

ADDRESS: 1504 PINE ST

Proposal: Stucco front facade; replace windows

Review Requested: Final Approval

Owner: 1504 Pine St LLC

Applicant: Matt Masterpasqua, Mass Architecture Studio LLC

History: 1851; Union Place, 18 rowhouses; Thomas U. Walter, architect

Individual Designation: 9/28/1971

District Designation: Rittenhouse Fidler Historic District, 2/8/1995

Staff Contact: Ted Maust, Theodore.Maust@phila.gov

OVERVIEW: This application proposes applying a stucco finish over the brownstone façade of 1504 Pine Street. The property is part of a row of 18 Italianate brownstone rowhouses designed by prominent architect Thomas U. Walter and built in 1851. Prior to the row's designation in 1971, a rusticated stucco coating was applied over the first two floors of the building at 1504 Pine Street. The brownstone on the upper floors exhibits some delamination and damage. Windows at the basement and fourth floor were replaced without Historical Commission approval in 2009 and a legalization application for that work was denied in 2010. The illegal windows remain in place.

The applicants, new owners of the property, propose removing the older stucco and applying a thin layer of stucco over the entire façade, tooled with a simulated join pattern. They cite the stuccoed façade at 1514 Pine Street as a similar scope of work. The stucco work at 1514 and 1506 Pine Street pre-date the designation of this row. It is unclear exactly how thick the stucco coating would be. The proposed scope of work would likely result in removal of detail in the trim elements around the window openings in addition to the more elaborate ornament on the first and second floors, which is currently covered by the rusticated stucco.

The application also proposes replacing the windows on the front elevation. Elevation drawings suggest that the proposed replacements replicate the historic windows, with a thicker central muntin, but no section drawings have yet been submitted.

SCOPE OF WORK:

- Rehabilitate front façade.
- Apply stucco to front façade.
- Replace windows.

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.*
- *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.*
- *Masonry Guidelines:*
 - *Not recommended:*
 - *Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance.*

- *Removing a masonry feature that is unrepairable and not replacing it, or replacing it with a new feature that does not match.*
- *Using substitute material for the replacement that does not convey the same appearance of the surviving components of the masonry feature.*

STAFF RECOMMENDATION: Denial, pursuant to Standards 5 and 6 and the Masonry Guidelines.



Figure 1: Subject property is located near the intersection of Pine and 15th Streets.

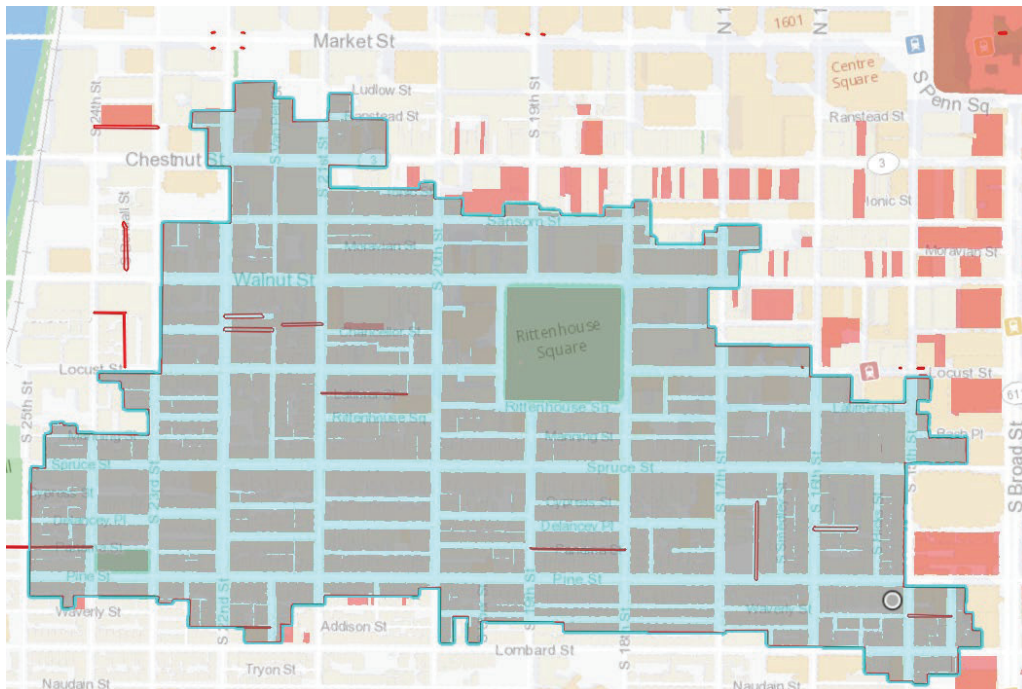


Figure 2: Subject property is Significant to the Rittenhouse-Fitler Historic District.



Figure 3: Pine Street elevation of subject property.



Figure 4: Subject property, at left, is at the end of the row of 18 brownstone rowhouses.



Figure 5: 1516 Pine Street, cited as an example for the proposed work.



Figure 6: Surviving first-floor details at 1522 Pine Street.



Figure 7: Surviving second-floor detail at 1522 Pine Street.



Figure 8: Third- and fourth-floor window trim in good condition at 1522 Pine Street.



Figure 9: 1964 photograph showing the row before it was listed on the Philadelphia Register of Historic Places. Several houses had already been significantly altered.



RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

GENERAL CONDITIONS

- No additions, alterations or changes will be made on this project except upon written approval by the architect and/or owner.
- These drawings are for construction of architecture and interior work only. G.C. To coordinate all civil, MEP, structural, A/V & security work as required to provide complete and code compliant building systems.
- G.C. is responsible for design and implementation of all temporary shoring required to complete work as indicated on these drawings.
- All contractors will guarantee all labor and materials for a minimum period of one year from date of occupancy unless specified otherwise in owner/contractor agreement.
- All subcontractors will provide a certificate of insurance to the owner prior to starting any work on this project. Certificate of insurance cannot be terminated or canceled without 10 days prior written notice to the owner.
- All use & references of the term "Owner" in this set of drawings refers to owner as listed on building permit documents submitted to governing agency.
- No substitutions of any kind for materials specified on these construction documents is allowed. No "Equivalent" substitutions will be made, unless approved in writing by architect or owner. Submittals shall include but are not limited to the "Submittal requirements memorandum" provided by the architect. In addition, all items not specified on drawings or memorandum but are necessary for completion of this project shall require submittals. For scheduling purposes, contractor shall allow 10 business days for the submittal review process of each submitted item.
- General contractor will be responsible for removal of debris accumulated by each trade. However, each trade will keep the job site clean and safe at all times, along with a broom finish at the end of each working day.
- Each contractor will abide by local area standards and related osha standards for the protection and safety for their employees on site. This architect and his professional consultants will be held harmless by the owner, general contractor and related awarded trades on this project for accidents or injuries caused or accrued on this property during the pre/actual/post construction phases of this project.

SITE SAFETY

It is the sole responsibility of the General Contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all Site Safety Requirements are in place and followed, prior to, during and after the commencement of the construction process until they are 100% complete and have received a building Certificate of Occupancy by governing agencies. General Contractor(s) are also responsible for any unsafe conditions caused by or related to their sub contractors work. Mass Architecture Studio and their Professional consultants (associated with these documents) are not responsible for Means and Methods of Construction, and/or Site Safety, including but not limited to OSHA Construction Safety Requirements, Standard Construction Job Site Safety, Job Site safety training of workers, Safe Work Site Organization, Safety direction and or safety engineering of required safety elements.

It is the Sole responsibility of the Licensed Contractor to ensure that all Site Safety measures are in accordance with the governing authorities. Please refer to OSHA Web Site (WWW.OSHA.GOV) for additional training and information requirements for Site Safety Compliance.

