ADDRESSES: 705, 711, 713, AND 717 PINE ST
Proposal: Construct rear additions, replace windows
Review Requested: Final Approval
Owner: 705 717 Pine Street Associates
Applicant: Carolina Pena, Parallel Architecture Studio
History: 1835
Individual Designations: 4/30/1957
District Designations: Society Hill Historic District, Contributing, 3/10/1999
Staff Contact: Kim Chantry, kim.chantry@phila.gov

OVERVIEW:
This application proposes to construct rear additions, replace windows, and install new roofing at 705, 711, 713, and 717 Pine Street. The roofing scope can be approved by the staff. The staff can also approve window replacement, provided shop drawings accurately depict the new windows within the existing masonry openings. The front façade windows and any windows at the rears or sides that are visible from the public right-of-way should match the appearance of the historic windows.

The rear ell of 705 Pine Street is not visible from Delancey Street, which runs along the rears of these properties, but it is visible from S. 7th Street at the side (Figure 5). The scope of work proposed for 705 Pine Street includes removal of the existing rear ell roof and the construction of a one-story addition on the ell and a three-story addition at the rear of the ell, with vinyl or fiberglass windows. Work to the main block includes wood window replacement and roofing.

The properties at 711, 713, and 717 Pine Street run through to Delancey Street at the rear. A similar scope is proposed for all three properties. Three-story additions would be constructed at the rears of the Pine Street buildings. The existing garage and roll-up doors fronting Delancey Street would be retained. The existing rear garages are all later construction. Windows and roofing would be replaced at these three properties as well.

SCOPE OF WORK:
- Construct rear additions on four properties.
- Replace windows on four properties.
- Install new roofing on four properties.

STANDARDS FOR REVIEW:
The Secretary of the Interior’s Standards for the Treatment of Historic Properties and Guidelines include:
- 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.
  - Replacement of front façade features dating to a 1973 renovation, such as window sash to match the historic appearance, satisfies Standard 6.
- 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.
The proposed rear additions are incompatible with the streetscape in massing, size, scale, and architectural features. The proposed rear additions do not satisfy Standard 9.

**STAFF RECOMMENDATION:** Denial, pursuant to Standard 9.

**ADDITIONAL DOCUMENTATION:**

Figure 1. 1858-1860 Hexamer & Locher Philadelphia Atlas, showing historic configuration of buildings.
Figure 2. Aerial showing location of 705 Pine Street.

Figure 3. 705 Pine Street, rear view in 1999 from S. 7th Street. Note that this view is no longer available owing to new construction.
Figure 4. 705 Pine Street, front façade.
Figure 5. View from S. 7th Street of the historic rear ell at 705 Pine Street.
711 PINE STREET

Figure 6. Aerial showing location of 711 Pine Street.

Figure 7. View of 711 Pine Street at rear on Delancey Street.
Figure 8. 711 Pine Street, front façade.
713 Pine Street

Figure 9. Aerial showing location of 713 Pine Street.

Figure 10. View of 713 Pine Street at rear on Delancey Street.
Figure 11. 713 Pine Street, front façade.
717 Pine Street

Figure 12. Aerial showing location of 717 Pine Street.

Figure 13. View of 717 Pine Street at rear on Delancey Street.
Figure 14. 717 Pine Street, front façade.
Figure 15. 717 Pine Street, 1941.
Figure 16. Overall view of project locations along Delancey Street.
September 9, 2022

Philadelphia Historical Commission

RE: 705 Pine Street
CP-2022-004785

To Whom it May Concern,

We are pleased to present to you the application for your approval for window replacement, interior renovation and rear addition to the historically designated site at 705 Pine Street, Philadelphia PA 19106 located in the Society Hill Historic District.

Property Owner: 705 717 Pine Associates
Contact: Robert Donatucci
rdrd@comcast.net
cell: 610-883-0800

Carolina Peña (Architect)
Parallel Architecture Studio
230 S Broad Street 17 floor, Philadelphia PA 19102
office@prll.studio
cell: 267-271-5799

This structure is currently a multi-family house that will be fully renovated and include an addition to house a total of 6-families.

We are proposing to upgrade the majority of the existing windows to make them compliant with the current energy code. The windows in the front facade will be replaced with wood windows with mullions and trim mimicking the existing historical windows. The windows on the rear and sides will of modern materials in a color complimentary to the front windows. We look to the Historical Commission for guidance on grille patterns and trim requirements.

The proposed 3-story rear addition will not be visible from Pine or Delancey Street since there are abutting buildings on the sides and the rear. We look to the Historical Commission for guidance on the rear addition finishes.

Please feel free to reach out for any questions or recommendation you may have.
Office@prll.studio 267-271-5799

Respectfully,

Carolina Peña, AIA
## GENERAL NOTES

1. ALL WORK TO BE IN COMPLIANCE WITH APPLICABLE STATE, FEDERAL, LOCAL, AND MUNICIPAL BUILDING CODES.  
2. ALL CONTRACTORS PERFORMING WORK SHALL HAVE APPLICABLE LICENSES.  
3. CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING BUILDING PERMITS AND OTHER PERMITS REQUIRED.  
4. CONTRACTOR(S) ARE RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED DESCRIBED IN THE CONTRACT DOCUMENTS, PREPARING ENGINEERED CONSTRUCTION DRAWINGS AND REQUESTING ALL NECESSARY APPROVALS PRIOR TO THE START OF WORK.  
5. CONTRACTOR(S) SHALL USE FLASHING MATERIALS THAT ARE COMPATIBLE WITH ADJACENT BUILDING MATERIALS.  
6. VERIFY ALL HARDWOOD FINISH SPECIFICATIONS WITH OWNER.  
7. PROVIDE REQUIRED DEMOLITION AND COORDINATION OF EXISTING SYSTEMS.  CONTRACTOR TO PROVIDE DESIGN BUILD PROPOSAL.

