

**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 Fittler Historic District, 2/8/1995

Staff Contact: Ted Maust, [Theodore.Maust@phila.gov](mailto:Theodore.Maust@phila.gov)

**OVERVIEW:** This application proposes applying a stucco finish over the first two floors of 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, initially proposes removing the older stucco and applying stucco over the entire façade, tooled with a simulated join pattern, citing 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.

The application was discussed at the July 28<sup>th</sup> meeting of the Architectural Committee (see attached minutes below). The applicant has revised their proposal to replace the stucco on the lower floors and repair the brownstone on the upper floors.

The application also proposes replacing the windows on the front elevation.

**SCOPE OF WORK:**

- Rehabilitate upper floors of front façade.
- Apply stucco to lower floors of 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, PRIOR TO ARCHITECTURAL COMMITTEE REVIEW:** Denial, pursuant to Standards 5 and 6 and the Masonry Guidelines.

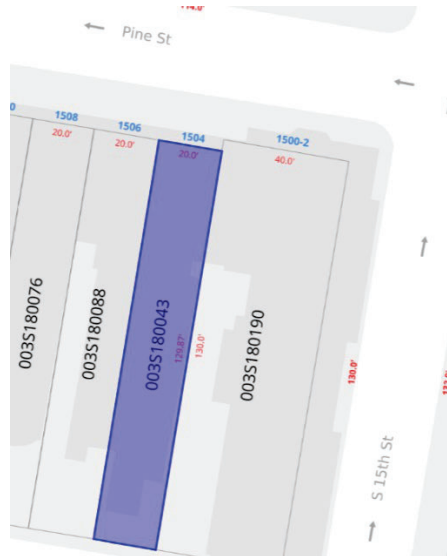


Figure 1: Subject property is located near the intersection of Pine and 15<sup>th</sup> Streets.

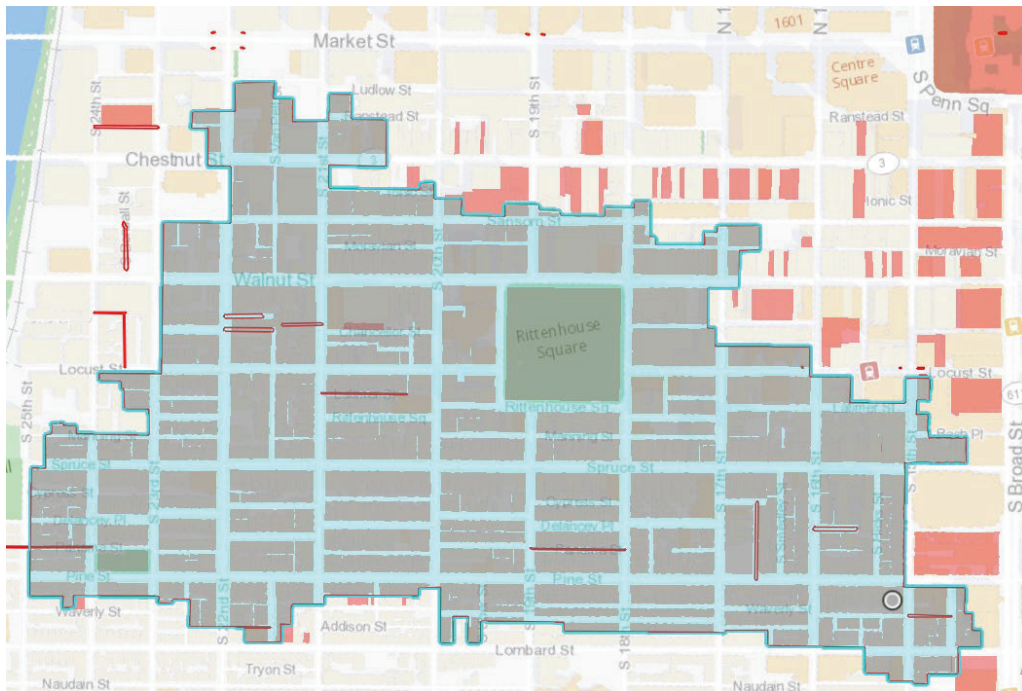


Figure 2: Subject property is Significant to the Rittenhouse-Fitler Historic District.



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.

**REPORT OF THE ARCHITECTURAL COMMITTEE  
OF THE PHILADELPHIA HISTORICAL COMMISSION**

**TUESDAY, 28 JULY 2026  
REMOTE MEETING ON ZOOM  
NAN GUTTERMAN, ACTING CHAIR**

**CALL TO ORDER**

**START TIME IN AUDIO RECORDING:** 00:00:00

The Acting Chair called the meeting to order at 9:02 a.m. The following Committee members joined her:

| <b>Committee Member</b>                  | <b>Present</b> | <b>Absent</b> | <b>Comment</b> |
|------------------------------------------|----------------|---------------|----------------|
| Dan McCoubrey, FAIA, LEED AP BD+C, Chair |                | X             |                |
| John Cluver, AIA, LEED AP                |                | X             |                |
| Justin Detwiler                          | X              |               |                |
| Nan Gutterman, FAIA                      | X              |               |                |
| Allison Lukachik                         | X              |               |                |
| Amy Stein, AIA, LEED AP                  | X              |               |                |
| Sam Weiner                               | X              |               |                |

The meeting was held remotely via Zoom video and audio-conferencing software.

The following staff members were present:

Jonathan Farnham, Executive Director  
Kim Chantry, Historic Preservation Planner III  
Olivia Dec, Intern  
Heather Hendrickson, Historic Preservation Planner II  
Ted Maust, Historic Preservation Planner II  
Allyson Mehley, Historic Preservation Planner III  
Joshua Schroeder, Historic Preservation Planner II  
Dan Shachar-Krasnoff, Historic Preservation Planner II  
Alex Till, Historic Preservation Planner II

The following persons were present:

Allison Weiss, SoLo Germantown Civic Association  
Arielle Harris, RePoint Philadelphia  
Ben She  
Cleivi Prophete, FH Demolition  
David Traub, Save Our Sites  
Elliot Rodger  
Evan Litvin, Lo Design  
Greg Barnaby  
Hanna Stark, Preservation Alliance  
Jake Blumgart  
James Pearlstein, Pearl Properties  
Jay Farrell  
Jay Rockafellow, DAS Architects

| <b>ITEM: 124 and 126 S 7<sup>th</sup> St</b><br><b>MOTION: Approval with conditions</b><br><b>MOVED BY: Detwiler</b><br><b>SECONDED BY: Weiner</b> |     |    |         |        |        |
|----------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| VOTE                                                                                                                                               |     |    |         |        |        |
| Committee Member                                                                                                                                   | Yes | No | Abstain | Recuse | Absent |
| Dan McCoubrey                                                                                                                                      |     |    |         |        | X      |
| John Cluver                                                                                                                                        |     |    |         |        | X      |
| Justin Detwiler                                                                                                                                    | X   |    |         |        |        |
| Nan Gutterman                                                                                                                                      | X   |    |         |        |        |
| Allison Lukachik                                                                                                                                   | X   |    |         |        |        |
| Amy Stein                                                                                                                                          | X   |    |         |        |        |
| Sam Weiner                                                                                                                                         | X   |    |         |        |        |
| Total                                                                                                                                              | 5   |    |         |        | 2      |

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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.

**ARCHITECTURAL COMMITTEE, 28 JULY 2026**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**

- 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.*
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    - *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.

**START TIME OF DISCUSSION IN ZOOM RECORDING:** 00:49:55

#### **PRESENTERS:**

- Mr. Maust presented the application to the Architectural Committee.
- Matt Masterpasqua of Mass Architecture and property owners Greg Barnaby and Roy Aharonovich represented the application.

#### **DISCUSSION:**

- Mr. Aharonovich commented that they are not sure what lies behind the existing stucco. He noted an interest in restoring the entire brownstone façade but indicated that it was not financially feasible.
  - Mr. Weiner replied that brownstone is behind the existing stucco.
- Ms. Gutterman commented that EIFS (Exterior Insulation and Finish System) should not be used because it can trap moisture in the walls.
  - Mr. Detwiler agreed.
- Mr. Barnaby asked if the Architectural Committee had suggestions about how the upper floors could be restored.
  - Ms. Gutterman answered that there are a variety of available materials, including composite patches and cast stone details, which might be used to sensitively restore the brownstone. She explained that many of the issues with brownstone stem from the position of the stone's bedding plane with respect to the surface of the wall. Delamination is caused by a bedding plane parallel to the exterior surface. Ms. Gutterman reiterated her personal opinion that coating masonry elevations with stucco is not a treatment that meets the Secretary of the Interior's Standards.
- Mr. Detwiler cited Ms. Gutterman's extensive experience in working with brownstone and asked her to expand on what materials work best in a project of this scope.

- Ms. Gutterman suggested that the existing brownstone should be sounded to remove delaminated areas and then patched with a composite product. She emphasized that it is important to understand how deep the brownstone units are to ensure that compromised material can be removed while still preserving a water-tight elevation. Ms. Gutterman also commented that brownstone units could also be replaced with cast stone or with real brownstone installed with the bedding plane rotated to prevent future deterioration.
- Mr. Weiner asked if the applicants had priced EIFS compared to brownstone for façade repairs.
  - Mr. Barnaby responded that they had not yet, but that contractors have given them the sense that the cost would be three or four times the cost of stucco.
- Mr. Weiner asked Ms. Gutterman for clarification of the product names that might be appropriate for patching.
  - Ms. Gutterman listed Jahn, Prosoco, and Edison among others.
- Ms. Gutterman observed that using an EIFS system, which covers rigid boards with a coating, would result in loss of the trim details around the upper windows.
  - Mr. Masterpasqua responded that they had considered using traditional stucco for that reason.
  - Ms. Gutterman expressed doubt about the suitability of applying traditional stucco onto the brownstone without a layer of lath but noted that using lath would also likely result in a loss of detail.
- Mr. Masterpasqua spoke to the loss of detail in many of the upper-floor trim elements along the block and explained that the plan was to very simply wrap the surviving material in stucco similar to several treatments completed before designation. He also asked Ms. Gutterman about the use of cast stone and whether it could be used to replace missing or damaged units.
  - Ms. Gutterman confirmed that she has used cast stone in that manner to repair brownstone.
- Mr. Masterpasqua inquired about the process of securing approval for exploratory work to remove some of the existing stucco and investigate the condition of the stone underneath.
  - Mr. Maust responded that the staff could approve exploratory work in a sample area.
- Mr. Weiner suggested that using EIFS on the currently stuccoed floors and restoring the upper floors might be a reasonable compromise.
  - Ms. Gutterman expressed a preference for conventional stucco over EIFS.
  - Mr. Detwiler and Ms. Lukachik agreed with Ms. Gutterman.
- Ms. Gutterman agreed with Mr. Weiner that she could support removing the existing stucco and re-covering the first two floors in a conventional stucco treatment with scored joint lines and better-replicated window trim. She emphasized that she would want to see product specifications and that the staff should review a mock-up of the stucco details on plywood to evaluate the scoring and the trim treatment.
- Mr. Weiner turned back to the upper floors and suggested that the historic trim details could be replicated through patching or unit replacement by a skilled mason.
  - The property owners responded that they are open to such a compromise.
- Mr. Detwiler recommended that the stucco be tinted to match the brownstone above for a cohesive whole.

**PUBLIC COMMENT:**

- None.

**ARCHITECTURAL COMMITTEE FINDINGS & CONCLUSIONS:**

The Architectural Committee found that:

- EIFS can trap moisture inside the wall, which would be deleterious for the brownstone.
- A skilled mason could restore the upper floors through the use of composite patch products designed for use with brownstone or the use of cast stone to create replacement units.
- Restoring the upper floors while re-covering the lower floors with a more compatible stucco treatment could be an acceptable compromise.

The Architectural Committee concluded that:

- Covering the brownstone on the upper floors with stucco or EIFS fails to satisfy Standards 5 and 6.

