUMBER: 2022-451
PROJECT PHASE:

ISSUE / DATE :
CHECK SET 07.22.2022
BID SET 08.05.2022

SHEET TITLE :
**COVER SHEET &
DEMOLITION
ELEVATIONS**

SHEET NO.:

G300



SIGNAGE LIGHTING AND MATERIAL EXAMPLE



DOOR CARVING EXAMPLE



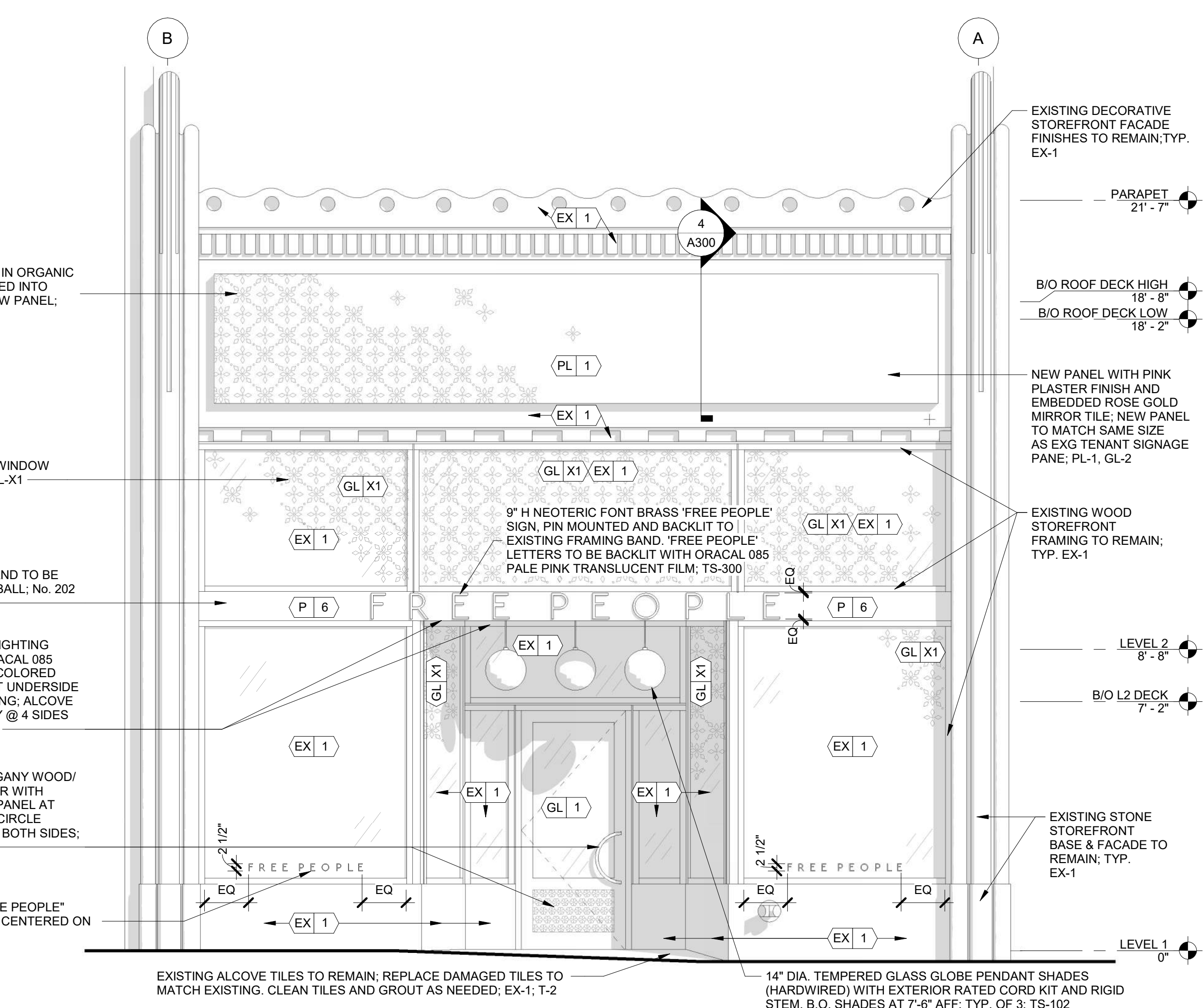
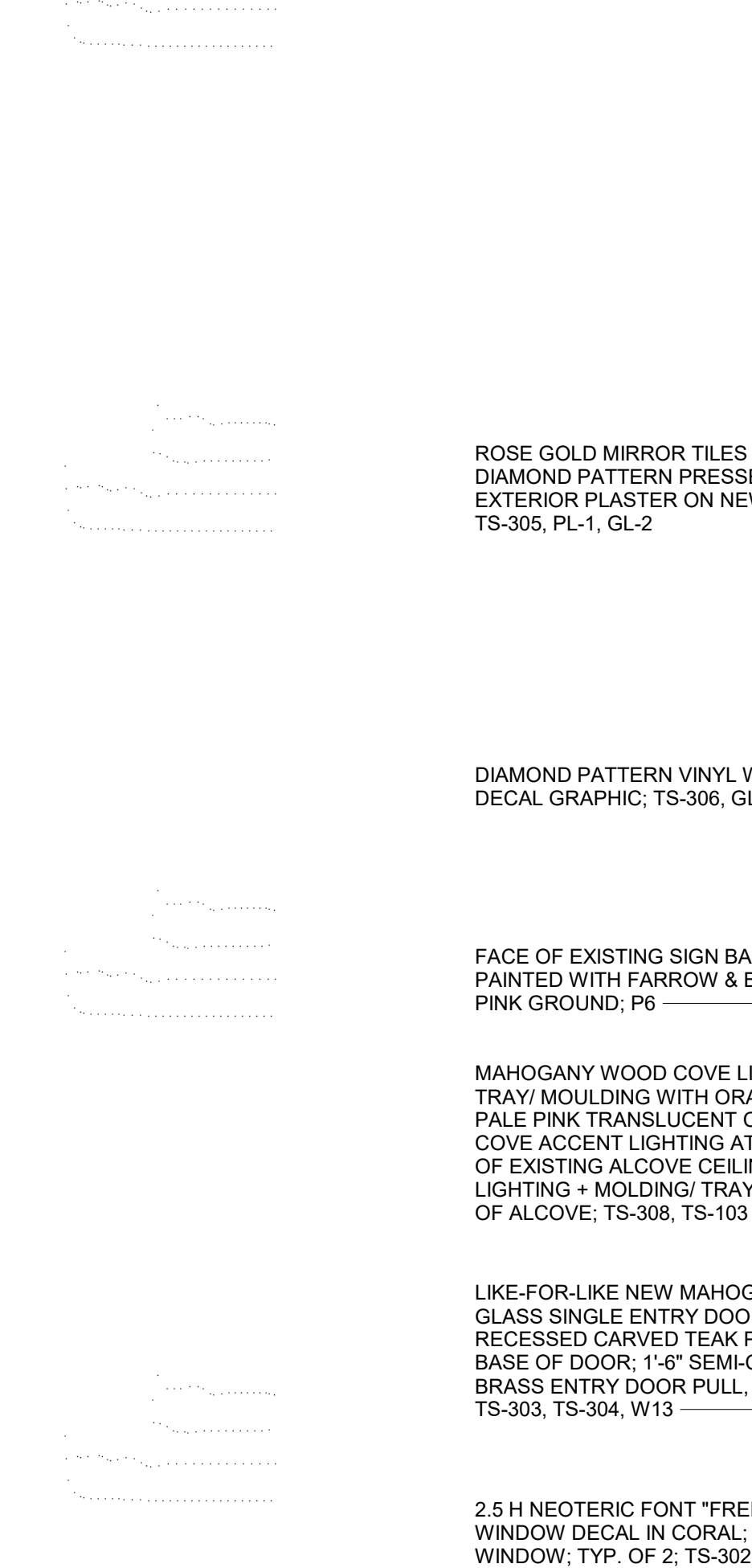
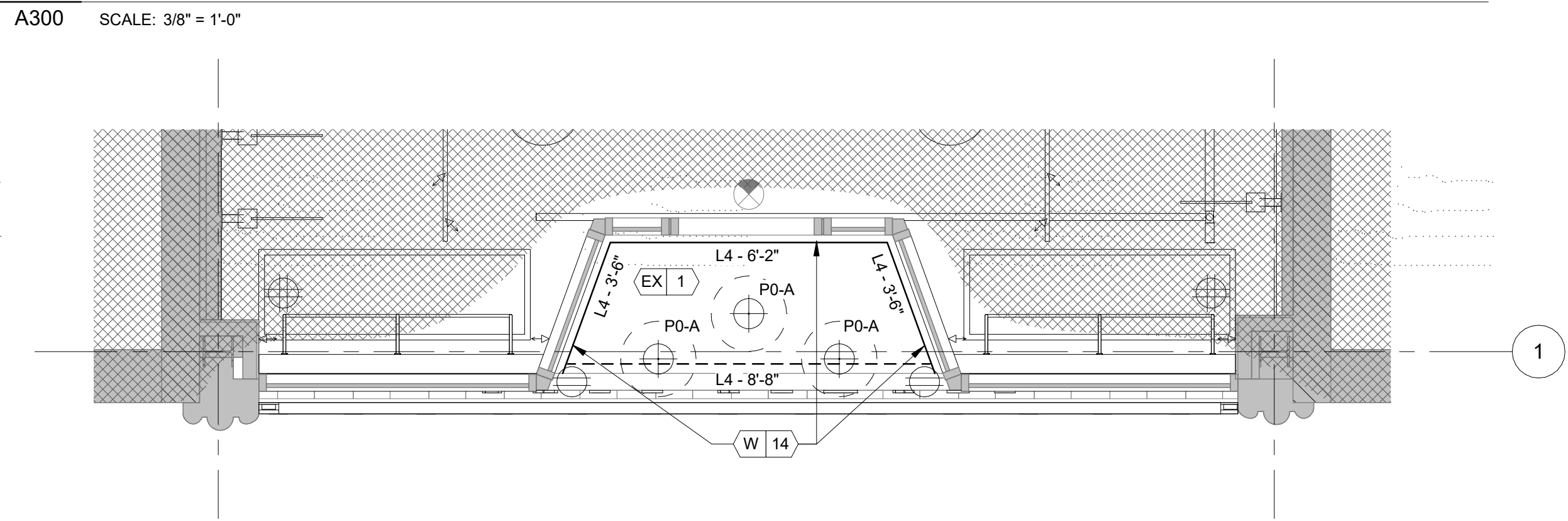