### SCOPE OF WORK

- **EXISTING 3-STORY + BASEMENT BUILDING**
- **EXISTING WALL PARTITION TYPE**
- **NEW REAR ADDITION 1ST-3RD FLOORS.**
- **BATHROOMS:**
- **NEW WINDOWS AND DOORS:**

### GENERAL CONTRACTOR RESPONSIBILITY

1. **GENERAL CONTRACTOR** SHALL FIELD SURVEY LOCATION AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ORDERING OF FABRICATION. Any discrepancies shall be reported to the Architect.
2. **GENERAL CONTRACTOR** SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.
3. **GENERAL CONTRACTOR** SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND SERVICES REQUIRED FOR THE COMPLETION OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
4. **GENERAL CONTRACTOR** SHALL PROVIDE A SCHEDULE OF SHOP DRAWINGS PRIOR TO COMMENCING WORK.
5. **GENERAL CONTRACTOR** SHALL SUBMIT TIMEFRAME & CONSTRUCTION PHASES SCHEDULE.
6. **GENERAL CONTRACTOR** SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS. SUCH PERMITS SHALL BE OBTAINED BEFORE STARTING THE WORK. SEPARATE PERMITS AND PAY ALL REQUIRED FEES PRIOR TO THE SIGNAGE INSTALLATION.  

### GENERAL NOTES:

- **EXISTING WALL PARTITION TYPE**
- **NEW REAR ADDITION 1ST-3RD FLOORS.**
- **BATHROOMS:**
- **NEW WINDOWS AND DOORS:**

### SYMBOLS LEGEND

- **New Construction**
- **Existing Building**
- **Internal Wall**
- **Stairway**
- **Door Fire Rated**
- **Door Non-Rated**
- **Stairway**
- **Exhaust Fan**
- **Detector**
- **Cover Sheet**

### CODE SUMMARY

- Provide engineered and material requirements.
- Provide specifications and material requirements.
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FLOOR / CEILING ASSEMBLY

IIC RATING: 54
STC RATING: 60
1 HR. RATED

- STRUCTURAL PANELS MAY BE ADDED UNDER GWB LAYER PER
  *NOTE: IN "WET" AREAS

INTERIOR BEARING WALL SHEAR WALL REQUIREMENTS

(COMPRESSIVE STRENGTH 2500
1" FLOOR UNDERLAYMENT
ENGINEERED
FIBERGLASS INSULATION
(SEE STRUCTURE)
5/8" GYPSUM BOARD
RESILIENT CHANNEL
3/4" PLYWOOD SUB FLOOR

3/4" PLYWOOD SUB FLOOR
3/8" SRB SOUND MAT

INSULATION
MIN. 3" BATT

1/2" GWB*

PLUMBING
USE MOLD/MOISTURE RESISTANT GWB.

INTERIOR PARTITION
GRADE DOUGLAS FIR PLYWOOD (OR OTHER
MIN. 5/8" STRUCTURAL EXTERIOR UNDERLAYMENT-
DECORATIVE FINISH
R-30 BATT INSULATION
STRUCTURAL MEMBER (SEE STRUCTURE)
FINISHED FLOOR PER OWNER

*SEE LISTING FOR ACCEPTABLE GWB TYPES
U309

EXISTING PLASTER
NEW R-38 BATT INSULATION

EXISTING STRUCTURAL MEMBER

1/2" GWB

NEW 1/2" G.W.B TYPE 'X' (1HR-RATED)

RUBBER ROOFING MEMBRANE
WATERPROOF MEMBRANE
LATH & PLASTER FINISH

LATH & PLASTER

EXISTING SLOPED ROOF/CEILING DETAIL

WATERPROOF MEMBRANE
COUNTER FLASHING
FLASHING & FRAMING
HISTORICAL COMMISSION

EXISTING HARDWOOD
(1-HR RATING)
UL #U309

NOTE: SEE RATING AUTHORITY'S LISTING FOR COMPLETE SYSTEM DETAILS AND REQUIREMENTS.

*NOTE: SEE RATING AUTHORITY'S LISTING FOR COMPLETE SYSTEM DETAILS AND REQUIREMENTS.

REVISIONS

N.T.S. A001 1 WALL TYPES

N.T.S. A001 2 EXISTING FLOOR/ CEILING DETAIL- 1HR RATED (PLASTER)

N.T.S. A001 3 EXISTING FLOOR/ CEILING DETAIL - 1HR RATED & INSULATION

N.T.S. A001 4 EXISTING FLOOR/ CEILING DETAIL

N.T.S. A001 5 NEW FLOOR/ CEILING DETAIL (1HR-RATED)

N.T.S. A001 6 NEW FLOOR/ CEILING DETAIL OVER CRAWL SPACE

N.T.S. A001 7 NEW FLOOR/ CEILING DETAIL OVER OUTSIDE AIR

N.T.S. A001 8 INTERIOR RENOVATION AND REAR ADDITION

N.T.S. A001 9 VENTED ROOF/ CEILING DETAIL

N.T.S. A001 10 UNVENTED ROOF/CEILING ASSEMBLY NON-RATED

NOTE: EXISTING TO REMAIN

TERMS OF USE AND ADDENDUMS
Contractor shall check with the architect (10) days prior to start of construction for addendums or bulletins.