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend denial, pursuant to Standards 5 and 6 and the Masonry Guidelines.

| <b>ITEM: 1504 Pine St</b><br><b>MOTION: Denial</b><br><b>MOVED BY: Detwiler</b><br><b>SECONDED BY: Lukachik</b> |     |    |         |        |        |
|-----------------------------------------------------------------------------------------------------------------|-----|----|---------|--------|--------|
| VOTE                                                                                                            |     |    |         |        |        |
| Committee Member                                                                                                | Yes | No | Abstain | Recuse | Absent |
| Dan McCoubrey                                                                                                   |     |    |         |        | X      |
| John Cluver                                                                                                     |     |    |         |        | X      |
| Justin Detwiler                                                                                                 | X   |    |         |        |        |
| Nan Gutterman                                                                                                   | X   |    |         |        |        |
| Allison Lukachik                                                                                                | X   |    |         |        |        |
| Amy Stein                                                                                                       | X   |    |         |        |        |
| Sam Weiner                                                                                                      | X   |    |         |        |        |
| Total                                                                                                           | 5   |    |         |        | 2      |

**ADDRESS: 1601 MOUNT VERNON ST**

Proposal: Amend approval of façade materials

Review Requested: Final Approval

Owner: Mt. Vernon Commons LLC

Applicant: Naché Patior

History: 1859; Robert Purvis House; storefront, 1920

Individual Designation: None

District Designation: Spring Garden Historic District, Significant, 10/11/2000

Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

**OVERVIEW:** This application calls for amending the Historical Commission's July 2023 approval for the rehabilitation of the Robert Purvis house. The developer seeks approval to substitute cast stone for marble on the front façade's stoop and door surround, owing to the high cost of marble. The applicant is determining the viability of cast stone for the water table.

The property at 1601 Mount Vernon Street is significant in the Spring Garden Historic District,

**ARCHITECTURAL COMMITTEE, 28 JULY 2026**

**PHILADELPHIA HISTORICAL COMMISSION, PRESERVATION@PHILA.GOV**

**PHILADELPHIA'S PRINCIPAL PUBLIC STEWARD OF HISTORIC RESOURCES**



# 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 19123  
215 395 0400

**Contractor:** Matt Mastropasqua, RA  
Principal  
Matt@MassArchStudio.com

## ABBREVIATIONS

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

## SYMBOLS LEGEND

|                                                                                     |                     |                                                                                     |                |
|-------------------------------------------------------------------------------------|---------------------|-------------------------------------------------------------------------------------|----------------|
|  | View Name           | View Tag                                                                            |                |
|  | Elevation Reference |                                                                                     |                |
|  | Section Reference   |                                                                                     |                |
|  | Benchmark Datum     |                                                                                     |                |
|  | Gridline Marker     |                                                                                     |                |
|  | North Arrow         |                                                                                     |                |
|  | Spot Height         |  | Partition Tag  |
|  | Stair Run Tag       |  | Window Tag     |
|  | Room Tag            |  | Door Tag       |
|  | Centerline          |  | Revision Tag   |
|  | Step Tag            |  | Keynote Tag    |
|  | CO Detector         |  | Smoke Detector |



View of existing Pine St Facade

## PROJECT SUMMARY: 1504 Pine St

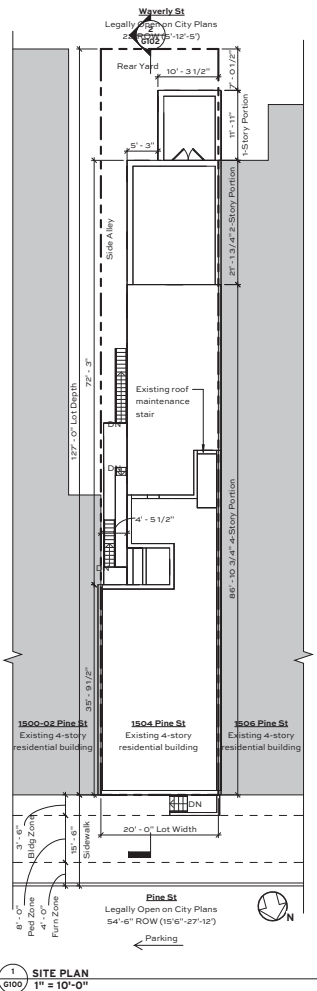
Interior renovation and exterior restoration of a 4-story residential building.

## LOCATION MAP



## DRAWING INDEX

| #    | DATE | DESCRIPTION                          |
|------|------|--------------------------------------|
| 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  
10/09/2025

NO. EDITION  
1 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 (UL) national gypsum assembly and ICC-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 05: METALS

- 5.2. 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.
- 5.5. 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 06: WOOD, PLASTICS & COMPOSITES

- Division 06: 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 all 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. Backpatch 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 hardtess: astm d-2240 - tensile strength: astm d-4142 heat resistance: astm d-524, die - 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 sds 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- mortabond 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 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 to g. 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.g.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 1203). All glazed panels located within 12" of a door, which may be mistaken for openings of human passages, 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 aama/wdma/csa 101 Lx27 /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 ady/ 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 rc 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 spackled 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 systems 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 so they are centered 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 12"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.



THE ORIGINAL  
**MASS**  
ARCHITECTURE  
STUDIO  
11MT STUDIO HIVE  
MASS ARCHITECTURE  
STUDIO HIVE  
"PHILADELPHIA PEN 19102"

PROJECT  
**RESIDENTIAL RENOVATION**  
1504 Pine St Philadelphia, PA 19102

DRAWING NUMBER  
**G101**  
TITLE  
**Notes & Specifications**

NO. EDITION  
1 Building Permit  
DATE  
06/05/2026

## BUILDING CODE ANALYSIS

### APPLICABLE CODES AND ORDINANCES

|                       |                                                                |                                                  |                                        |                                                    |
|-----------------------|----------------------------------------------------------------|--------------------------------------------------|----------------------------------------|----------------------------------------------------|
| <b>BUILDING CODES</b> | Title 14: Philadelphia Code Of Ordinances, Zoning And Planning | International Building Code (IBC 2021)           | Pennsylvania State Fire And Panic Code | International Mechanical Code (IMC 2021)           |
|                       |                                                                | International Existing Building Code (IEBC 2021) | City Of Philadelphia Building Code     | National Electrical Code (NEC 2020)                |
|                       |                                                                |                                                  | City Of Philadelphia Plumbing Code     | International Fuel Gas Code (IFGC 2021)            |
|                       |                                                                |                                                  |                                        | International Energy Conservation Code (IECC 2021) |
| <b>ACCESSIBILITY</b>  | ICC/ANSI A117-1-2017 / Fair Housing Act                        |                                                  |                                        |                                                    |
| <b>LIFE SAFETY</b>    | 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 | 537              | 100   | 3                 |
| First        | R-2 | 1204             | 200   | 6                 |
| Second       | R-2 | 1656             | 300   | 5                 |
| Third        | R-2 | 1347             | 200   | 6                 |
| Fourth       | R-2 | 1333             | 200   | 6                 |
| <b>Total</b> |     | <b>7,793 GSF</b> |       | <b>34 Persons</b> |

### CHAPTER 6 General Building Height & Area

#### Building Height & Area Limits : Sections 504-506

| Construction Type | JB  | Feet | 55' (Table 504.3)    | Stories | 4 (Table 504.4) |
|-------------------|-----|------|----------------------|---------|-----------------|
| Height            |     |      |                      |         |                 |
| Area              | GSF |      | 16,000 (Table 506.2) |         |                 |

#### See Chapter 9 for sprinkler system

#### Separated Occupancies : Sections 508.4, 711.2.4.3 & 420.2

| SEPARATION TYPE      | RATING | ASSEMBLY      |
|----------------------|--------|---------------|
| R to R Wall          | 1-hr   | UL U30S       |
| 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 Type 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                      |
| Structural Walls                 | Extr. / Intr. 2-hr / 0-hr |
| Non-Bearing 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 spaces 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 (1006.2.1)

| 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 EXIST 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)

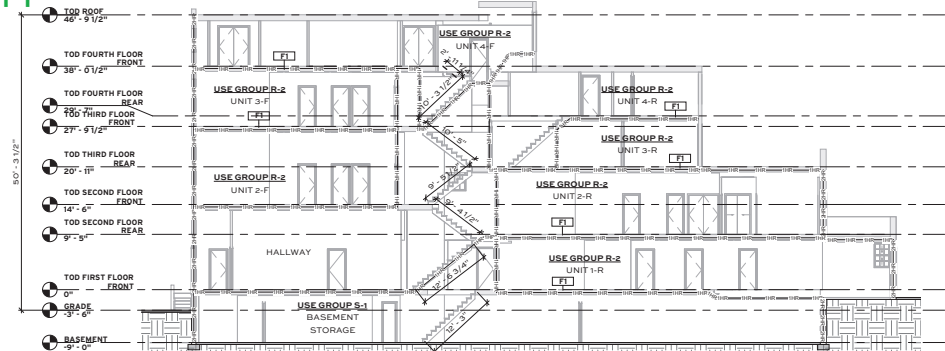
| BUILDING ELEMENT                                                         | CLASS* |
|--------------------------------------------------------------------------|--------|
| Interior exit stairways, ramps, passageways                              | B      |
| Corridors and enclosures for exit access 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

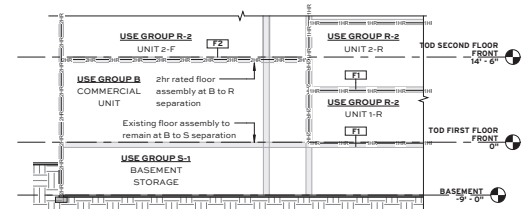
\*Class C = Flame Spread 76-200, smoke developed 0-450

## Revised Application 9.2.2026



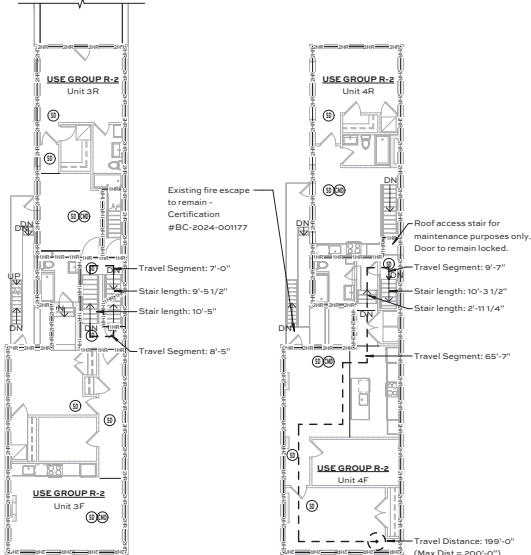
### 1 Life Safety Section

1" = 10'-0"

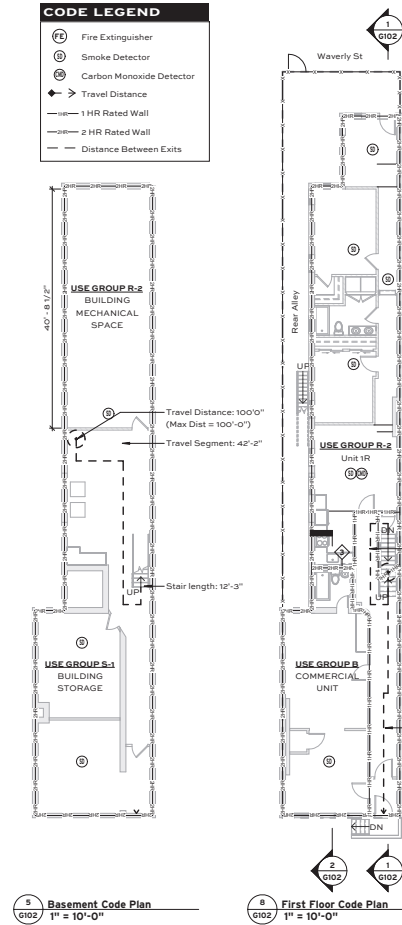


### 2 Life Safety Section - Commercial Unit

1" = 10'-0"



| CODE LEGEND |                          |
|-------------|--------------------------|
| (FE)        | Fire Extinguisher        |
| (SD)        | Smoke Detector           |
| (CM)        | 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"