PROJECT DIRECTORY

Architect: Mass Architecture Studio, LLC
2424 E York Street #201
Phila, PA 19102
215 395 0400

Contract: Matt Mastropasqua, RA
Principal
Matt@MassArchStudio.com

ABBREVIATIONS

ALUM	Aluminum	N/A	Not Applicable
AFF	Above Finish Floor	NIC	Not in Contract
ALT	Alternate	OC	On Center
BTWN	Between	OH	Opposite Hand
BLK	Block	PL	Property Line
BLKS	Blocking	PLMAN	Plastic Laminata
BLDG	Building	PMF	Pre Molded Filler
CH	Ceiling Height	PROP	Proposed
CL	Center Line	P/T	Pressure Treated
CLR	Clear	RD	Roof Drain
CMU	Concrete Masonry Unit	REINF	Reinforced
CMD	Column	RM	Room
COL	Concrete	REF	Refrigerator
CONC	Continuous	REV	Reverse
CONT	Diameter	R&S	Roof & Shaft
DIA	Dimension	SAB	Sound Attenuation Batt
DIM	Down	SAN	Sanitary
DN	Down	SCHED	Schedule
DW	Dishwasher	SD	Smoke Detector
EA	Each	SH	Similar
EC	Ejector cnc	SPEC	Specification
ELEC	Electrical	SEW	Sewer
EQ	Equal	SS	Stainless Steel
EXTR	Exterior	STRG	Storage
EERO	Emergency Escape and Rescue Opening	STL	Steel
FE	Fire Extinguisher	STRCT	Structural
FEC	FE in Cabinet	STD	Standard
FF	Finish Floor	TBD	To Be Determined
FG	Fiberglass	TOD	Top of Deck
FIN	Finish	TYP	Typical
FT	Foot	TEMP	Temporary
GA	Gauge	UL	Underwriters Laboratory
GALV	Galvanized	UNFIN	Unfinished
GC	General Contractor	UNO	Unless Noted Otherwise
GWB	Gypsum Wall Board	UTIL	Utility
GYP BD	Gypsum Board	VERT	Vertical
HORIZ	Horizontal	VF	Ventilation Fan
HR	Hour	W/	With
INSUL	Insulation	W/O	Without
INTR	Interior	WH	Water Heater
JNT	Joint	WIC	Walk in Closet
LAV	Lavatory	WD	Wood
LW	Lengthways	WDR	Washer-Dryer (stacked)
MANUF	Manufacturer	WRB	Weather Resistant Barrier
MATL	Material		
MAX	Maximum		
MECH	Mechanical		
MIN	Minimum		
MTL	Metal		

SYMBOLS LEGEND

	View Name	View Tag	
	Elevation Reference		
	Section Reference		
	Benchmark Datum		
	Gridline Marker		
	North Arrow		
	Spot Height		Parti
	Stair Run Tag		Wind
	Room Tag		Door
	Centerline		Revis
	Step Tag		Keyne
	CO Detector		Smoke



View of existing Pine St Facade

PROJECT SUMMARY: 1504 Pine St

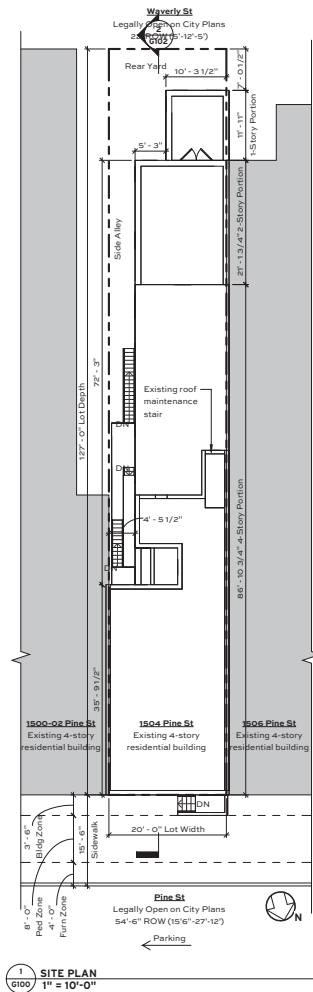
Interior renovation and exterior restoration of a 4-story residential building.

LOCATION MAP



DRAWING INDEX

#	DATE
G100	Cover Sheet
G101	Notes & Specifications
G102	Project Summary
G103	Schedules
G104	Demolition Plans
A101	Unit Plans
A102	Unit Plans
H101	Restoration Elevations
H103	Building Elevations - Repair Version



THE ORIGINAL
MASS
ARCHITECTURE
STUDIO
PHILADELPHIA, PA 19102

RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

DRAWING NUMBER
G100

PROJECT
DATE
10/06/2024

NO
1

REVISION
Building Permit

TITLE
Cover Sheet

DIVISION 01: GENERAL REQUIREMENTS

- 1.1. All work to be in compliance with all applicable national, state, & local building and zoning codes. contractor shall notify the architect of any discrepancies between the construction documents and code requirements before starting work.
- 1.2. All trade standards and manufacturer's instructions referenced in the construction documents shall be the latest edition.
- 1.3. All fire rated assemblies indicated in the construction documents shall reference the latest edition of underwriters laboratories (u), national gypsum association and tcc-e evaluation reports.
- 1.4. All contractor(s) performing work shall have applicable licenses and insurance as required by the project owner and local jurisdiction.
- 1.5. Contractor(s) is responsible for obtaining building permits unless noted otherwise (unless otherwise noted) in contract documents.
- 1.6. Contractor(s) is responsible for obtaining mechanical, electrical, plumbing & sprinkler permits.
- 1.7. The scope of work performed by Mass Architecture Studio, MAS is limited to what is presented in these contract documents. any mechanical, electrical, plumbing, fire safety systems or other engineering systems is designed by others and coordinated by others in the architectural documents.
- 1.8. Contractor(s) is responsible for notifying the building inspector a minimum of 48 hours prior to commencing work. Contractor(s) is responsible for contacting the building inspector for any / all required inspections for the duration of the project.
- 1.9. Contractor is responsible for engaging qualified inspectors to perform code required special inspections. Where applicable, reports must be issued to authority having jurisdiction. Notify architect in writing of any failed inspections or discrepancies from contract documents.
- 1.10. Submittals are required for structural, mechanical, electrical, plumbing and other specialized construction. When applicable, a submittal schedule shall be provided by the Contractor to the Owner and Architect promptly after being awarded the Contract and prior to commencing the Work. Submittals shall be reviewed by the architect for conformance of design only. Where drawings do not indicate approach, contractors shall comply with published trade standard protocol.
- 1.10.1 The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been approved by the Architect.
- 1.11. Contractor is to verify existing site conditions prior to commencing work, he shall notify the architect immediately regarding any discrepancies between field conditions and architectural documents.
- 1.12. Contractor is to verify and coordinate all dimensions on plans, coordinate utility locations, stacks, conduit, and other building systems. He shall coordinate elevation of grade with foundation and/or slab elevation(s) as required.
- 1.13. Contractor shall bring errors and omissions which may occur in contract documents to the attention of the architect in writing and written instructions shall be obtained before proceeding with the work. The contractor will be held responsible for the results of any errors, discrepancies or omissions in the contract documents, of which the contractor failed to notify the architect before construction and/or fabrication of the work.
- 1.14. Contractors shall not take drawings.
- 1.15. Contractors shall keep the premises clean and free of all trash, debris and shall protect all adjacent work from damage, soiling, paint over-spray, etc. all fixtures, equipment, piping, floors, etc. shall be clean and ready for occupancy upon completion of the project.
- 1.16. Contractor(s) is responsible for providing required safety fencing and pedestrian protection around the perimeter of the job site and roof as per OSHA and municipality requirements and guidelines.
- 1.17. Contractor(s) is responsible to acquire any and all street & sidewalk closure permits as well as any required dumpster permits.
- 1.18. Contractor shall provide all materials, labor, equipment and services (both temporary and permanent) required to complete work. Unless otherwise indicated in the contract documents. Jobsite toilet and telephone to be provided, as required by the owner.
- 1.19. General contractor shall be responsible for coordinating and supervision of all subcontractor work and providing shafts, chases, recesses and other means of access for trade work. Subcontractor to fix, patch any work cut or damaged during installation that results in an unsatisfactory construction condition and is not conforming with code and the construction documents.
- 1.19.1. Trade coordination - the general contractor, all prime contractors and subcontractors shall have or refer to the complete set of drawings and specification. It is the responsibility of each trade to be aware of and understand any information within the complete drawing set and specification which may impact the work of each individual trade.
- 1.20. The architect is not responsible for the contractor(s) means and methods of construction.
- 1.20.1 All details within the contract documents are shown for reference. The contractor shall install all materials and systems in strict conformance to the manufacturer's specifications in order to assure that all available warranties are in full force and all materials and system performance as intended.
- 1.21. All operation and maintenance data shall be handed over to the owner upon completion of the project. Subcontractors shall review major mechanical systems locations and operations with the owner's designated representative.
- 1.22. General contractor to propose any substitutions of product or material specified on the documents for architectural review and approval prior to their purchase and in a timely fashion permitting full review by architect and owner.
- 1.23 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect of the name and qualifications of a proposed superintendent. Within 7 days of receipt of the information, the Architect may notify the Contractor, in writing stating whether the Owner or the Architect has reasonable objection to the proposed superintendent. Failure of the Architect to provide notice within the 7-day period shall constitute notice of no reasonable objection.

DIVISION 02: EXISTING CONDITIONS

- 2.1. Refer to engineering documents for complete structural demolition. MAS does not provide demolition specifications.
- 2.2. Refer to construction documents for existing non-bearing partitions to be demolished. Notify the architect and structural engineer immediately if a partition indicated to be demolished appears to be load bearing.
- 2.3. When removal and replacement of structural members are shown on structural plans, the contractor shall provide adequate and engineered temporary shoring and safety for the duration of the structural work.
- 2.4. The contractor shall shore earth and surrounding sidewalks as necessary when digging. He shall provide engineered shoring drawings when applicable by core or per structural requirements.
- 2.5. The contractor shall shore structural elements during demolition as required.