GENERAL CONSTRUCTION: Building Information Modeling (BIM) permitting, 3D scanning, and laser scanning.

ARCHITECTURAL DETAILS:

A001 5/16" MIN. AIR SPACE
2X WD STUD (SEE STRUCTURE DWG)
2X6 DBL TOP PLATE
2X6 BASE PLATE
2X4 DIMENSIONAL LUMBER
1" MIN. AIR SPACE
3/4" PLYWOOD SHEATHING
MEMBRANE
VENTED SYSTEM PER IBC 2018, §1202.2
UNVENTED PER IBC 2018, §1202.3

RUBBER ROOFING MEMBRANE
LATH & PLASTER

*WHEN THE EXISTING PLASTER IS BADLY
DAMAGED, FUR THE WALL WITH 2X4, R-13
INSULATION AND NEW 1/2" DRYWALL.

* NO CEILING MEMBRANE REQUIRED

NEW 1/2" GWB TYPE 'X' (1HR-RATED)

NEW 1/2" DRYWALL. FOR REPAIRS

NEW R-38 BATT INSULATION

NO EXISTING PLASTER
NEW R-38 BATT INSULATION

R-38 BATT INSULATION

NO EXISTING PLASTER
NEW R-38 BATT INSULATION

** 2X6 WOOD STUD WHERE REQ'D FOR
SYSTEM PER STRUCTURAL DESIGN)

2X4 DIMENSIONAL LUMBER
1" MIN. AIR SPACE
3/4" PLYWOOD SHEATHING
MEMBRANE
VENTED SYSTEM PER IBC 2018, §1202.2
UNVENTED PER IBC 2018, §1202.3

RUBBER ROOFING MEMBRANE
LATH & PLASTER

EXISTING STONE/MASONRY WALL (EACH SIDE)
5/8" TYPE C GWB AND SHEAR WALL REQ'D)
DOUBLE PLATE
EXISTING STONE/MASONRY WALL (EACH SIDE)
5/8" TYPE X GWB

INSULATION
MIN. 3" BATT

2" ABOVE ROOF SURFACE & CANT STRIPS
** ROOF TO HAVE MINIMUM R-38 INSULATION VALUE.

WEATHER EXPOSED TO
COUNTER FLASHING

SIDING/METAL VINYL

R-30 FIBERGLASS
(SEE STRUCTURE)
WOOD FLOOR JOISTS W/ CROSS BRACING
3/4" PLYWOOD SUB FLOOR
3/8" SRB SOUND MAT

INSULATION
MIN. 3" BATT

FLASHING & FRAMING
LATH & PLASTER

EXISTING HARDWOOD
(1-HR RATING)
UL #U309
6' - 8"

- LATCHING
- 60 MIN. FIRE RATED
- METAL FRAME
- DOUBLE PANE
- MATCH EXISTING FRAME

3' - 6"

- WOOD FRAME
- 3' - 6"

- POCKET DOOR
- WOOD LEAF
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER

5' - 0"

- WOOD WINDOWS TO DOUBLE HUNG
- DOUBLE HUNG
- DOUBLE HOLES
- SHGC 0.36 OR BETTER
- VINYL/FIBERGLASS FRAME
- DOUBLE SLIDER
- VINYL/FIBERGLASS FRAME
- VINYL/FIBERGLASS FRAME

2' - 8"

- WOOD FRAME
- AWNING
- LOW E-COATING

3' - 8 1/2"

- WOOD FRAME
- AWNING
- LOW E-COATING

7' - 6"

- WOOD Frame
- SINGLE FLUSH

3. MINIMUM NET CLEAR HEIGHTS DIMENSION OF 24".

ACCOUNTS PAYABLE

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY DISCREPANCIES MUST BE NOTIFIED TO THE ARCHITECT & ENGINEER FOR APPROVAL.

PER IBC 2018 1030 ALL BEDROOM WINDOWS & BASEMENT EGRESS WINDOW SHALL HAVE THE FOLLOWING:

- ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED
- SILL HEIGHT NOT TO EXCEED 44" A.F.F.
- ALL DOORS TO BE SELF-CLOSING & SELF-LATCHING
- ALL DOORS TO BE SELF-CLOSING & SELF-LATCHING
- ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED
- ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED
- ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED
- ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED

FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 ABOVE THE FLOOR.

- VERIFY IN FIELD, SIZE OF EXISTING DOOR & WINDOW OPENINGS.

WINDOW AND DOOR NOTES:

**NOTE:**

- ALL BATHROOM DOORS SHOULD BE UNDERCUT 1"
- ALL EXTERIOR DOORS SHOULD BE INSULATED AND ENERGY STAR RATED
- ALIGN ALL WINDOW AND DOOR HEADERS HORIZONTAL (PER FLOOR)
- VERIFY ALL NEW WINDOW/DOOR ASSEMBLIES ARE PROPERLY FLASHED/CAULKED AT ALL HEADS/SILL/JAMBS (TYP.)
- OWNER TO VERIFY SIZE/TYPE/STYLE/COLOR OF ALL WINDOWS
- ALL WINDOWS TO BE INSULATED LOW-E ENERGY STAR RATED

THE DWELLING SHALL HAVE A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM, AND ARTIFICIAL LIGHTING CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 ABOVE THE FLOOR.

- VERIFY/COORDINATE ALL DOORS AND WINDOWS SIZES WITH CHOSEN MANUFACTURER ROUGH OPENING SIZES AS PER MANUFACTURER SPECIFICATIONS.