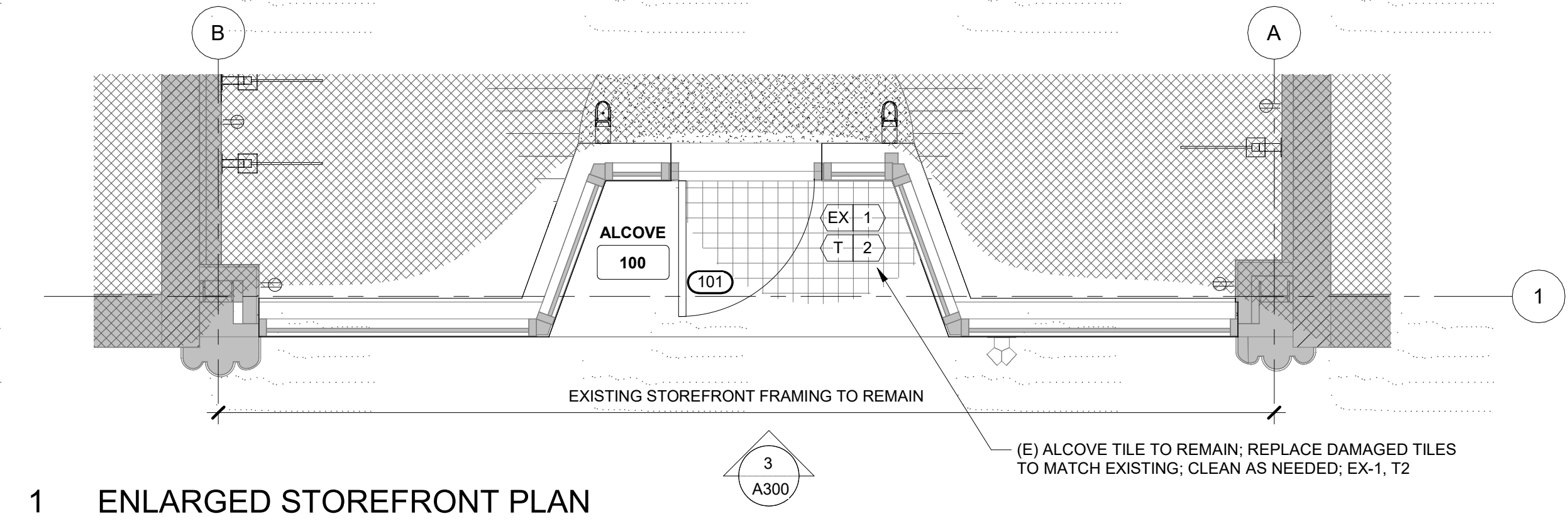
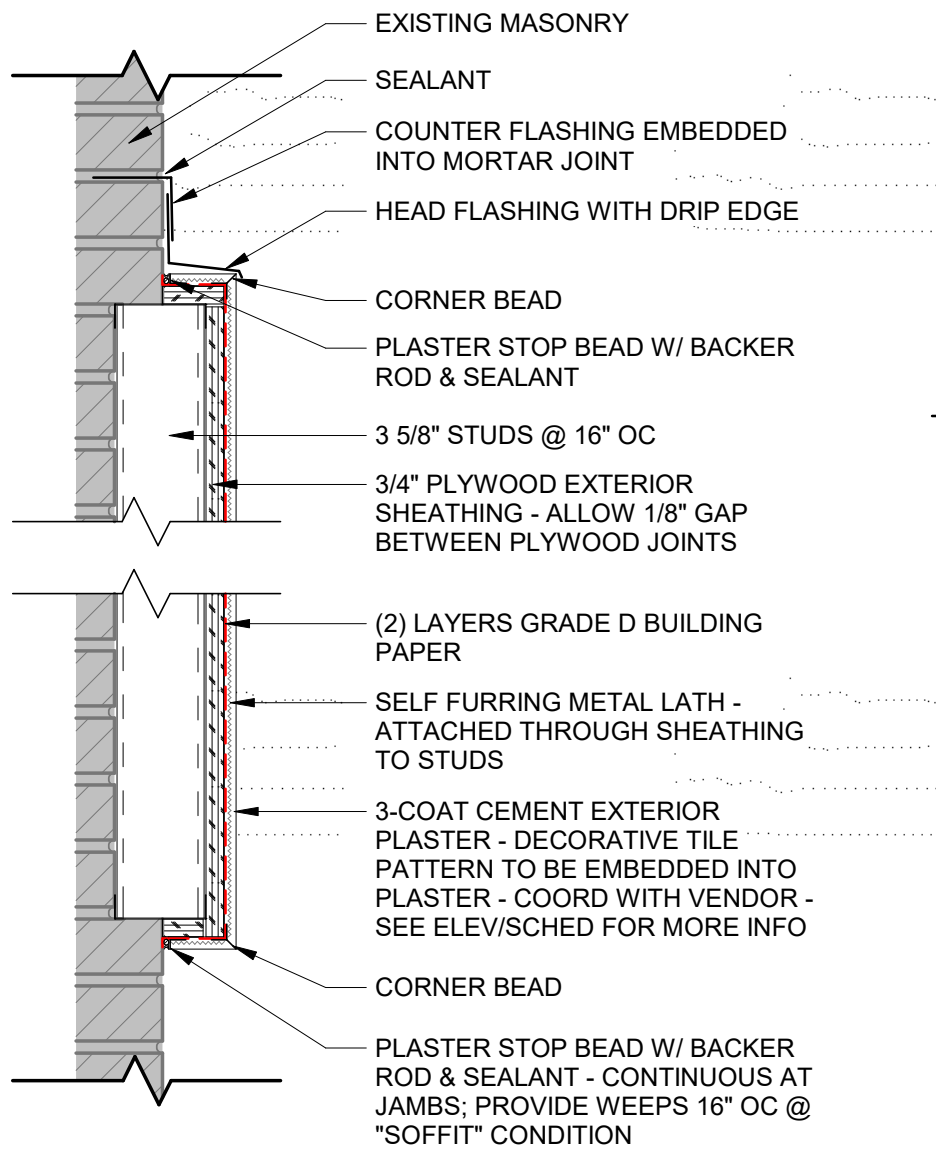
TILE EXAMPLE