DIVISION 03: METALS

- 3.2. Architecturally exposed steel framing and fabrications including but not limited to railings and stairs, shall comply with all code requirements. Manufacturer/Fabricator to provide project specific shop drawings and engineering calculations showing all code required design loads are met or exceeded. Welds shall be ground smooth, all bolt connections shall be the same size and shape and align vertically and horizontally. Exterior steel to be either hot dipped galvanized or powder coated. Bolts and other connections shall match finish unless otherwise noted.
- 3.5. General Contractor to provide permanent safety guard rail leading up to and around mechanical equipment placed on roof or other elevated areas within 10' of open roof edges. Manufacturer: Bilco or Guardian Fall Protection G rail systems or equal. Follow manufacturer's installation instructions.

DIVISION 04: WOOD, PLASTICS & COMPOSITES

- Division 04: wood, plastics and composites:
- 6.1. See structural drawings and specifications for structural wood framing and decking, if applicable.
- 6.2. Wood studs shall be hem fir #2 or better, if applicable.
- 6.3. Sheathing to be exterior grade osb or plywood, 7/16" min unless noted otherwise, if applicable.
- 6.7. Shop drawings shall be provided for custom millwork, if used. All wood to be high quality and free of knots and other blemishes. Evaluate for wood color consistency. Architect to review for design intent.
- 6.8. Plastic laminate faced counters, panels, and cabinets shall be constructed in accordance with standards set forth by Architectural Woodwork Institute (AWI). All laminate to be edge banded to match the face panel. Contractor to provide a full range of manufacturer's selections for the owner to select. Submit sample chain for review. Basis of Design: Wilsonart

DIVISION 07: THERMAL & MOISTURE PROTECTION

- Division 07: thermal and moisture protection:
- 7.1. Fluid applied flashing shall be applied to all new exterior wall openings and integrated with specified window and door systems. See manufacturer's written instructions for thickness and installation. Manufacturer Basis of Design: Proseco R Guard Fast Flash air and water barrier.
- 7.2. Install sheet waterproofing or fluid applied waterproofing as indicated on drawings. See manufacturer's written instructions for thickness and installation.
- 7.3. All openings using storm/door or curtain wall systems contractor to provide matching oil flashing from the system's manufacturer. Including dams and miscellaneous accessories required to seal for air and manage water to the exterior of the building.
- 7.4. Contractor to use extruded silicone transition strips as detailed and where applicable to bridge between window systems and adjacent building weather and air barriers. Include pre-manufactured corners and accessories to integrate with the curtain wall system. Contractor to review with installer and manufacturer's representative at a pre installation meeting. Basis of design: Tremco Proglaze ETA and Spectrum 1 sealant.
- 7.5. Install flashing and sheet metal in compliance with architectural sheet metal manual by smacna. Miscellaneous aluminum flashing shall conform to astm a209 with a min thickness of .032"
- 7.6. Back-paint flashing with bituminous paint where expected to be in contact with cementitious materials or dissimilar metals.
- 7.7. Non-reinforced flexible black elastic sheet flashing of 50 to 65 mils thickness shall comply with the following: shors a hardness: astm d-2240 - tensile strength: astm d-4142 tear resistance: astm d-624, die c - ultimate elongation: astm d-4142 Low temperature brittleness: astm d-1149 - cone aging: astm d-1149 heat aging: astm d-572.
- 7.8. Provide and install weather resistant barrier on exterior side of exterior wall sheathing, where shown. Weather barrier shall be continuous, installed from the bottom up, and all penetrations shall be sealed with manufacturer's tape/elastomeric tape, caulk, plastic head nails shall be acceptable. a self adhering sheet weather barrier is recommended. manufacturer: henry shue skin 120 or equal.
- 7.9. Provide and install weather resistant barrier with drainage plane where installed behind stucco finish. See construction documents for stucco locations. Manufacturer: advanced building systems- mortavent 202 or equal.
- 7.11. Provide coated aluminum drip edge at all overhangs, eills, etc.
- 7.12. All roof interactions with new curtain wall system provide new extruded aluminum fascia system per details with all related accessories including but not limited to premanufactured corners and end caps. Basis of design Metal Era Anchor- the Standard Fascia cover.
- 7.13. Where indicated in documents, the roofing system shall be class 'A' minimum TPO single ply membrane to match existing roofing manufacturers to maintain manufacturer's warranty. Install per manufacturer's instructions.
- 7.14. Provide and install all joint sealers to comply with manufacturer's printed instructions applicable products and applications indicated.
- 7.15. Sealant backer rod: where indicated, or required, provide compressible rod stock of polyethylene foam, poly-ethylene jacketed polyurethane foam, butyl/rubber foam, neoprene foam or other flexible, permanent, durable non-absorbent material as recommended for compatibility with sealant by the sealant manufacturer
- 7.16. Provide and install approved fire stopping systems and sealant at all penetrations through fire rated assemblies. Review UL design details for penetrations. submit fire proofing shop drawings to architect when applicable. Basis of design manufacturer - Hills Systems, 3m or equal.
- 7.17. Provide insulation at the roof, exterior walls, and slab perimeter as indicated in the documents, as required by code and as per insulation manufacturer. Furnish and install insulation type based on the specific use and indicated as suitable by the insulation manufacturer for the designated application.
- Where minimum "R" values are indicated, provide insulation that meets or exceeds this rating as follows:
- A. Exposed insulation shall have a flame spread rating of 25 or less and a smoke development rating of 450 or less per astm e84
- B. Concealed installation shall have a flame spread rating of 75 or less and a smoke development rating of 450 or less per astm e84
- 7.18. Install expansion joints in exterior materials as indicated on drawings and as required by product manufacturer.
- 7.19. Provide under slab vapor barrier per code. See Division 3

DIVISION 08: OPENINGS

- 8.1. Provide hollow metal doors where indicated in documents. Hollow metal doors shall be 18 ga. primed and ready for paint. Exterior doors shall be insulated. Hollow metal doors shall be fire rated where indicated on construction documents.
- 8.2. Hollow metal frames shall be of knock down type, i.e. Exterior frames shall be galvanized and able to accept paint. Frames should come primed and ready for paint, frames shall have a compression anchors per frame and be coordinated with the wall partition type. Frames shall have half profiles to accept sound and smoke seal striping.
- 8.3. Interior doors shall be solid core wood composite, unless noted otherwise. Sizes and design per door schedule.
- 8.4. Openings shown on plans that do not have associated doors to be closed with gypsum wall board and/or adjacent wall finishes. Provide 2"x2"x48" stainless steel corner guards on each corner of the opening.
- 8.5. Glazing in locations which may be subject to human impact such as frameless glass doors, glass entrances and exit doors, fixed glass panels, sliding glass doors, shower doors, tub enclosures, and storm doors shall meet the requirements set forth in the building code and the safety standard for glazing materials (16 cfr 1201). All glazed panels located within 12" of a door, which may be mistaken for openings of human passage, shall be tempered glass, unless such panels are provided with a horizontal member of 1-1/2" (min.) in width and located 36" above the walking surface.
- 8.6. All common area door hardware shall be commercial grade. All keyed locks shall be on "master key" system and coordinated with the owner. Exit devices shall be installed on all egress doors. Closers shall be installed on all rated and egress doors. See door hardware schedule for more information.
- 8.7. Windows shall be provided as scheduled. Glazing shall be insulated glass panels, low - E coated with a u-factor of .35 min. Tint color per owner. Dimensions on window schedule are for intent only, coordinate actual dimensions and rough openings with selected window manufacturer system and details. Window types and basis of design shall be identified in the window schedule.
- 8.8. All windows shall comply with the performance requirements of asma/wdma/csa 101.1 & 27.4440, confirm with the selected manufacturer for compliance.
- 8.9. All glazing shall be tested in accordance with cpsc 16 cfr 1201, windows shall meet the requirements of air infiltration (astm e283-91), water resistance (astm e547-93, and uniform wind load + uniform load structural overload tests.
- 8.10. All window hardware shall be included for installation and operation.
- 8.11. All common area thresholds shall be admi /ansi #177 standards compliant. Contractor to determine appropriate configuration and depth for each door transition. (example: half saddle vs full)