- WINDOWS MULLED AS PER ELEVATION.

- MATCH EXISTING FRAME

- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER

DATE REVISIONS/SUBMISSIONS: 8/30/2022 1:38:12 PM

APPROVALS:

- DRAWN BY
- SEALS
- DRAWING TITLE

REVISIONS:

- PROJECT No
- SEALS
- DRAWING TITLE

INTERIOR RENOVATION AND REAR ADDITION 705 PINE ST

A003

ISSUED:
EXISTING WALL, CAVITY NOT EXPOSED
R-21 INSULATION
R-21 INSULATION
R-30 INSULATION
R-30 INSULATION
R-38 INSULATION
R-38 INSULATION

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY ... ORDINANCES. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF ONSTRUCTION FOR ADDENDUMS OR BULLETINS.

ISSUED:
APPROVALS  
8/30/2022 1:38:34 PM
INTERIOR RENOVATION AND REAR ADDITION  
705 PINE ST
ENERGY CONSERVATION  
EC2  
202202-01 MK APS 2022-08-23
REVISIONS
DATE REVISIONS/SUBMISIONS
### Windows in Other Facades

<table>
<thead>
<tr>
<th>Facade</th>
<th>Windows Type</th>
<th>Style</th>
<th>Glazing</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>New Double Hung Windows</td>
<td>Energy Star Rated/Wood Window</td>
<td>Double Hung</td>
<td>Double Hung</td>
</tr>
<tr>
<td>Third Floor</td>
<td>New Double Hung Windows</td>
<td>Energy Star Rated/Wood Window</td>
<td>Double Hung</td>
<td>Double Hung</td>
</tr>
</tbody>
</table>

**Note:** Windows in other facades may be replaced per general building permit.

*Window Shop Drawings to be provided by window manufacturer & submitted to historical commission for approval prior to installation.*
*WINDOW SHOP DRAWINGS TO BE PROVIDED BY WINDOW MANUFACTURER & SUBMITTED TO HISTORICAL COMMISSION FOR APPROVAL PRIOR TO INSTALLATION.
September 9, 2022

Philadelphia Historical Commission

RE: 711 Pine Street
CP-2022-005107

To Whom it May Concern,

We are pleased to present to you the application for your approval for window replacement, interior renovation and rear addition to the historically designated site at 711 Pine Street, Philadelphia PA 19106 located in the Society Hill Historic District.

Property Owner: 705 717 Pine Associates
Contact: Robert Donatucci
rdrd@comcast.net
cell: 610-883-0800

Carolina Pena (Architect)
Parallel Architecture Studio
230 S Broad Street 17 floor, Philadelphia PA 19102
office@prll.studio
cell: 267-271-5799

This structure is currently a multi-family house that will be fully renovated and include an addition to house a total of 9-families.

We are proposing to upgrade the majority of the existing windows to make them compliant with the current energy code. The windows in the front facade will be replaced with wood windows with mullions and trim mimicking the existing historical windows. The windows on the rear and sides will of modern materials in a color complimentary to the front windows. We look to the Historical Commission for guidance on grille patterns and trim requirements.

The proposed 3-story rear addition with basement will be partially visible from Delancey Street. We are proposing to keep the existing rear wall with a roll-up garage door facing Delancey Street. There is currently a flat slab man door adjacent the roll up door. We look to the Historical Commission for guidance on the rear addition finishes and visible door style.

Please feel free to reach out for any questions or recommendation you may have.
Office@prll.studio 267-271-5799

Respectfully,

Carolina Peña, AIA
MEMBRANE PANEL WHEN 1 TO 4-HR RATING
STONE/MASONRY WALL
INSULATION & FACING MATERIAL
**SEE LISTING FOR ACCEPTABLE R-38 BATT INSULATION STRUCTURE)

SCREW DOUBLE H STUD
6A
LOCATED PER EXISTING NEW 1/2" G.W.B TYPE 'X' (1HR-RATED)

IBC 2018 TABLE 721.1(2)
1 TO 4-HR RATED
PROPERTY LINE W/INSULATION
ROOF JOIST
1/2" GWB TYPE 'X' (1HR-RATED)

STRUCTURE (WHEN EXTERIOR WALL)

VAPOR BARRIER
5/8" TYPE C GWB
STRUCTURAL FOR STUD SPACING
1/2" GWB*

FLOOR / CEILING ASSEMBLY
UL DESIGN NO. L569
5/8" GYPSUM BOARD
RESILIENT CHANNEL
3" MINERAL WOOD OR WOOD FLOOR JOISTS W/ CROSS BRACING

CONCRETE WALL
0’ - 8"
WALL (REFER TO IBC 2018 TABLE 721.1(2)

EXISTING WOOD FLOOR JOIST

5/8" EXTERIOR GRADE GYPSUM BOARD

IBC 2018 TABLE 721.1(2) 16
GWB WALL)
(WHEN EXTERIOR

WOOD STUDS

LATH & PLASTER FINISH
WEATHER
1/2" EXTERIOR GRADE GYPSUM BOARD

IBC 2018 TABLE 721.1(2) 16

GWB

SHEET No DRAWING TITLE
N.T.S. A001 6FLOOR/CEILING DETAIL - 1HR RATED
EXISTING WOOD FLOOR JOIST

N.T.S. A001 1WALL TYPES

N.T.S. A001 71HR-RATED FLOOR/CEILING OVER OUTDSIDE AIR 1

N.T.S. A001 3EXISTING FLOOR/CEILING DETAIL - 1HR RATED
"NOTE: SEE RATING AUTHORITY'S LISTING FOR COMPLETE SYSTEM DETAILS AND REQUIREMENTS.