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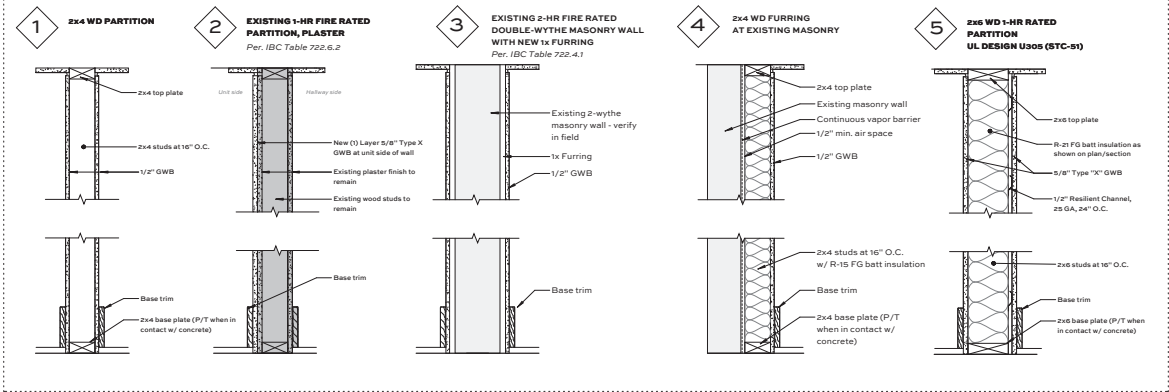
# RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

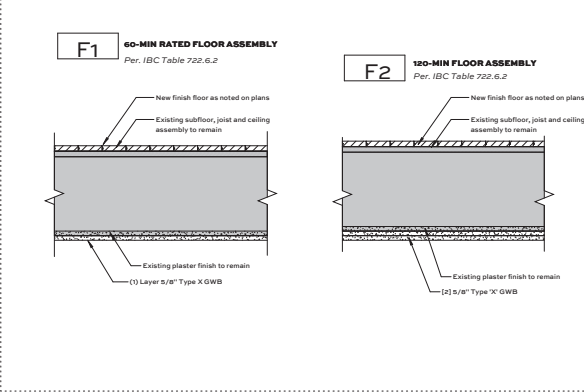
| DRAWING NUMBER | PROJECT                       | DATE       |
|----------------|-------------------------------|------------|
| <b>G102</b>    | <b>RESIDENTIAL RENOVATION</b> | 06/05/2026 |
| REVISION       | DESCRIPTION                   | DATE       |
| 1              | Building Permit               |            |

**Project Summary**

PARTITION TYPES NOTE: ALL UNTAGGED PARTITIONS TO BE TYPE 1



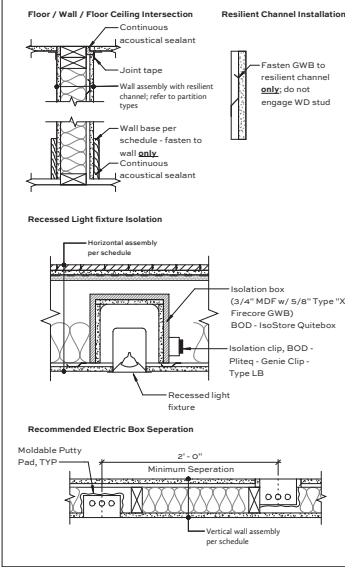
HORIZONTAL ASSEMBLY TYPES



SOUND CONTROL NOTES

- 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.
- 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.
- 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.
- Four 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.
- 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.
- 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.
- 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 rating is required. The spacing and number of mechanical fasteners is also of great importance in achieving a listed STC or IIC rating.
- 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.
- 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.
- Pipes and electrical conduits shall be concentrically placed within wall and floor/ceiling assemblies, unless otherwise required per fire and other building codes.
- Resilient metal components - resilient channels shall be dielectric to deluge road. Resilient channels possess a spring action to decouple and isolate the components they connect, while providing the strength to firmly support these components. A concern in the installation of gypsum board on resilient channels is the length of the fastener and the placement of the fastener. The fastener should not extend into the stud or joint, thus shorting out the CO resiliency of the system. An effective installation technique is to place screws only between studs or joints. The channel must also be free to float upon installation and thus a minimum 1/4" inch clearance between it and the adjacent assembly is required. The resilient channel shall be installed per the manufacturer's installation instructions.
- Refer to other drawings, details and specifications for additional information pertaining to wall and floor/ceiling assemblies.
- The following items shall be caulked, gasketed, or otherwise acoustically treated, where occurring at dwelling unit separation walls, corridor walls, and floor/ceiling assemblies.
  - Stagger and overlap joints in multi-layer gwb walls and ceilings.
  - Provide 1/4" sealant joint at gwb to subfloor and ceiling at dwelling unit separation walls.
  - Provide 1/4" sealant joint at gwb to subfloor and ceiling at corridor walls.
  - Provide 1/4" sealant joint at door frames to gwb at corridor walls.
  - Provide flexible gasket (smoke seal) at doors in corridor walls.
  - Provide seal at bottom of doors in corridor walls.
  - Seal exhaust ventilation duct joints and seams with mastic.
  - Seal electrical/cable/phone boxes to gwb with putty pads or approved equal.
  - Seal wiring into electrical boxes.
  - Seal recessed light housing to gwb.
  - Provide fire resistance rated cover around recessed lighting housing.
  - Seal plumbing pipe penetrations through gwb.
  - Provide gypsum based underlayment beneath tubs and showers.
  - Seal tub and shower drains to subfloor.
  - Seal tub and shower enclosures to subfloor and wall.
  - Seal shower head to tile or shower surround.
  - Insulate ductwork located within floor/ceiling assemblies.
  - Seal built-in cabinets to gwb.
  - Fasten ceiling molding to wall only. Provide sealant joint at ceiling.
  - Fasten wall base molding to wall only. Provide sealant joint at floor line.
- Sound control materials - use a combination of the following:
  - Non-hardening caulk - seals gaps less than 1/2" wide.
  - Spray foam - fills large gaps and small holes.
  - Backer rod - closed cell foam caulk pressed into gaps.
  - Gaskets - neoprene, rubber, foam.
  - Acoustical sound mat membrane.
  - Gypsum based underlayment at wood sub-floors.
  - Sound control mat beneath hard floor surfaces.
  - Resilient channels - dielectric to deluge road.
  - Sound isolation clips used with metal furring channels.
  - Gypsum wall board.
  - Vibration isolation devices.

NOISE ISOLATION



PARTITION NOTES

- Dimensions on plans are taken from finish face unless noted other (refer to symbols.)
- Dimensions on plans in masonry walls are for masonry openings.
- See structural drawings for stud size and shear wall information. Notify architect for coordination issues.
- Provide blocking in walls for grab bars, wall cabinets, fixtures, appliances, shelving, toilet accessories, etc.
- Headers and structural members shall be protected same as rated partition
- Install insulation and mold resistant gypsum wallboard for bathrooms and laundry areas. Use tile backer board at tub and showers.
- Where resilient channel is indicated, ensure flange is installed per manufacturer's recommendations.
- All wood in direct contact with masonry to be pressure treated.
- Refer to assemblies printed from underwriters laboratories for more information
- 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.
- Glazing in doors.
  - Glazing adjacent to doors.
  - Glazing in an individual fixed or operable panel that meets all of the following (A-D):
    - Glazing in an exposed area of an individual pane greater than 9 sq ft.
    - Glazing where the exposed bottom edge is less than 18 inches above the floor.
    - Glazing where the exposed top edge is greater than 36 inches above the floor.
    - Glazing at one or more walking surfaces within 36 inches horizontally of the plane of the glazing.
  - Glazing in guards and railings per 2407.
  - 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.
  - Glazing adjacent to stairways and ramps per 2408.4.6.
  - Glazing adjacent to the bottom stairway landings per 2408.4.7.

DOOR NOTES

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

WINDOW NOTES

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

## Revised Application 9.2.2026

## GENERAL DEMOLITION NOTES

All drawings are diagrammatic. The contractor shall verify all conditions and dimensions at building before any demolition 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 w/ owner whether furnishings 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.

All floor/ceiling openings are to be sealed and made structurally safe until needed for new construction

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

Remove all abandoned roof top hvac equip including associate pitch pockets, curbs and supports. Provide temp protection over openings. Coordinate with map contractors.

Remove all dropped ceilings. Typ.

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

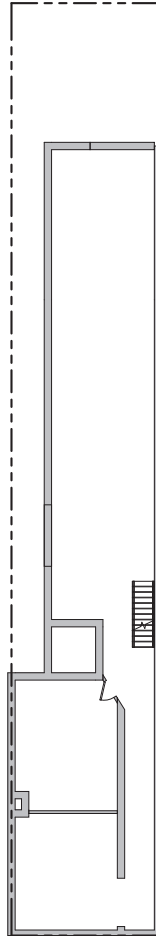
Remove existing masonry wall as indicated by dashed lines including all associated doors frames, finishes, equipment and interior glazing, typ. Coordinate opening size with arch plans, elevations & details

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

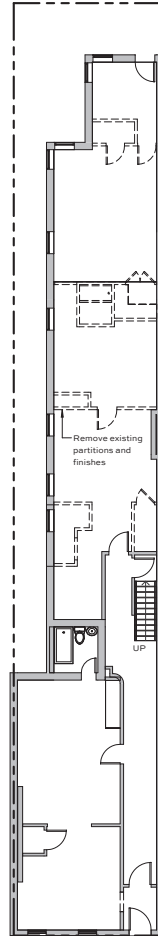
**DEMOLITION LEGEND**

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

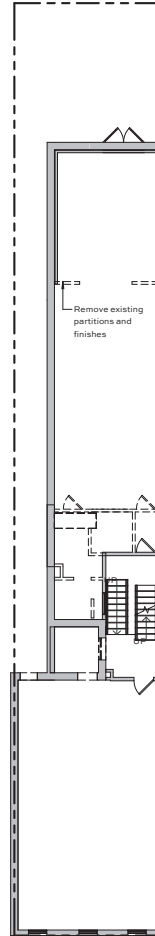
Wall to be removed



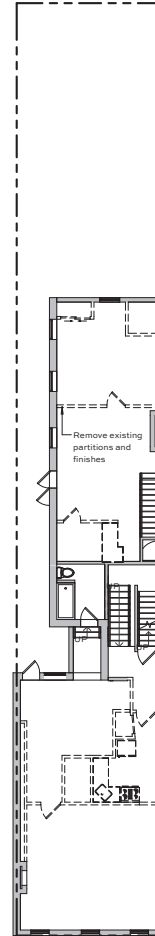
1 BASEMENT DEMO  
G104 1/8" = 1'-0"



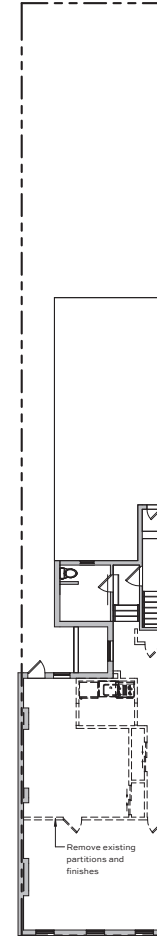
2 FIRST FLOOR DEMOLITION  
G104 1/8" = 1'-0"