DIVISION 09: FINISHES

- Division 09: finishes
- 9.1. All gypsum wall board shall be installed in accordance with the "american standard specifications for the application and finishing of gypsum wall board", latest addition.
- 9.2. Gypsum wall board thickness and type shall be installed per partition schedule and applicable UL or similar rated assemblies.
- 9.3. Where indicated in documents resilient channel shall be provided and installed per ul assembly and manufacturer's requirements. Basis of design: dietrich ic deluxe - rscd, 25 gypc, 1/1/2"
- 9.4. Where indicated in documents resilient sound isolation clip (risc-11) to be provided and installed as per ul assembly and manufacturer's requirements. Basis of design: pac-international risc-1
- 9.5. Gypsum wall board shall be primed and painted with (3) coat coverage.
- 9.6. Gypsum shall be taped sanded and sanded, (3) coats. GC to verify that joints are flat and acceptable to receive paint. bulges, nail pops, screw pops, gypsum cuts around electrical/plumbing fixtures are not acceptable and shall be fixed prior to paint.
- 9.7. All wet wall areas and substrate behind tile shall be the backer type dem shield or equal. stagger edges and ensure water tight joints.
- 9.8. 1/4", 1/2" studs and j runners shall be installed with shaft wall linear panels according to manufacturer's instructions. clark/dietrich shaft wall system or equal.
- 9.9. Where indicated in documents acoustic ceiling panel systems shall be installed with min 12 gauge wire hung from structural framing above. Attachment shall be independent of all pipes, duct, wires, walls etc.
- 9.10. Acoustic tile grid shall be level and straight. Splices shall avoid visible placement in longitudinal axis. System shall be installed in accordance with astm c836, circa installation standards and manufacturer's instructions.
- 9.11. Grid shall be 15/16" metal grid with 1/4" shadow reveal at intersecting walls unless otherwise noted - Armstrong systems or equal
- 9.12. Acoustical ceiling panel basis of design: zxc Cirrus angled regular edge by Armstrong systems or equal. Contractor to coordinate any and all accessories mounted on the ceiling panel as they are contained on each panel per diagram on plans.
- 9.13. Ceramic or porcelain tile shall be provided in apartment areas per finish schedule. Tile shall be installed in accordance with manufacturer's written specifications and instructions, and shall comply with the tile council of america (tca) standard guidelines for installation of ceramic tile over poured gypsum underlayment or concrete. contractor shall verify substrate is acceptable for the installation.
- 9.14. Grout shall be cement based, sanded or non sanded based on joint width. consult the council of america (tca) for further information, latitricite or approved equal.
- 9.15. All metals shall receive (2) coats of oil based paint. Metals shall be free of rust oil and debris unless noted otherwise
- 9.16. Interior wood millwork such as doors and trim shall be painted with (3) coats of water based paint, including sealer. Paint finish shall be semi gloss. Surfaces shall be clean and free of all dirt, oil or debris, unless noted otherwise in the documents.
- 9.17. Exposed interior concrete masonry units (cmu) shall be painted with (3) coats of masonry water based paint, semi gloss finish, unless noted otherwise in the documents.
- 9.18. Provide and install vinyl sheet flooring where shown on drawings which complies with federal standard: fs 1-1-475, type 1, grade a, thickness .080" (min). sheet width: 6'-0". Install as per manufacturer's instructions. Vinyl sheet flooring must be certified as compliant with the fluorocure standard.
- 9.19. Provide and install 1/4"x12" resilient flooring per manufacturer's written instructions where shown on plans. Owner to have selection of manufacturer's full range of colors and finishes. Basis of Design: Armstrong
- 9.20. Provide and install 4" thermoplastic rubber covered base per manufacturer's written instructions. Provide interior corner transitions. Outside corners to be mitred in field. Owner to have selection of manufacturer's full range of colors and finishes. Basis of Design: Armstrong
- 9.21. Provide and install 3/4" rubber tile flooring per manufacturer's instructions including pre installation subfloor preparation. Owner to have selection of manufacturer's full range of colors and finishes. Basis of Design: Tarkett Replax Commotion
- 9.22. Provide and install resilient rubber stair and stringer treads on interior pan stairs and landings per manufacturer's instructions. Owner to have selection of manufacturer's full range of colors and finishes. Basis of Design: Tarkett Resilient Rubber Stair Stringers and Risers
- 9.23. Where indicated in documents, provide sealer on exposed concrete floors

DIVISION 10: SPECIALTIES

- 10.2. Provide and install building signage as required by governing codes. Signage to be installed in accordance with ANSI a11.1 2009 standards, tactile signs shall be provided as required. Signage shall be manufactured by Advertising Systems, inc. or equal. Owner to select from manufacturer's full range of colors and finishes for signage.
- 10.4. Where indicated in the documents, Contractor to provide and install toilet accessories as noted on plans and scheduled.
- 10.5. Provide and install grab bars as indicated on plans. Contractor to coordinate blocking.
- 10.6. Provide and install wire shelving with coat hanger rod at all closet locations shown on drawings. Unless noted otherwise.

DIVISION 12: FURNISHINGS

- Division 12: furnishings
- 12.1. Amenity casework shall be provided per plans. Provide shop drawings as required. ensure clear clearances can be maintained with casework.
- 12.2. Contractor to provide countertops per plans. See schedule for material and location.
- 12.3. Where indicated in the documents, g.c. to provide bicycle racks in storage area, per plans, bicycle racks shall be secured tightly to the wall, provide blocking for mounting, -demo duplex or approved equal.
- 12.4. Contractor to coordinate owner provided equipment and furnishings with construction and construction timeline.
- Division 21: fire suppression
- 21.1. Contractor to provide engineered fire suppression design calculations and drawings specific to the project for permitting and installation.
- 21.2. Forward fire suppression drawings to the architect and owner for record.



RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

PROJECT DATE 06/05/2025

NO. 11 EDITION Building Permit

G101 Notes & Specifications

BUILDING CODE ANALYSIS

APPLICABLE CODES AND ORDINANCES

BUILDING CODES		Title 14: Philadelphia Code Of Ordinances, Zoning And Planning	
ACCESSIBILITY	ICC/ANSI A117.1-2017 / Fair Housing Act		
	LIFE SAFETY	NFPA 101	

BUILDING SUMMARY

CHAPTER 3 Use & Occupancy

Use Classifications (101) & Occupant Load (105.4)

FLOOR / AREA	USE	AREA (SQ FT)	SF/OC	OCCUPANTS
Basement	S-2	1656	300	5
First	R-2	527	100	3
Second	R-2	1204	200	6
Third	R-2	1056	200	5
Fourth	R-2	1347	200	6
Total		7,793 GSF		34 Persons

CHAPTER 6 General Building Heights & Area

Building Height & Area Limits : Sections 604.5-606

Construction Type	JB
Height	Feet : 55 (Table 604.3) Stories : 4 (Table 604.4)
Area	GSF : 16,000 (Table 606.2)

See Chapter 9 for sprinkler system

Separated Occupancies : Sections 608.4, 711.2.4.3 & 420.2

SEPARATION TYPE	RATING	ASSEMBLY
R to R Wall	1 hr	UL U305
R to R Floor/Ceiling	1 hr	Refer to G103
R to B Wall	2 hr	Refer to G103
R to B Floor/Ceiling	2 hr	Refer to G103

CHAPTER 6 Types of Construction

Note: The following list of structural elements and their respective fire ratings take precedent over all details in the drawings and all requirements of the specifications. If a conflict exists between this list and the drawings and or specifications, the general contractor shall call it to the attention of the architect. If the contractor has any questions regarding any ratings, they shall request clarification before beginning work.

Fire-Resistance Rating for Building Elements : Table 601

BUILDING ELEMENT	FIRE RATING
Primary Structural Frame	0-hr
Structural Columns	0-hr
Stairing Walls	Extr. / Intr. 2-hr / 0-hr
Non-Stairing Walls	0-hr
Floor Const. & Secondary members	0-hr
Roof Const. & Secondary members	0-hr
Shelways	Section 713.4 0-hr

Fire-Resistance Rating for Exterior Walls : Table 602

FIRE SEPARATION DISTANCE	OCCUPANCY GROUP	FIRE RATING
X < 5	R, B	1-hr

CHAPTER 7 Fire & Smoke Protection Features

No automatic sprinkler system exists, and will not be installed. A fire alarm and detection system shall be installed per section 907.

Fire Resistance Ratings of Structural Members (704)

Load bearing structural members located within the exterior walls or on the outside of the building shall be provided with the highest fire resistance ratings as determined by the construction type for the applicable use group.

Bottom Flange Protection (704.11)

Fire protection is not required at the bottom flange of lintels, shelf angles, and plates which span more than six feet, whether part of the structural frame or not; and from the bottom flange of lintels, shelf angles, and plates not part of the structural frame, regardless of span.

Horizontal Assemblies (711.3)

Where the floor assembly separates mixed occupancies, the assembly shall have fire resistant rating of not less than that required in section 702.2.2

Continuity of Horizontal Assemblies

Floor assemblies which are required to be fire resistance rated shall extend to and be tight against exterior walls. All concealed spaced shall be fireblocked and draftstopped.

Opening Fire Protection Assemblies (Table 716.1(2))

WALL ASSEMBLY RATING	MIN. FIRE DOOR ASSEMBLY RATING	DOOR VISION PANEL SIZE
2 HR	1 1/2 HR	100 SQ IN.
1 HR	1 HR	100 SQ IN.

CHAPTER 8 Fire Protection Systems

Fire Alarm & Detection Systems (907)

A fire alarm and detection system shall be installed per section 907.2.9 Group R-2.

CHAPTER 10 Means of Egress

Stairway width : Sections 1006.5, 1009.3.2

Clear width of 48" is not required in buildings equipped with an automatic sprinkler system per 903.3.1.1

Stairways serving an occupant load of less than 50 shall have a width of not less than 36".