N.T.S. A001 4EXISTING SLOPED ROOF/CEILING DETAIL

N.T.S. A001 5NEW FLOOR/ CEILING DETAIL (1HR-RATED)

N.T.S. A001 9VENTED ROOF/ CEILING DETAIL

N.T.S. A001 8VENTED ROOF/ CEILING DETAIL

N.T.S. A001 2EXISTING FLOOR/ CEILING DETAIL- 1HR RATED (PLASTER)

N.T.S. A001 10EXISTING ROOF/CEILING DETAIL (1HR RATED)

"NOTE: SEE RATING AUTHORITY'S LISTING FOR COMPLETE SYSTEM DETAILS AND REQUIREMENTS.
1.0 - 1ST FLOOR FRONT 4' - 6"
2.1 - 2ND FLOOR FRONT 18' - 9"
3.1 - 3RD FLOOR FRONT 31' - 6"
4.0 - 4TH FLOOR FRONT 41' - 4"
GRADE 0' - 0"
ROOF 56' - 4"

EXISTING STEPS AND RAILING TO REMAIN
EXISTING DOOR TO REMAIN
EXISTING WINDOWS W/ GRATE TO REMAIN

NEW ROOFING MATERIAL PER HISTORICAL COMMISSION RECOMMENDATION
METAL COPING PER OWNER'S R.W.C.
EXISTING REAR WALL W/ ROLL UP GATE TO REMAIN. UPGRADE MAN DOOR

REFER TO SHEET H - HISTORICAL WINDOWS FOR SPECIFICATIONS (TYP.)

PROPERTY LINE
PROPERTY LINE
**Project Owner/Site Governance:**
705 717 Pine Street Assn
2228 Hilltop View Rd
Unionville, PA 19375
Robert Donatucci
rdrd@comcast.net
610-883-0800

**Architect:**
Parallel Architecture Studio
230 S Broad Street 17th Flr
Philadelphia, PA 19102
Contact Name: Carolina Pena AIA.
215-888-8407
office@prll.studio

**Structural Engineer:**
Structured
Contact Name: Ed Cahan
215-470-9566
ed.structured@gmail.com

**MEP Engineer:**
UR Engineering
Contact Name: Yang Gao
267-225-0832
urengineeringllc@gmail.com

**Address:**
711 Pine St
Philadelphia, PA 19106

**Zoning:** RM-1
**Lot Area:** 4,031.5 SF
**Occupancy Type:** R-2 (Multi-Family)

**Scope of Work:**
- Demolition as shown in the plans.
- 9 Family Dwelling.
- Interior renovation of existing building.
- New rear addition 1st-3rd floors.
- New rear deck @ 2nd & 3rd floors.
- 1 ADA Van accessible parking.

**Project Area:**
- Basement = 1,443.1 SF
- 1st Floor = 2,708.2 SF
- 2nd Floor = 3,023.5 SF
- 3rd Floor = 3,023.5 SF
- 4th Floor = 1,106.1 SF
- Total = 11,304.4 SF

**Gross Floor Area:** 9,861.3 SF

**Limit of Disturbance:** 1,290.5 SF

1.0 - 1st Floor Front
4' - 6"

2.1 - 2nd Floor Front
18' - 9"

3.1 - 3rd Floor Front
31' - 6"

4.0 - 4th Floor Front
41' - 4"

Grade
0' - 0"

Roof
56' - 4"

15' - 0" 9' - 10" 12' - 9" 14' - 3" 4' - 6"

PROPERTY LINE
GRADE
0' - 0"

1.1 - 1st Floor Rear
6' - 2"

2.0 - 2nd Floor Rear
16' - 0"

3.0 - 3rd Floor Rear
25' - 9"

3.2 - 3rd Roof Rear
35' - 2"

PROPERTY LINE
GRADE
0' - 0"

4.0 - 4th Floor Rear
41' - 4"

15' - 0" 9' - 10" 12' - 9" 14' - 3" 4' - 6"

PROPERTY LINE

EXISTING STEPS W/ RAILINGS TO REMAIN
REPAIR SHUTTERS AS REQUIRED
EXISTING WINDOWS TO BE REPLACED
EXISTING WINDOWS TO REMAIN
EXISTING WINDOWS TO BE REPLACED
EXISTING WINDOWS TO BE REPLACED
EXISTING WINDOWS TO REMAIN

NEW ROOFING MATERIAL PER HISTORICAL COMMISSION RECOMMENDATION

REVISIONS/SUBMISSIONS
DATE
N.T.S. H1 2 Pine St Looking at the Site 1 - 2022/09/08
N.T.S. H1 1 Pine St Looking at the Site 2 - 2022/09/08
N.T.S. H1 3 Delancey St Looking at the Site - 2022/09/08
N.T.S. Location Map

HISTORICAL SUBMISSION
H1
202202-02 MK APS 2022-09-09

INTERIOR RENOVATION AND REAR ADDITION
711 Pine St

APPROVALS
9/9/2022 4:36:03 PM

REVISIONS
DATE
N.T.S. H1 2 Pine St Looking at the Site 1 - 2022/09/08
N.T.S. H1 1 Pine St Looking at the Site 2 - 2022/09/08
N.T.S. H1 3 Delancey St Looking at the Site - 2022/09/08
N.T.S. Location Map
September 9, 2022

Philadelphia Historical Commission

RE: 713 Pine Street
CP-2022-005106

To Whom it May Concern,

We are pleased to present to you the application for your approval for window replacement, interior renovation and rear addition to the historically designated site at 713 Pine Street, Philadelphia PA 19106 located in the Society Hill Historic District.

