ADDRESS: 240 S 7TH ST
Proposal: Construct rear dormer addition with deck
Review Requested: Final Approval
Owner: Anthony DiBlasio
Applicant: Kara Haggerty Wilson, Onion Flats Architecture
History: 1796; John Hutchinson, carpenter
Individual Designation: 4/30/1957
District Designation: Society Hill Historic District, Significant, 3/10/1999
Staff Contact: Dan Shachar-Krasnoff, daniel.shachar-krasnoff@phila.gov

OVERVIEW: This application proposes extensive alterations to the eighteenth-century rowhouse at 240 S. 7th Street. It proposes minor alterations and additions at the first and second-floor rear as well as masonry and stucco repair and door and window replacement. More significantly, the application proposes to remove the rear slope of the roof of the main block including a dormer, construct a full-width dormer addition in its place, and modify an existing roof deck.

The gable roof on the main block of the building is a character-defining feature. Removing the rear slope of the gable would destroy historic materials, features, and spatial relationships that characterize the property, violating Standard 9. The Roofs Guideline requires that additions be inconspicuous from the public right-of-way, ensuring that the addition does not adversely alter the public's perception of the historic building. The building at 240 S. 7th Street is situated in the middle of the block between Spruce and Manning Streets. However, the south façade, including the gable on the main block, is visible from S. 7th Street, owing to a gap formed by the rear of yard of 701 Spruce Street. The addition would also be visible from Manning Street, although it will be somewhat obscured by the rear ell of 738 S. 7th Street. The new dormer would not satisfy the Roofs Guideline.

The Historical Commission approved the fourth-story roof deck and other changes in 2014. At that time, the rear dormer was converted to a door to access the deck, but the original dormer configuration was otherwise maintained. The existing fourth-story roof deck is minimally visible from S. 7th Street and Manning Street but satisfies the inconspicuous standard.

The applicant revised the proposal for the November 2026 meeting of the Historical Commission, relocating the addition two feet eight inches from the south gable. The Historical Commission denied the proposal for the addition and canopy based upon Standard 9 and the Roofs Guideline. The applicant has further revised the proposal, eliminating the canopy and relocating the solar panels to the rear slope of the addition.

SCOPE OF WORK:

- Construct rear dormer addition with deck.

STANDARDS FOR REVIEW:
The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
  - The addition would eliminate the rear gable roof, an historic, character-defining feature.

- *Roofs Guideline I Recommended: Designing rooftop additions, elevator or stair towers, decks or terraces, dormers, or skylights when required by a new or continuing use so that they are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.*
    - The addition would be conspicuously visible from both S. 7th and Manning Streets.

STAFF RECOMMENDATION: Denial, pursuant to Standard 9 and the Roofs Guideline.



Figure 1: Location of 240 S 7th St.



Figure 2: 240 S 7th St Primary Façade.



Figure 3: 240 S 7th St South & Primary Facades.

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Figure 4: 700 Block of Manning St. Looking towards the rear of 240 S 7th St.
2nd & 3rd Story Decks Visible in Image

240 S 7TH ST
SUBMITTED FOR THE NOVEMBER
ARCHITECTURAL COMMITTEE MEETING

November 16, 2026

Plumbob LLC dba Onion Flats Architecture
126 Market Street
Philadelphia, PA 19106
(215) 426-6466

Philadelphia Historical Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: 240 S 7th Street

Project Address:
240 S 7th Street, Philadelphia, PA 19106

Applicant:
Kara Haggerty Wilson
kara@onionflats.com
(484) 919-4185

Property Owner:
Anthony DeBlasio

Project Description:

Proposed rear exterior renovation and upper-level addition for the existing multi-story single-family historic residence at 240 S 7th Street, located within the Society Hill Historic District. Please refer to the attached submission package, architectural drawings, photo-renderings, and contextual photographs illustrating existing and proposed conditions.

Context & Neighborhood Relationship:

The subject property at 240 S 7th Street is situated along 7th Street with a narrow access alley along its southern property line and neighboring residential structures immediately to the north. The surrounding block consists predominantly of three- and four-story historic residential structures of varying depths, additions, and rooflines.

During a prior historic review in 2014, neighboring concerns were raised regarding wall proximity and light/air impacts along the northern property line. The current proposed scope does not involve extending wall positions closer to neighboring structures. Furthermore, the property owners maintain a collaborative and positive relationship with immediate adjoining neighbors, who fully support the proposed functional scope of work.

Proposed Scope of Work & Preservation Rationale:

1. Upper-Level & Shed Dormer Adaptation:
    - The proposal adapts the existing fourth-floor space into a fully habitable and functional living area.
    - To preserve the historic geometry and original roof form, the proposed rear shed dormer does not extend fully to the outside face of the gabled brick exterior wall. An intentional ~2'-8" setback from the South building edge is maintained to keep the visible portion of the original descending roofline intact from the few public vantage points.
    - The modification respects the existing historic footprint while enabling long-term viable residential use, which directly supports the ongoing preservation and maintenance of the historic building stock.

2. Street-Facing Openings:
    - In keeping with historic preservation standards, all street-facing door and window masonry opening sizes are maintained without alteration.

We appreciate the Commission's input on maintaining and integrating the site's historic features. Thank you for your time, consideration, and guidance as we move forward.

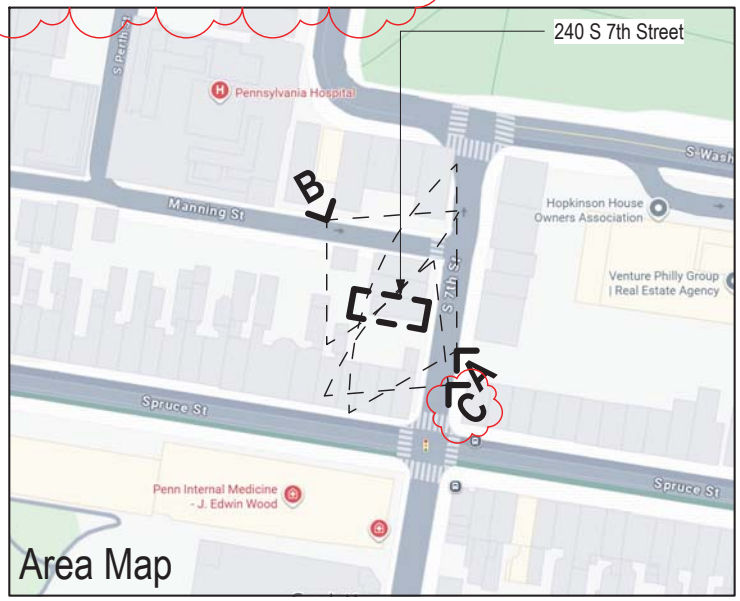
Sincerely,



Kara Haggerty Wilson, RA, NCARB, CPHD
Plumbob LLC dba Onion Flats Architecture



C View looking Northwest from S 7th Street



Area Map



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:

ONION FLATS ARCHITECTURE

126 MARKET STREET
PHILADELPHIA, PA 19106
(215) 426-6466

DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: EXISTING CONDITIONS IMAGES	SHEET NUMBER: HC-001



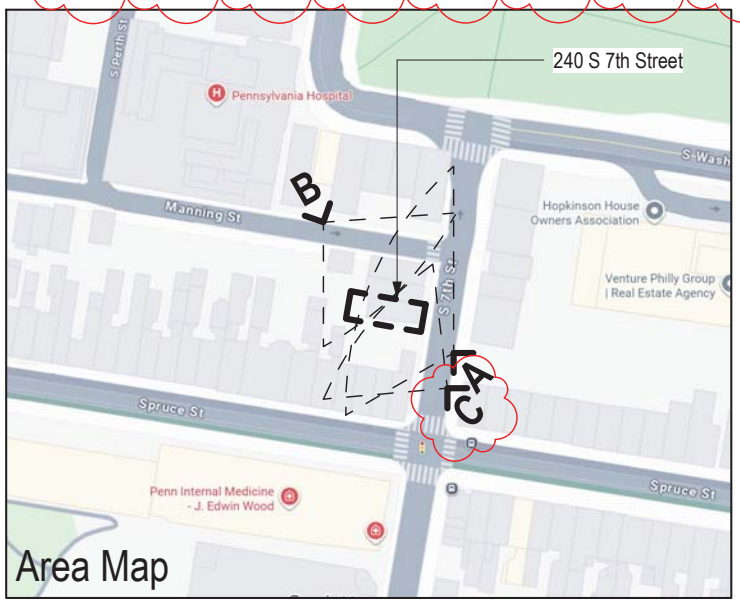


C1 "C" LINEWORK VIEW





A1 "A" LINEWORK VIEW



Area Map

A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:

ONION FLATS ARCHITECTURE

126 MARKET STREET
PHILADELPHIA, PA 19106
(215) 426-6466

DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: PROPOSED MASSING	SHEET NUMBER: HC-002

RENOVATIONS TO 240 S. 7TH STREET

ARCHITECTURAL LEGEND

GRID LINE SYMBOL — 0
DIMENSION — 3' - 0"
REFERENCE ELEVATION — Name / Elevation
WALL TYPE TAG
ROOM NUMBER — Room name 101
WINDOW TYPE — 6
DOOR TYPE — 1fl
FLOOR TAG — fl
KEYNOTE TAG — ?

BUILDING SECTION — 1 / A101
BUILDING ELEVATION — 1 / A101
INTERIOR ELEVATION — 1 / A101 SIM
DETAIL — 1 / A101 SIM
NORTH ARROW
CEILING HEIGHT — This is a sample description 1'-0" A.F.F.

BATT INSULATION		GYPSUM WALL BOARD	
BRICK		GYPSUM WALL BOARD	
CELLULOSE INSULATION		GRAVEL / PORUS FILL	
CONCRETE		RIGID INSULATION SLOPED	
EARTH / COMPACT FILL		SHEATHING	

ABBREVIATIONS

AB	ANCHOR BOLT	FAB	FLUID APPLIED AIR BARRIER	OPNG	OPENING
ACI	AMERICAN CONCRETE INSTITUTE	FAR	FLOOR AREA RATIO	OPP HD	OPPOSITE HAND
		FC	FIBER CEMENT	OSB	ORIENTED STRAND BOARD
ACST	ACOUSTIC	FD	FLOOR DRAIN		
ADDL	ADDITIONAL	FGL	FIBERGLASS	PARG	PARGING
ADJ	ADJACENT	FDN	FOUNDATION	PC	PRECAST
AFF	ABOVE FINISHED FLOOR	FIN	FINISH	PC	PRECAST CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION	FIXT	FIXTURE	PCF	POUNDS PER CUBIC FOOT
AHU	AIR HANDLING UNIT	FLASH	FLASHING	PED	PEDESTAL
ALT	ALTERNATE	FLR	FLOOR	PERIM	PERIMETER
APT	APARTMENT	FO	FACE OF	PENET	PENETRATION
ASSY	ASSEMBLY	FRMG	FRAMING	PERP	PERPENDICULAR
ARCH	ARCHITECTURAL	FS	FAR SIDE	PL	PLATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FT	FIRE TREATED	PLAS	PLASTER
		FTG	FOOTING	PLUMB	PLUMBING
		FURG	FURRING	PLWD	PLYWOOD
BALC	BALCONY	FUT	FUTURE	PNL	PANEL
BR	BEDROOM			PR	PAIR
BLDG	BUILDING	GALV	GALVANIZED	PRCST	PRECAST
BLKG	BLOCKING	GB	GRAB BAR	PREFIN	PREFINISH(ED)
BOT	BOTTOM	GC	GENERAL CONTRACTOR	PRKG	PARKING
BRG	BEARING	GFRC	GLASS FIBER REINFORCED CONCRETE	PREM	PREMOLDED
BRS	BACKER ROD & SEALANT			PROP	PROPERTY
BSMT	BASEMENT	GL	GLASS	PSI	POUNDS PER SQUARE INCH
BS	BRICK SHELF	GRAN	GRANULAR	PSF	POUNDS PER SQUARE FOOT
BTWN	BETWEEN	GR BM	GRADE BEAM	PT	PRESSURE TREATED
		GT	GROUT	PTD	PAINTED
CAB	CABINET	GYP	GYPSUM		
CBB	CONCRETE BACKER BOARD			RA	RETURN AIR
CJ	CONTROL JOINT	H	HORIZONTAL (USED W/ REINF.)	RD	ROOF DRAIN
CB	CORNER BEAD	HDR	HEADER	REF	REFRIGERATOR
CL	CENTERLINE	HDW	HARDWARE	REINF	REINFORCING
CER	CERAMIC	HK	HOOK	REQD	REQUIRED
CFLG	COUNTERFLASHING	HM	HOLLOW METAL	RET	RETURN
CFMF	COLD FORMED METAL FRAMING	HNDRL	HANDRAIL	REV	REVISION
CJ	CONSTRUCTION JOINT	HORIZ	HORIZONTAL	RF	ROOF
CJNT	CONTROL JOINT	HP	HIGH POINT	RI	RIDGID INSULATION
CL	CENTER LINE	HT	HEIGHT	RO	ROUGH OPENING
CLG	CEILING	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RM	ROOM
CLO	CLOSET				
CMU	CONCRETE MASONRY UNIT			S	SOUTH
COL	COLUMN	IAQ	INDOOR AIR QUALITY	SA	SUPPLY AIR
COMP	COMPRESSIBLE	ID	INSIDE DIAMETER	SCHED	SCHEDULE
CONC	CONCRETE	IE	INVERT ELEVATION	SECT	SECTION
CONN	CONNECTION	IF	INSIDE FACE	SHTHG	SHEATHING
CONST	CONSTRUCTION	INCL	INCLUDED	SIM	SIMILAR
CONT	CONTINUOUS	INSUL	INSULATION	SLNT	SEALANT
CONTR	CONTRACTOR	INT	INTERIOR	SM	SHEET METAL
COORD	COORDINATE			SOG	SLAB-ON-GRADE
CSMT	CASEMENT	JAN CLO	JANITOR CLOSET	SPEC	SPECIFICATIONS
CW	CAVITY WEEP	JST	JOIST	SPKLR	SPRINKLER
CV	CAVITY VENT	JT	JOINT	STAGG	STAGGERED
				STD	STANDARD
DBL	DOUBLE	K	KIPS (1000 LB.)	SST	STAINLESS STEEL
DEMO	DEMOLITION	KSF	KIPS PER SQUARE FOOT	STAG	STAGGERED
DET	DETAIL	KSI	KIPS PER SQUARE INCH	STC	SOUND TRANSMISSION CLASS
DEVELOP	DEVELOPMENT			STL	STEEL
DIAG	DIAGONAL	LAV	LAVATORY	STRUCT	STRUCTURAL
DIA	DIAMETER	LD BRG	LOAD-BEARING	SUPP	SUPPORT
DIM	DIMENSTION	LL	LIVE LOAD		
DL	DEAD LOAD	LLH	LONG LEG HORIZONTAL	T&G	TONGUE & GROOVE
DN	DOWN	LLV	LONG LEG VERTICAL	TEMP	TEMPORARY
DR	DRAIN	LP	LOW POINT	TOC	TOP OF CONCRETE
DS	DOWNSPOUT	LR	LIVING ROOM	TOW	TOP OF WALL
DT	DRAINTILE	LTWT	LIGHT WEIGHT	TOL	TOLERANCE
DWG	DRAWING	LVL	LAMINATED VENEER LUMBER	TOW	TOP OF WALL
DWL	DOWEL	LWC	LIGHTWEIGHT CONCRETE	TPO	THERMOPLASTIC POLYOLEFIN
				TWF	THROUGH WALL FLASHING
EA	EACH	MAINT	MAINTENANCE	TYP	TYPICAL
EER	ENERGY EFFICIENCY RATIO	MAS	MASONRY		
EF	EACH FACE	MAX	MAXIMUM	UCD	UNDERCUT DOOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
		MED	MEDIUM		
EJ	EXPANSION JOINT	MET	METAL	V	VERTICAL (USED W/ REINF.)
EL	ELEVATION	MEZZ	MEZZANINE	VAR	VARIES
ELEC	ELECTRIC	MFR	MANUFACTURER	VB	VAPOR BARRIER
ELEV	ELEVATOR	MIN	MINIMUM	VERT	VERTICAL
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ENGR	ENGINEER	ML	METAL LATH	VR	VAPOR RETARDER
EO	ELECTRIC OUTLET	MO	MASONRY OPENING		
EMBMT	EMBEDMENT	MR	MOISTURE RESISTANT	W	WEST
EP	ELECTRIC PANEL	MRT	MARBLE THRESHOLD	W/	WITH
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MTD	MOUNTED	W/O	WITHOUT
		MTL	METAL	WB	WEATHER BARRIER
EQ	EQUAL			WC	WATER CLOSET
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	WD	WOOD
EQUIV	EQUIVALENT	NO	NUMBER	WDW	WINDOW
ETC	ETCETERA	NS	NEAR SIDE	WH	WATER HEATER
ETR	EXISTING TO REMAIN	N-S	NORTH-SOUTH	WP	WORK POINT
EW	EACH WAY	NTS	NOT TO SCALE	WS	WATER STOP
E-W	EAST-WEST			WWF	WELDED WIRE FABRIC
EXH	EXHAUST	OC	ON CENTER		
EXIST	EXISTING	OD	OUTSIDE DIAMETER	XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)
EXP	EXPANSION	OF	OUTSIDE FACE		
EXT	EXTERIOR				

PROJECT DESCRIPTION

PROPOSED ALTERATIONS:
LEVEL 1: KITCHEN RECONFIGURATION, NEW HVAC EQUIPMENT, NEW MASONRY OPENING BETWEEN INTERIOR SPACES
LEVEL 2: BATHROOM RECONFIGURATION, NEW HVAC EQUIPMENT, NEW CLOSET FITOUT
LEVEL 3: NEW HVAC EQUIPMENT
LEVEL 4: NEW HVAC EQUIPMENT