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



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



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



THE ORIGINAL  
**MASS**  
ARCHITECTURE  
STUDIO MARK 3  
1988

MASS ARCHITECTURE  
1500 MARKET STREET, SUITE 100  
PHILADELPHIA, PENN 19104

# PROJECT RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

# PROJECT

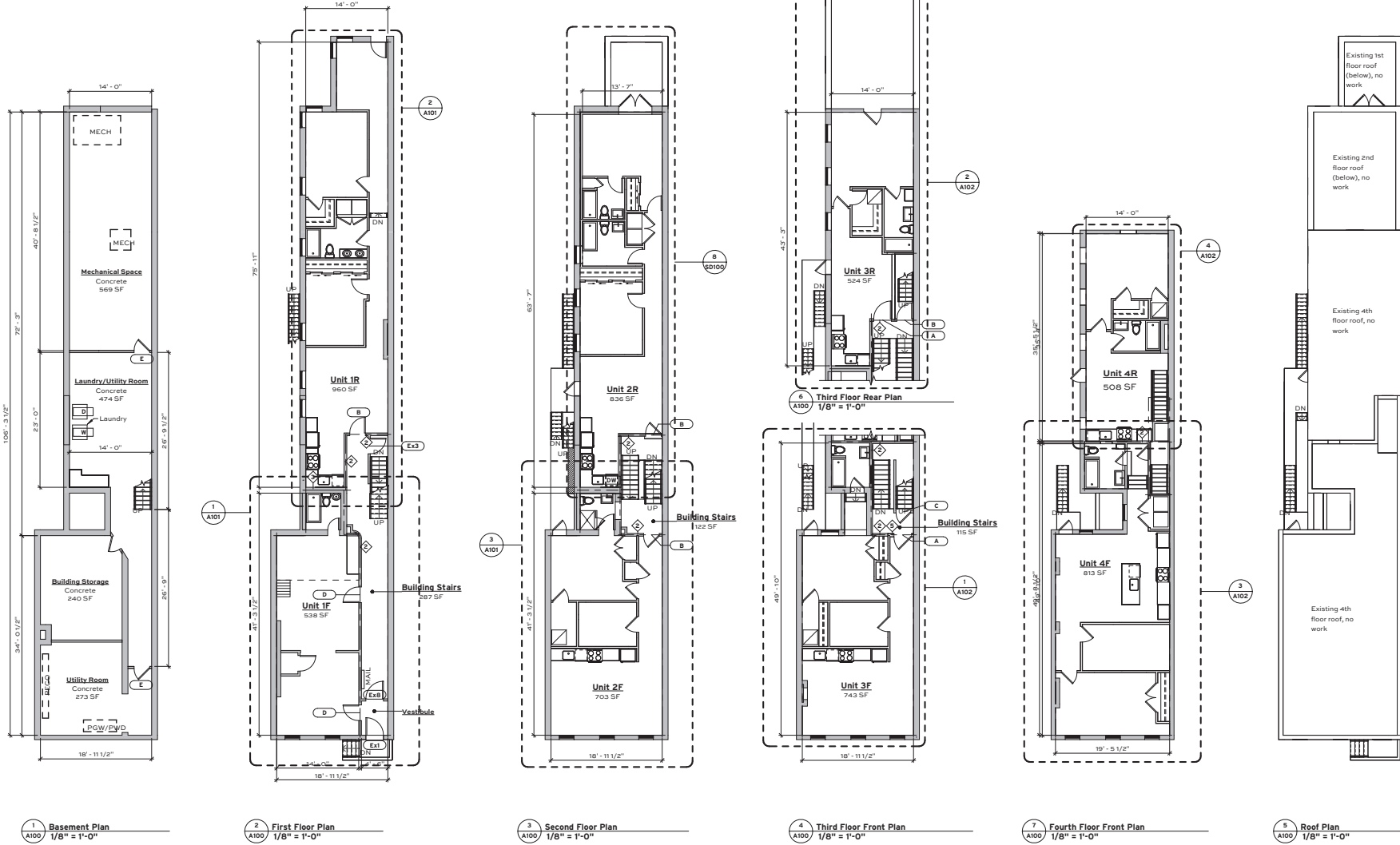
06/08/2026

|   |                 |
|---|-----------------|
| 1 | Building Permit |
|---|-----------------|

DRAWING NUMBER

# G104

Revised Application 9.2.2026



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STUDIO  
PHILADELPHIA, PENNSYLVANIA

# RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

PROJECT

DATE

1 Building Permit

NO. EDITION

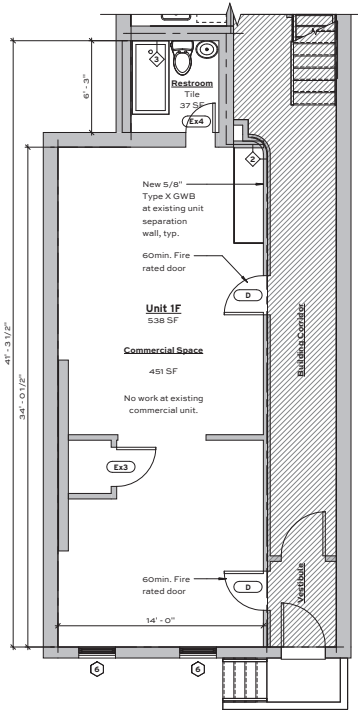
DRAWING NUMBER

TITLE

Floor Plans

**A100**

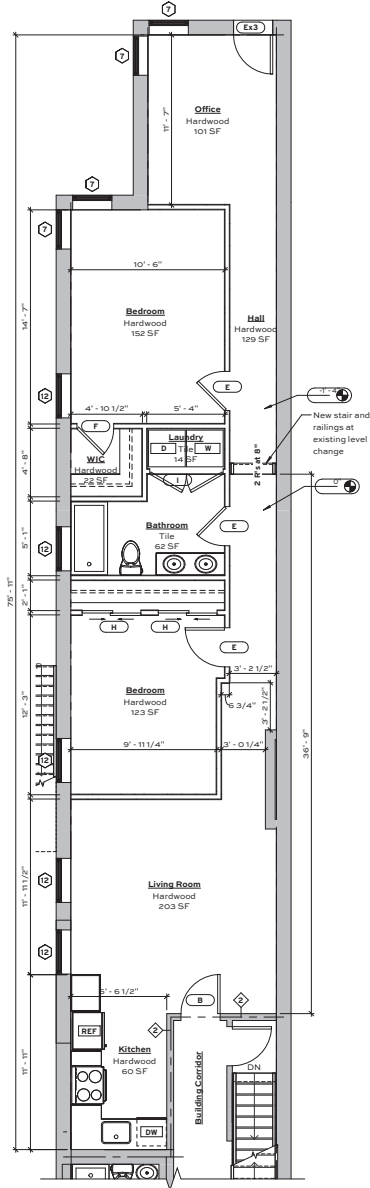
# Revised Application 9.2.2026



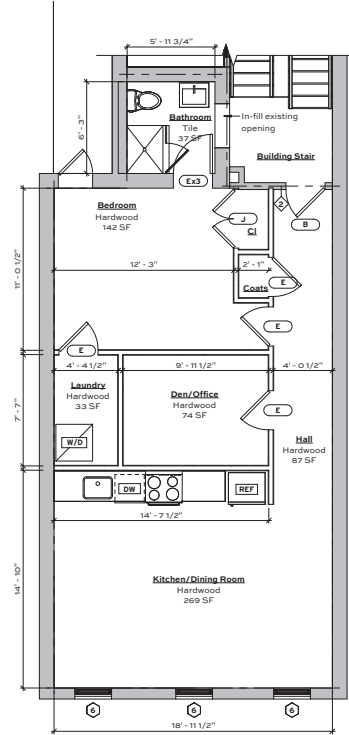
1 Unit Plan - Flr 1 Front  
1/4\" = 1'-0"

## PLAN NOTES

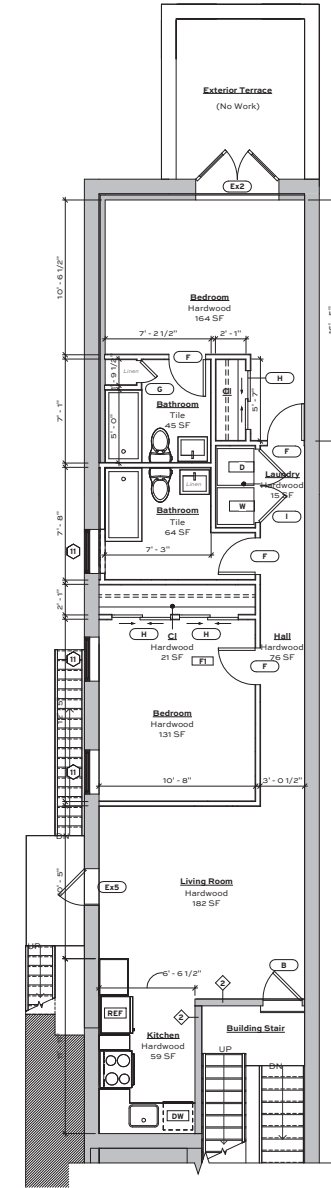
- Interior dimensions are taken from face of framing unless noted otherwise.
- Smoke detectors must be interconnected so that, if one smoke detector activates, all other smoke detectors will also activate.
- All interior doors are shown 4\" from hinged corner, or centered on wall, UNO.
- Provide ventilation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



2 Unit Plan - Flr 1 Rear  
1/4\" = 1'-0"



3 Unit Plan - Flr 2 Front  
1/4\" = 1'-0"



4 Unit Plan - Floor 2 Rear  
1/4\" = 1'-0"



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STUDIO INC.  
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1504 Pine St Philadelphia, PA 19102

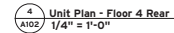
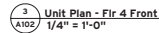
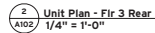
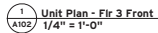
PROJECT

DATE

NO. 1 Building Permit

**A101**  
Unit Plans

DATE



## Revised Application 9.2.2026



1 PINE ST ELEVATION - EXISTING CONDITIONS  
H101 1/4" = 1'-0"

2 PINE ST ELEVATION - RESTORATION ELEVATION  
H101 1/4" = 1'-0"

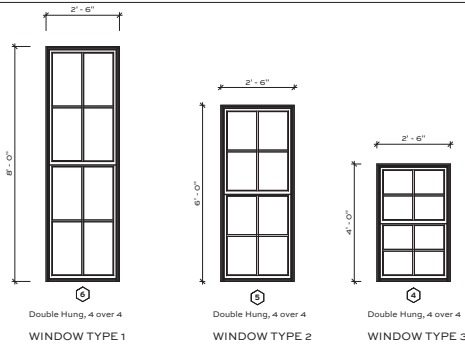
**EXISTING CONDITIONS KEY**

|                                                                                     |                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------|
|  | Brownstone Delamination / Heavy Erosion |
|  | Heavy Weathering / Efflorescence / Dirt |
|  | Stucco Encasement                       |

### MASONRY REPAIR KEY

|                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | Existing brownstone to remain                |
|  | Jahn M70 Brownstone repair                   |
|  | New 1" three coat cement/lime stucco coating |

### WINDOW TYPE ELEVATIONS



|                                          |           |
|------------------------------------------|-----------|
| Photo A                                  | May, 2026 |
| View of 1504 Pine St Existing conditions |           |



|                                   |           |
|-----------------------------------|-----------|
| Photo C                           | May, 2026 |
| Detail of Upper Facade Conditions |           |



|                                            |           |
|--------------------------------------------|-----------|
| Photo B                                    | May, 2026 |
| Detail of existing lower facade conditions |           |



|                                                                                                                                                                                                      |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Photo D                                                                                                                                                                                              | May, 2026 |
| View of neighboring building 1514 Pine St. The existing neighboring building includes a stucco facade treatment with simulated masonry joints and ornament to match the original brownstone masonry. |           |



THE ORIGINAL  
**MASS**  
ARCHITECTURE  
STUDIO  
THREE MARKS

PROJECT  
**RESIDENTIAL RENOVATION**

1504 Pine St Philadelphia, PA 19102

PROJECT

DATE \_\_\_\_\_

|    |          |
|----|----------|
| NO | REVISION |
|----|----------|

DRAWING NUMBER

# H101

# Restoration Elevations

A photograph of a row of multi-story brick townhouses in an urban setting. A red rectangular box highlights a specific unit on the left side of the row. The building features numerous windows and a sidewalk with parked cars in front.