Property Owner: 705 717 Pine Associates
Contact: Robert Donatucci
rdrd@comcast.net
cell: 610-883-0800

Carolina Pena (Architect)
Parallel Architecture Studio
230 S Broad Street 17 floor, Philadelphia PA 19102
office@prll.studio
cell: 267-271-5799

This structure is currently a multi-family house that will be fully renovated and include an addition to house a total of 9-families.

We are proposing to upgrade the majority of the existing windows to make them compliant with the current energy code. The windows in the front facade will be replaced with wood windows with mullions and trim mimicking the existing historical windows. The windows on the rear and sides will of modern materials in a color complimentary to the front windows. We look to the Historical Commission for guidance on grille patterns and trim requirements.

The proposed 3-story rear addition with basement will be partially visible from Delancey Street. We are proposing to keep the existing rear wall with a roll-up garage door facing Delancey Street. There is currently a flat slab man door adjacent the roll up door. We look to the Historical Commission for guidance on the rear addition finishes and visible door style.

Please feel free to reach out for any questions or recommendation you may have.
Office@prll.studio  267-271-5799

Respectfully,

Carolina Peña, AIA

PARALLEL ARCHITECTURE STUDIO. LLC
230 S. BROAD STREET, 17TH FLOOR  PHILADELPHIA, PA  19102      OFFICE@PRLL.STUDIO      T. 267-271-5799     F.844-763-7853
1. ROOF SHEATHING TO BE 3/4" EXTERIOR GRADE T&G PLYWOOD SHEATHING. HOLD SHEATHING 2" OFF STRUCTURAL MEMBERS.

3. CONTRACTOR(S) IS RESPONSIBLE FOR OBTAINING BUILDING PERMITS UNLESS NOTED OTHERWISE (U.N.O.).

5. VERIFY ALL CARPETING AND PADDING WITH OWNER. PROVIDE SAMPLES AS REQUIRED.

4. ALL BATHROOMS AND OTHER WET AREAS TO RECEIVE MOISTURE / MILDEW RESISTANT GYPSUM WALL BOARD.

6. CONTRACTOR(S) IS TO PROVIDE ALL SHEETING & SHORING AS REQUIRED.

8. PROTECT EXISTING SHRUBS & TREES WITHIN AREAS OF WORK. NOTIFY OWNER OF ANY POTENTIAL HARM TO EXISTING PLANTS.

10. GENERAL CONTRACTOR SHALL PROVIDE ORGANIZATIONAL AND ORGANIZATIONAL PLANS FOR THE COMPLETE PROJECT. PROVIDE REQUIRED DEMOLITION AND COORDINATION OF EXISTING SYSTEMS. CONTRACTOR TO PROVIDE INSTALLATION OF OWNERS FINISH (WET) FIXTURES. CONTRACTOR SHALL INFORM BOTH OWNER AND ARCHITECT IMMEDIATELY IF A COPY IS NOT PROVIDED.

12. AFTER COMPLETION, GENERAL CONTRACTOR SHALL CLEAN WHERE EVER SUCH CLEANING IS REQUIRED, INCLUDING A REASSEMBLY OF ALL SHINGLED AREAS AND A CLEANING OF ALL EXTERIOR SURFACES.

14. GENERAL CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THOSE LAWS HAVING JURISDICTION WHETHER SPECIFIED AND PERMITTED. CONTRACTOR SHALL FOLLOW UNDERPINNING SEQUENCES AND DIMENSIONS AS INDICATED IN THE PERMIT DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE STRUCTURAL ENGINEER BEFORE AND DURING CONSTRUCTION.

15. CONTRACTOR WILL VERIFY WITH THE CITY AND THE PUBLIC WORKS DEPARTMENT THE LOCATION OF ALL SERVICES, WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THESE DRAWINGS.

16. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWINGS PRIOR TO COMMENCING WORK.

17. GENERAL CONTRACTOR SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, TOOLS, LABOR AND SERVICES TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT.

18. CONTRACTOR TO REFRAIN FROM CONSTRUCTION WORK PREVIOUS TO THE COMPLETION OF THE PROPERTY. CONTRACTOR TO NOTIFY ARCHITECT AND CONSTRUCTION MANAGER OF ANY REQUEST TO START CONSTRUCTION WORK PREVIOUS TO THE COMPLETION OF THE PROPERTY. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY IF A COPY IS NOT PROVIDED.

19. CONTRACTOR WILL NOTIFY THE CITY AND THE PUBLIC WORKS DEPARTMENT OF ANY MODIFICATIONS TO THE PERMITS.

20. CONTRACTOR TO PROVIDE BLUEPRINT DRAWINGS OF ALL THAT IS REQUIRED PERMITTED CONSTRUCTION.

21. GENERAL CONTRACTOR SHALL INCLUDE FURNISHING ALL EXISTING SYSTEMS, INCLUDING ALL EXISTING SYSTEMS, INCLUDING ALL EXISTING SYSTEMS.

22. CONTRACTOR TO PERFORM THE ALL THAT IS REQUIRED PERMITTED CONSTRUCTION.

23. CONTRACTOR TO SUBMIT COMPLETED DRAWINGS OF ALL EXISTING SYSTEMS, INCLUDING ALL EXISTING SYSTEMS.

24. CONTRACTOR TO PROVIDE THE ALL THAT IS REQUIRED PERMITTED CONSTRUCTION.

25. FULFILL ALL CERTIFICATES OF COMPLIANCE AND QUALITY CONTROL FORMS FOR THE COMPLETE PROJECT. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY MODIFICATIONS TO THE COMMISSION.