PROPOSED ADDITIONS:
LEVEL 2: 45 SF ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE
LEVEL 4: 61 SF FLOOR AREA ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE

CODE REVIEW

APPLICABLE CODES	INTERNATIONAL EXISTING BUILDING CODE 2021 (IEBC 2021 / THE PHILADELPHIA EXISTING BUILDING CODE W/ LOCAL AMENDMENTS) INTERNATIONAL RESIDENTIAL CODE 2021 (IRC 2021 / THE PHILADELPHIA RESIDENTIAL CODE W/ LOCAL AMENDMENTS) INTERNATION ENERGY CONSERVATION CODE 2021 (IECC 2021 / THE PHILADELPHIA ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS)
PROJECT TYPE	ALTERATION LEVEL 1/2 AND ADDITION TO EXISTING SINGLE FAMILY TOWNHOUSE

ADDRESS	240 S 7TH STREET, PHILADELPHIA PA 19106	CODE SECTION
BUILDING AREA	2,507 GSF (EXCLUDING BASEMENT)	
USE	R-3 SINGLE FAMILY RESIDENTIAL	310.4
HEIGHT	4 STORIES, 37'-4" FT	504.3
CONSTRUCTION TYPE	VB	602.5

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 601

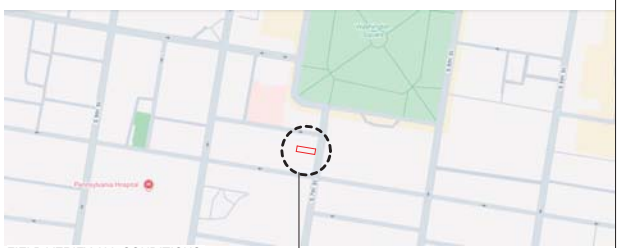
BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS:	
EXTERIOR	FSD < 5 = 1 HOUR 5 ≤ FSD< 10 = 1 HOUR 10 ≤ FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
NON BEARING WALLS & PARTITIONS	
EXTERIOR	FSD < 5 = 1 HOUR 5 ≤ FSD< 10 = 1 HOUR 10 ≤ FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS).	0 HOUR

ENERGY CODE
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT — TABLE R402.1 (N1102.1.3)

	REQUIRED	PROPOSED
CLIMATE ZONE	4, NON MARINE	
FENESTRATION U-FACTOR	0.32	0.32
GLAZED FENESTRATION SHGC	0.40	0.40
CEILING R-VALUE	49	49
MASS WALL R-VALUE	8/13	N/A
WOOD FRAMED WALL R-VALUE	20 OR 13+5	21
FLOOR R-VALUE	19	N/A
BASEMENT WALL R-VALUE	10/13	N/A
SLAB R-VALUE & DEPTH	10, 2 FT	N/A
CRAWLSPACE R-VALUE	10/13	N/A

ENERGY CODE COMPLIANCE
RESCHECK REPORT IS ATTACHED. NOTE THAT RESCHECK SOFTWARE DOES NOT HAVE A IECC 2021 VERSION THAT INCORPORATES PHILADELPHIA'S LOCAL EDITS, VIA BILL BILL NO. 250644. LOCAL EDITS RELATED TO R402 ARE IDENTICAL TO IECC 2018 R402, THEREFORE, WE'VE INCLUDED VERSIONS OF RESCHECK THAT SUPPORT IECC 2021 AS WELL AS IECC 2018, FOR COMPLIANCE CONSIDERATION.

VICINITY MAPS (NTS)



FIELD VERIFY ALL CONDITIONS AND DIMENSIONS

ALL DIMENSIONS PROVIDED ARE ESTIMATED AND MUST BE FIELD VERIFIED. CONTACT THE PROJECT ARCHITECT WITH ANY DISCREPANCIES

DRAWING INDEX

SHEET #	SHEET NAME	ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
A-001	DEMOLITION PLANS	09/21/2026		
A-002	DEMOLITION PLANS	09/21/2026	2	11/16/2026
A-100	ARCHITECTURAL FLOOR PLANS	09/21/2026		
A-101	ARCHITECTURAL FLOOR PLANS	09/21/2026	2	11/16/2026
A-201	EXTERIOR ELEVATIONS	09/21/2026	2	11/16/2026
A-202	EXTERIOR ELEVATIONS	09/21/2026	2	11/16/2026
A-203	EXISTING PHOTOS	09/21/2026		
A-301	BUILDING SECTIONS	09/21/2026	2	11/16/2026
A-302	BUILDING SECTIONS	09/21/2026	2	11/16/2026
A-401	ENLARGED BATHROOM PLANS, RCPS + INTERIOR ELEVATIONS	09/21/2026		
A-500	DETAILS	09/21/2026	2	11/16/2026
A-600	DOOR + WINDOW SCHEDULES	09/21/2026		
A-700	REFLECTED CEILING PLAN	09/21/2026	2	11/16/2026

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER'S REPRESENTATIVE ANY ERROR, INCONSISTENCY, OR OMMISSION HE/SHE MAY DISCOVER. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONSTRUCTION DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK. THE TERM "OWNER" HEREIN REFERS TO THE PARTY WITH WHOM THE GENERAL CONTRACTOR HAS CONTRACTED TO PERFORM THE WORK.
2. THE CONTRACTOR, IMMEDIATELY UPON APPROVAL OF CONSTRUCTION PRICING, SHALL PREPARE AND SUBMIT FOR THE OWNER'S INFORMAITON AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE SCHEDULE SHALL BE SUBMITTED WITHIN THREE (3) DAYS OF APPROVAL DATE.
3. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR ARCHITECT, ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND UPDATED REGULARLY TO MAINTAIN AND RECORD ALL CHANGES MADE DURING CONSTRUCTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL CONSTRUCTION AND DESIGN DOCUMENTS SUPPLIED BY ONION FLATS ARCHITECTURE, ANY CONSTRUCTION WORK PERTAINING TO OWNER'S CONSULTANTS SHALL BE HANDELED BY OWNER'S SPECIFIC VENDORS.
5. EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP AND REMOVAL OF DEBRIS AS RELATED TO THEIR TRADE. SPACE SHALL BE LEFT CLEAN AND READY FOR NEXT TRADE. A FINAL PHASE CONTRACTOR SHALL LEAVE AREA CLEAN FOR OWNER MOVE-IN.
6. WALL CONSTRUCTION DIMENSIONS ARE FROM FACE OF STUD U.N.O. CONTRACTOR SHALL COMPENSATE FOR SUCH WHEN LAYING OUT OR MEASURING.
7. ELECTRICAL DIMENSIONS ARE DIMENSIONED FROM FACE OF WALL TO CENTERLINE OF LOCATION U.N.O.
8. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, CONTRACTOR TO PROVIDE AND PAY FOR ALL PERMITS, LABOR, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. CONTRACTOR TO PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR WORK OR PORTIONS THEREOF PROVIDED BY CONTRACTOR, WHICH ARE LEGALLY ENACTED AT TIME OF CONSTRUCTION.
9. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING CONTRACTORS' BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, THECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMMISSIONS OF THE CONTRACTORS' EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
11. CONTRACTOR AT ALL TIMES SHALL ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG CONTRACTORS' EMPLOYEES, AND WILL NOT EMPLOY ON THE PROJECT ANY UNFIT EMPLOYEES OR ANYONE NOT SKILLED IN THE TASK ASSIGNED TO THEM.
12. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPOERLY APPROVED AND AUTHORIZED MAY BE CONSIDERED DEFECTIVE AND WILL BE REMOVED & REPLACED AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED AND TO HAVE READ AND BE THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS. FAILURE OR OMMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM OBLIGATION IN RESPECT TO HIS/HER WORK.
14. ALL FINISHES SPECIFIED OR NOT SHALL BE APPROVED BY OWNER/ARCHITECT FOR SUITABILITY PRIOR TO PURCHASE AND APPLICATION.
15. WHERE SPECIFIC ITEMS REQUIRE EXTENDED LEAD TIMES PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY OWNER/ARCHITECT AS WELL AS TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES AND/OR FINISHES.
16. ALL CONSTRUCTION TO BE PER APPLICABLE AND GOVERNING CODES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY ONION FLATS ARCHITECTURE OF ANY CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND GOVERNING CODES PRIOR TO BEGINNING CONSTRUCTION.
17. ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE, BUT ARE NOT INTENDED TO BE AND SHOULD NOT BE SCALED.
18. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO SUBMISSION OF PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AS WELL AS THE NATURE AND SCOPE OF THE WORK. NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS OR DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
19. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND CHARACTERISTIC OF ALL MECHANICAL AND ELCTRICAL EQUIPMENT AND PREPARE ALL SURFACES ACCORDINGLY.
20. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
21. ALL GYPSUM BOARD PARTITION RETURNS SHALL HAVE METAL "L" CORNER BEADS FLOOR TO CEILING.
22. 'ALIGN' MEANS SIILAAR COMPONENTS OF CONSTRUCTION (E.G. WALLS, JAMBS, ETC.) SHALL ALIGN ACROSS VOIDS OR WITH EXISTING WALL.
23. GENERAL CONTRACTOR TO COORDINATE KEYING SYSTEMS WITH OWNER.
24. ANY ACCESS OR PENETRATION ON SOUND INSULATION PORTION OF WALLS BY PIPES, DUCS, AND OTHER ELEMENTS IN THE PLENUM IS TO BE SEALED OFF TO PREVENT SOUND TRANSMISSION.
25. CONTRACTOR IS TO PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS AS NECESSARY.
26. CONTRACTOR SHALL FLASH PATCH AREAS WHERE FLOOR IS ROUGH AND CRACKED PRIOR TO INSTALLATION OF FLOORING AND IS TO REMOVE ALL OBSTRUCTIONS, AND IS TO PROVIDE AN EVEN FLOOR IN TIME FOR SCHEDULED FLOORING INSTALLATION.
27. SLAB IS NOT TO EXCEED 1/8" SLOPE PER EVERY 10'-0" UNDER ALL MILLWORK.
28. ALL WALL ANGLES ARE EITHER NINETY (90) DEGREES OR FORTY-FIVE (45) DEGREES U.N.O.
29. ALL REQUIRED FIREPROOFING IS TO BE U.L. APPROVED.
30. FIRE RESISTIVE SYSTEMS SHALL BE FIREBLOCKED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS
31. ALL PENETRATIONS IN A FIRE RATED SYSTEM SHALL BE FILLED WITH FIRESTOPPING MATERIAL AS REQUIRED BY LOCAL CODE
32. OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, OR MAKE CHANGES ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, AND THE PROCEEDURES SHALL THEN BE PROVIDED FOR IN A CHANGE OF WORK REQUEST. NO SUCH CLAIM SHALL BE VALID UNLES SO MADE IN A TIMELY MANNER. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
33. IF CONTRACTOR CLAIMS THAT ANY REVISION IN THE DRAWINGS INVOLVES EXTRA COST UNDER THE CONTRACT, HE/SHE SHALL GIVE OWNER WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIMEFRAMR AFTER RECEIPT OF SUCH INSTRUCTIONS. IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURES SHALL THEN BE PROVIDED FOR IN THE CHANGE ORDER REQUEST OUTLINING ANY ADDITION OR REDUCTION IN THE COST, AND ANY POSSIBLE SCHEDULE IMPACT. NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
34. OWNER/ARCHITECT WILL CONDUCT A JOB PUNCHLIST WHEN CONSTRUCTION OR AGREED PHASED PORTIONS THEREOF ARE SUBSTANTIALLY COMPLETE. CONSTRUCTION IS CONSIDERED TO BE SUBSTANTIALLY COMPLETE WHEN ALL ITEMS SPECIFIED, SHOWN OR DETAILED IN THE CONTRACT DOCUMENTS HAVE BEEN COMPLETED.
35. THE CONTRACTOR SHALL BE REPSONSIBLE FOR FILING ALL PHASES OF THE WORK AS REQUIRED BY FEDERAL, STATE, COUNTY, AND MUNICIPAL LAW.
36. CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
37. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED TO MEET SAFETY CODES AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
38. CONTRACTOR SHALL FURNISH AND INSTALL ANY AND ALL ITEMS REQUIRED TO MEET ACCESSIBILITY STANDARDS AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
39. EXTERNAL STRINGS REPRESENT NOMINAL DIMENSION STRINGS
40. THE EXTENT OF SEALANT INSTALLATION INCLUDES, BUT IS NOT LIMITED TO DETAILS ON THE DRAWINGS. INTERSECTIONS OF ALL DISSIMILAR MATERIALS U.N.O. OR AS RECOMMENDED BY THE CORRESPONDING PRODUCT MANUFACTURER, ARE TO RECEIVE SEALANTS COMPATIBLE WITH ADJACENT MATERIALS. INSTALL SEALANT BETWEEN SIMILAR MATERIALS AS SPECIFIED.
41. WORK NOT INDICATED ON PART OF THE DRAWINGS BUT REASONABLY IMPIED TO BE SIMLAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
42. IN CASE OF CONFLICT BETWEEN CONTRACT DOCUMENT DETAILS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL GOVERN.
43. JOBSITE PROTECTION AND SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
44. ALL WORK SHALL COMFIRM WITH THE IRC, IEBC AND IECC CODE 2021 EDITION
45. CONTRACTOR SHALL REVIEW AND REPORT ON THE EXTENT OF 1) ITEMS TO BE RELOCATED OR REMOVED BY RESIDENT IN ORDER TO PERFORM THE WORK, 2) EXISTING CONDITIONS REQUIRING REMEDIATION PRIOR TO COMMENCING THE WORK, AND 3) ANY OTHER ISSUES THAT MAY IMPACT THE CONTRACTORS' ABILITY TO PERFORM THE WORK A MINIMUM OF 30 DAYS BEFORE COMMENCING THE WORK. DELAYS RESULTING FROM FAILURE TO COMPLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
46. ENVIRONMENTAL HAZARD NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR WORK THAT IMPACTS ANY ENVIRONMENTAL HAZARDS. CONTRACTOR SHALL REFER TO ENVIRONMENTAL REPORTS PROVIDED IN PROJECT SPECIFICATIONS AND SHALL COMPLY WITH ALL REGULATIONS REGARDING THE DISTURBANCE OF HAZARDOUS MATERIALS AND REQUIRED ABATEMENT WORK.
47. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, ASSEMBLIES, MATERIALS, PROFILES, DIMENSIONS AND CONSTRUCTION. DETAILS INCLUDED HEREIN ARE BASED OFF OF SURVEY INFORMATION AVAILABLE TO THE PROJECT TEAM AT THE TIME OF DESIGN. COMMENCEMENT OF THE WORK, INCLUDING SELECTIVE DEMOLITION AND SITE DISTURBANCE MAY UNVEIL CONDITIONS WHICH ARE NOT YET ACCURATELY REFLECTED IN THESE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DISCOVERIES PRIOR TO FABRICATION, ORDER OR INSTALLATION OF ANY COMPONENT.
48. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYPSUM BOARD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM
49. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR'S IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONTRACT CLOSEOUT
1. AT COMPLETION OF THE WORK, CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE CLEAN AND UNMARKED AND THE AREA IS FREE OF ALL CONSTRUCTION MATERIAL, DEBRIS AND DUST.
2. THREE COPIES OF WARRANTEES, GUARANTEES AND MANUFACTURERS' INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE SUBMITTED IN NOTEBOOK FORM AND ELECTRONICALLY TO THE OWNER AT THE TIME OF OCCUPANCY.
3. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY THE OWNER SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM, MATERIAL OR WORKMANSHIP THAT IS FOUND TO BE DEFECTIVE. INCLUDED OR AFFECTED WITHIN THE SCOPE OF THIS CONTRACT.
4. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
5. CLOSE OUT DOCUMENTS TO INCLUDE THE FOLLOWING:
   a. CERTIFICATE OF SUBSTANTIAL COMPLETION
   b. PERMITS AND INSPECTIONS
   c. SUBCONTRACTOR DIRECTORY LIST
   d. GENERAL CONTRACTOR WARRANTY LETTER
   e. SUBCONTRACTOR WARRANTY LETTERS
   f. OPERATIONAL AND WARRANTY INFORMATION FOR ALL MATERIALS/PRODUCTS INSTALLED ON THE JOB.