STOREFRONT "RENDERING"



STOREFRONT "RENDERING"



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Pennsylvania.
Date: 08.05.2022 Registration No. 405362

NewStudio|architecture

2303 Wycliff Street, Saint Paul, MN 55114
p: 651.207.5527 f: 651.207.8247

FREE PEOPLE
1632 WALNUT STREET
PHILADELPHIA, PA 19103

Scott Holsinger, MCE, PE
ANH Structures LLC
216 Copples Lane
Wallingford, PA 19086
PH: 610.812.5465

Luke Kusie
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: lkusie@hallbergengineering.com

Dave Quigley
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: dquigley@hallbergengineering.com

DRAWN BY: TZL CHECKED BY: JM/ AJ
NSA PROJECT NUMBER: 2022-451
PROJECT PHASE: CD

ISSUE / DATE :
CHECK SET 07.22.2022
BID SET 08.05.2022

SHEET TITLE :
EXTERIOR PLANS & ELEVATIONS

SHEET NO.:

A300

Lighting Fixture Schedule

Count	Type	Manufacturer	Catalogue #
3	P0-A	Tech Lighting	700TDSOCOP-M-08-W-W
23 linear ft	L4	Principal LED	Street Fighter LED (Match output and color temp to sign lighting)

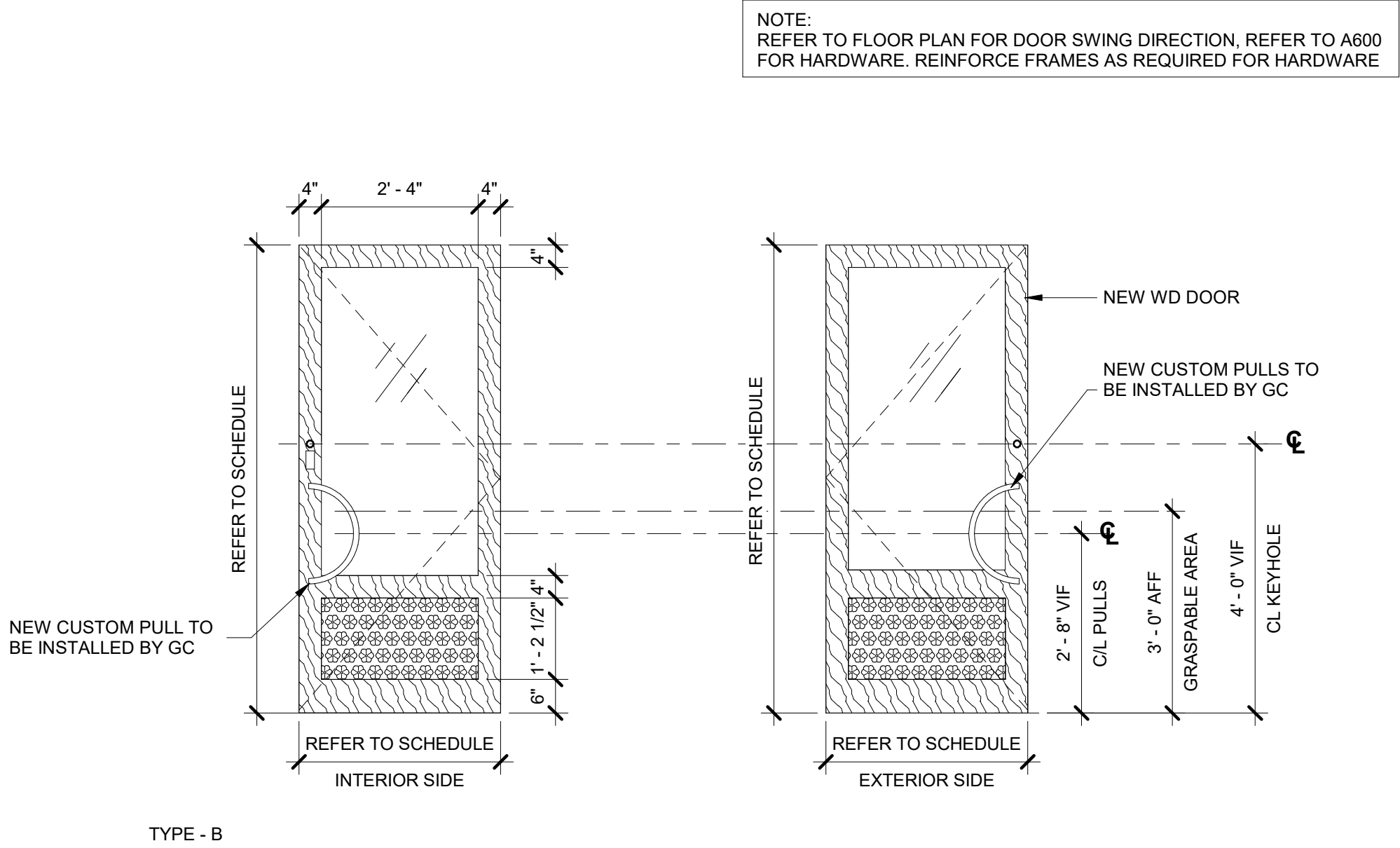
DOOR SCHEDULE - STOREFRONT

DOOR NO	LOCATION	DOOR					FRAME		DETAILS		HARDWARE GROUP	FIRE RATING	REMARKS		
		WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	HEAD				JAMB	THRESHOLD
101	SALES	3' - 0"	6' - 11"	2"	B	WD	WD	EX-WD	EX-WD	EX	EX	3/A600	1	N/A	NEW DOOR, LIKE-FOR-LIKE TO MATCH EXISTING

HARDWARE GROUPS				
= ITEMS IN DEVELOPMENT				
QTY	DESCRIPTION	PRODUCT/MFR	FINISH	NOTE
GROUP 1: EXTERIOR STOREFRONT ENTRY DOOR - WOOD (EXISTING)				
2 PAIR	DOOR PULLS	DOOR PULLS W/ PUSH PLATES	OWNER PROVIDED	
1	DEADBOLT	ADAMS RITE MS 1850 S, 1 1/2" BACKSET	US5	VENDOR PROVIDED
2	FLOOR STOPS AND HOLD	HAGER 268S	US5	VENDOR PROVIDED
1	CYLINDER LOCKS	BEST 1E74 STD. KEYED INSIDE & OUT	US5	VENDOR PROVIDED
1	FLUSH RING PULL	BALDWIN 0392.003	US5	
1	DOOR COORDINATORS	IVES COR 60	US5	VENDOR PROVIDED
1 PAIR	AUTOMATIC FLUSH BOLT-TOP/BOTTOM PAIR	IVES FB41P	US5	VENDOR PROVIDED
1	DUST PROOF STRIKES	IVES DP1	US5	VENDOR PROVIDED FOR TOP OF DOOR
1	DUST PROOF STRIKES	IVES DP2	US5	VENDOR PROVIDED FOR BASE OF...
1	DOOR LOCK INDICATORS. NEED TO READ "OPEN" OR "LOCKED"	ADAMS RITE 4089-201	121	VENDOR PROVIDED.
1 EACH	CLOSER	LCN 4021-H	US5	
1	DROP PLATE	LCN 4020-18	US5	VENDOR PROVIDED
4 EACH	HINGES	VON MORRIS- 13-4040BB/3 & 13-4545BB/3 3 BALL BEARING KNUCKLE HINGE VERIFY 180 OPEN	US5	VENDOR PROVIDED