Proposed stairways with between handrails = 36"

Stair Construction

Minimum Width	36"
Minimum Landing Width	36"
Min Projection of Handrail / Stringer	4 1/2"
Min Tread / Max Riser	1" T / 7" R
Handrail Diameter	1 1/2"
Handrail Height from Tread	34" - 38"

Spaces with One Exit (2106.2.1)

USE	SPRINKLER	MAX OCC LOAD	MAX COMMON PATH
S-1	N	25	100'

See Life Safety Plans

Exit Access Travel Distance (1017)

USE	SPRINKLER	MAX EGRESS PATH
R-2	N	200'

See Life Safety Plans

CHAPTER 11 Accessibility

Accessible dwelling units not required per 1107.6.2 & 1107.7.1

Provide way finding signage complying with ANSI 112.1 for accessible and non accessible shower rooms include directional arrow at non accessible shower rooms to accessible shower room.

CHAPTER 8 Interior Environment

Interior Finish Requirements (Table 803.1.1)

BUILDING ELEMENT	CLASS*
Interior exit stairways, ramps, passageways	B
Corridors and enclosures for exit access stairways and exit access ramps	B
Rooms and enclosed spaces	C

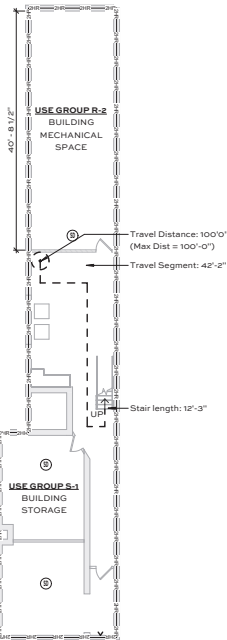
*Class A = Flame Spread 0-25, smoke developed 0-450

*Class B = Flame Spread 26-75, smoke developed 0-450

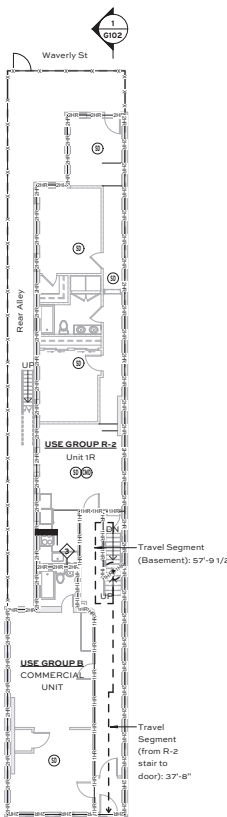
*Class C = Flame Spread 76-200, smoke developed 0-450

CODE LEGEND

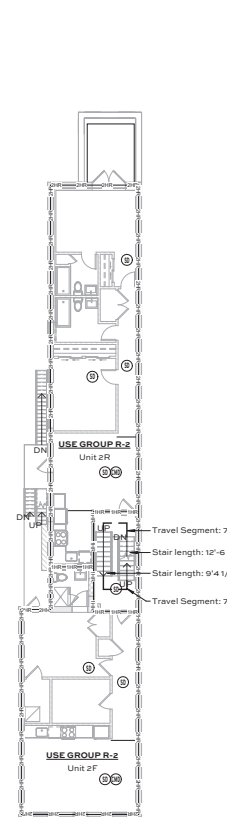
FE	Fire Extinguisher
SD	Smoke Detector
CD	Carbon Monoxide Detector
—>	Travel Distance
—	1 HR Rated Wall
—	2 HR Rated Wall
—	Distance Between Exits



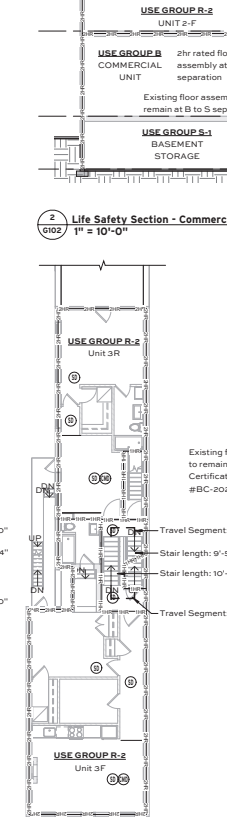
5 Basement Code Plan
1" = 10'-0"



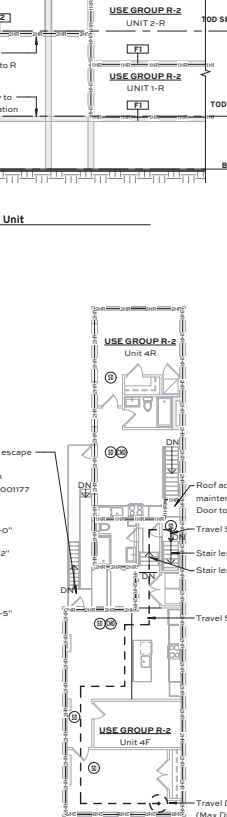
6 First Floor Code Plan
1" = 10'-0"



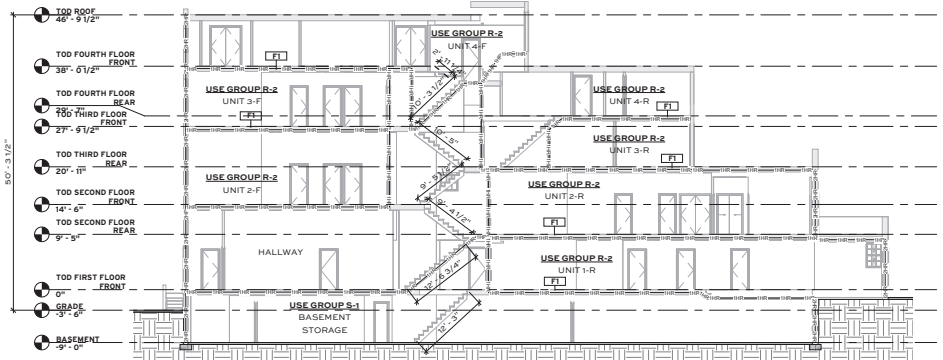
9 Second Floor Code Plan
1" = 10'-0"



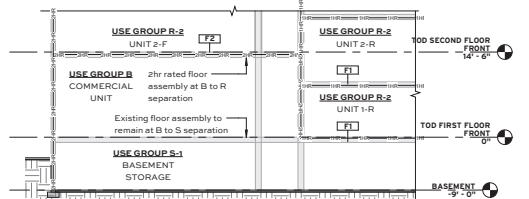
10 Third Floor Code Plan
1" = 10'-0"



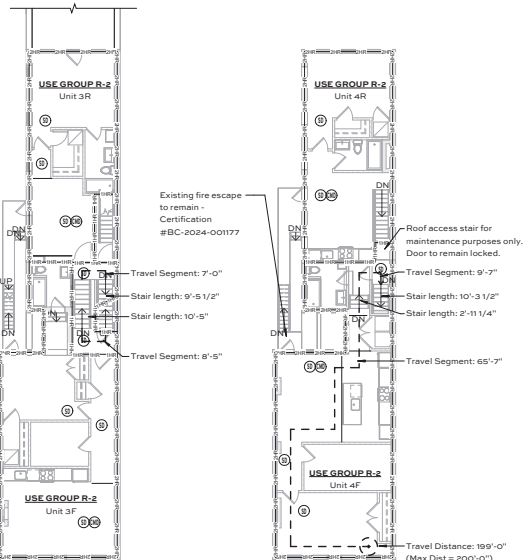
11 Fourth Floor Code Plan
1" = 10'-0"