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PLOT DATE: 10/13/2026
DRAWN BY: KHW

TITLE:
COVERSHEET

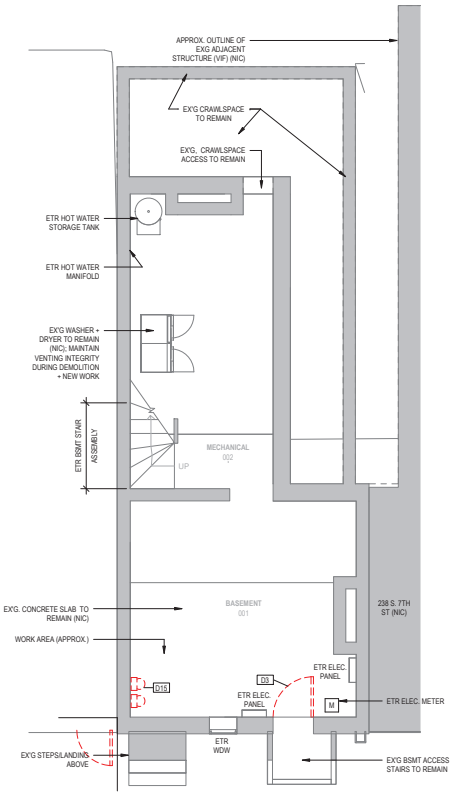
SHEET NUMBER:
A-000

PLAN LEGEND

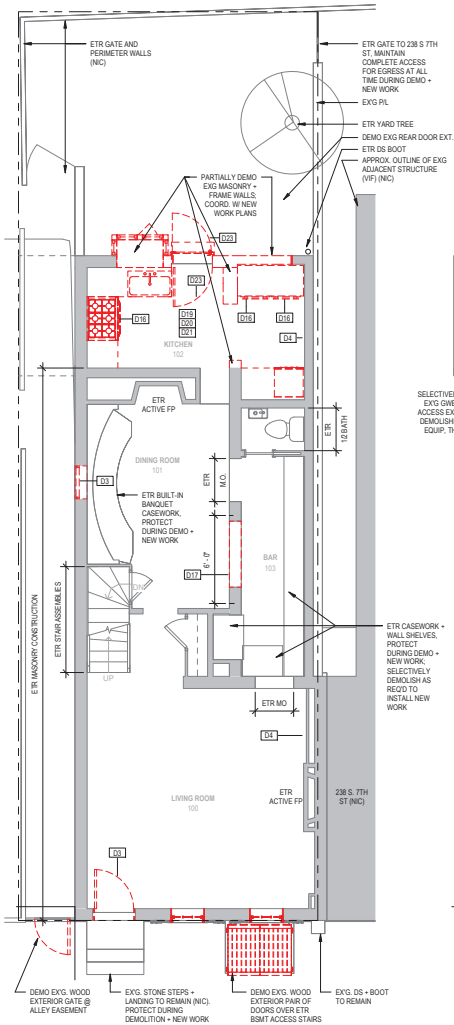
- EXISTING TO BE DEMOLISHED
- EXISTING TO REMAIN
- NEW WORK
- NEW WORK GWB SOFFIT OR CEILING
- WORK AREA
- WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA (WALL / CEILING)

KEYNOTE LEGEND

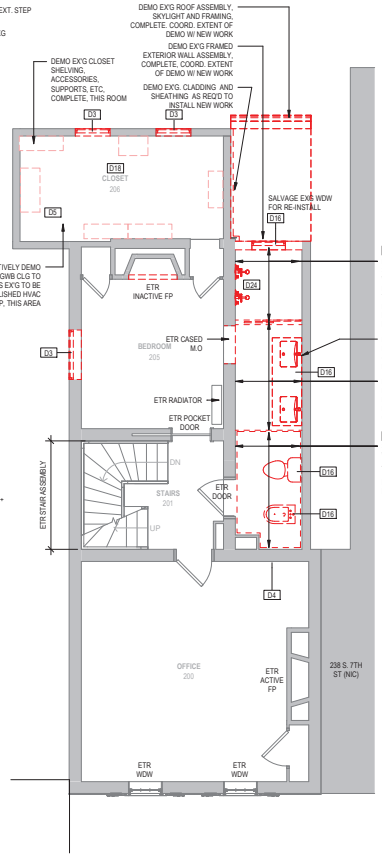
KEYNOTE VALUE	KEYNOTE TEXT
D3	DEMOLISH EXISTING WINDOW (INCLUDING WINDOW SHADES/BLINDS) OR EXTERIOR DOOR, COMPLETE. REPAIR/MODIFY EXISTING FRAMING AS REQUIRED TO INSTALL NEW WORK.
D4	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP, COMPLETE.
D5	DEMOLISH EXISTING ABOVE-CEILING DUCT FAN COIL UNIT, COMPLETE.
D15	DEMOLISH EXISTING WATER FILTRATION AND WATER SOFTENER SYSTEM, PREP FOR REINSTALLATION OF NEW EQUIPMENT AND FILTERS.
D16	REMOVE AND SALVAGE EXISTING FIXTURES AND EQUIPMENT, STORE AND PREP FOR REINSTALLATION IN NEW WORK.
D17	SELECTIVELY DEMOLISH EXISTING MASONRY WALL AS REQUIRED TO CREATE NEW MASONY OPENING, COORDINATE WITH STRUCTURAL SCOPE.
D18	DEMOLISH EXISTING FLOOR FINISH AND BASEBOARD DOWN TO EXISTING SUBFLOOR, THIS ROOM, COMPLETE.
D19	DEMOLISH EXISTING TILE FLOOR FINISH AND BASEBOARD DOWN TO EXISTING SUBFLOOR, THIS ROOM, COMPLETE. COORDINATE DEMOLITION W/ EXISTING TO REMAIN HYDRONIC FLOOR HEAT PIPING.
D20	DEMOLISH EXISTING WALL TILE DOWN TO SOUND SUBSTRATE, THIS ROOM, COMPLETE.
D21	DEMOLISH EXISTING BASE AND WALL CABINETS, SHELVING, COUNTERTOPS, THIS ROOM, COMPLETE.
D23	REMOVE AND SALVAGE EXISTING DOOR AND SCREEN DOOR, STORE AND PREP FOR REINSTALLATION IN NEW WORK.
D24	DEMOLISH EXISTING SHOWER FIXTURES, CONTROLS, FINISHES, CURBS, COMPLETE.



1 BASEMENT - DEMOLITION PLANS
1/4" = 1'-0"



2 LEVEL 1 - DEMOLITION PLANS
1/4" = 1'-0"



3 LEVEL 2 - DEMOLITION PLANS
1/4" = 1'-0"

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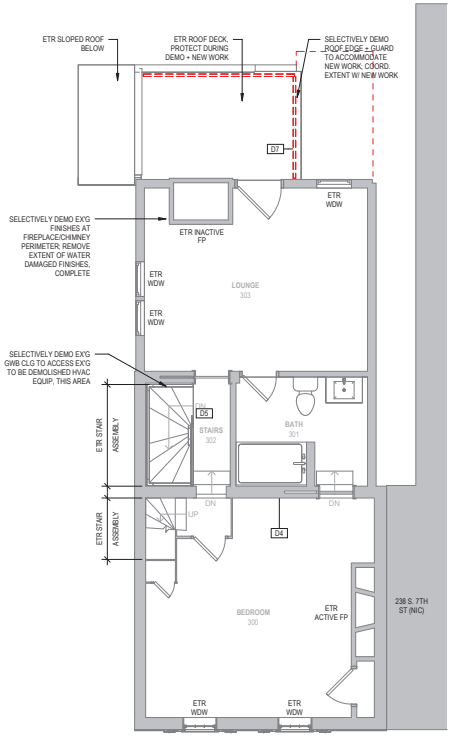
PLOT DATE: 10/13/2026
DRAWN BY: KHW

TITLE:
DEMOLITION PLANS

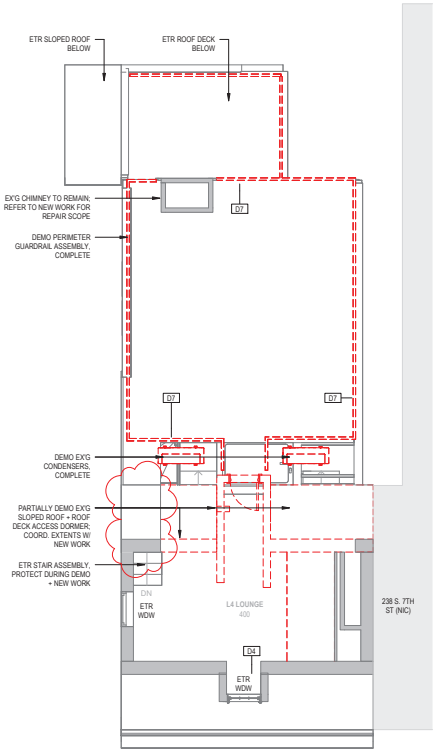
SHEET NUMBER:
A-001

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

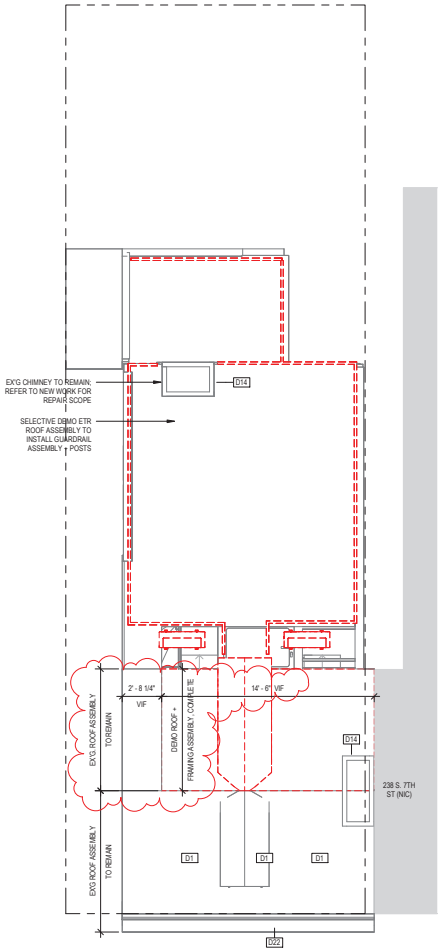
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
D1	DEMOLISH EXISTING SHINGLE ROOFING / ACCESSORIES DOWN TO EXISTING SHEATHING, COMPLETE. REMOVE/REPLACE DAMAGED SHEATHING IN KIND, TYP. ASSUME 20%. PREPARE SHEATHING FOR NEW WORK. AIR SEAL PATCHED SHEATHING TO EXIST.
D4	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP, COMPLETE.
D5	DEMOLISH EXISTING ABOVE-CEILING DUCT FAN COIL UNIT, COMPLETE.
D7	DEMOLISH EXISTING GUARDRAILS / RAILINGS, COMPLETE. REFER TO NEW WORK DRAWINGS FOR REPLACEMENT SCOPE.
D14	DEMOLISH EXISTING CHIMNEY CAP FLASHING, TRIM ACCESSORIES, ETC, AS REQUIRED TO REMOVE ANY DAMAGED OR DEGRADED MATERIALS.
D22	DEMO EXG METAL EDGE FLASHING, GUTTER AND HISTORICAL TRIM, COMPLETE. RETAIN SECTION OF TRIM TO MATCH HISTORICAL PROFILE. PREP FOR INSTALLATION OF NEW WORK.



1 LEVEL 3 - DEMOLITION PLANS
1/4" = 1'-0"



2 ATTIC - DEMOLITION PLAN
1/4" = 1'-0"



3 LEVEL 4 - DEMOLITION PLAN
1/4" = 1'-0"

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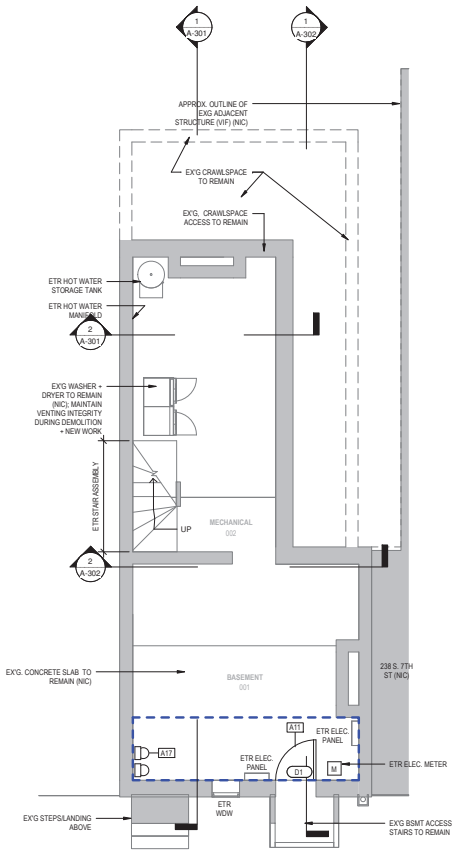
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TITLE:
DEMOLITION PLANS

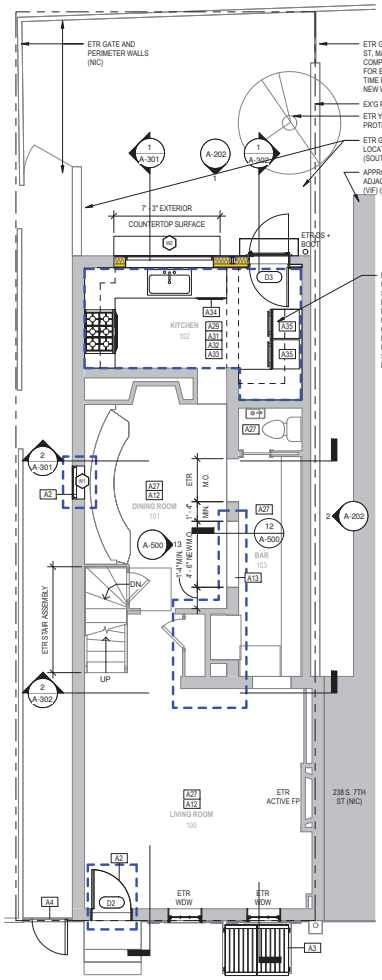
SHEET NUMBER:
A-002

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

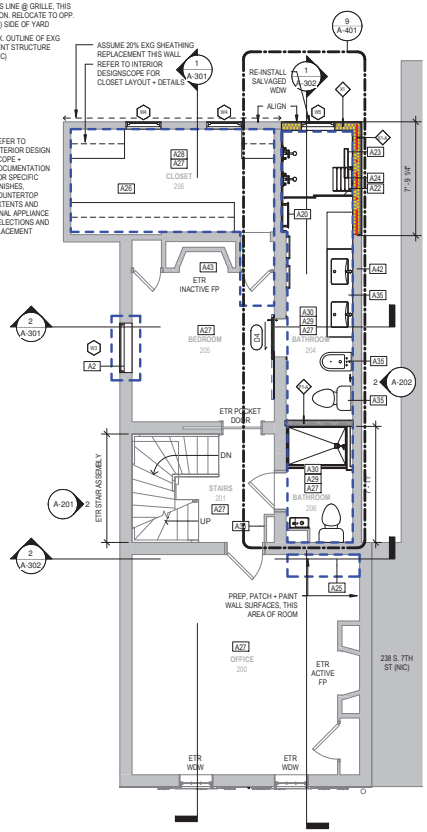
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A2	NEW WINDOW OR DOOR, MATCH STYLE AND FINISH OF EXISTING ELEMENT WITH NEW WORK.
A3	NEW PTD STEEL BASEMENT DOORS TO MATCH EXISTING STYLE AND FINISH. PRODUCT TO HAVE WELDED CORNERS; CUSTOM FIT TO ETR OPENING, PRE-FINISHED POWDER COAT, INSULATED AND GASKETED SEAL.
A4	REPLACE EXISTING GATE AND MATCH EXISTING STYLE AND FINISH. PROVIDE MECHANICAL COMBINATION LOCKSET.
A11	NEW INSULATED BASEMENT DOOR, REFER TO DOOR SCHEDULE.
A12	REFINISH EXISTING WOOD FLOORS, THIS ROOM. COORD WITH ARCHITECT AND OWNER OVER COLOR AND FINISH.
A13	CREATE NEW OPENING IN EXISTING MASONRY WALL AND PROVIDE BAR TOP COUNTER TO MATCH ADJACENT COUNTERS. REFER TO STRUCT DWGS FOR REINFORCEMENTS.
A17	INSTALL NEW WATER FILTRATION AND WATER SOFTENER SYSTEM; REFER TO PLUMB DWGS FOR DETAILS.
A20	WALL MOUNTED TOWEL WARMER, REFER TO ELEC DWGS
A22	FULL HEIGHT GLASS ENCLOSURE W/ SLIDING DOOR FOR STEAM SHOWER
A23	LINEAR FLOOR DRAIN
A24	FOLDING SHOWER SEAT
A25	NEW WALL MOUNTED HEAT PUMP UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A26	NEW ABOVE-CEILING DUCTED FAN COIL UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A27	NEW FULL COVERAGE WALL, TRIM AND CEILING PAINT, THIS ROOM.
A28	NEW CARPET AND PAINTED WOOD BASEBOARD, TO REPLACE EXISTING, THIS ROOM.
A29	NEW FLOOR LARGE FORMAT PORCELEIN FLOOR TILE WITH BASEBOARD, THIS ROOM.
A30	NEW FULL HEIGHT CERAMIC WALL TILE, THIS ROOM.
A31	NEW CERAMIC TILE BACKSPLASH.
A32	NEW KITCHEN BASE AND WALL CABINETS; PROVIDE PLYWOOD BOX CONSTRUCTION AND SOLID HARDWOOD FACE FRAMES AND DOORS.
A33	NEW STONE COUNTERTOP.
A34	NEW DISHWASHER WITH STAINLESS STEEL TUBINTERIORS. COORDINATE WITH OWNER + INTERIOR DESIGNER ON APPLIANCE SELECTIONS.
A35	RE-INSTALL SALVAGED FIXTURE, REFER TO DEMOLITION SCOPE.
A36	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED TO ROUTE NEW HVAC AND PLUMBING, THIS AREA.
A42	VIF THR RATED ASSEMBLY TO CONFIRM CODE AND FIRE SAFETY COMPLIANCE. CUT/PATCH REPAIR AS REQUIRED.
A43	OPEN EXIST FIREPLACE WITH EXPLORATORY DEMO HOLE TO REVIEW WATER DAMAGE.