26. CONTRACTOR TO PERFORM ALL WORK AS SHOWN ON THESE DRAWINGS. CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY MODIFICATIONS TO THE COMMISSION.

27. CONTRACTOR TO NOTIFY THE ARCHITECT IMMEDIATELY IF A COPY IS NOT PROVIDED.
- **SHGC 0.36 OR BETTER**
- **U-FACTOR 0.32 OR BETTER**
- **LOW E-COATING**

### Door Schedules

<table>
<thead>
<tr>
<th>Unit #</th>
<th>Width</th>
<th>Height</th>
<th>Type</th>
<th>Mark</th>
<th>Material</th>
</tr>
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<tbody>
<tr>
<td>2</td>
<td>3A</td>
<td>2'-6&quot;</td>
<td>6'-8&quot;</td>
<td>C</td>
<td>WOOD</td>
</tr>
<tr>
<td></td>
<td>5A</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>B</td>
<td>GLASS</td>
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<tr>
<td>6</td>
<td>2B</td>
<td>5'-0&quot;</td>
<td>6'-8&quot;</td>
<td>G</td>
<td>WOOD</td>
</tr>
<tr>
<td>2C</td>
<td>2'-8&quot;</td>
<td>6'-8&quot;</td>
<td>B</td>
<td></td>
<td>GLASS</td>
</tr>
</tbody>
</table>

### Window Schedules

<table>
<thead>
<tr>
<th>MARK</th>
<th>Width</th>
<th>Height</th>
<th>Type</th>
<th>Style</th>
<th>GLAZING</th>
</tr>
</thead>
<tbody>
<tr>
<td>2G</td>
<td>3'-0&quot;</td>
<td>2'-6&quot;</td>
<td>K1</td>
<td>CASEMENT</td>
<td>DOUBLE ENERGY STAR RATED</td>
</tr>
<tr>
<td>7G</td>
<td>2'-0&quot;</td>
<td>4'-6&quot;</td>
<td>D</td>
<td>DOUBLE HUNG</td>
<td>DOUBLE ENERGY STAR RATED</td>
</tr>
</tbody>
</table>

### Project Details
- All exterior doors should be insulated and energy star rated.
- Windows mullied as per elevation.
- All glazing within 18" of finished floor to be tempered.
- All windows to be insulated low-e energy star rated.
- Verify/coordinate all doors and windows sizes with chosen manufacturer rough opening sizes as per manufacturer specifications.
- All windows to be double hung.
- All doors to be self-closing & self-latching.
- The dwelling shall have a whole-house mechanical ventilation system, and artificial lighting capable of producing an average illumination of 6 footcandles over the area of the room at a height of 30" above the floor.
- Align all window and door headers horizontal (per floor).
- Wood leaf double flush and wood frame.
- Vinyl/fiber glass double sliders.
- Wood louver double hung.

### Special Notes
- Minimum net clear opening width of 20".
- Minimum net clear heights dimension of 24".
- Sill height not to exceed 44" A.F.F.
- Door schedule and plan details should be reviewed and approved by the project engineer and architect.
FOR FOUNDATION SPEC'S REFER TO STRUCTURAL DWG'S (TYP.)

EXISTING STAIRS TO REMAIN

42" GUARD

1HR RATED HOOD EXTERIOR X FIRE RETARDANT TREATED WOOD (TYP.)

EXISTING REAR WALL TO REMAIN (REFER TO STRUCT. DWG'S)

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY ADDITIONAL WORK, MODIFICATIONS, OR ADDITIONS MUST BE APPROVED BY THE ARCHITECT. CONTRACTOR SHALL CHECK WITH THE ARCHITECT 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

ISSUED: 9/14/2022

APPROVALS

INTERIOR RENOVATION & REAR ADDITION
713 PINE ST

SECTIONS

A200

202202-01 MK APS 2022-09-14

1/8" = 1'-0" A200 1Section 1
1/8" = 1'-0" A200 2Section 2
1/8" = 1'-0" A200 3Section 3

REVISIONS

DATE REVISIONS/SUBMISSIONS

APPROVALS
EXISTING STEPS TO REMAIN

NEW ROOFING MATERIAL PER HISTORICAL COMMISSION RECOMMENDATION

REPAIR 1ST FLOOR AC MACHINERY

REPAIR 2ND FLOOR ROOF STRUCTURE

REPAIR 3RD FLOOR ROOF STRUCTURE

REPAIR 4TH FLOOR ROOF STRUCTURE

GRADE 0' - 0"

ROOF 56' - 4"

15' - 1"

9' - 9"

12' - 8"

14' - 3"

4' - 7"

56' - 4"

EXISTING STEPS TO REMAIN

NEW ROOFING MATERIAL PER HISTORICAL COMMISSION RECOMMENDATION

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56' - 4"
* ASBESTOS REMOVAL NECESSARY PRIOR TO DEMO/RENOVATION.
**NEW ASBESTOS INSPECTION REPORT SHOULD BE OBTAINED PRIOR TO COMMENCING WORK.
September 9, 2022

Philadelphia Historical Commission

RE: 717 Pine Street
CP-2022-005071

To Whom it May Concern,

We are pleased to present to you the application for your approval for window replacement, interior renovation and rear addition to the historically designated site at 717 Pine Street, Philadelphia PA 19106 located in the Society Hill Historic District.