1 Life Safety Section
1" = 10'-0"



2 Life Safety Section - Commercial Unit
1" = 10'-0"



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PHILADELPHIA, PENN 19104

RESIDENTIAL RENOVATION

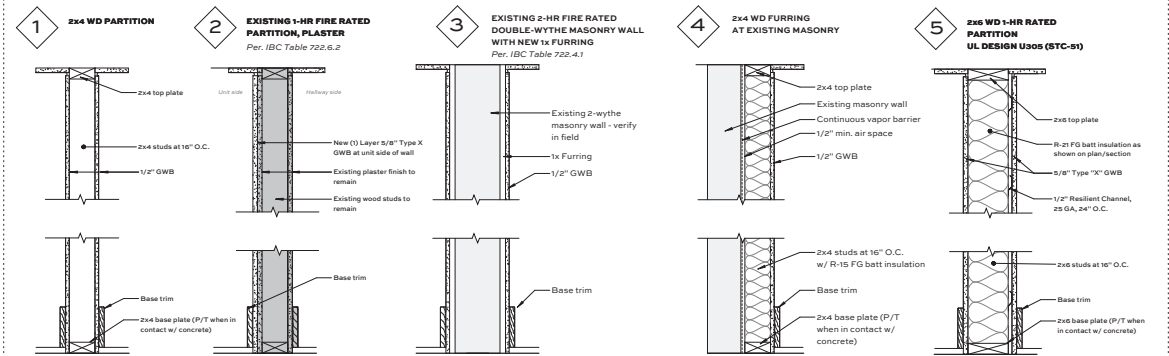
1504 Pine St Philadelphia, PA 19102

PROJECT	DATE
G102	06/05/2025

DRAWING NUMBER	NO	REVISION	DATE	BY	APP
G102	1	Building Permit			

G102
Project Summary

PARTITION TYPES NOTE: ALL UNTAGGED PARTITIONS TO BE TYPE 1



SOUND CONTROL NOTES

1. Air-borne sound: walls, partitions and floor/ceiling assemblies separating dwelling units from each other or from public or service areas shall have a sound transmission class (STC) rating of not less than 50 (45 field tested) for air-borne noise.
2. Structure-borne sound: floor/ceiling assemblies between dwelling units, or between dwelling units and public or service areas within the structure shall have an impact insulation class (IIC) rating of not less than 50 (45 field tested) for structure-borne noise.
3. Openings and penetrations in construction assemblies for piping, electrical devices, recessed cabinets, bathtubs, soffits, or heating, ventilating or exhaust ducts shall be sealed, lined insulated or otherwise treated to maintain the required STC rating of the assembly.
4. Floor assemblies that are carpeted generally meet the minimum IIC requirements. Floor assemblies with hard surface finishes such as tile, wood or vinyl generally require additional acoustic treatment or insulation to meet the minimum IIC requirements.
5. The first essential for airborne sound isolation using any system is to close off air leaks and/or flanking paths by which noise can go through or around the system. Small cracks or holes will increase the sound transmission at the higher frequencies. This can have a detrimental effect on the overall acoustic performance and the STC value, particularly for higher acoustically rated systems. Failure to observe special construction precautions can reduce the effectiveness of the planned sound control methods.
6. Systems shall be airtight. Recessed wall fixtures such as medicine cabinets, or electrical, telephone, and television devices, wiring, sprinkler pipes, etc., which penetrate the gypsum board, shall not be located back-to-back or in the same stud cavity. Any opening for such fixtures and for piping outlets shall be cut to the proper size and sealed. Electrical devices shall be installed in full boxes and sealed with a non-hardening sealant, such as 3m brand fire barrier, mpp-4s moldable putty pad or equal.
7. The entire perimeter of an acoustical assembly shall be made airtight to prevent sound transmission through the assembly and prevent sound flanking around the assembly and through assembly penetrations. Flexible sealant or an acoustical gasket shall be used to seal between the STC rated assembly and all dissimilar surfaces and also between the assembly and similar surfaces where perimeter relief is required. The spacing and number of mechanical fasteners is also of great importance in achieving a listed STC or IIC rating.
8. Perimeter seals in wall assemblies: in order to be effective for the life of the building, sealants must be resilient and non-hardening. Standard weather caulking is unsatisfactory as an acoustical sealant, since it tends to harden over time. Placement of the sealant is critical. The purpose of the seal is to provide a resilient closure between one side of an assembly and the other, which reduces the potential for flanking noise transmission. The preferred procedure is to install the gypsum wall board with a minimum 1/4" gap between the adjacent ceiling gypsum panel and also at the subfloor. Sealant should be applied to fill the perimeter gap between the gypsum wall board and the surrounding floor, wall and ceiling components. Caulking should not be placed beneath the sill plate or corner track of a wall assembly.
9. Insulation indicated to be provided in a wall assembly shall be the same depth as the wall stud framing. Unless otherwise required by code, regular un-faced glass fiber or mineral wool insulation is acceptable. Do not overstuff the insulation, as this will reduce the acoustical performance of the assembly.
10. Pipes and electrical conduits shall be concentrically placed within wall and floor/ceiling assemblies, unless otherwise required per fire and other building codes.

PARTITION NOTES

1. Dimensions on plans are taken from finish face unless noted other (refer to symbols.)
2. Dimensions on plans in masonry walls are for masonry openings.
3. See structural drawings for stud size and shear wall information. Notify architect for coordination issues.
4. Provide blocking in walls for grab bars, wall cabinets, fixtures, appliances, shelving, toilet accessories, etc.
5. Headers and structural members shall be protected same as rated partition
6. Install moisture and mold resistant gypsum wallboard for bathrooms and laundry areas. Use tile backer board at tub and showers.
7. Where resilient channel is indicated, ensure flange is installed per manufacturer's recommendations.
8. All wood in direct contact with masonry to be pressure treated.
9. Refer to assemblies printed from underwriters laboratories for more information
10. Provide fire blocking @ 10' intervals horizontally and vertically in concealed spaces and air spaces. Approved fire blocking materials per 717.2.1 including but not limited to 2" lumber, 3/4" particle board, 1/2" gypsum board, mineral wool, or mineral fiber batts or blankets.

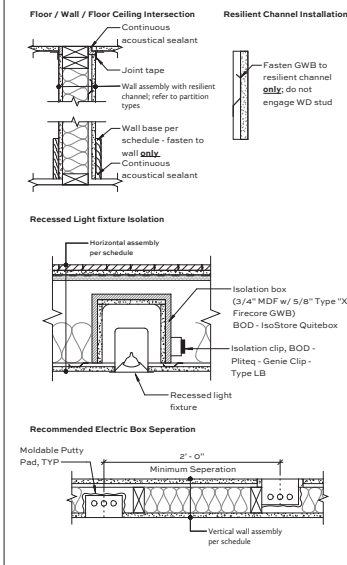
TEMPERED GLAZING NOTES

Tempered (safety) glazing in hazardous locations:

Refer to IBC 2018 section 2406.4 for additional information.

1. Glazing in doors.
2. Glazing adjacent to doors.
3. Glazing in an individual fixed or operable panel that meets all of the following (A-D):
 - A. Glazing in an exposed area of an individual pane greater than 9 sq ft.
 - B. Glazing where the exposed bottom edge is less than 18 inches above the floor
 - C. Glazing where the exposed top edge is greater than 36 inches above the floor
 - D. Glazing at one or more walking surfaces within 36 inches horizontally of the plane of the glazing
4. Glazing in guards and railings per 2407.
5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
6. Glazing adjacent to stairways and ramps per 2408.4.6.
7. Glazing adjacent to the bottom stairway landings per 2408.4.7.

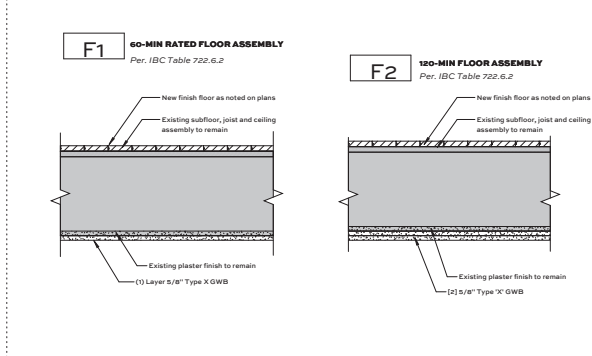
NOISE ISOLATION



DOOR NOTES

1. Verify/coordinate all door sizes with chosen manufacturer.
2. Dimensions given are for actual door leaf dimensions, coordinate rough openings.
3. Door jacks shall be 4" off adjacent wall on hinge side, U.N.O. 3" is permitted within residential units.
4. Closed doors are centered on closet width, U.N.O.
5. Provide floor stops only where it will not present a tripping hazard. Use appropriate door stop based on floor type and underlaid.
6. Coordinate entry door hardware with security contractor.
7. Satin chrome finish.
8. All latches to be lever style in buildings requiring accessibility.

HORIZONTAL ASSEMBLY TYPES



DOOR SCHEDULE

#	STYLE	WIDTH	HEIGHT	GLAZING	COMMENTS
A	Swing - Single	36"	80"	80 min.	Fire Rated, Self Closing, Self Latching
B	Swing - Single	32"	80"	80 min.	Fire Rated, Self Closing, Self Latching
C	Swing - Single	30"	80"	80 min.	Fire Rated, Self Closing, Self Latching
D	Swing - Single	32"	80"	90 min.	Fire Rated, Self Closing, Self Latching
E	Swing - Single	32"	80"		
E1	Swing - Single	36"	84"		Existing Door to Remain
E2	Swing - Double Glass	68"	84"		Existing Door to Remain
E3	Swing - Single	32"	84"		Existing Door to Remain
E4	Swing - Single	24"	80"		Existing Door to Remain
E5	Swing - Single	30"	80"		Existing Door to Remain
E6	Swing - Single	30"	84"		Existing Door to Remain
E8	Swing - Single	36"	84"		Existing Door to Remain
E9	Swing - Single	28"	80"		Existing Door to Remain
F	Swing - Single	30"	80"		
G	Swing - Single	16"	80"		
H	Sliding - Bypass	48"	80"		
I	Swing - Double	60"	80"		
J	Swing - Double	48"	80"		