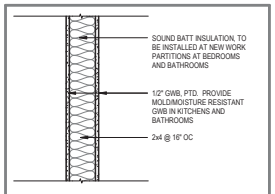
1 BASEMENT
1/4" = 1'-0"



2 LEVEL 1
1/4" = 1'-0"

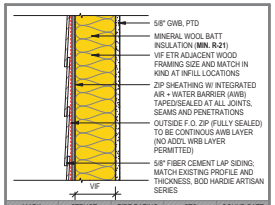


3 LEVEL 2
1/4" = 1'-0"



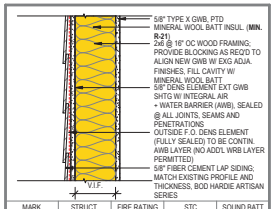
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	--	--	X
B	--			
C	--			
D	--			

P1-A INTERIOR WOOD-FRAMED PARTITION WITH SOUND BATT INSULATION
SECTION VIEW, NTS



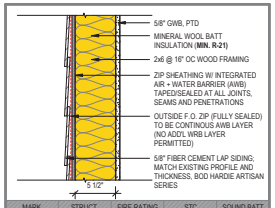
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X2 EXTERIOR INFILL WALL ASSEMBLY ABUTTING EXISTING TO REMAIN FRAMED WALL
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	1 HR, UL U305	--	--
B	--			
C	--			
D	--			

X1-A NEW WORK EXTERIOR WALL ASSEMBLY, 1 HR RATED
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X1 NEW WORK EXTERIOR WALL ASSEMBLY
SECTION VIEW, NTS

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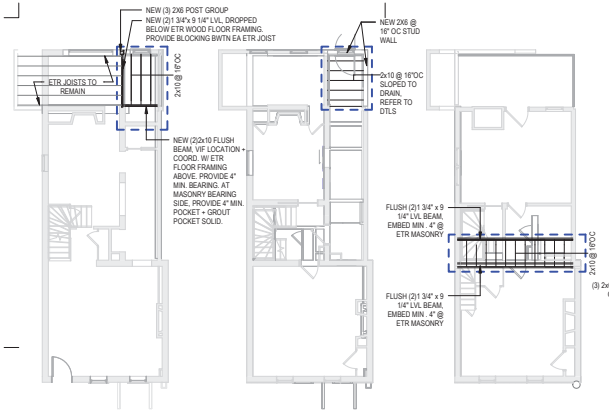
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PLOT DATE: 10/13/2026
DRAWN BY: KHW

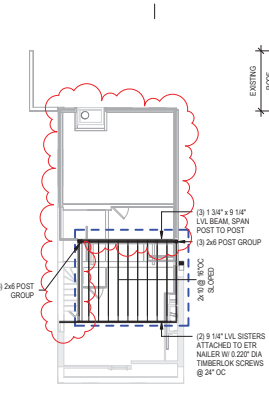
TITLE:
ARCHITECTURAL FLOOR PLANS

SHEET NUMBER:
A-100



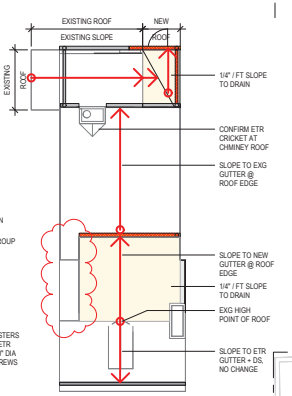
4 LEVEL 2 FRAMING PLANS
1/8" = 1'-0"

5 LEVEL 3 FRAMING PLANS
1/8" = 1'-0"



6 LEVEL 4 FRAMING PLANS
1/8" = 1'-0"

7 ROOF FRAMING PLANS
1/8" = 1'-0"



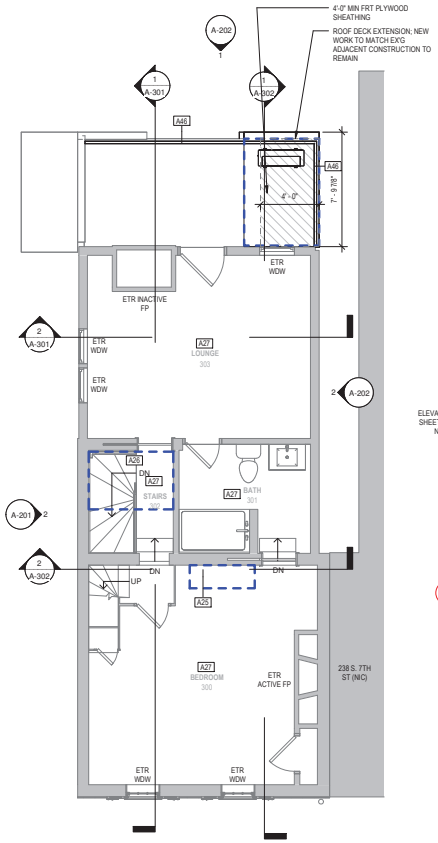
8 ROOF SLOPE DIAGRAM
1/8" = 1'-0"

PLAN LEGEND

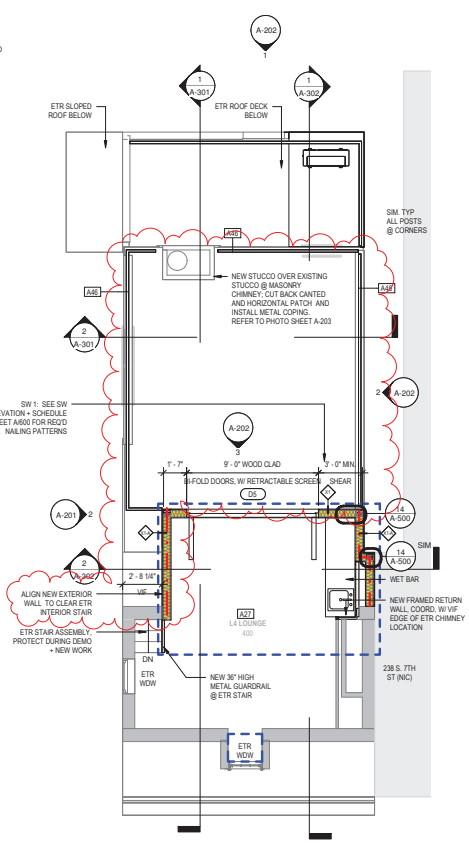
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

KEYNOTE LEGEND

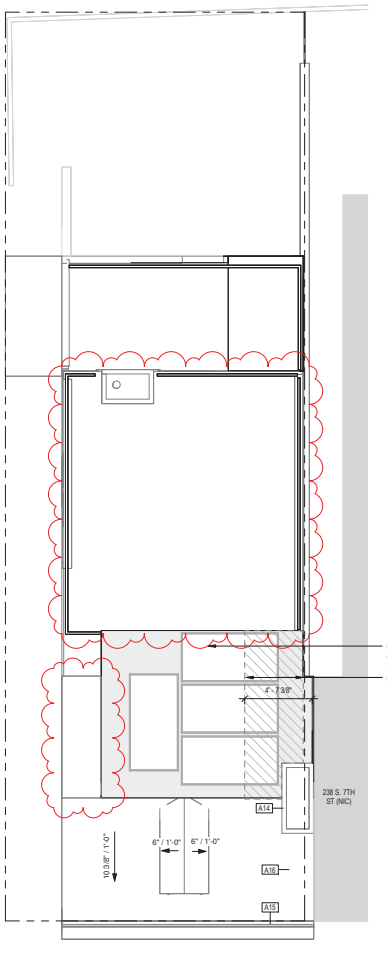
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS, MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A25	NEW WALL MOUNTED HEAT PUMP UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A26	NEW ABOVE-CEILING DUCTED FAN COIL UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A27	NEW FULL COVERAGE WALL, TRIM AND CEILING PAINT, THIS ROOM.
A46	NEW PTD METAIL GUARD ASSEMBLY, REFER TO DETAILS.



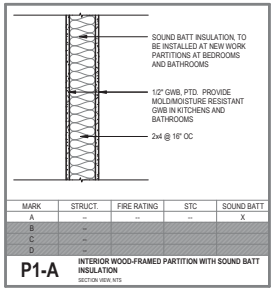
1 LEVEL 3
1/4" = 1'-0"



2 LEVEL 4
1/4" = 1'-0"

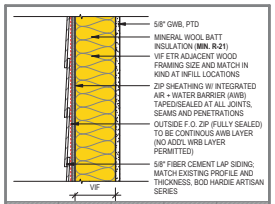


3 ROOF
1/4" = 1'-0"



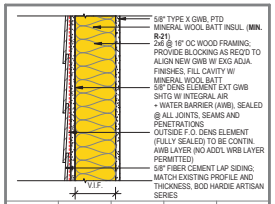
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	--	--	X
B	--			
C	--			
D	--			

P1-A INTERIOR WOOD-FRAMED PARTITION WITH SOUND BATT INSULATION
SECTION VIEW, NTS



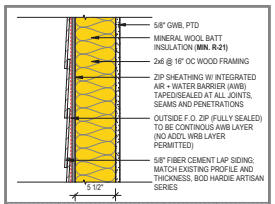
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X2 EXTERIOR INFILL WALL ASSEMBLY ABUTTING EXISTING TO REMAIN FRAMED WALL
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	1 HR, UL U305	--	--
B	--			
C	--			
D	--			

X1-A NEW WORK EXTERIOR WALL ASSEMBLY, 1 HR RATED
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X1 NEW WORK EXTERIOR WALL ASSEMBLY
SECTION VIEW, NTS

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
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PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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HC REV	11/16/2026

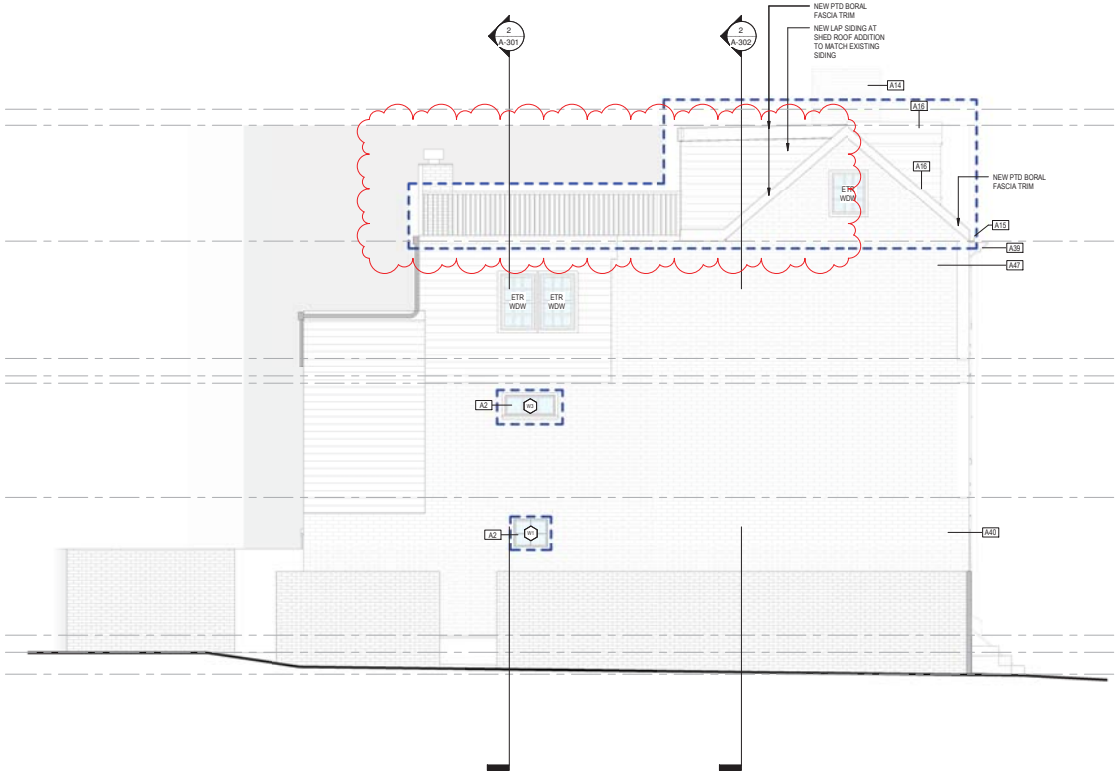
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PLOT DATE: 10/13/2026
DRAWN BY: KHW

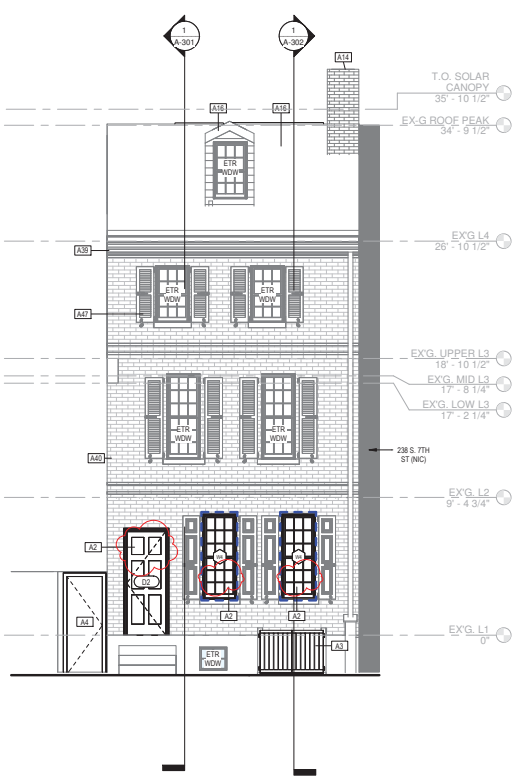
TITLE:
ARCHITECTURAL FLOOR PLANS

SHEET NUMBER:
A-101

KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A2	NEW WINDOW OR DOOR, MATCH STYLE AND FINISH OF EXISTING ELEMENT WITH NEW WORK.
A3	NEW PTD STEEL BASEMENT DOORS TO MATCH EXISTING STYLE AND FINISH. PRODUCT TO HAVE WELDED CORNERS, CUSTOM FIT TO ETR OPENING, PRE-FINISHED POWDER COAT, INSULATED AND GASKETED SEAL.
A4	REPLACE EXISTING GATE AND MATCH EXISTING STYLE AND FINISH. PROVIDE MECHANICAL COMBINATION LOCKSET.
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS. MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A39	INSTALL NEW TRIM TO MATCH EXISTING HISTORICAL TRIM PROFILE AND DETAILS. MATCH EXISTING PAINT AND FINISHES.
A40	ALL BRICK ON THIS WALL TO BE REPOINTED, MORTAR COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



2 SOUTH SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
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PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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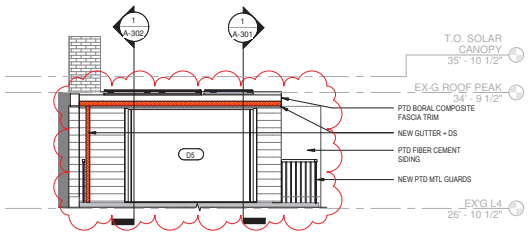
PLOT DATE: 10/13/2026

DRAWN BY: KHW

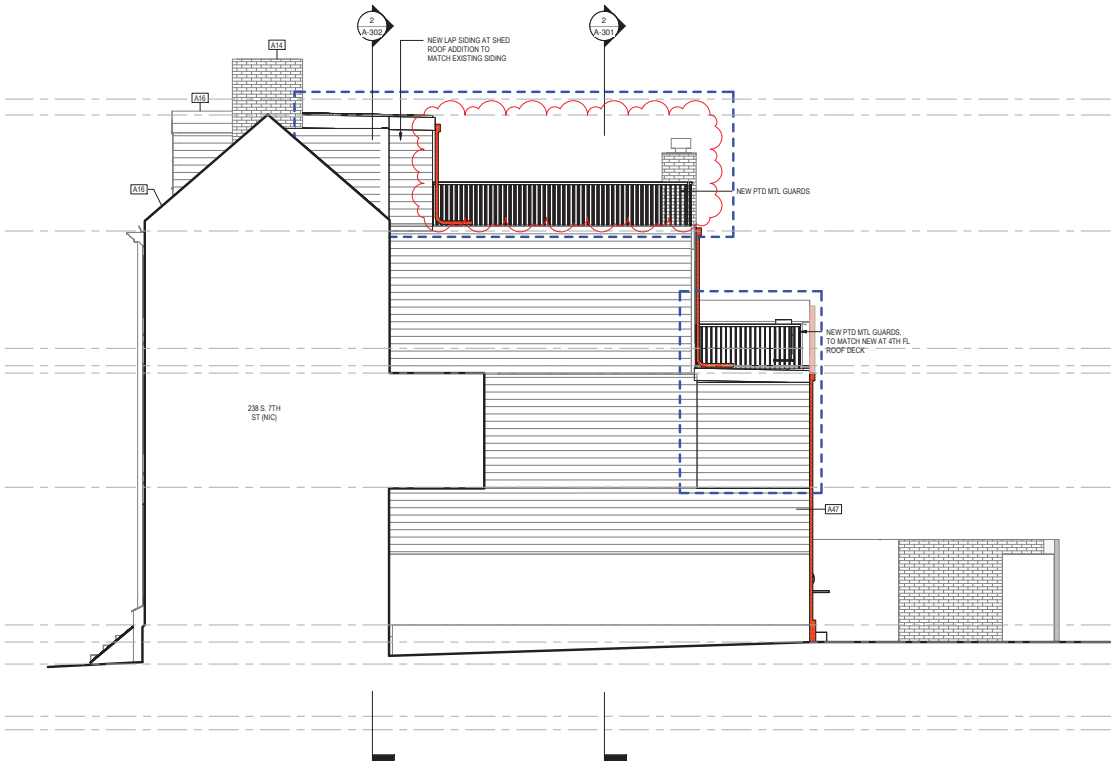
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