* GC TO VERIFY ALL EXISTING HARDWARE & ADD/ REPLACE TO
CREATE COMPLETE HARDWARE GROUPS AS SHOWN ABOVE

TENANT SUPPLIED MATERIAL RESPONSIBILITY MATRIX							
FREE PEOPLE - 1632 WALNUT ST, PA							
ISSUED 08/01/2022							
	ITEMS IN DEVELOPMENT						
TSM NUMBER	CATEGORY	VENDOR	UOI OWNER	QUANTITY	SAMPLE REQUESTED	SAMPLE PROVIDED	COMMENTS
TS100-TS199	LIGHTING						
PENDANT SHADES							
TS-102	GLASS GLOBE PENDANTS - IRIDESCENT (14" DIAMETER)	DKC	PURCHASING	3			AT ENTRY ALCOVE. REVIEW QTY AND LOCATIONS REQ'D IN DRAWING SET; GC TO INSTALL; DAMP RATED CORD KIT WITH RIGID STEM
TS-103	COVE LIGHT W/ ACRYLIC DIFFUSER AND PINK TRANSLUCENT FILM	LAMPS.COM	PURCHASING	4	Y		AT ALCOVE ENTRY CEILING. COVE LIGHT FIXTURE AT (4) SIDES OF ALCOVE CEILING. SHEILD LED COVE LIGHTS WITH FROSTED ACRYLIC DIFFUSERS W/ ORACAL 085 PALE PINK TRANSLUCENT FILM.
TS300-TS399	STOREFRONT + SIGNAGE						
NEOTERIC SIGNS							
TS-300	F P NEOTERIC FONT SIGN - BRASS PAN LETTERS; PINK BACKLIT W/ HOLLOW BACK FOR LIGHT	USSM	PURCHASING	1			9" TALL "F". USSM TO PROVIDE AND INSTALL. SEE DRAWINGS FOR LOCATION AND DETAILS. ORACAL 085 PALE PINK TRANSLUCENT FILM APPLIED TO ACRYLIC LETTER BACKERS [LIKE MALL AT GREEN HILLS]
BARRICADE GRAPHICS AND WINDOW DECALS							
TS-301	BARRICADE GRAPHICS' PAPER TEXT WITH IMAGE	USSM	PURCHASING	1			SEE DRAWINGS FOR LOCATION AND DETAILS.
TS-302	F P DECAL SIGN - FREE PEOPLE IN NEOTERIC FONT WINDOW DECAL - 951 PREMIUM CAST, CORAL 341	USSM	PURCHASING	2			2.5" TALL "F". USSM TO INSTALL. SEE DRAWINGS FOR LOCATION AND DETAILS.
STOREFRONT SYSTEMS							
TS-303	MAHOGANY WOOD AND GLASS ENTRY DOOR W/ CARVED TEAK BOTTOM PANEL	MISKO /DKC	PURCHASING	1	Y		MISKO TO ASSEMBLE PER DRAWING LAYOUT. GC TO INSTALL.
STOREFRONT ENTRY DOOR HANDLES							
TS-304	CUSTOM BRASS SEMI-CIRCLE ENTRY DOOR HANDLES - 1'-6"	USSM	PURCHASING	1 SET			1 PULL ON EXTERIOR; 1 PULL ON INTERIOR FOR ENTRY DOOR. GC TO INSTALL.
STOREFRONT MATERIALS							
TS-305	ACRYLIC ROSE GOLD MIRROR TILES AT STOREFRONT	DKC & SPECIAL FINISHER	PURCHASING				DKC TO PROVIDE MIRROR TILES; SPECIAL FINISHER TO INSTALL AND FINISH.
TS-306	DIAMOND PATTERN VINYL WINDOW GRAPHICS- COLOR TBD	USSM	PURCHASING	APPROX. XXX SQ FT (WASTE NOT INCLUDED)	Y		REVIEW DIMENSIONS REQ'D IN DRAWING SET; GC TO INSTALL
TS-308	MAHOGANY WOOD COVE LIGHTING TRAY / MOULDING	MISKO	PURCHASING	APPROX. XXX SQ FT (WASTE NOT INCLUDED)	Y		AT STOREFRONT ALCOVE CEILING. MISKO TO PROVIDE REVIEW DIMENSIONS AND LOCATIONS REQ'D IN DRAWING SET; GC TO INSTALL



1 DOOR TYPES ELEVATION

A301 SCALE: 1/2" = 1'-0"