WINDOW SCHEDULE

#	TYPE	WIDTH	HEIGHT	U	COMMENTS
1	Double Hung	24"	40"	0.32	Existing window to remain
2	Double Hung	24"	50"	0.32	Existing window to remain
3	Double Hung	22"	48"	0.32	Existing window to remain
4	Double Hung	30"	48"	0.32	Window to be replaced in kind
5	Double Hung	20"	72"	0.32	Window to be replaced in kind
6	Double Hung	20"	96"	0.32	Window to be replaced in kind
7	Double Hung	32"	91"	0.32	Existing window to remain
8	Double Hung	32"	45"	0.32	Existing window to remain
9	Double Hung	32"	81"	0.32	Existing window to remain
10	Fixed - Brick	36"	24"	0.32	Existing transom window to remain at entry door
11	Double Hung	36"	84"	0.32	Existing window to remain
12	Double Hung	36"	64"	0.32	Existing window to remain

WINDOW NOTES

1. Verify all window sizes, and rough opening sizes per manufacture specifications.
2. All selected windows/doors to be verified by owner and architect regarding size, location, operation, and orientation prior to purchase/installation.
3. Owner to verify size, style, color, and operation of all windows.
4. All egress windows shall have the following requirements:
 - A. Minimum area: 5.7 sq ft
 - B. Minimum clear width: 20"
 - C. Minimum clear height: 24"
 - D. Maximum sill height: 44"
5. General contractor shall verify all new window/door assemblies are properly flashed and caulked at all heads/sills/jams.
6. Align all window & door headers unless noted otherwise.
7. Ensure the vertical alignment of windows/doors as per elevations.
8. Windows shall be mulled per schedule and elevation.
9. All windows and glass doors to have U-value equal to or less than 0.32.
10. All glazing within 18" of finished floor to be tempered.



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1504 Pine St Philadelphia, PA 19102

PROJECT

DATE: 06/05/2025

REVISION: 1 Building Permit

G103
Schedules

All drawings are diagrammatic. The contractor shall verify all conditions and dimensions at building before any construction work is to be started. Promptly report any discrepancies to architect.

All work shall be in strict accordance with local ordinances and all applicable codes.

G.C. is responsible for all demolition, shoring, bracing, etc.

In area of work, G.C. shall be responsible to patch and repair all existing construction which is to remain.

G.C. shall be responsible for coordination of all demolition work required.

Remove all mobile furnishing. Verify if/where other furnishing are to be discarded or stored.

Contractor to remove all debris from site and dispose of legally.

Remove all existing hvac, sheet metal ductwork back to units and/or main distribution source unless otherwise noted.

Room/celling openings are to be sealed and made structurally safe until needed for new construction

Unless otherwise noted, remove mechanical / plumbing systems / cap off. Remove all electrical wiring switches and receptacles back to panel. Contractor to verify that power is off prior to any alterations of electrical system.

Remove all abandoned roof hvac equip including associated pitch pockets, curbs and supports. Provide temp protection over openings. Coordinate with rest, finishes

Remove all dropped ceilings. Typ.

Remove all existing bathroom fixtures, partitions, cabinels and cap all plumbing supplies and drains.

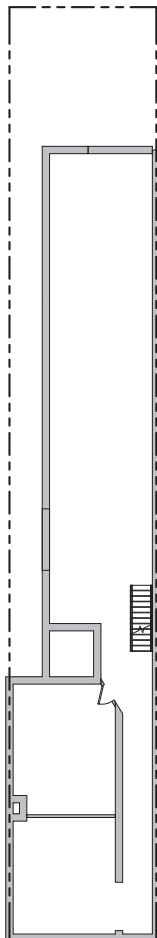
Remove existing masonry wall as indicated by dashed lines including all associated doors, frames, finishes, and hardware.

Remove existing wall as indicated by dashed opening size with wall plans, elevations & details.

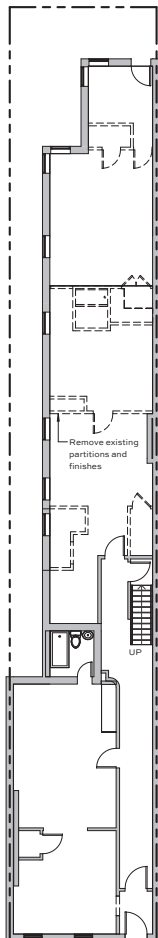
Remove existing wall as indicated by dashed lines including all associated doors, frames, finishes, equipment and interior glazing. Typ.

 Remove existing concrete slab as required for new under slab footings + utilities, G.C.
To coordinate with architectural, structural, MEPF drawings and their subcontractors.

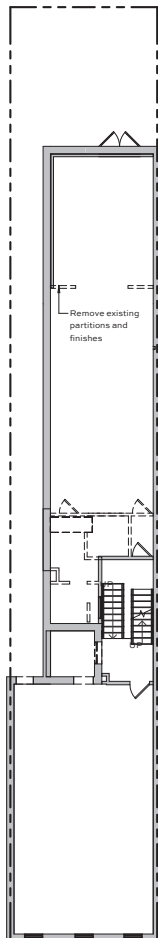
Wall to be removed



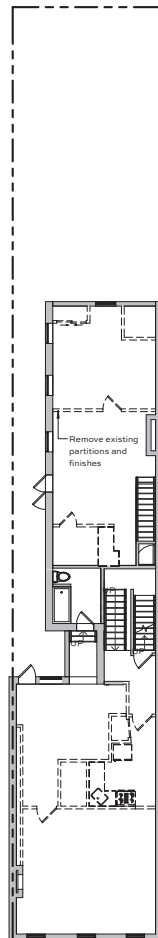
1 BASEMENT DEMO
G104 1/8" = 1'-0"



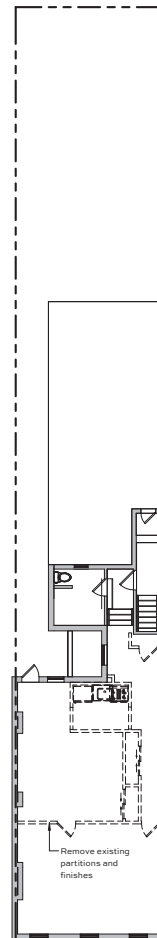
2 FIRST FLOOR DEMOLITION
G104 1/8" = 1'-0"



3 SECOND FLOOR DEMOLITION
G104 1/8" = 1'-0"



4 THIRD FLOOR DEMO
G104 1/8" = 1'-0"



6
G104 04 - FOURTH FLOOR DEMO
1/8" = 1'-0"



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STUDIO MARK'S

PROJECT RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

PROJECT

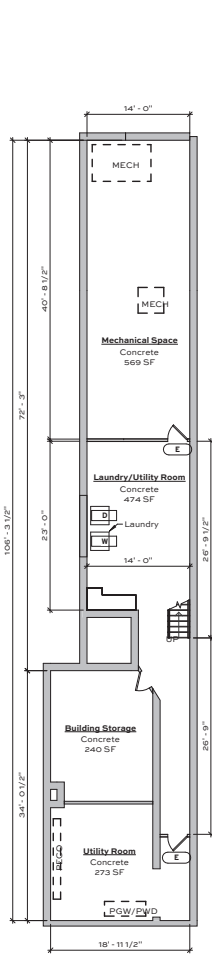
DATE 06/08/2026

NO	REVISION
1	Building Permit

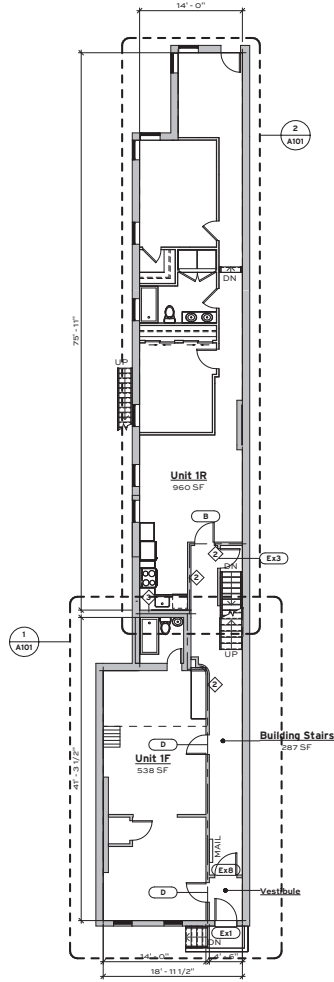
D R A W I N G N U M B E R

G104

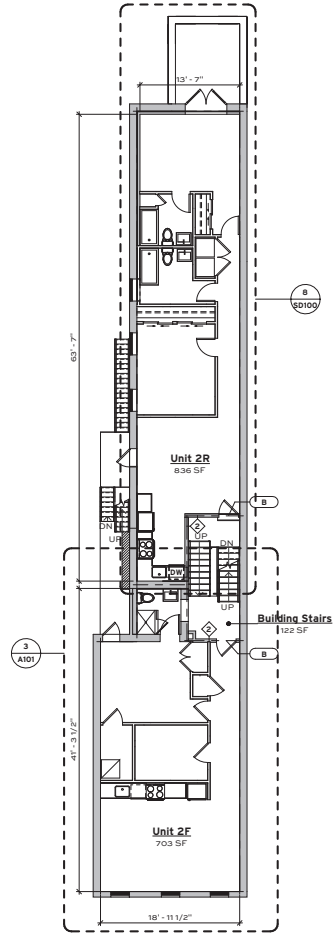
Demolition Plans



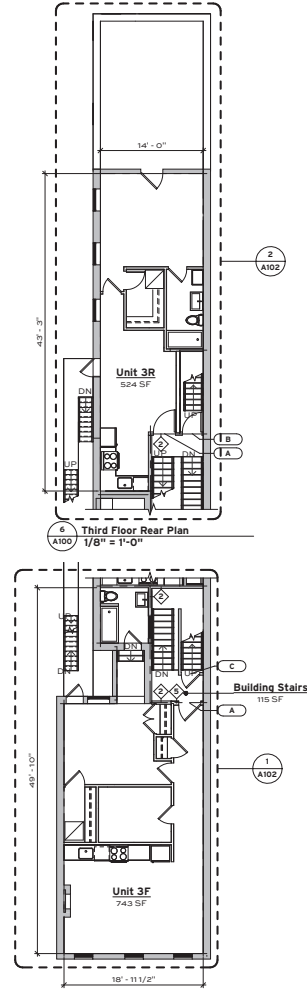
1
A100
Basement Plan
1/8" = 1'-0"