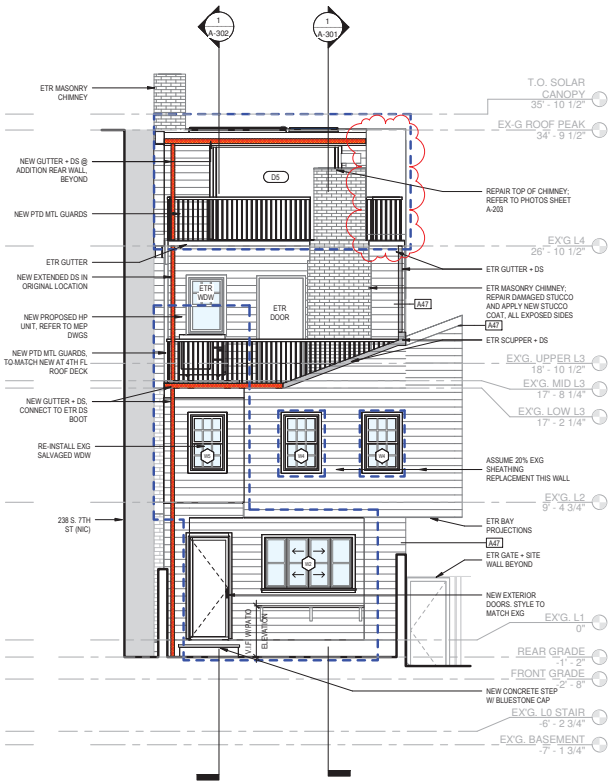
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS; MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



3 REAR ELEVATION, 4TH FLOOR ADDITION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

ARCHITECT OF RECORD:
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RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202



EXISTING REAR WALL AT 3RD FLOOR ROOF DECK, INCLUDING EXISTING CHIMNEY



EXISTING REAR WALL AT 3RD FLOOR ROOF DECK, INCLUDING EXISTING CHIMNEY



EXISTING REAR WALL AT 4TH FLOOR ROOF DECK



EXISTING TOP OF CHIMNEY AT REAR WALL



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING REAR WALL AT 1ST FLOOR, LOOKING EAST



EXISTING SOUTH ELEVATION (PARTIAL)



EXISTING EAST ELEVATION

ARCHITECT OF RECORD:
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PHILADELPHIA, PA 19106
PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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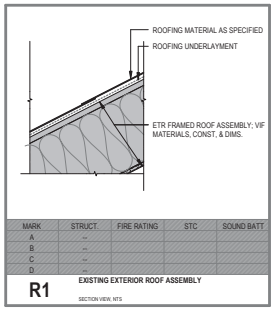
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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
EXISTING PHOTOS

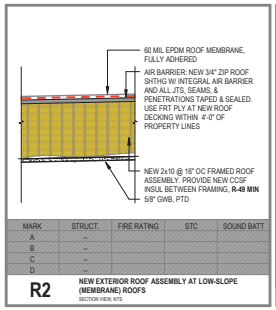
SHEET NUMBER:
A-203



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
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B	--			
C	--			
D	--			

R1 EXISTING EXTERIOR ROOF ASSEMBLY

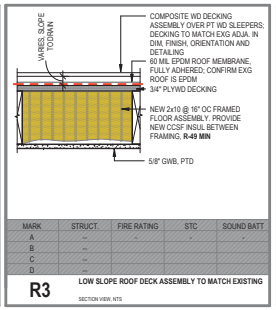
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS

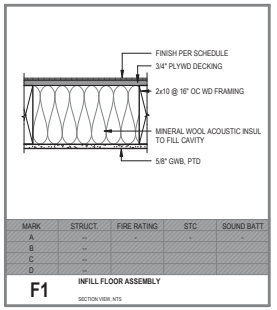
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING

SECTION VIEW, NTS



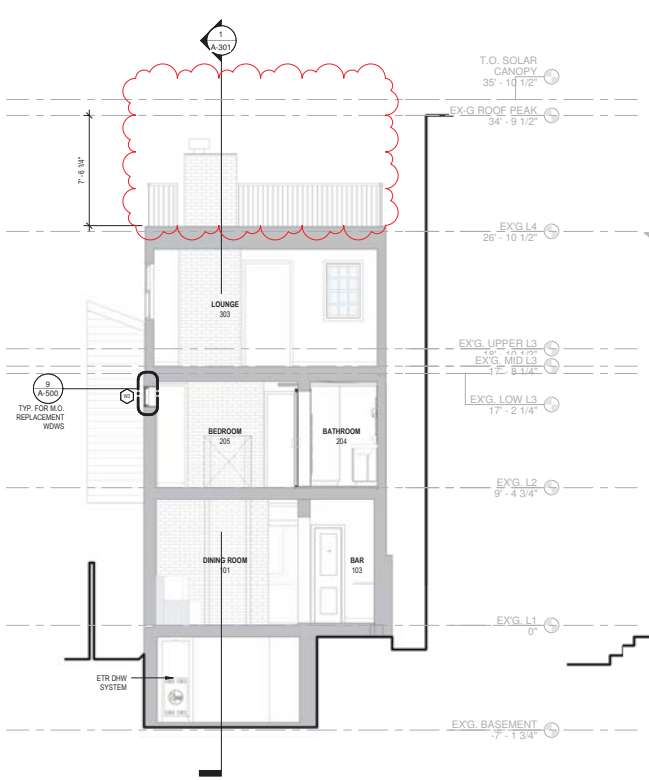
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

F1 INFILL FLOOR ASSEMBLY

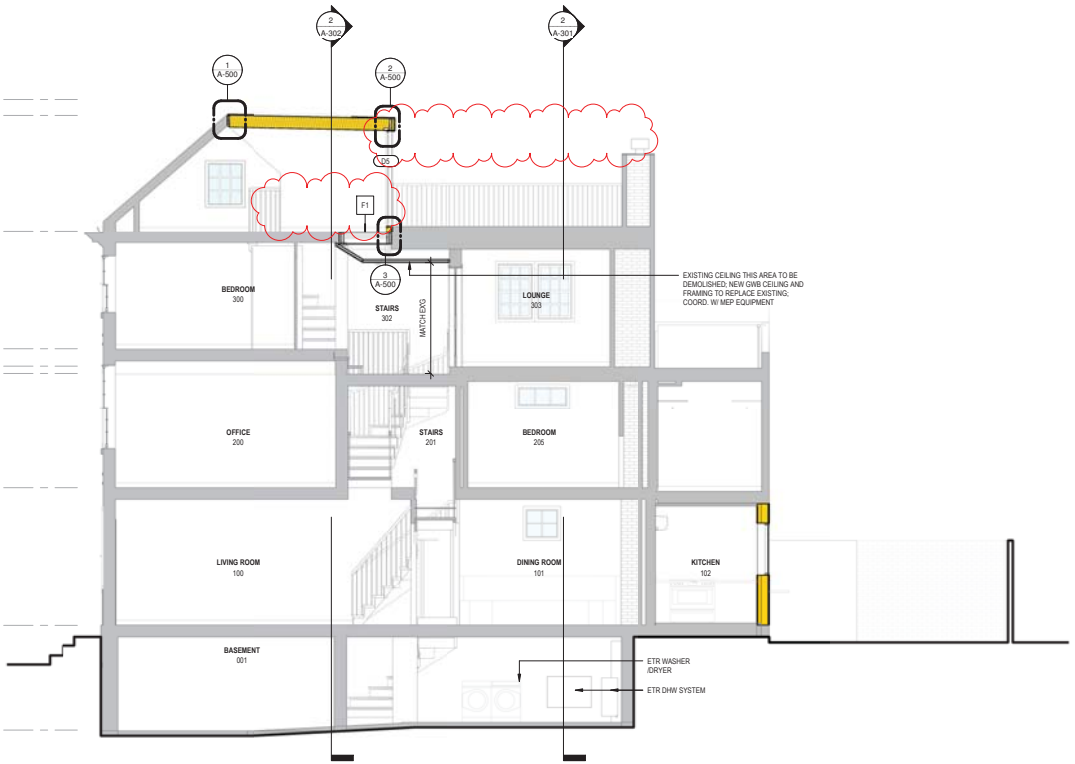
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT



2 CROSS SECTION_1
1/4" = 1'-0"



1 LONGITUDINAL SECTION_1
1/4" = 1'-0"

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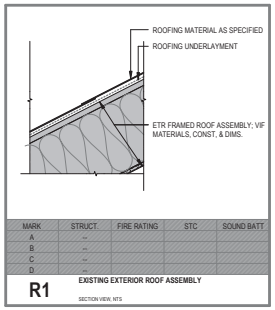
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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE: BUILDING SECTIONS

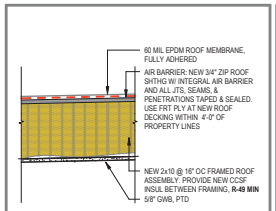
SHEET NUMBER: A-301



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R1 EXISTING EXTERIOR ROOF ASSEMBLY

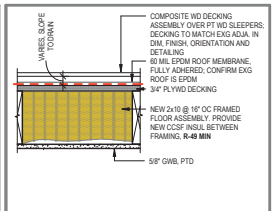
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS

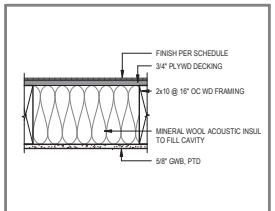
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING

SECTION VIEW, NTS



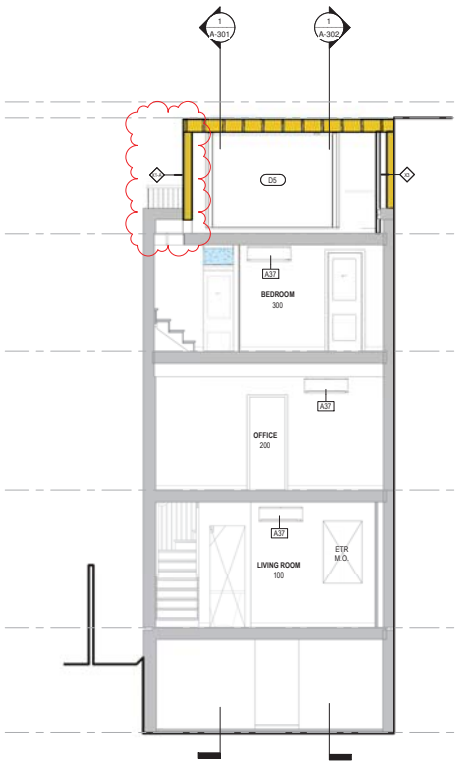
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

F1 INFILL FLOOR ASSEMBLY

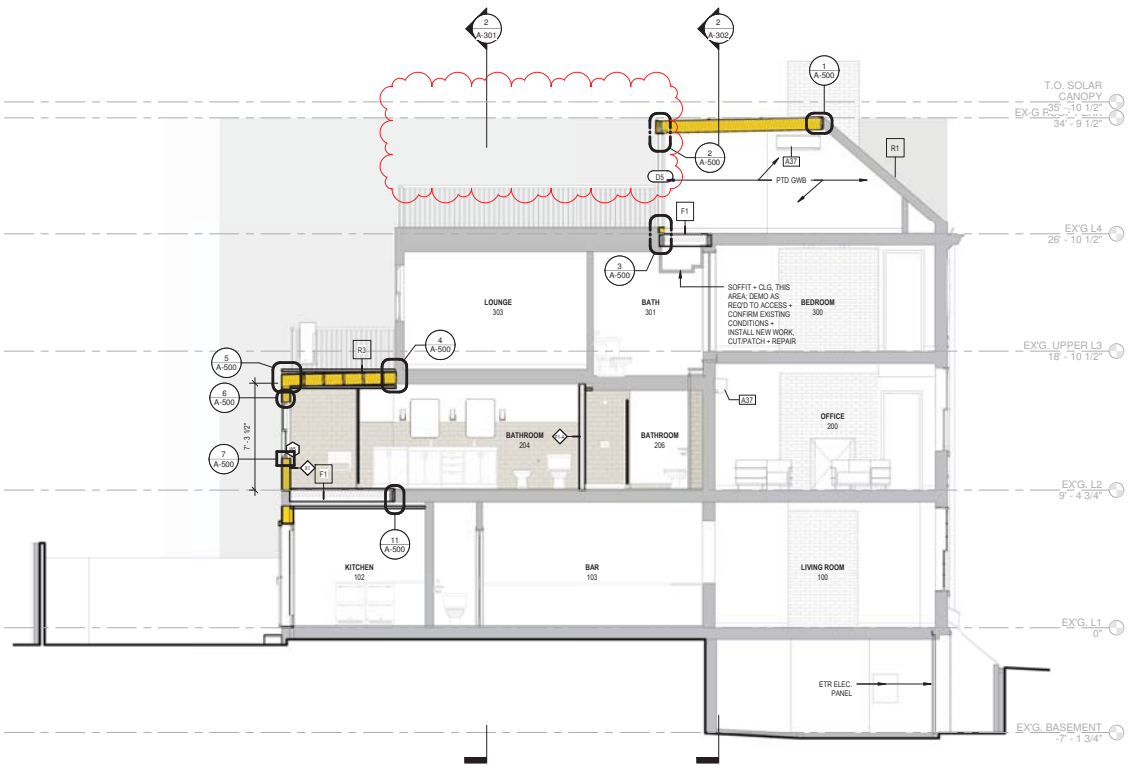
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS, REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.



2 CROSS SECTION_2
1/4" = 1'-0"



1 LONGITUDINAL SECTION_2
1/4" = 1'-0"

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RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

ISSUE / REVISION

HC REV 11/16/2026

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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE: BUILDING SECTIONS

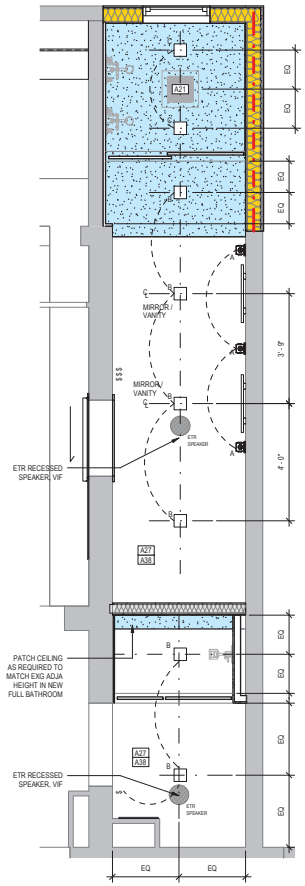
SHEET NUMBER: A-302

LIGHT FIXTURE SCHEDULE

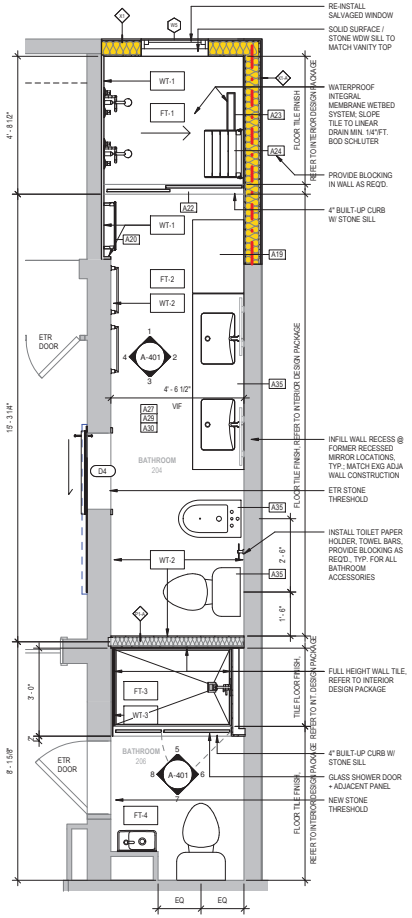
MARK	FIXTURE TYPE	QTY	DESCRIPTION
A	WALL SCONCE, DAMP RATED	3	Light Sconce
B	RECESSED, WET RATED	12	RSQ Square Recessed Baffle LED Trims
C	RECESSED, VAPOR TIGHT + WET RATED	2	RSQ Square Recessed Baffle LED Trims
D	LOW PROFILE SURFACE MTD DOWNLIGHT	5	SURFACE MOUNTED LOW-PROFILE DOWNLIGHT

KEYNOTE LEGEND

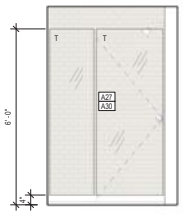
KEYNOTE VALUE	KEYNOTE TEXT
A19	STEAM SHOWER GENERATOR CABINET, REFER TO PLUMB DWGS
A20	WALL MOUNTED TOWEL WARMER, REFER TO ELEC DWGS
A21	CEILING MOUNTED RAINFALL SHOWER HEAD, REFER TO PLUMB DWGS
A22	FULL HEIGHT GLASS ENCLOSURE W/ SLIDING DOOR FOR STEAM SHOWER
A23	LINEAR FLOOR DRAIN
A24	FOLDING SHOWER SEAT
A27	NEW FULL COVERAGE WALL, TRIM AND CEILING PAINT, THIS ROOM.
A29	NEW FLOOR LARGE FORMAT PORCELEIN FLOOR TILE WITH BASEBOARD, THIS ROOM.
A30	NEW FULL HEIGHT CERAMIC WALL TILE, THIS ROOM.
A35	RE-INSTALL SALVAGED FIXTURE, REFER TO DEMOLITION SCOPE.
A38	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED FOR RENOVATIONS. MATCH ADJACENT PAINT AND FINISHES.