A close-up photograph of the stone facade of the building. It features a window with a dark, possibly wooden or metal, frame. Above the window is a decorative stone lintel. The stone is a light brown or tan color, with visible mortar joints. To the left of the window, there is a vertical stone element, possibly a pilaster or part of a larger decorative scheme. The overall appearance is that of a well-maintained historic building.

A photograph of a window with a dark wooden frame and white curtains, set in a stone wall. The window is divided into four panes by a dark wooden mullion. The curtains are white and have small blue tags attached to them. The window is set in a stone wall with a dark wooden lintel and sill. The photo is taken from a low angle, looking up at the window.

|                                     |  |                                                                                                                                                                                                                                                                                                                                                                     |  |                    |  |                                            |  |                                     |  |
|-------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------|--|--------------------------------------------|--|-------------------------------------|--|
| DRAWING NUMBER<br><h1>H102</h1>     |  | NO. REVISION<br>1H <i>Handwritten Revision</i>                                                                                                                                                                                                                                                                                                                      |  | DATE<br>07/07/2006 |  | PROJECT<br><h1>RESIDENTIAL RENOVATION</h1> |  | 1504 Pine St Philadelphia, PA 19102 |  |
| TITLE<br><h2>Misc. Photographs</h2> |  | <div> <div>  <p>THE UNIVERSITY OF PENNSYLVANIA<br/>SCHOOL OF ARCHITECTURE</p> </div> <div> <p>THE ORIGINAL<br/> <b>MASS</b><br/>           ARCHITECTURE<br/>           TIME STUDIO JULY 2004<br/>           1504 PINE ST<br/>           PHILADELPHIA, PA 19102</p> </div> </div> |  |                    |  |                                            |  |                                     |  |

**Misc.**  
**Photographs**



# 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 and 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-DCV) for additional training and information requirements for Site Safety Compliance.

## PROJECT DIRECTORY

**Architect:** Mass Architecture Studio, LLC  
2424 E York Street #201  
Phila, PA 19125  
215 395 0400

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

## ABBREVIATIONS

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

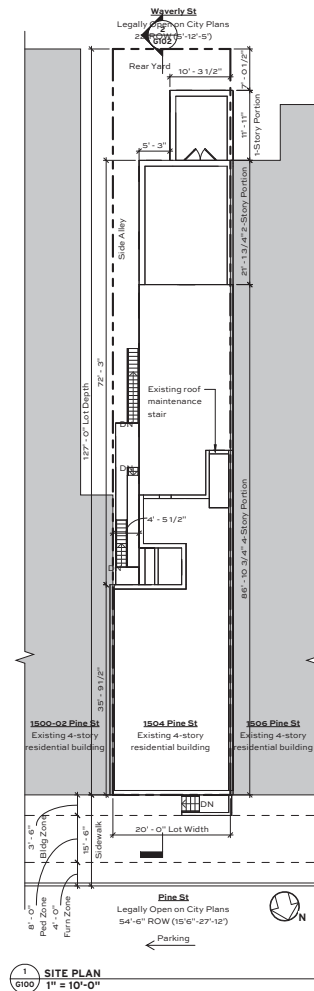
Interior renovation and exterior restoration of a 4-story residential building.

## LOCATION MAP



## DRAWING INDEX

| #    | NOTE                                 |
|------|--------------------------------------|
| 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**  
TITLE  
**Cover Sheet**

PROJECT  
DATE  
10/06/2025

NO. EDITION  
1 Building Permit

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 (UL) national gypsum assembly and ICC-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 scale 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 05: METALS

- 5.2. 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.
- 5.5. 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 06: WOOD, PLASTICS & COMPOSITES

- Division 06: 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 all 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 b209 with a min thickness of .032"
- 7.6. Backpatch 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 hardtess: astm d-2240 - tensile strength: astm d-4142 heat resistance: astm d-524, die - 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 sds 120 or equal.
- 7.9. Provide and install weather resistant barrier with drainage plans where installed behind stucco finish. See construction documents for stucco locations. Manufacturer: advanced building systems- mortarevent 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 16 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"x1/4" 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 1203). All glazed panels located within 12" of a door, which may be mistaken for openings of human passages, 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 aama/wdma/csa 101 Lx2/ 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 aiaa/ 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 - rcsd, 25 gypc, 1/1/2"
- 9.4. Where indicated in documents resilient sound isolation clip (rsic-11) to be provided and installed as per ul assembly and manufacturer's requirements. Basis of design: pac-international rsc-1
- 9.5. Gypsum wall board shall be primed and painted with (3) coat coverage.
- 9.6. Gypsum shall be taped spackled 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 systems 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 so they are centered 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. latitacite 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-1-475, 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 1/4" 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 #11.2009 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 adequate 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.



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**RESIDENTIAL RENOVATION**  
1504 Pine St Philadelphia, PA 19102

PROJECT

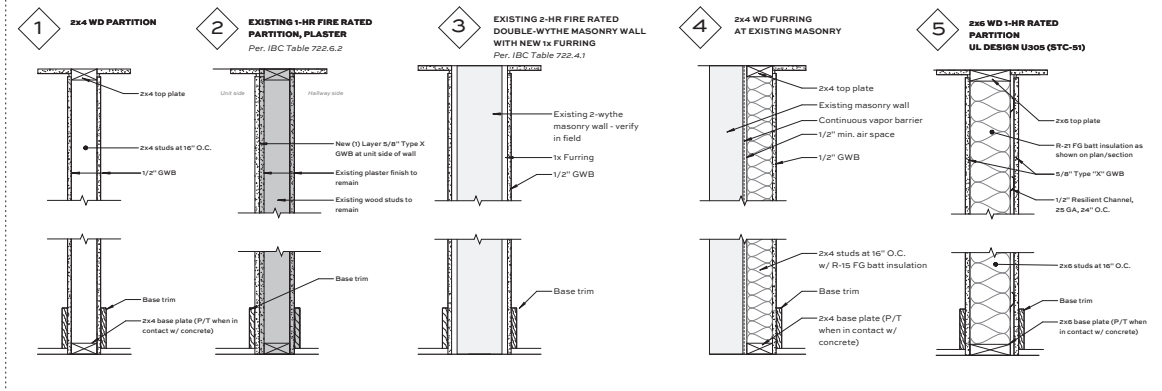
DATE  
06/05/2026

NO. EDITION  
1 Building Permit

DRAWING NUMBER  
**G101**  
TITLE  
**Notes & Specifications**



## PARTITION TYPES NOTE: ALL UNTAGGED PARTITIONS TO BE TYPE 1



## SOUND CONTROL NOTES

- 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.
- 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.
- 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.
- Four 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Pipes and electrical conduits shall be concentrically placed within wall and floor/ceiling assemblies, unless otherwise required per fire and other building codes.
- Resilient metal components - resilient channels shall be dielectric to deluge road. Resilient channels possess a spring action to decouple and isolate the components they connect, while providing the strength to firmly support these components. A concern in the installation of gypsum board on resilient channels is the length of the fastener and the placement of the fastener. The fastener should not extend into the stud or joint, thus shorting out the dielectric resiliency of the system. An effective installation technique is to place screws only between studs or joints. The channel must also be free to float upon installation and thus a minimum 1/4" inch clearance between it and the adjacent assembly is required. The resilient channel shall be installed per the manufacturer's installation instructions.
- Refer to other drawings, details and specifications for additional information pertaining to wall and floor/ceiling assemblies.
- The following items shall be caulked, gasketed, or otherwise acoustically treated, where occurring at dwelling unit separation walls, corridor walls, and floor/ceiling assemblies.
  - Stagger and overlap joints in multi-layer gwb walls and ceilings.
  - Provide 1/4" sealant joint at gwb to subfloor and ceiling at dwelling unit separation walls.
  - Provide 1/4" sealant joint at gwb to subfloor and ceiling at corridor walls.
  - Provide 1/4" sealant joint at door frames to gwb at corridor walls.
  - Provide flexible gasket (smoke seal) at doors in corridor walls.
  - Provide seal at bottom of doors in corridor walls.
  - Seal exhaust ventilation duct joints and seams with mastic.
  - Seal electrical/cable/phone boxes to gwb with putty pads or approved equal.
  - Seal wiring into electrical boxes.
  - Seal recessed light housing to gwb.
  - Provide fire resistance rated cover around recessed lighting housing.
  - Seal plumbing pipe penetrations through gwb.
  - Provide gypsum based underlayment beneath tubs and showers.
  - Seal tub and shower drains to subfloor.
  - Seal tub and shower enclosures to subfloor and wall.
  - Seal shower head to tile or shower surround.
  - Insulate ductwork located within floor/ceiling assemblies.
  - Seal built-in cabinets to gwb.
  - Fasten ceiling molding to wall only. Provide sealant joint at ceiling.
  - Fasten wall base molding to wall only. Provide sealant joint at floor line.
- Sound control materials - use a combination of the following:
  - Non-hardening caulk - seals gaps less than 1/2" wide.
  - Spray foam - fills large gaps and small holes.
  - Backer rod - closed cell foam caulk pressed into gaps.
  - Gaskets - neoprene, rubber, foam.
  - Acoustical sound mat membrane.
  - Gypsum based underlayment at wood sub-floors.
  - Sound control mat beneath hard floor surfaces.
  - Resilient channels - dielectric to deluge road.
  - Sound isolation clips used with metal furring channels.
  - Gypsum wall board.
  - Vibration isolation devices.

## PARTITION NOTES

- Dimensions on plans are taken from finish face unless noted other (refer to symbols.)
- Dimensions on plans in masonry walls are for masonry openings.
- See structural drawings for stud size and shear wall information. Notify architect for coordination issues.
- Provide blocking in walls for grab bars, wall cabinets, fixtures, appliances, shelving, toilet accessories, etc.
- Headers and structural members shall be protected same as rated partition
- Install insulation and mold resistant gypsum wallboard for bathrooms and laundry areas. Use tile backer board at tub and showers.
- Where resilient channel is indicated, ensure flange is installed per manufacturer's recommendations.
- All wood in direct contact with masonry to be pressure treated.
- Refer to assemblies printed from underwriters laboratories for more information
- 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.

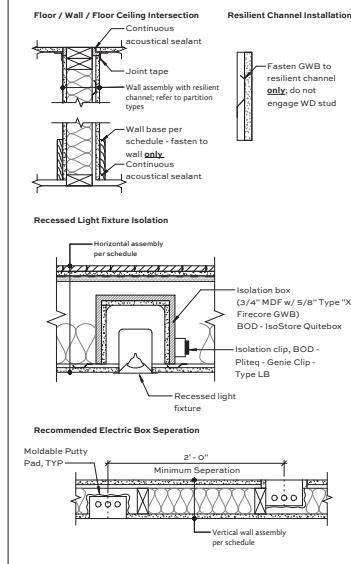
## TEMPERED GLAZING NOTES

## Tempered (safety) glazing in hazardous locations:

Refer to IBC 2018 section 2406.4 for additional information.

- Glazing in doors.
- Glazing adjacent to doors.
- Glazing in an individual fixed or operable panel that meets all of the following (A-D):
  - Glazing in an exposed area of an individual pane greater than 9 sq ft.
  - Glazing where the exposed bottom edge is less than 36 inches above the floor.
  - Glazing where the exposed top edge is greater than 36 inches above the floor.
  - Glazing at one or more walking surfaces within 36 inches horizontally of the plane of the glazing.
- Glazing in guards and railings per 2407.
- 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.
- Glazing adjacent to stairways and ramps per 2408.4.6.
- Glazing adjacent to the bottom stairway landings per 2408.4.7.