MATERIAL SCHEDULE - 1632 WALNUT ST, PHILADELPHIA, PA										
ISSUED 08/01/2022										
	= ITEMS IN DEVELOPMENT									
KEY	MATERIAL	FINISH	COLOR/STYLE	MFR/VENDOR	TSM #	S.F.	SAMPLES REQUESTED	SAMPLES PROVIDED	REMARKS	
EX-1	EXISTING TO REMAIN	CLEAN AS NEEDED	--	GC					AT EXISTING FINISHES AS INDICATED IN DRAWINGS.	
GLAZING										
GL-2	ROSE GOLD ACRYLIC MIRROR TILES	--	CLEAR	DKC / XOXO	TS-305	SQ FT			AT UPPER STOREFRONT PANEL. DKC TO PROVIDE MIRROR TILES; SPECIAL FINISHER TO INSTALL. PAIRS WITH PL-1 FINISH.	
GLAZING FILM										
GL-X1	DIAMOND VINYL WINDOW GRAPHICS	--	TBD	USSM	TS-306	SQ FT			AT STOREFRONT WINDOWS. SAMPLE TO BE VERIFIED BY BRAND.	
PAINT ON EXISTING										
P6	PAINT ON EXISTING STOREFRONT FRAMING SIGN BAND	EGGSHELL	FARROW & BALL: No. 202 PINK GROUND	GC		SQ FT			AT STOREFRONT FRAMING SIGN BAND ABOVE ALCOVE ONLY. GC TO MAKE SURE SURFACE IS SMOOTH FREE OF DEBRIS BEFORE PAINTING.	
PLASTER - GC										
PL-1	EXTERIOR PLASTER AT STOREFRONT	JOINT COMPOUND	FARROW & BALL: No. 202 PINK GROUND	XOXO / GC		SQ FT			AT UPPER STOREFRONT PANEL. PAIRS WITH GL-2 FINISH. SAMPLES TO BE VERIFIED BY BRAND. REFER TO DRAWINGS FOR LOCATIONS. GC TO PROVIDE SUBSTRATE FOR SPECIAL FINISH APPLICATION.	
TILES										
T-2	4" X 4" ALCOVE TILES	MATCH EXISTING	MATCH EXISTING	GC					AT ALCOVE ENTRY FLOOR. GC TO REMOVE DAMAGED TILES AND INSTALL REPLACEMENT TILES TO MATCH EXISTING TILE, GRID PATTERN AND GROUT SPACING. SAMPLE TO BE VERIFIED BY THE BRAND. V.I.F. SIZE OF EXISTING TILES	
CARVED TEAK ENTRY DOORS										
W13	MAHOGANY AND CARVED TEAK ENTRY DOOR	AS-IS	NATURAL	DKC / MISKO / GC	TS-303	SQ FT			DKC TO PROVIDE CARVED TEAK PANELS. MISKO TO PROVIDE MAHOGANY STILES AND GLAZING AND ASSEMBLE PER DRAWINGS. TO BE USED WITH GL-1. SAMPLE TO BE VERIFIED BY BRAND. GC TO INSTALL.	
W14	MAHOGANY COVE LIGHTING TRAY / MOULDING	MATCH EXISTING	MATCH EXISTING	MISKO / GC	TS-308	LF			AT ALCOVE CEILING TO MATCH EXISTING WOOD STOREFRONT FRAMING FINISH. GC TO INSTALL.	
MISCELLANEOUS										
X2	SCHLUTER STRIP	BRASS	BRASS	GC					AT STOREFRONT ENTRY. REFER TO DRAWINGS FOR DIMENSIONS.GC TO PROVIDE AND INSTALL.	



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Pennsylvania.
Date:08.05.2022 Registration No. 405362

NewStudio|architecture

2303 Wycliff Street, Saint Paul, MN 5514
p: 651207.5527 f: 651207.8247

FREE PEOPLE
1632 WALNUT STREET
PHILADELPHIA, PA 19103

Scott Holsinger, MCE, PE
ANH Structures LLC
216 Copples Lane
Wallingford, PA 19086
PH: 610.812.5465

Luke Kusie
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: lkusie@hallbergengineering.com

Dave Quigley
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: dquigley@hallbergengineering.com

DRAWN BY: JM CHECKED BY: JM/ AJ
NSA PROJECT NUMBER: 2022-451
PROJECT PHASE: CD

ISSUE / DATE :
BID SET 08.05.2022

SHEET TITLE :
EXTERIOR
SCHEDULES &
DETAILS

SHEET NO.:

A301



1632 WALNUT STREET W/ ADJACENT TENANTS



LOOKING E DOWN WALNUT ST



STOREFRONT ELEVATION

1632 WALNUT STREET



LOOKING WEST DOWN WALNUT ST. & ACROSS THE STREET



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the Laws of the State of Pennsylvania.
Date: 08.05.2022 Registration No. 405362

NewStudio | architecture

2303 Wycliff Street, Saint Paul, MN 55114
p: 651.207.5527 f: 651.207.8247

FREE PEOPLE
1632 WALNUT STREET
PHILADELPHIA, PA 19103

Scott Holsinger, MCE, PE
ANH Structures LLC
216 Copples Lane
Wallingford, PA 19086
PH: 610.812.5465

Luke Kusie
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: lkusie@hallbergengineering.com

Dave Quigley
Hallberg Engineering, Inc.
1750 Commerce Court
White Bear Lake, MN 55110
PH: 651.748.1100 FAX: 951.748.9370
EMAIL: dquigley@hallbergengineering.com

DRAWN BY: TZL CHECKED BY: JM/ AJ
NSA PROJECT NUMBER: 2022-451
PROJECT PHASE: CD

ISSUE / DATE :
CHECK SET 07.22.2022
BID SET 08.05.2022

SHEET TITLE :
CONTEXT
PHOTOGRAPHS

SHEET NO.:

A302