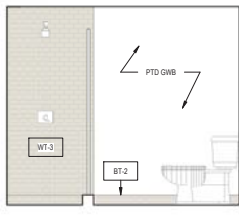
10 LEVEL 2 - ENLARGED RCP
1/2" = 1'-0"



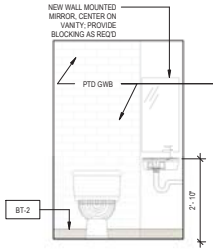
9 LEVEL 2 -ENLARGED PLAN
1/2" = 1'-0"



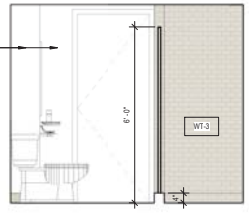
5 BATHROOM 206_5
1/2" = 1'-0"



6 BATHROOM 206_6
1/2" = 1'-0"



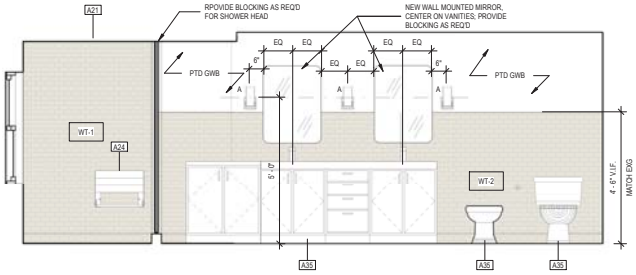
7 BATHROOM 206_7
1/2" = 1'-0"



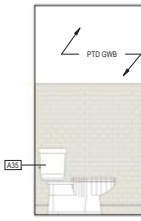
8 BATHROOM 206_8
1/2" = 1'-0"



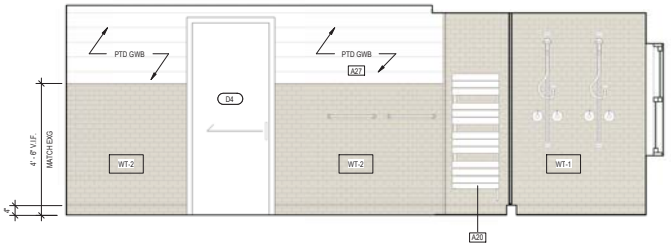
1 BATHROOM 204_1
1/2" = 1'-0"



2 BATHROOM 204_2
1/2" = 1'-0"



3 BATHROOM 204_3
1/2" = 1'-0"



4 BATHROOM 204_4
1/2" = 1'-0"

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RENOVATIONS TO 240 S 7TH ST

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PHILADELPHIA, PA 19106

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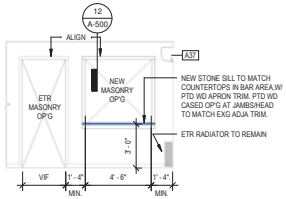
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PLOT DATE: 10/13/2026

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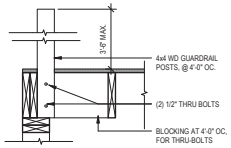
TITLE:
ENLARGED BATHROOM PLANS, RCPS + INTERIOR ELEVATIONS

SHEET NUMBER:
A-401



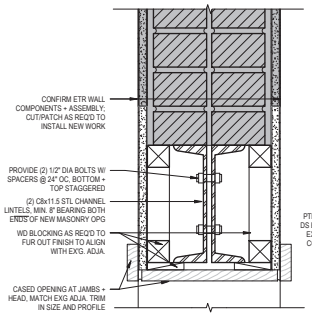
INTERIOR ELEVATION @ NEW INTERIOR MASONRY OPENING

13 1/4" = 1'-0"



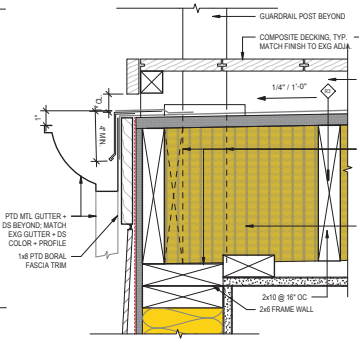
STRUCTURAL GUARD POST CONNECTION DETAIL

15 1" = 1'-0"



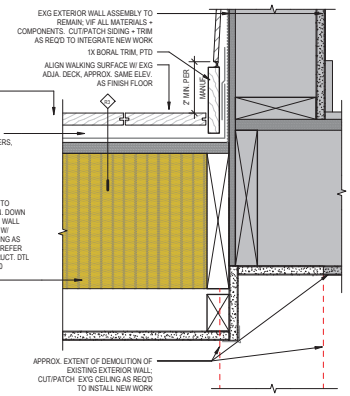
DETAIL AT NEW INTERIOR MASONRY OPENING

12 3" = 1'-0"



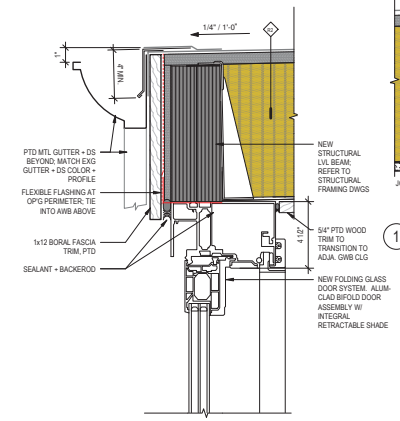
DETAIL @ LEVEL 2 ADDITION ROOF EDGE

5 3" = 1'-0"



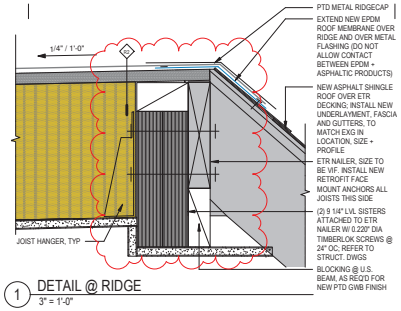
DETAIL @ LEVEL 2 ADDITION

4 3" = 1'-0"



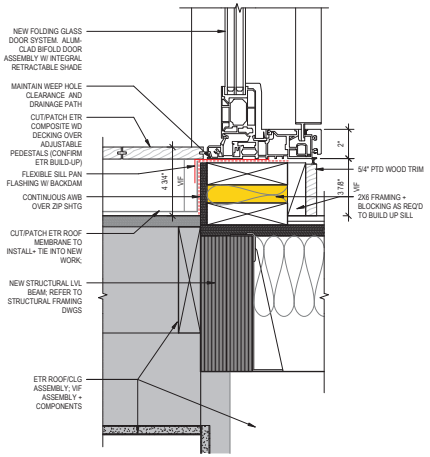
DETAIL @ BIFOLD DOOR HEAD

2 3" = 1'-0"



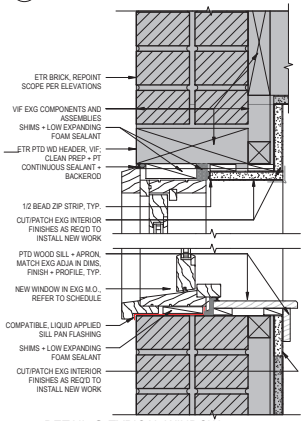
DETAIL @ RIDGE

1 3" = 1'-0"



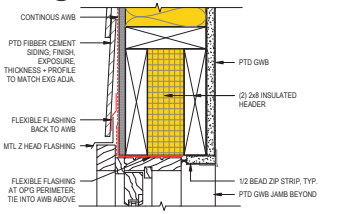
DETAIL @ BIFOLD DOOR SILL

3 3" = 1'-0"



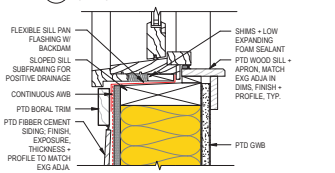
DETAIL @ TYPICAL WINDOW REPLACEMENT IN MASONRY WALL

9 3" = 1'-0"



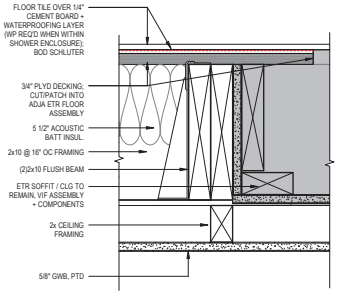
DETAIL @ WINDOW HEAD

6 3" = 1'-0"



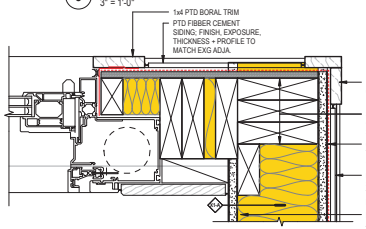
DETAIL @ WINDOW SILL

7 3" = 1'-0"



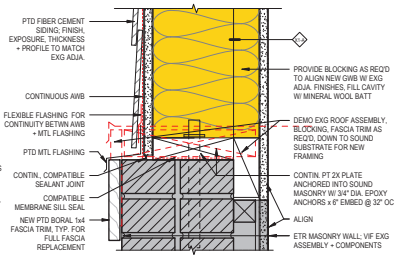
DETAIL @ INFILL FLOOR ABOVE KITCHEN

11 3" = 1'-0"



DETAIL @ BIFOLD JAMB / CORNER

14 3" = 1'-0"



DETAIL @ LEVEL 4 ADDITION BASE OF WALL

8 3" = 1'-0"

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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE: DETAILS

SHEET NUMBER: A-500

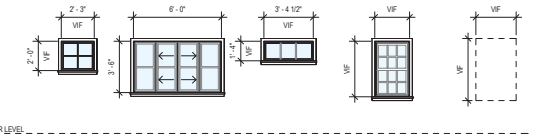
ROOM FINISH SCHEDULE

LEVEL	ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	COMMENTS
EXG. BASEMENT							
EXG. BASEMENT	002	MECHANICAL	ETR	ETR	ETR	ETR	
EXG. BASEMENT	001	BASEMENT	ETR	ETR	ETR	ETR	
EXG. L1							
EXG. L1	102	KITCHEN	NEW TILE	NEW PTD WOOD (PROFILE TO MATCH EXG ADJACENT); PT ETR	PATCH AND PAINT ETR, ENTIRE ROOM	NEW PTD GWB, PT ETR WALL FINISHES	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. L1	101	DINING ROOM	SAND AND REFINISH ETR WOOD	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L1	100	LIVING ROOM	SAND AND REFINISH ETR WOOD	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L1	103	BAR	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L2							
EXG. L2	200	OFFICE	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L2	201	STAIRS	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L2	204	BATHROOM	NEW TILE	NEW TILE	NEW TILE	NEW PTD GW	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. L2	205	BEDROOM	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. L2	206	CLOSET	NEW LOW-PILE CARPET	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	NEW PTD GWB, PT ETR WALL FINISHES	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. L2	206	BATHROOM	NEW TILE	NEW TILE	NEW TILE	NEW PTD GW	COORD W/ CLIENT AND DESIGNERS ON COLORS AND FINISHES
EXG. UPPER L3							
EXG. UPPER L3	303	LOUNGE	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. UPPER L3	302	STAIRS	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. UPPER L3	301	BATH	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG. UPPER L3	300	BEDROOM	ETR	PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	PATCH AND PAINT ETR PER PLANS	
EXG L4							
EXG L4	400	L4 LOUNGE	NEW LOW-PILE CARPET	NEW PTD WOOD (PROFILE TO MATCH EXG ADJACENT); PT ETR	NEW PTD GWB, PT ETR WALL FINISHES	NEW PTD GWB, PT ETR WALL FINISHES	

WINDOW SCHEDULE

WINDOW TAG	QTY	WINDOW WIDTH	WINDOW HEIGHT	OPERATION	Uw	SHGC	DESCRIPTION
W1	1	2' - 3"	2' - 0"	FIXED	0.32 MAX	0.35 - 0.40	NEW WINDOW TO REPLACE EXG, IN ETR M.O.
W2	1	6' - 0"	3' - 6"	BIFOLD, WITH SCREEN	0.32 MAX	0.35 - 0.40	NEW WINDOW IN EXISTING MODIFIED FRAME WALL
W3	1	3' - 4 1/2"	1' - 4"	FIXED	0.32 MAX	0.35 - 0.40	NEW WINDOW TO REPLACE EXG, IN ETR M.O.
W4	4	<varies>	<varies>	<varies>	0.32 MAX	0.35 - 0.40	NEW WINDOW IN EXISTING WINDOW OPENING
W5	1	2' - 3 1/2"	3' - 9 1/2"	DOUBLE HUNG, WITH SCREEN	0.32 MAX	0.35 - 0.40	EXISTING WINDOW TO BE SALVAGED AND RE-INSTALLED, DIMS TO BE VIF.

Grand total: 8 8



FLOOR LEVEL

W1 FIXED, REPLACE EXG IN EXG M.O. WOOD WINDOW

W2 BIFOLD W/ SCREEN, IN EXG MODIFIED FRAME WALL WOOD WINDOW

W3 FIXED, REPLACE EXG IN EXG M.O. WOOD WINDOW

W4 DOUBLE HUNG, REPLACE EXG IN FRAME WALL WOOD WINDOW PROVIDE FE15 UL752 L3 SECURITY RATING @ 7TH ST LEVEL 1 WDWS

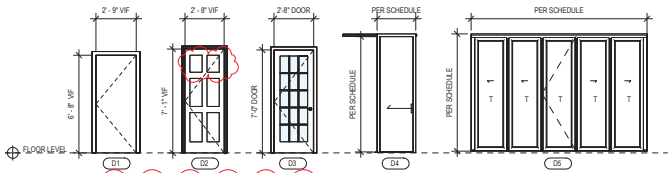
W5 ETR WINDOW, SALVAGED + RE-INSTALLED

*NOTE: DIMENSIONS SHOWN FOR WINDOWS ARE FRAME DIMENSIONS

DOOR SCHEDULE

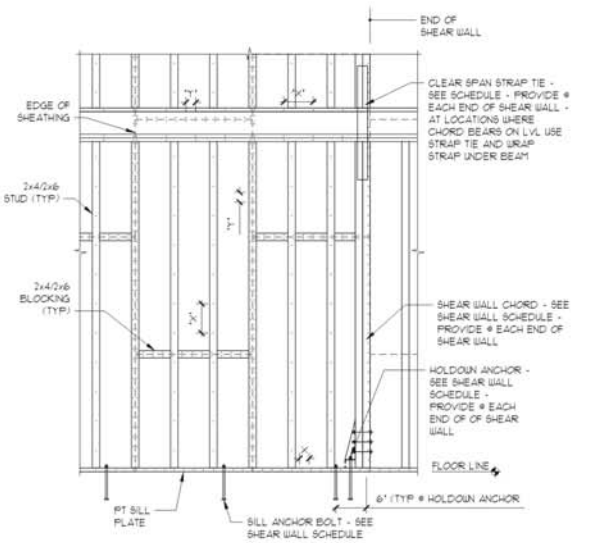
DOOR TAG	QTY	TYPE	WIDTH	HEIGHT	HARDWARE SET	COMMENTS
D1	1	HM	2' - 9"	6' - 8"		INSULATED HOLLOW METAL DOOR WITH WEATHERSTRIPPING AND SWEEP. DIMS TO BE VIF.
D2	2	WD	2' - 8"	7' - 1"		NEW FRONT ENTRY DOOR, DIMS TO BE VIF.
D3	1	ETR	2' - 8"	7' - 0"		NEW REAR DOOR AND SCREEN DOOR TO REPLACE EXISTING W/ OPPOSITE SWING, DIMS TO BE VIF.
D4	1	WD	2' - 7 1/8"	6' - 8"		SURFACE MOUNTED BARN STYLE DOOR WITH ACOUSTICAL SEALS AND PRIVACY LOCK
D5	1	WD	9' - 0"	6' - 8"		ACCORDIAN STYLE FOLDING DOOR SYSTEM, BOD ALUM CLAD BI-FOLD DOOR W/ SCREEN. SHGC 0.35-0.40, MAX U-0.32

Grand total: 6



NOTES:
1. PROVIDE TEMPERED SAFETY GLAZING AT ALL GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING DOORS.
2. PROVIDE TEMPERED SAFETY GLAZING IN ALL INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.
3. PROVIDE TEMPERED SAFETY GLAZING WHERE ALL OF THE FOLLOWING CONDITIONS EXIST: EXPOSED AREA OF INDIVIDUAL PANE IS GREATER THAN 9 SF, THE BOTTOM EDGE OF GLAZING IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE OF GLAZING IS GREATER THAN 36" ABOVE THE FLOOR, AND GLAZING IS WITHIN 36" OF A WALKING SURFACE.
4. ALL GLAZING SHALL BE TESTED IN ACCORDANCE W/ CPSC 16CFR 1201 AS REQUIRED BY IBC 2018 TABLE 2406.2(1). GC TO PROVIDE SHOP DWGS FOR REVIEW/APPROVAL
5. ALL SAFETY GLAZING SHALL BE IDENTIFIED BY A MANUF'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUF. OR INSTALLER, AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES.
6. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.

WINDOW + DOOR TYPES
1/4" = 1'-0"



PROVIDE FURRING OR BACKING OF THICKNESS AS REQUIRED TO MAINTAIN A COMMON WALL PLANE AT ALL WOOD STUD WALL SURFACES WHICH ARE ONLY PARTIALLY SHEATHED WITH WOOD STRUCTURAL PANEL. COORDINATE AND ADJUST HEAD, JAMB AND SILL DETAILS AS REQUIRED FOR PROPER OVERALL WALL THICKNESS.

INDIVIDUAL PIECES OF WOOD STRUCTURAL PANEL SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR 8 SQ. FT. IN AREA.

"x" INDICATES FIELD NAILING SPACING. "Y" INDICATES EDGE SPACING - SEE SHEAR WALL SCHEDULE

1/A600 TYP SHEAR WALL ELEVATION
SCALE: 1/2" = 1'-0"

SHEAR WALL SCHEDULE

MARK	SHEATHING MATERIAL	MATERIAL THICKNESS			FASTENER & EDGE SPACING	ANCHOR BOLT	RIM BOARD/BLOCKING TO TOP PL	2x BOTTOM PL ANCHORAGE
SW	APA RATED WOOD STRUCTURAL PANEL	7/16"	ONE SIDE	BLOCKED EDGES	10d NAILS @ 4"	N/A	16d TOE-NAIL @ 4"	16d NAIL @ 6"

NOTES: 1. See plans for location and minimum length of panels. For lengths not indicated on plan, provide specified wall bracing for full length of wall. 2. Provide full height chord studs at edges of openings within shear wall (if applicable) and at ends of shear walls. 3. Wood structural panel sheathing panels shall not be less than 4'-0" x 8'-0", except at boundaries and changes in framing. 4. Panels may be installed either horizontally or vertically. 5. Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by windows and doorways or as designated on plans. For hold-down requirement, refer to plans and hold-down schedule. 6. Nails for gypsum board attachment shall be cooler type nails. Nails for wood structural panel attachment shall be common type nails. 7. Intermediate framing to be 2x minimum members. Attach gypsum board sheathing to intermediate framing with 1d cooler nails a 7". Attach wood structural panel sheathing to intermediate framing with 8d common nail at 12". 8. See typical shear wall construction elevation and shear wall details.