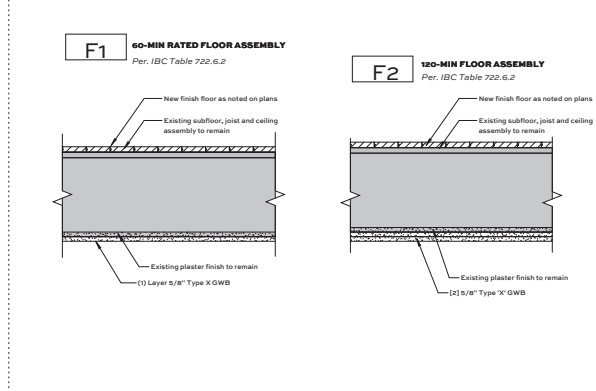
## NOISE ISOLATION



## DOOR NOTES

- Verify/coordinate all door sizes with chosen manufacturer.
- Dimensions given are for actual door leaf dimensions, coordinate rough openings.
- Door jamba shall be 4" off adjacent wall on hinge side, U.N.O. 3" is permitted within residential units.
- Closed doors are centered on closet width, U.N.O.
- Provide floor stops only where it will not present a tripping hazard. Use appropriate door stop based on floor type and underlaid.
- Coordinate entry door hardware with security contractor.
- Satin chrome finish.
- Alf 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"    | 80 min. | Fire Rated, Self Closing, Self Latching |
| E  | Swing - Single       | 32"   | 80"    |         | Existing Door to Remain                 |
| 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       | 36"   | 80"    |         | Existing Door to Remain                 |
| F  | Swing - Single       | 30"   | 80"    |         | Existing Door to Remain                 |
| 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"   | 61"    | 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"   | 64"    | 0.32 | Existing window to remain                       |
| 12 | Double Hung   | 36"   | 64"    | 0.32 | Existing window to remain                       |

## WINDOW NOTES

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



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## RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

## PROJECT

DATE  
06/05/2025REVISION  
1 Building PermitDRAWING NUMBER  
**G103**

Schedules

# Reviewed by Architectural Committee 7.28.2026

## GENERAL DEMOLITION NOTES

All drawings are diagrammatic. The contractor shall verify all conditions and dimensions at building before any demolition 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 w/ owner whether furnishings 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.

All floor/ceiling openings are to be sealed and made structurally safe until needed for new construction

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

Remove all abandoned roof top hvac equip including associate pitch pockets, curbs and supports. Provide temp protection over openings. Coordinate with map contractors.

Remove all dropped ceilings. Typ.

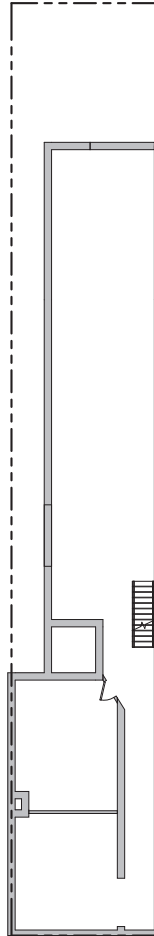
Remove all existing bathroom fixtures, partitions, finishes and cap all plumbing supplies and drains.

Remove existing masonry wall as indicated by dashed lines including all associated doors frames, finishes, equipment and interior glazing, typ. Coordinate opening size with arch plans, elevations & details

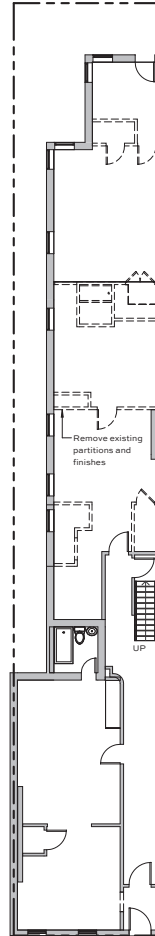
Remove existing wall as indicated by dashed lines including all associated doors frames, finishes, equipment and interior glazing, typ.

## DEMOLITION LEGEND

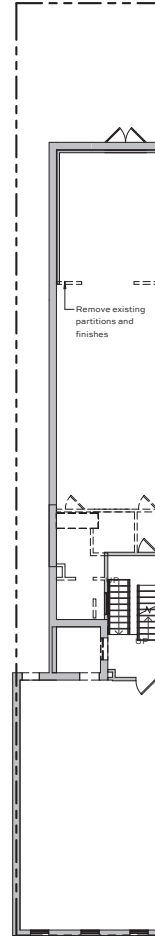
- Remove existing concrete slab as required for new under slab footings + utilities. G.C. To coordinate with architectural, structural, MEPF drawings and their subcontractors.
- Wall to be removed



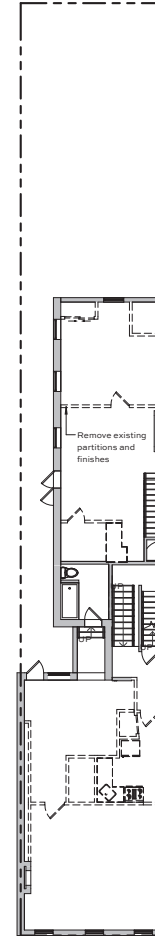
1 BASEMENT DEMO  
1/8" = 1'-0"



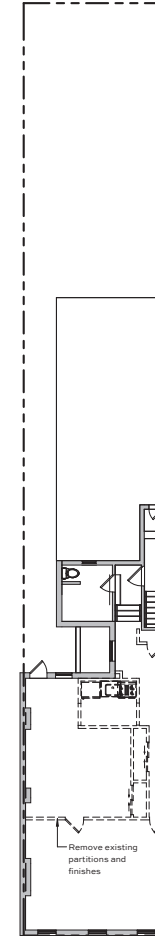
2 FIRST FLOOR DEMOLITION  
1/8" = 1'-0"



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



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



5 04 - FOURTH FLOOR DEMO  
1/8" = 1'-0"



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# RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

PROJECT

DATE

06/05/2026

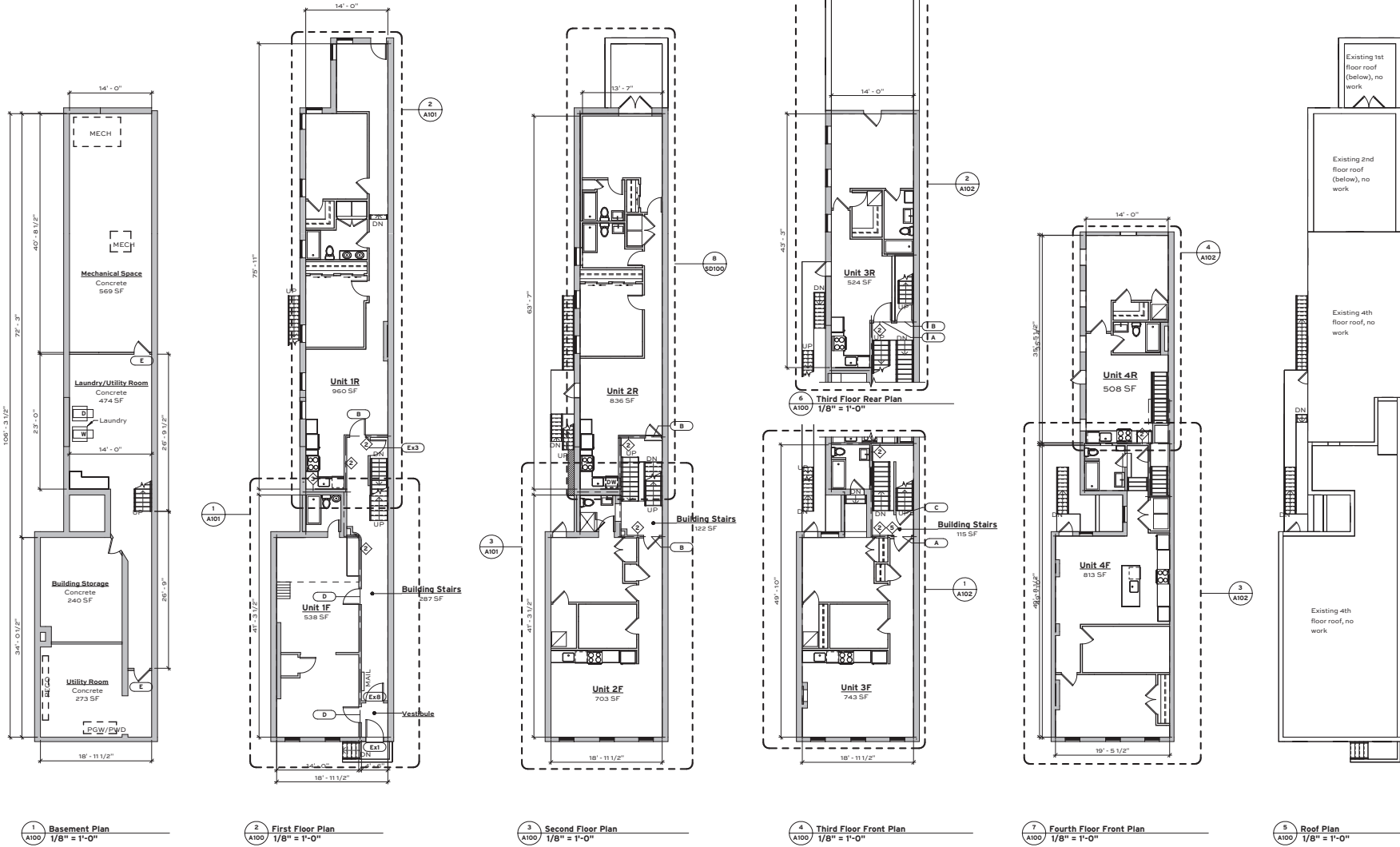
NO. 1

REVISION

Building Permit

DRAWING NUMBER  
**G104**  
TITLE  
Demolition  
Plans

Reviewed by Architectural Committee 7.28.2026



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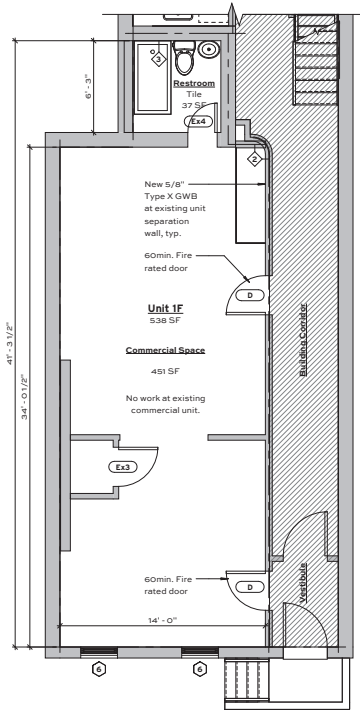
PROJECT  
**RESIDENTIAL RENOVATION**  
1504 Pine St Philadelphia, PA 19102