Property Owner: 705 717 Pine Associates
Contact: Robert Donatucci
rdrd@comcast.net
cell: 610-883-0800

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Please feel free to reach out for any questions or recommendation you may have.
Office@prll.studio  267-271-5799

Respectfully,

Carolina Peña, AIA
- **ALL WINDOWS TO BE INSULATED LOW-E ENERGY STAR RATED**
  - REQUIREMENTS.

- **MINIMUM NET CLEAR OPENING WIDTH OF 20".**
  - SELF-CLOSING & SELF-LATCHING
  - 60 MIN. FIRE RATED
  - U-FACTOR 0.32 OR BETTER

- **LOW-E COATING**
  - METAL FRAME
  - SHGC 0.36 OR BETTER
  - VINYL/FIBERGLASS FRAME
  - DOUBLE PANE
  - MATCH EXISTING FRAME

- **WINDOW NOTES:**
  - WINDOWS MULLED AS PER ELEVATION.
  - SIZES AS PER MANUFACTURER SPECIFICATIONS.

- **WINDOW AND DOOR NOTES:**
  - WINDOWS MULLED AS PER ELEVATION.
  - SIZES AS PER MANUFACTURER SPECIFICATIONS.
  - ALL GLAZING WITHIN 18" OF FIN. FLOOR TO BE TEMPERED
  - 60 MIN. FIRE RATED
  - U-FACTOR 0.32 OR BETTER

- **DOOR SCHEDULE:**
  - Undercut 1"
  - 60 MIN. FIRE RATED
  - VINYL/FIBERGLASS FRAME
  - U-FACTOR 0.32 OR BETTER
  - SHGC 0.36 OR BETTER

- **VERIFIED BY PROJECT No**
  - DRAWN BY
  - CHECKED BY
EXISTING DECK TO BE REMOVED

EXISTING DECK TO BE REMOVED

EXISTING ROOF TO REMAIN (BELOW)

EXISTING ATTIC NOT IN THE SCOPE OF WORK

* ASBESTOS REMOVAL NECESSARY PRIOR TO DEMO/RENOVATION.
**NEW ASBESTOS INSPECTION REPORT SHOULD BE OBTAINED PRIOR TO COMMENCING WORK.

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS. PRIOR TO & DURING CONSTRUCTION. ANY QUESTIONS OR CONCERNS SHOULD BE DIRECTED TO THE ARCHITECT, ENGINEER, OR LICENSED INSPECTOR. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

ISSUED:
9/9/2022 9:19:00 AM

INTERIOR RENOVATION AND REAR ADDITION
717 PINE STREET
IN THE CITY OF SAN FRANCISCO
IN THE COUNTY OF SAN FRANCISCO
STATE OF CALIFORNIA

PLANS

DRAWN BY:

CHECK BY:

GENERAL CONTRACTOR:

SEAL:

PROJECT NO:

*ASBESTOS REMOVAL NECESSARY PRIOR TO DEMO/RENOVATION. **NEW ASBESTOS INSPECTION REPORT SHOULD BE OBTAINED PRIOR TO COMMENCING WORK.
**NEW DOUBLE HUNG WINDOWS IN EXISTING OPENINGS**

**DELANCEY STREET**

- 10'-0" - 20'-0" - 10'-0" (40' WIDE)
- LEGALLY OPEN/ON CITY PLAN (SHARED NARROW)
- NO PARKING

**PINE STREET**

- 14'-2" - 26'-0" - 17'-10" (58' WIDE)
- 58' WIDE ON CITY PLAN
- 50' WIDE LEGAL OPENING
- CITY NEIGHBORHOOD
- PARKING
- TRAVEL
- BIKE LANE

**ADDITION**

- NEW DOUBLE HUNG WINDOWS IN EXISTING OPENINGS

**PLAN VIEW**

- EXITING WOOD STUD WALL TO REMAIN
- EXITING FLAT WOOD SILL
- EXITING FLAT WOOD SILL
- EXITING BRICK WALL TO REMAIN
- EXITING WOOD FRAME (REPLACE IN KIND AS REQUIRED)
- EXITING LATH & PLASTER FINISH
- EXITING STONE SILL TO REMAIN

**FRONT VIEW**

- EXITING BRICK WALL TO REMAIN
- EXITING LATH & PLASTER FINISH
- NEW DOUBLE HUNG WINDOW IN EXISTING OPENING

**SECTION VIEW**

- EXITING STONE HEADER TO REMAIN
- EXITING STONE TO REMAIN
- EXITING BRICK WALL TO REMAIN
- EXITING LATH & PLASTER FINISH
- NEW DOUBLE HUNG WINDOW IN EXISTING OPENING

**EXTERIOR**

- NEW DOUBLE HUNG WOOD WINDOW IN EXISTING OPENING
- EXITING FLAT WOOD SILL
- EXITING BRICK WALL TO REMAIN
- EXITING WOOD FRAME (REPLACE IN KIND AS REQUIRED)
- EXITING LATH & PLASTER FINISH
- NEW DOUBLE HUNG WOOD WINDOW IN EXISTING OPENING

**WOOD GRILLE TO MIMIC EX. MULLION PATTERN**

- NEW DOUBLE HUNG ENERGY STAR RATED/WOOD WINDOW
- LOW E-COATING
- DOUBLE PANES
- U-FACTOR 0.32 OR BETTER
- SHGC 0.36 OR BETTER

*WINDOW SHOP DRAWINGS TO BE PROVIDED BY WINDOW MANUFACTURER & SUBMITTED TO HISTORICAL COMMISSION FOR APPROVAL PRIOR TO INSTALLATION.*