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 E MARKET STREET
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PHONE:

RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

ISSUE / REVISION

These drawings are instruments of service and shall remain the property of Plumbob LLC, dba Onion Flats Architecture, whether the project for which they are created is executed or not. These drawings shall not be used by anyone on other projects, for additions to this project, or for completion of this Project by others except by agreement in writing and with the appropriate compensation to Plumbob LLC. Submission or distribution of these drawings to meet official regulations or for other purposes in connection with this Project is not to be construed as publication or derogation of Plumbob LLC's rights. These electronic files, reproducibles, or prints have been issued for the convenience of the Owner and Contractor. No changes, alterations, additions, or deletions may be made to these documents except by the Architect. No reproducible copies are to be made to these drawings without the prior written authorization of the Architect.

PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
DOOR + WINDOW SCHEDULES

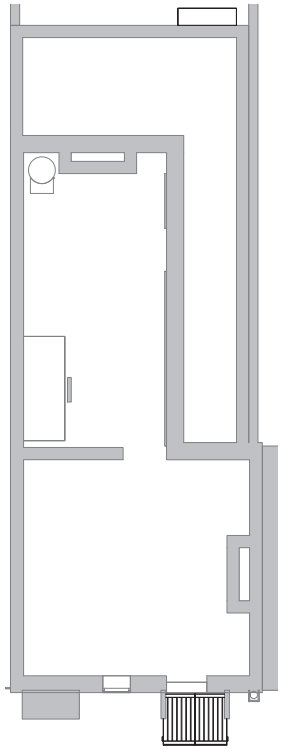
SHEET NUMBER:
A-600

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

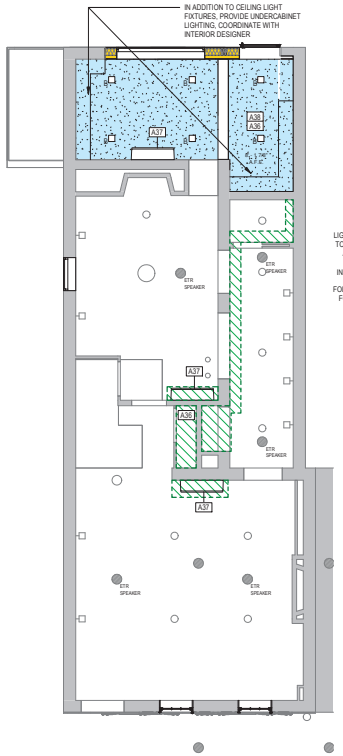
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A36	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED TO ROUTE NEW HVAC AND PLUMBING, THIS AREA.
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS, REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.
A38	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED FOR RENOVATIONS. MATCH ADJACENT PAINT AND FINISHES.

LIGHT FIXTURE SCHEDULE

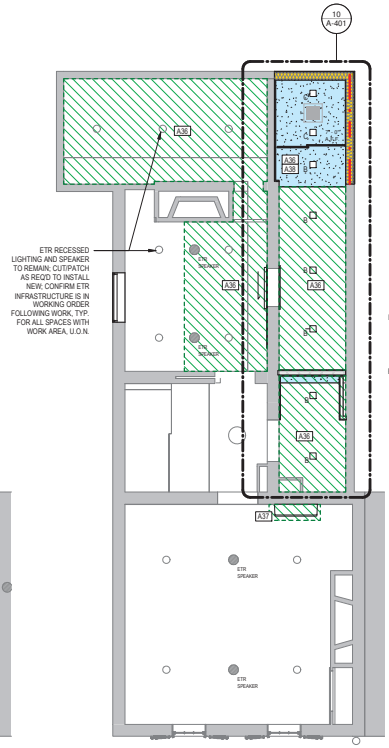
MARK	FIXTURE TYPE	QTY	DESCRIPTION
A	WALL SCONCE, DAMP RATED	3	Light Sconce
B	RECESSED, WET RATED	12	RSQ Square Recessed Baffle LED Trims
C	RECESSED, VAPOR TIGHT + WET RATED	2	RSQ Square Recessed Baffle LED Trims
D	LOW PROFILE SURFACE MTD DOWNLIGHT	5	SURFACE MOUNTED LOW-PROFILE DOWNLIGHT



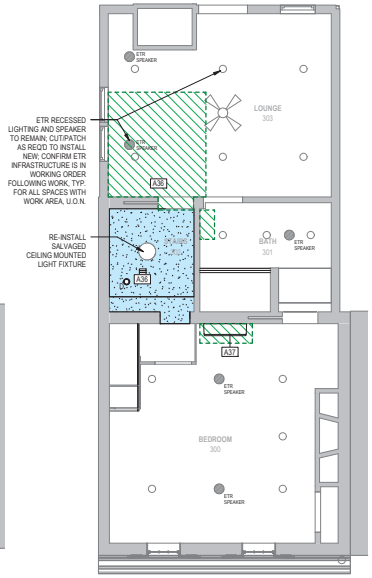
1 BASEMENT - RCP
1/4" = 1'-0"



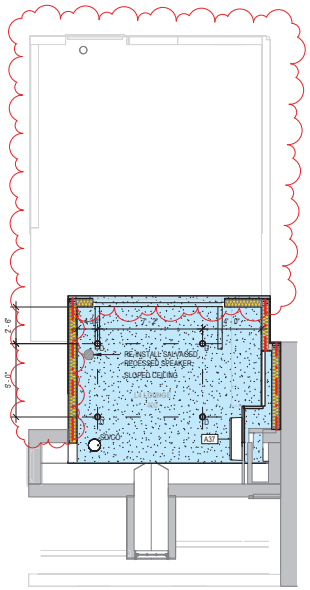
2 LEVEL 1 - RCP
1/4" = 1'-0"



3 LEVEL 2 - RCP
1/4" = 1'-0"



4 LEVEL 3 - RCP
1/4" = 1'-0"



5 LEVEL 4 - RCP
1/4" = 1'-0"

ARCHITECT OF RECORD:
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RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

ISSUE / REVISION

HC REV 11/16/2026

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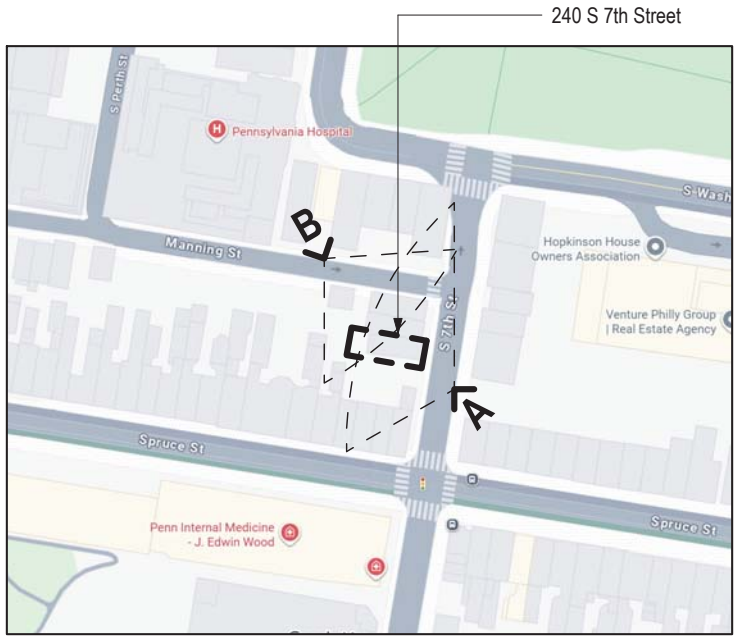
PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
A-700

240 S 7TH ST
SUBMITTED FOR THE NOVEMBER
HISTORICAL COMMISSION MEETING



Area Map



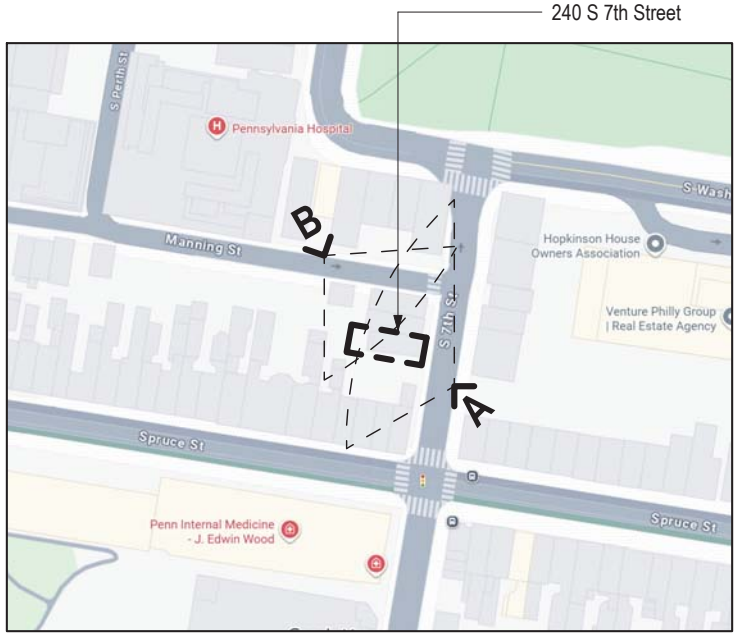
A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 MARKET STREET
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(215) 426-6466

DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: EXISTING CONDITIONS IMAGES	SHEET NUMBER: HC-001



Area Map



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:

ONION FLATS ARCHITECTURE

126 MARKET STREET
PHILADELPHIA, PA 19106
(215) 426-6466

DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: PROPOSED MASSING	SHEET NUMBER: HC-002

RENOVATIONS TO 240 S. 7TH STREET

ARCHITECTURAL LEGEND

GRID LINE SYMBOL — 0
DIMENSION — 3' - 0"
REFERENCE ELEVATION — Name / Elevation
WALL TYPE TAG
ROOM NUMBER — Room name 101
WINDOW TYPE — 6
DOOR TYPE — 1fl
FLOOR TAG — fl1
KEYNOTE TAG — ?

BUILDING SECTION — 1 / A101
BUILDING ELEVATION — 1 / A101
INTERIOR ELEVATION — 1 / A101 SIM
DETAIL — 1 / A101 SIM
NORTH ARROW
CEILING HEIGHT — This is a sample description 1'-0" A.F.F.

BATT INSULATION
BRICK
CELLULOSE INSULATION
CONCRETE
EARTH / COMPACT FILL
GYPSUM WALL BOARD
GYPSUM WALL BOARD
GRAVEL / POROUS FILL
RIGID INSULATION SLOPED
SHEATHING

ABBREVIATIONS

AB	ANCHOR BOLT	FAB	FLUID APPLIED AIR BARRIER	OPNG	OPENING
ACI	AMERICAN CONCRETE INSTITUTE	FAR	FLOOR AREA RATIO	OPP HD	OPPOSITE HAND
		FC	FIBER CEMENT	OSB	ORIENTED STRAND BOARD
ACST	ACOUSTIC	FD	FLOOR DRAIN		
ADDL	ADDITIONAL	FGL	FIBERGLASS	PARG	PARGING
ADJ	ADJACENT	FDN	FOUNDATION	PC	PRECAST
AFF	ABOVE FINISHED FLOOR	FIN	FINISH	PC	PRECAST CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION	FIXT	FIXTURE	PCF	POUNDS PER CUBIC FOOT
AHU	AIR HANDLING UNIT	FLASH	FLASHING	PED	PEDESTAL
ALT	ALTERNATE	FLR	FLOOR	PERIM	PERIMETER
APT	APARTMENT	FO	FACE OF	PENET	PENETRATION
ASSY	ASSEMBLY	FRMG	FRAMING	PERP	PERPENDICULAR
ARCH	ARCHITECTURAL	FS	FAR SIDE	PL	PLATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FT	FIRE TREATED	PLAS	PLASTER
		FTG	FOOTING	PLUMB	PLUMBING
		FURG	FURRING	PLWD	PLYWOOD
BALC	BALCONY	FUT	FUTURE	PNL	PANEL
BR	BEDROOM			PR	PAIR
BLDG	BUILDING	GALV	GALVANIZED	PRCST	PRECAST
BLKG	BLOCKING	GB	GRAB BAR	PREFIN	PREFINISH(ED)
BOT	BOTTOM	GC	GENERAL CONTRACTOR	PRKG	PARKING
BRG	BEARING	GFRC	GLASS FIBER REINFORCED CONCRETE	PREM	PREMOLDED
BRS	BACKER ROD & SEALANT			PROP	PROPERTY
BSMT	BASEMENT	GL	GLASS	PSI	POUNDS PER SQUARE INCH
BS	BRICK SHELF	GRAN	GRANULAR	PSF	POUNDS PER SQUARE FOOT
BTWN	BETWEEN	GR BM	GRADE BEAM	PT	PRESSURE TREATED
		GT	GROUT	PTD	PAINTED
CAB	CABINET	GYP	GYPSUM		
CBB	CONCRETE BACKER BOARD			RA	RETURN AIR
CJ	CONTROL JOINT	H	HORIZONTAL (USED W/ REINF.)	RD	ROOF DRAIN
CB	CORNER BEAD	HDR	HEADER	REF	REFRIGERATOR
CL	CENTERLINE	HDW	HARDWARE	REINF	REINFORCING
CER	CERAMIC	HK	HOOK	REQD	REQUIRED
CFLG	COUNTERFLASHING	HM	HOLLOW METAL	RET	RETURN
CFMF	COLD FORMED METAL FRAMING	HNDRL	HANDRAIL	REV	REVISION
CJ	CONSTRUCTION JOINT	HORIZ	HORIZONTAL	RF	ROOF
CJNT	CONTROL JOINT	HP	HIGH POINT	RI	RIDGID INSULATION
CL	CENTER LINE	HT	HEIGHT	RO	ROUGH OPENING
CLG	CEILING	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RM	ROOM
CLO	CLOSET				
CMU	CONCRETE MASONRY UNIT			S	SOUTH
COL	COLUMN	IAQ	INDOOR AIR QUALITY	SA	SUPPLY AIR
COMP	COMPRESSIBLE	ID	INSIDE DIAMETER	SCHED	SCHEDULE
CONC	CONCRETE	IE	INVERT ELEVATION	SECT	SECTION
CONN	CONNECTION	IF	INSIDE FACE	SHTHG	SHEATHING
CONST	CONSTRUCTION	INCL	INCLUDED	SIM	SIMILAR
CONT	CONTINUOUS	INSUL	INSULATION	SLNT	SEALANT
CONTR	CONTRACTOR	INT	INTERIOR	SM	SHEET METAL
COORD	COORDINATE			SOG	SLAB-ON-GRADE
CSMT	CASEMENT	JAN CLO	JANITOR CLOSET	SPEC	SPECIFICATIONS
CW	CAVITY WEEP	JST	JOIST	SPKLR	SPRINKLER
CV	CAVITY VENT	JT	JOINT	STAGG	STAGGERED
				STD	STANDARD
DBL	DOUBLE	K	KIPS (1000 LB.)	SST	STAINLESS STEEL
DEMO	DEMOLITION	KSF	KIPS PER SQUARE FOOT	STAG	STAGGERED
DET	DETAIL	KSI	KIPS PER SQUARE INCH	STC	SOUND TRANSMISSION CLASS
DEVELOP	DEVELOPMENT			STL	STEEL
DIAG	DIAGONAL	LAV	LAVATORY	STRUCT	STRUCTURAL
DIA	DIAMETER	LD BRG	LOAD-BEARING	SUPP	SUPPORT
DIM	DIMENSTION	LL	LIVE LOAD		
DL	DEAD LOAD	LLH	LONG LEG HORIZONTAL	T&G	TONGUE & GROOVE
DN	DOWN	LLV	LONG LEG VERTICAL	TEMP	TEMPORARY
DR	DRAIN	LP	LOW POINT	TOC	TOP OF CONCRETE
DS	DOWNSPOUT	LR	LIVING ROOM	TOW	TOP OF WALL
DT	DRAINTILE	LTWT	LIGHT WEIGHT	TOL	TOLERANCE
DWG	DRAWING	LVL	LAMINATED VENEER LUMBER	TOW	TOP OF WALL
DWL	DOWEL	LWC	LIGHTWEIGHT CONCRETE	TPO	THERMOPLASTIC POLYOLEFIN
				TWF	THROUGH WALL FLASHING
EA	EACH	MAINT	MAINTENANCE	TYP	TYPICAL
EER	ENERGY EFFICIENCY RATIO	MAS	MASONRY		
EF	EACH FACE	MAX	MAXIMUM	UCD	UNDERCUT DOOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
		MED	MEDIUM		
EJ	EXPANSION JOINT	MET	METAL	V	VERTICAL (USED W/ REINF.)
EL	ELEVATION	MEZZ	MEZZANINE	VAR	VARIES
ELEC	ELECTRIC	MFR	MANUFACTURER	VB	VAPOR BARRIER
ELEV	ELEVATOR	MIN	MINIMUM	VERT	VERTICAL
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ENGR	ENGINEER	ML	METAL LATH	VR	VAPOR RETARDER
EO	ELECTRIC OUTLET	MO	MASONRY OPENING		
EMBMT	EMBEDMENT	MR	MOISTURE RESISTANT	W	WEST
EP	ELECTRIC PANEL	MRT	MARBLE THRESHOLD	W/	WITH
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MTD	MOUNTED	W/O	WITHOUT
		MTL	METAL	WB	WEATHER BARRIER
EQ	EQUAL			WC	WATER CLOSET
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	WD	WOOD
EQUIV	EQUIVALENT	NO	NUMBER	WDW	WINDOW
ETC	ETCETERA	NS	NEAR SIDE	WH	WATER HEATER
ETR	EXISTING TO REMAIN	N-S	NORTH-SOUTH	WP	WORK POINT
EW	EACH WAY	NTS	NOT TO SCALE	WS	WATER STOP
E-W	EAST-WEST			WWF	WELDED WIRE FABRIC
EXH	EXHAUST	OC	ON CENTER		
EXIST	EXISTING	OD	OUTSIDE DIAMETER	XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)
EXP	EXPANSION	OF	OUTSIDE FACE		
EXT	EXTERIOR				

PROJECT DESCRIPTION

PROPOSED ALTERATIONS:
LEVEL 1: KITCHEN RECONFIGURATION, NEW HVAC EQUIPMENT, NEW MASONRY OPENING BETWEEN INTERIOR SPACES
LEVEL 2: BATHROOM RECONFIGURATION, NEW HVAC EQUIPMENT, NEW CLOSET FITOUT
LEVEL 3: NEW HVAC EQUIPMENT
LEVEL 4: NEW HVAC EQUIPMENT

PROPOSED ADDITIONS:
LEVEL 2: 45 SF ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE
LEVEL 4: 61 SF FLOOR AREA ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE

SOLAR CANOPY:
PROPOSED RAISED SOLAR CANOPY STRUCTURE ABOVE LEVEL 4 EXISTING TO REMAIN ROOF DECK. TOP OF CANOPY STRUCTURE + PV COLLECTORS TO BE MAX. 9'-0" ABOVE ROOF SURFACE.