DRAWING NUMBER  
**A100**

NO. EDITION  
1 Building Permit

DATE  
06/08/2026

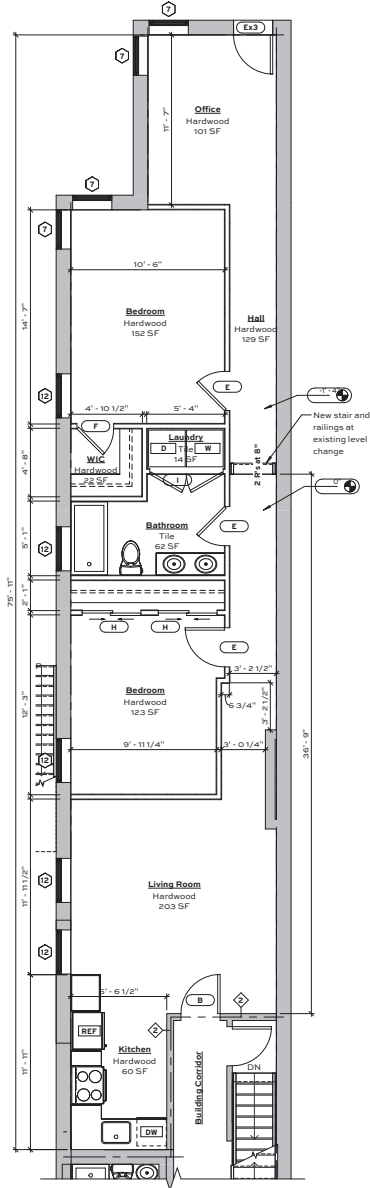
TITLE  
**Floor Plans**



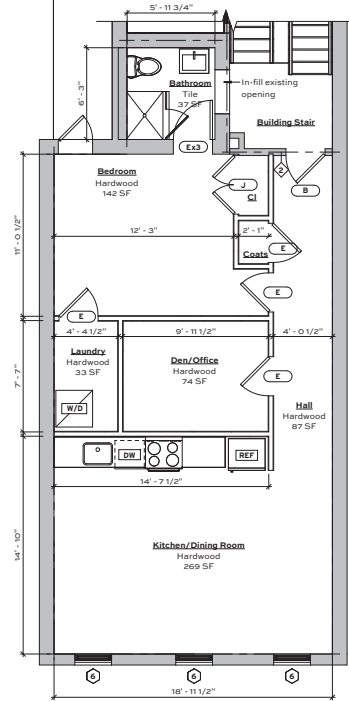
1 Unit Plan - Flr 1 Front  
1/4" = 1'-0"

#### PLAN NOTES

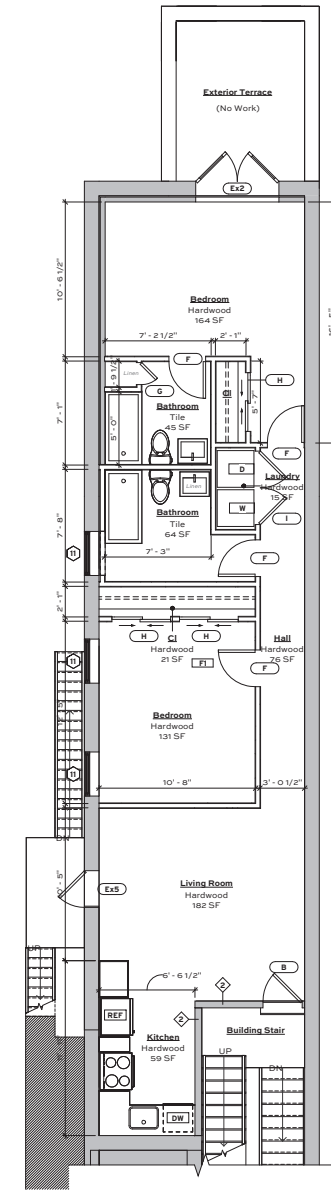
- Interior dimensions are taken from face of framing unless noted otherwise.
- Smoke detectors must be interconnected so that, if one smoke detector activates, all other smoke detectors will also activate.
- All interior doors are shown 4" from hinged corner, or centered on wall, UNO.
- Provide ventilation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



2 Unit Plan - Flr 1 Rear  
1/4" = 1'-0"



3 Unit Plan - Flr 2 Front  
1/4" = 1'-0"



4 Unit Plan - Floor 2 Rear  
1/4" = 1'-0"



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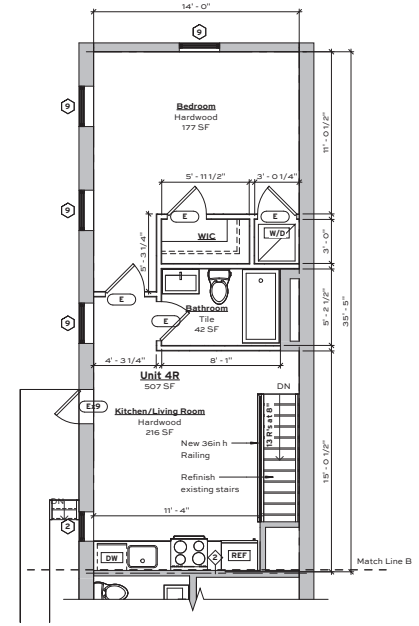
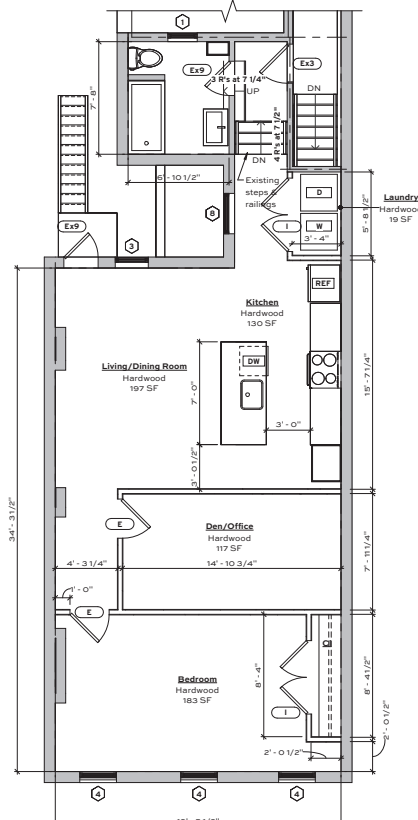
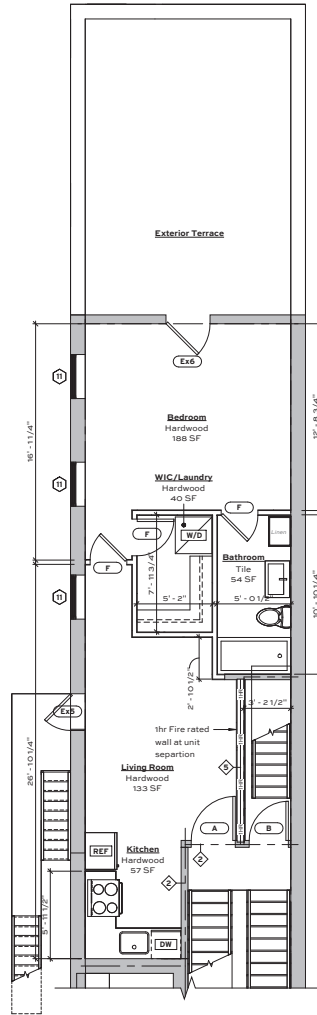
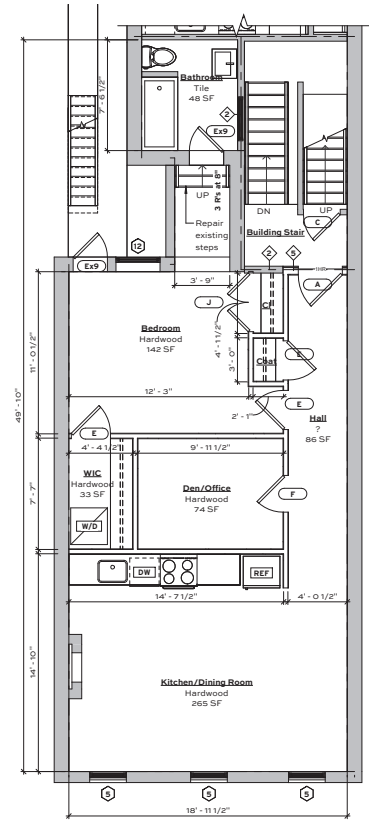
PROJECT

DATE

NO. 1 Building Permit

DRAWING NUMBER

**A101**  
Unit Plans



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# RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

PROJECT

DATE

06/08/2026

NO. 1

EDITION

Building Permit

DRAWING NUMBER

**A102**  
Unit Plans

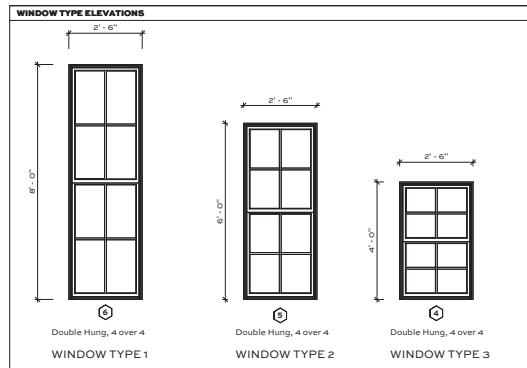
Reviewed by Architectural Committee 7/28/2026



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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# RESIDENTIAL RENOVATION

1504 Pine St Philadelphia, PA 19102

**DRAWING NUMBER**  
**H101**

**TITLE**  
**Restoration Elevations**

**PROJECT**  
1504 Pine St Philadelphia, PA 19102

**DATE**  
07/27/2026

**REVISION**  
1.0 Initial Design

Reviewed by Architectural Committee 7-28-2026



Photo E

May, 2026

Photograph of block showing similar brownstone facades



Photo F

May, 2026

View of existing facade



Photo G

May, 2026

Detail of existing stone conditions



Photo H

May, 2026

Detail of existing stucco encasement



Photo I

May, 2026

Photo of existing cornice



Photo J

May, 2026

Detail of existing entry door and transom



Photo K

May, 2026

Photo of existing front steps



Photo L

May, 2026

Detail of historic window profiles from intact neighboring building



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1504 Pine St Philadelphia, PA 19102