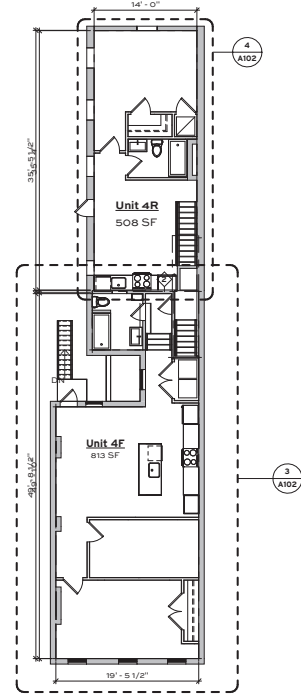
2
A100
First Floor Plan
1/8" = 1'-0"



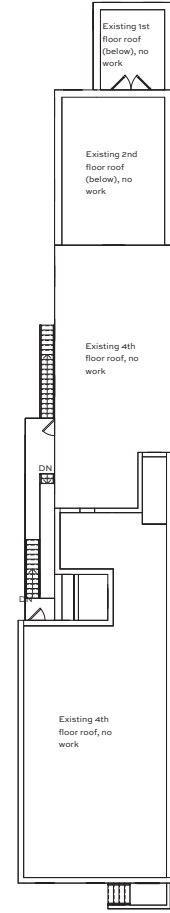
3
A100
Second Floor Plan
1/8" = 1'-0"



4
A100
Third Floor Front Plan
1/8" = 1'-0"



7
A100
Fourth Floor Front Plan
1/8" = 1'-0"



5
A100
Roof Plan
1/8" = 1'-0"



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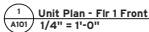
PROJECT

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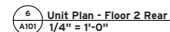
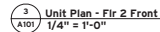
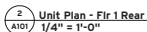
06/05/2025

1 Building Permit

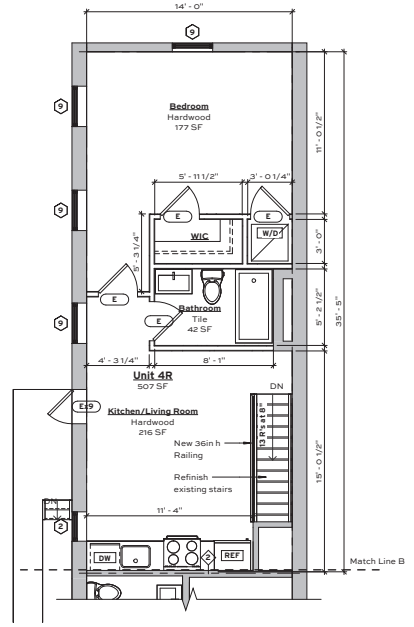
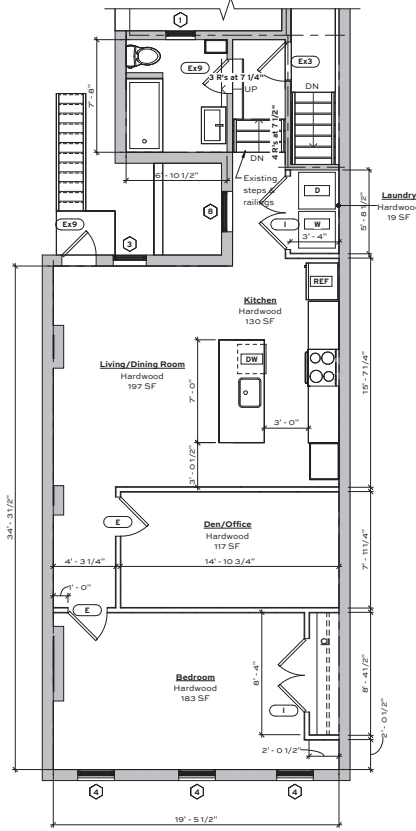
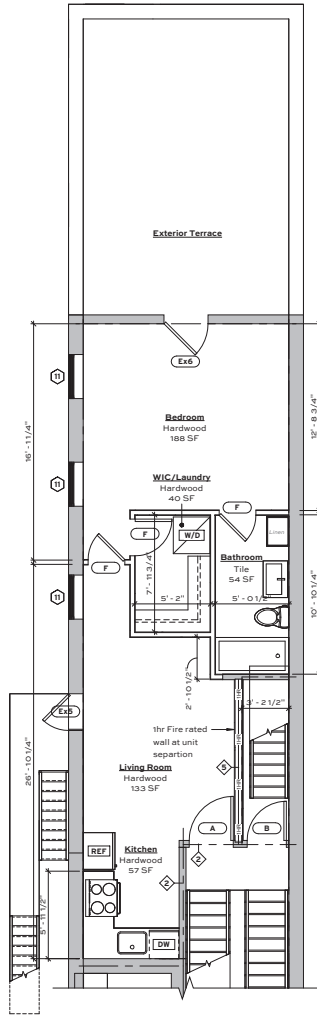
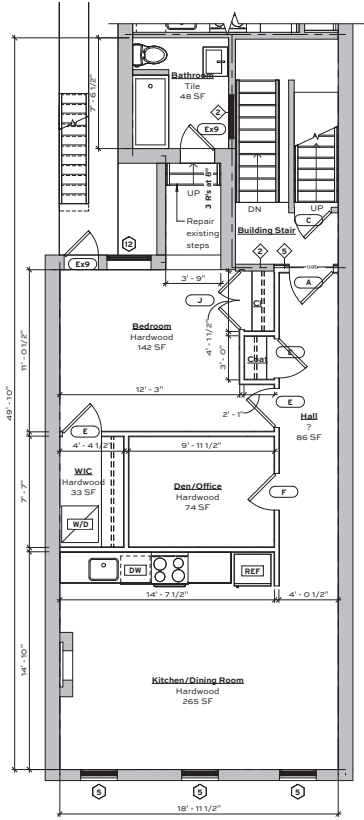
A100
Floor Plans



1. Interior dimensions are taken from face of framing unless noted otherwise.
2. Smoke detectors must be interconnected so that, if one smoke detector activates, all other smoke detectors will also activate.
3. All interior doors are shown 4" from hinged corner, or centered on wall, UNO.
4. Provide ventilation for all interior bathrooms and ventilation for all dryers.
5. Provide moisture resistance gypsum wall board in kitchens and bathrooms.
6. See G103 for partition types.



Unit Plans



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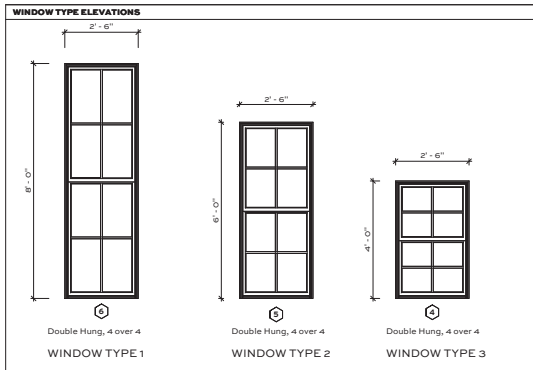
A102		RE	
TITLE		Building Permit	
Unit Plans		06/05/2025	
1			



1 PINE ST ELEVATION - EXISTING CONDITIONS
1/4" = 1'-0"

2 PINE ST ELEVATION - RESTORATION ELEVATION
1/4" = 1'-0"

EXISTING CONDITIONS KEY	
	Brownstone Delamination / Heavy Erosion
	Heavy Weathering / Efflorescence / Dirt
	Stucco Encasement



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1911
MASS ARCHITECTURE
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1504 Pine St Philadelphia, PA 19102

PROJECT

DATE

REVISION

DATE

REVISION

DATE

REVISION

H101

Restoration
Elevations