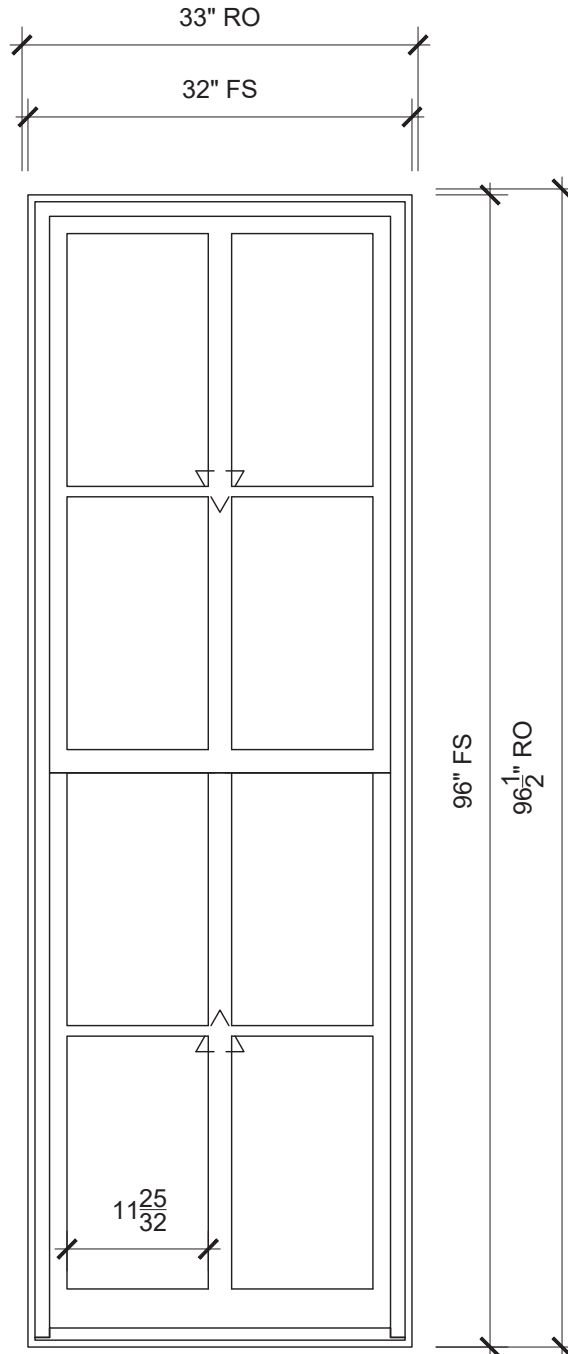
PROJECT

DATE  
07/07/2026

REVISION  
07/07/2026

**H102**

Misc.  
Photographs



APT 1F



Head



Jamb



Sill



Divided Lite



Checkrail



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

QUOTE#: KCEZKN7

PK VER: 0004.22.00

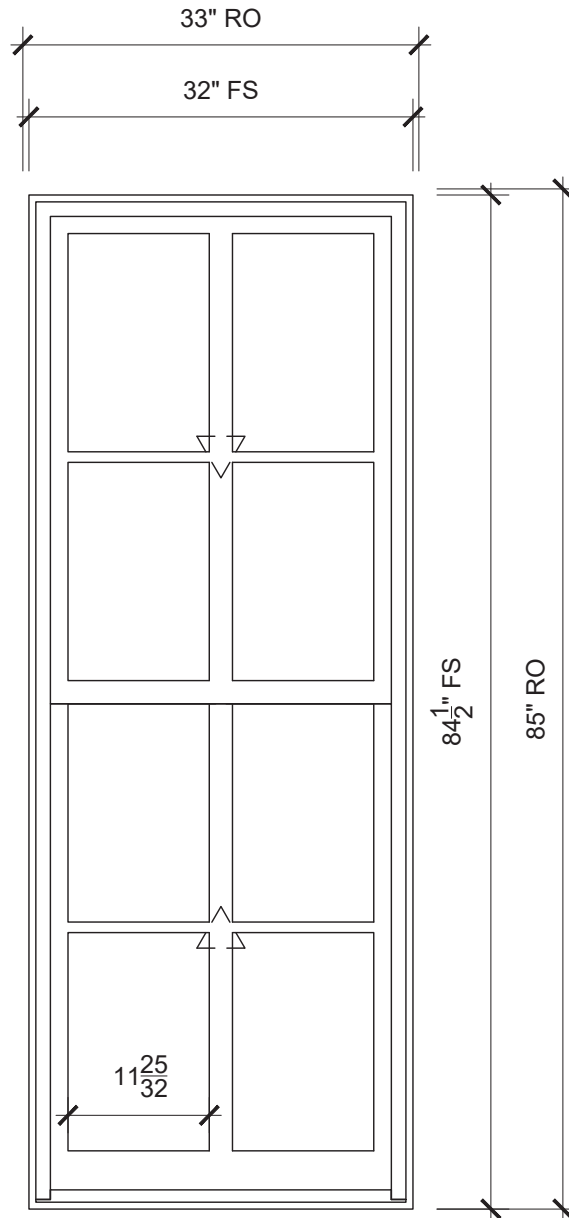
CREATED: 08/13/2026

REVISION:

SHEET

1

OF 7



APT 3F



Head



Jamb



Sill



Divided Lite



Checkrail



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

QUOTE#: KCEZKN7

PK VER: 0004.22.00

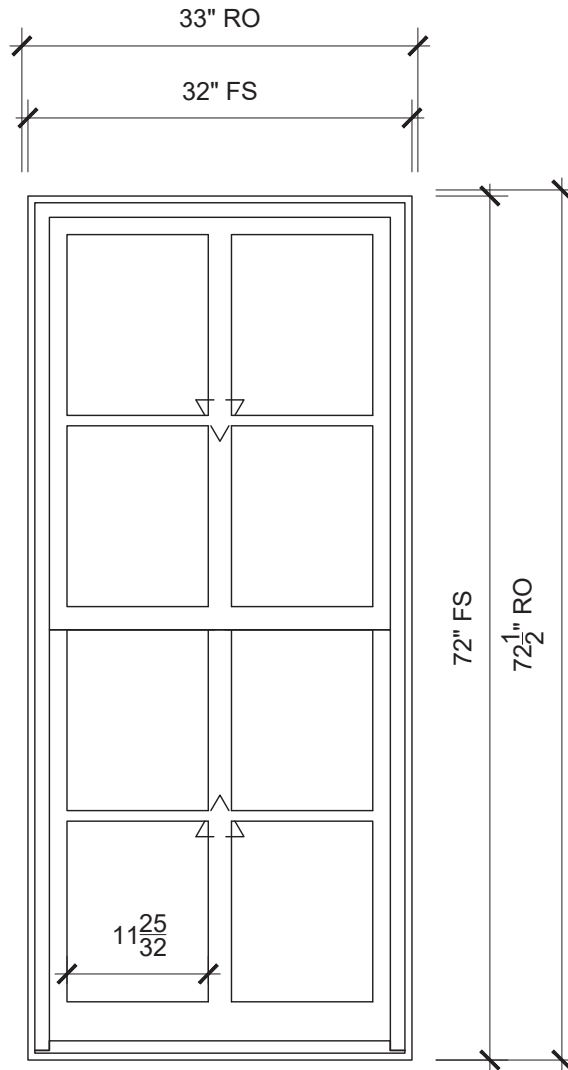
CREATED: 08/13/2026

REVISION:

SHEET

2

OF 7



APT 5R



Head



Jamb



Sill



Divided Lite



Checkrail



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

QUOTE#: KCEZKN7

PK VER: 0004.22.00

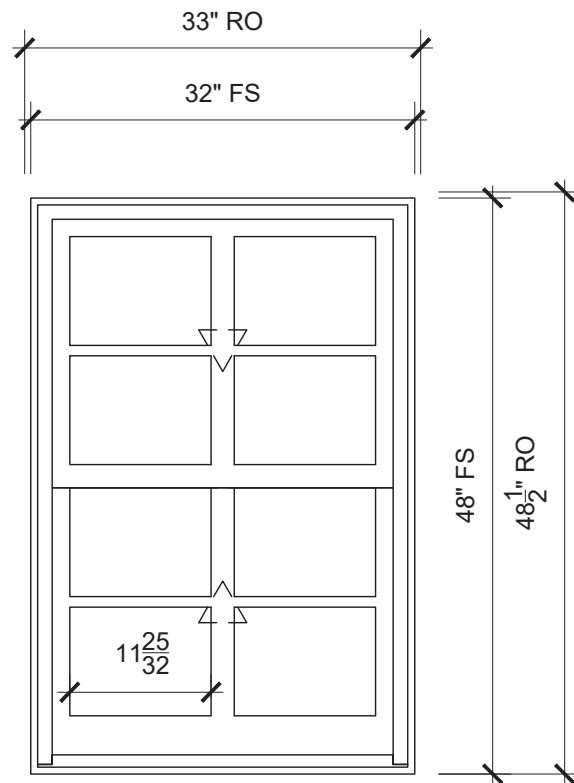
CREATED: 08/13/2026

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SHEET

3

OF 7



## UPPER FOURTH FLOOR



Head



Jamb



Sill



Divided Lite



Checkrail



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

QUOTE#: KCEZKN7

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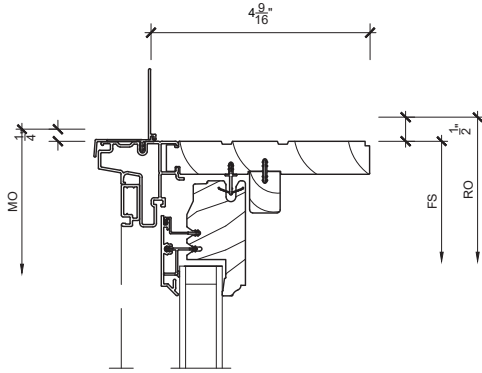
CREATED: 08/13/2026

REVISION:

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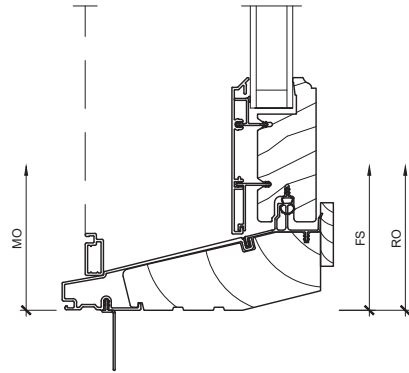
OF 7



1  
5

Head

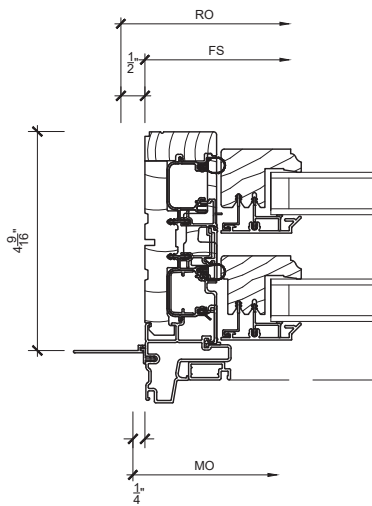
SCALE: 3" = 1'-0"



3  
5

Sill

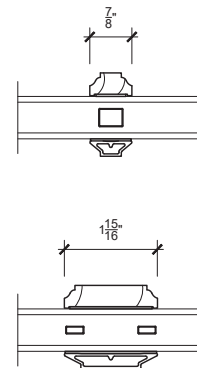
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2  
5

Jamb

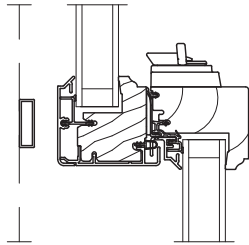
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4  
5

Divided Lite

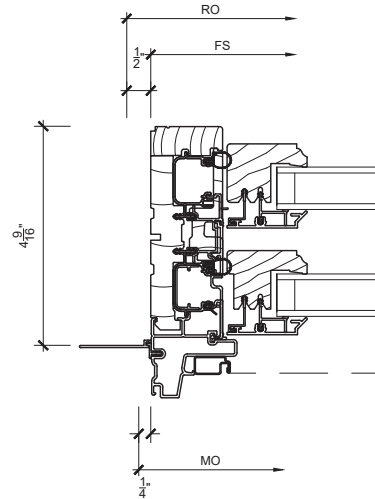
SCALE: 3" = 1'-0"



1  
6

## Checkrail

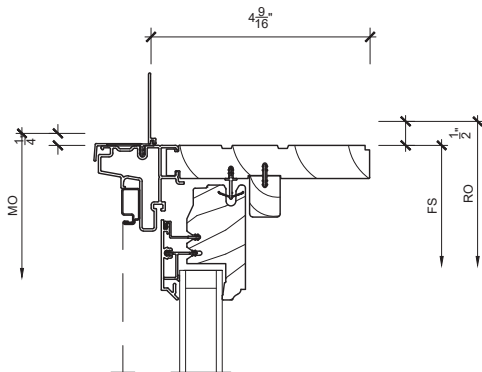
SCALE: 3" = 1'-0"



3  
6

## Jamb

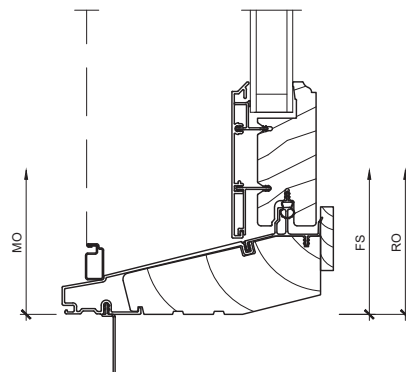
SCALE: 3" = 1'-0"



2  
6

## Head

SCALE: 3" = 1'-0"



4  
6

## Sill

SCALE: 3" = 1'-0"



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

QUOTE#: KCEZKN7

PK VER: 0004.22.00

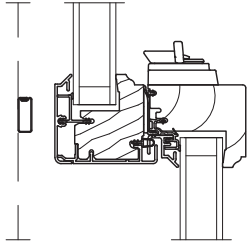
CREATED: 08/13/2026

REVISION:

SHEET

6

OF 7



1  
7

Checkrail

SCALE: 3" = 1'-0"

3  
7

NOT USED

SCALE: 3" = 1'-0"

2  
7

NOT USED

SCALE: 3" = 1'-0"

4  
7

NOT USED

SCALE: 3" = 1'-0"



PROJ/JOB: 1504 PINE STREET / HISTORIC FRONT WINDOWS

DIST/DEALER: TAGUE LUMBER-MEDIA

DRAWN: Mike Courteau

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PK VER: 0004.22.00

CREATED: 08/13/2026

REVISION:

SHEET

7

OF 7