CODE REVIEW

APPLICABLE CODES	INTERNATIONAL EXISTING BUILDING CODE 2021 (IEBC 2021 / THE PHILADELPHIA EXISTING BUILDING CODE W/ LOCAL AMENDMENTS) INTERNATIONAL RESIDENTIAL CODE 2021 (IRC 2021 / THE PHILADELPHIA RESIDENTIAL CODE W/ LOCAL AMENDMENTS) INTERNATION ENERGY CONSERVATION CODE 2021 (IECC 2021 / THE PHILADELPHIA ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS)	
PROJECT TYPE	ALTERATION LEVEL 1/2 AND ADDITION TO EXISTING SINGLE FAMILY TOWNHOUSE	
ADDRESS	**240 S 7TH STREET, PHILADELPHIA PA 19106**	**CODE SECTION**
BUILDING AREA	2,507 GSF (EXCLUDING BASEMENT)	
USE	R-3 SINGLE FAMILY RESIDENTIAL	310.4
HEIGHT	4 STORIES, 37'-4" FT	504.3
CONSTRUCTION TYPE	VB	602.5

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 601

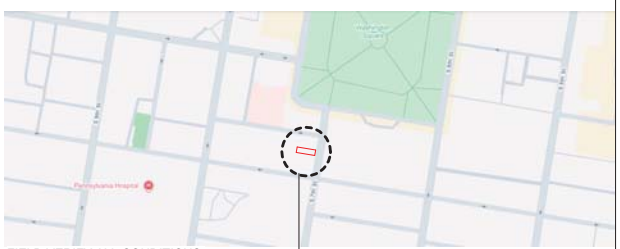
BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS:	
EXTERIOR	FSD < 5 = 1 HOUR 5 ≤ FSD< 10 = 1 HOUR 10 ≤ FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
NON BEARING WALLS & PARTITIONS	
EXTERIOR	FSD < 5 = 1 HOUR 5 ≤ FSD< 10 = 1 HOUR 10 ≤ FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS).	0 HOUR

ENERGY CODE
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT — TABLE R402.1 (N1102.1.3)

	REQUIRED	PROPOSED
CLIMATE ZONE	4, NON MARINE	
FENESTRATION U-FACTOR	0.32	0.32
GLAZED FENESTRATION SHGC	0.40	0.40
CEILING R-VALUE	49	49
MASS WALL R-VALUE	8/13	N/A
WOOD FRAMED WALL R-VALUE	20 OR 13+5	21
FLOOR R-VALUE	19	N/A
BASEMENT WALL R-VALUE	10/13	N/A
SLAB R-VALUE & DEPTH	10, 2 FT	N/A
CRAWLSPACE R-VALUE	10/13	N/A

ENERGY CODE COMPLIANCE
RESCHECK REPORT IS ATTACHED. NOTE THAT RESCHECK SOFTWARE DOES NOT HAVE A IECC 2021 VERSION THAT INCORPORATES PHILADELPHIA'S LOCAL EDITS, VIA BILL BILL NO. 250644. LOCAL EDITS RELATED TO R402 ARE IDENTICAL TO IECC 2018 R402, THEREFORE, WE'VE INCLUDED VERSIONS OF RESCHECK THAT SUPPORT IECC 2021 AS WELL AS IECC 2018, FOR COMPLIANCE CONSIDERATION.

VICINITY MAPS (NTS)



FIELD VERIFY ALL CONDITIONS AND DIMENSIONS

ALL DIMENSIONS PROVIDED ARE ESTIMATED AND MUST BE FIELD VERIFIED. CONTACT THE PROJECT ARCHITECT WITH ANY DISCREPANCIES

DRAWING INDEX

SHEET #	SHEET NAME	ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
A-001	DEMOLITION PLANS	09/21/2026		
A-002	DEMOLITION PLANS	09/21/2026		
A-100	ARCHITECTURAL FLOOR PLANS	09/21/2026		
A-101	ARCHITECTURAL FLOOR PLANS	09/21/2026	2	11/05/2026
A-201	EXTERIOR ELEVATIONS	09/21/2026	2	11/05/2026
A-202	EXTERIOR ELEVATIONS	09/21/2026	2	11/05/2026
A-203	EXISTING PHOTOS	09/21/2026		
A-301	BUILDING SECTIONS	09/21/2026	2	11/05/2026
A-302	BUILDING SECTIONS	09/21/2026	2	11/05/2026
A-401	ENLARGED BATHROOM PLANS, RCPS + INTERIOR ELEVATIONS	09/21/2026		
A-500	DETAILS	09/21/2026	2	11/05/2026
A-600	DOOR + WINDOW SCHEDULES	09/21/2026		
A-700	REFLECTED CEILING PLAN	09/21/2026		

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER'S REPRESENTATIVE ANY ERROR, INCONSISTENCY, OR OMMISSION HE/SHE MAY DISCOVER. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONSTRUCTION DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK. THE TERM "OWNER" HEREIN REFERS TO THE PARTY WITH WHOM THE GENERAL CONTRACTOR HAS CONTRACTED TO PERFORM THE WORK.
2. THE CONTRACTOR, IMMEDIATELY UPON APPROVAL OF CONSTRUCTION PRICING, SHALL PREPARE AND SUBMIT FOR THE OWNER'S INFORMAITON AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE SCHEDULE SHALL BE SUBMITTED WITHIN THREE (3) DAYS OF APPROVAL DATE.
3. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR ARCHITECT, ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND UPDATED REGULARLY TO MAINTAIN AND RECORD ALL CHANGES MADE DURING CONSTRUCTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL CONSTRUCTION AND DESIGN DOCUMENTS SUPPLIED BY ONION FLATS ARCHITECTURE, ANY CONSTRUCTION WORK PERTAINING TO OWNER'S CONSULTANTS SHALL BE HANDELED BY OWNER'S SPECIFIC VENDORS.
5. EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP AND REMOVAL OF DEBRIS AS RELATED TO THEIR TRADE. SPACE SHALL BE LEFT CLEAN AND READY FOR NEXT TRADE. A FINAL PHASE CONTRACTOR SHALL LEAVE AREA CLEAN FOR OWNER MOVE-IN.
6. WALL CONSTRUCTION DIMENSIONS ARE FROM FACE OF STUD U.N.O. CONTRACTOR SHALL COMPENSATE FOR SUCH WHEN LAYING OUT OR MEASURING.
7. ELECTRICAL DIMENSIONS ARE DIMENSIONED FROM FACE OF WALL TO CENTERLINE OF LOCATION U.N.O.
8. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, CONTRACTOR TO PROVIDE AND PAY FOR ALL PERMITS, LABOR, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. CONTRACTOR TO PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR WORK OR PORTIONS THEREOF PROVIDED BY CONTRACTOR, WHICH ARE LEGALLY ENACTED AT TIME OF CONSTRUCTION.
9. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING CONTRACTORS' BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, THECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMMISSIONS OF THE CONTRACTORS' EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
11. CONTRACTOR AT ALL TIMES SHALL ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG CONTRACTORS' EMPLOYEES, AND WILL NOT EMPLOY ON THE PROJECT ANY UNFIT EMPLOYEES OR ANYONE NOT SKILLED IN THE TASK ASSIGNED TO THEM.
12. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPOERLY APPROVED AND AUTHORIZED MAY BE CONSIDERED DEFECTIVE AND WILL BE REMOVED & REPLACED AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED AND TO HAVE READ AND BE THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS. FAILURE OR OMMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM OBLIGATION IN RESPECT TO HIS/HER WORK.
14. ALL FINISHES SPECIFIED OR NOT SHALL BE APPROVED BY OWNER/ARCHITECT FOR SUITABILITY PRIOR TO PURCHASE AND APPLICATION.
15. WHERE SPECIFIC ITEMS REQUIRE EXTENDED LEAD TIMES PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY OWNER/ARCHITECT AS WELL AS TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES AND/OR FINISHES.
16. ALL CONSTRUCTION TO BE PER APPLICABLE AND GOVERNING CODES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY ONION FLATS ARCHITECTURE OF ANY CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND GOVERNING CODES PRIOR TO BEGINNING CONSTRUCTION.
17. ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE, BUT ARE NOT INTENDED TO BE AND SHOULD NOT BE SCALED.
18. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO SUBMISSION OF PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AS WELL AS THE NATURE AND SCOPE OF THE WORK. NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS OR DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
19. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND CHARACTERISTIC OF ALL MECHANICAL AND ELCTRICAL EQUIPMENT AND PREPARE ALL SURFACES ACCORDINGLY.
20. "TYPICAL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
21. ALL GYPSUM BOARD PARTITION RETURNS SHALL HAVE METAL "L" CORNER BEADS FLOOR TO CEILING.
22. 'ALIGN' MEANS SIULAR COMPONENTS OF CONSTRUCTION (E.G. WALLS, JAMBS, ETC.) SHALL ALIGN ACROSS VOIDS OR WITH EXISTING WALL.
23. GENERAL CONTRACTOR TO COORDINATE KEYING SYSTEMS WITH OWNER.
24. ANY ACCESS OR PENETRATION ON SOUND INSULATION PORTION OF WALLS BY PIPES, DUCS, AND OTHER ELEMENTS IN THE PLENUM IS TO BE SEALED OFF TO PREVENT SOUND TRANSMISSION.
25. CONTRACTOR IS TO PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS AS NECESSARY.
26. CONTRACTOR SHALL FLASH PATCH AREAS WHERE FLOOR IS ROUGH AND CRACKED PRIOR TO INSTALLATION OF FLOORING AND IS TO REMOVE ALL OBSTRUCTIONS, AND IS TO PROVIDE AN EVEN FLOOR IN TIME FOR SCHEDULED FLOORING INSTALLATION.
27. SLAB IS NOT TO EXCEED 1/8" SLOPE PER EVERY 10'-0" UNDER ALL MILLWORK.
28. ALL WALL ANGLES ARE EITHER NINETY (90) DEGREES OR FORTY-FIVE (45) DEGREES U.N.O.
29. ALL REQUIRED FIREPROOFING IS TO BE U.L. APPROVED.
30. FIRE RESISTIVE SYSTEMS SHALL BE FIREBLOCKED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS
31. ALL PENETRATIONS IN A FIRE RATED SYSTEM SHALL BE FILLED WITH FIRESTOPPING MATERIAL AS REQUIRED BY LOCAL CODE
32. OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, OR MAKE CHANGES ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, AND THE PROCEEDURES SHALL THEN BE PROVIDED FOR IN A CHANGE OF WORK REQUEST. NO SUCH CLAIM SHALL BE VALID UNLES SO MADE IN A TIMELY MANNER. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
33. IF CONTRACTOR CLAIMS THAT ANY REVISION IN THE DRAWINGS INVOLVES EXTRA COST UNDER THE CONTRACT, HE/SHE SHALL GIVE OWNER WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIMEFRAMR AFTER RECEIPT OF SUCH INSTRUCTIONS. IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURES SHALL THEN BE PROVIDED FOR IN THE CHANGE ORDER REQUEST OUTLINING ANY ADDITION OR REDUCTION IN THE COST, AND ANY POSSIBLE SCHEDULE IMPACT. NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
34. OWNER/ARCHITECT WILL CONDUCT A JOB PUNCHLIST WHEN CONSTRUCTION OR AGREED PHASED PORTIONS THEREOF ARE SUBSTANTIALLY COMPLETE. CONSTRUCTION IS CONSIDERED TO BE SUBSTANTIALLY COMPLETE WHEN ALL ITEMS SPECIFIED, SHOWN OR DETAILED IN THE CONTRACT DOCUMENTS HAVE BEEN COMPLETED.
35. THE CONTRACTOR SHALL BE REPSONSIBLE FOR FILING ALL PHASES OF THE WORK AS REQUIRED BY FEDERAL, STATE, COUNTY, AND MUNICIPAL LAW.
36. CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
37. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED TO MEET SAFETY CODES AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
38. CONTRACTOR SHALL FURNISH AND INSTALL ANY AND ALL ITEMS REQUIRED TO MEET ACCESSIBILITY STANDARDS AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
39. EXTERNAL STRINGS REPRESENT NOMINAL DIMENSION STRINGS
40. THE EXTENT OF SEALANT INSTALLATION INCLUDES, BUT IS NOT LIMITED TO DETAILS ON THE DRAWINGS. INTERSECTIONS OF ALL DISSIMILAR MATERIALS U.N.O. OR AS RECOMMENDED BY THE CORRESPONDING PRODUCT MANUFACTURER, ARE TO RECEIVE SEALANTS COMPATIBLE WITH ADJACENT MATERIALS. INSTALL SEALANT BETWEEN SIMILAR MATERIALS AS SPECIFIED.
41. WORK NOT INDICATED ON PART OF THE DRAWINGS BUT REASONABLY IMPIED TO BE SIMLAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
42. IN CASE OF CONFLICT BETWEEN CONTRACT DOCUMENT DETAILS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL GOVERN.
43. JOBSITE PROTECTION AND SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
44. ALL WORK SHALL CONFORM WITH THE IRC, IEBC AND IECC CODE 2021 EDITION
45. CONTRACTOR SHALL REVIEW AND REPORT ON THE EXTENT OF 1) ITEMS TO BE RELOCATED OR REMOVED BY RESIDENT IN ORDER TO PERFORM THE WORK, 2) EXISTING CONDITIONS REQUIRING REMEDIATION PRIOR TO COMMENCING THE WORK, AND 3) ANY OTHER ISSUES THAT MAY IMPACT THE CONTRACTORS' ABILITY TO PERFORM THE WORK A MINIMUM OF 30 DAYS BEFORE COMMENCING THE WORK. DELAYS RESULTING FROM FAILURE TO COMPLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
46. ENVIRONMENTAL HAZARD NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR WORK THAT IMPACTS ANY ENVIRONMENTAL HAZARDS. CONTRACTOR SHALL REFER TO ENVIRONMENTAL REPORTS PROVIDED IN PROJECT SPECIFICATIONS AND SHALL COMPLY WITH ALL REGULATIONS REGARDING THE DISTURBANCE OF HAZARDOUS MATERIALS AND REQUIRED ABATEMENT WORK.
47. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, ASSEMBLIES, MATERIALS, PROFILES, DIMENSIONS AND CONSTRUCTION. DETAILS INCLUDED HEREIN ARE BASED OFF OF SURVEY INFORMATION AVAILABLE TO THE PROJECT TEAM AT THE TIME OF DESIGN. COMMENCEMENT OF THE WORK, INCLUDING SELECTIVE DEMOLITION AND SITE DISTURBANCE MAY UNVEIL CONDITIONS WHICH ARE NOT YET ACCURATELY REFLECTED IN THESE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DISCOVERIES PRIOR TO FABRICATION, ORDER OR INSTALLATION OF ANY COMPONENT.
48. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYPSUM BOARD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM
49. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR'S IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONTRACT CLOSEOUT
1. AT COMPLETION OF THE WORK, CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE CLEAN AND UNMARKED AND THE AREA IS FREE OF ALL CONSTRUCTION MATERIAL, DEBRIS AND DUST.
2. THREE COPIES OF WARRANTEES, GUARANTEES AND MANUFACTURERS' INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE SUBMITTED IN NOTEBOOK FORM AND ELECTRONICALLY TO THE OWNER AT THE TIME OF OCCUPANCY.
3. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY THE OWNER SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM, MATERIAL OR WORKMANSHIP THAT IS FOUND TO BE DEFECTIVE. INCLUDED OR AFFECTED WITHIN THE SCOPE OF THIS CONTRACT
4. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
5. CLOSE OUT DOCUMENTS TO INCLUDE THE FOLLOWING:
   a. CERTIFICATE OF SUBSTANTIAL COMPLETION
   b. PERMITS AND INSPECTIONS
   c. SUBCONTRACTOR DIRECTORY LIST
   d. GENERAL CONTRACTOR WARRANTY LETTER
   e. SUBCONTRACTOR WARRANTY LETTERS
   f. OPERATIONAL AND WARRANTY INFORMATION FOR ALL MATERIALS/PRODUCTS INSTALLED ON THE JOB.

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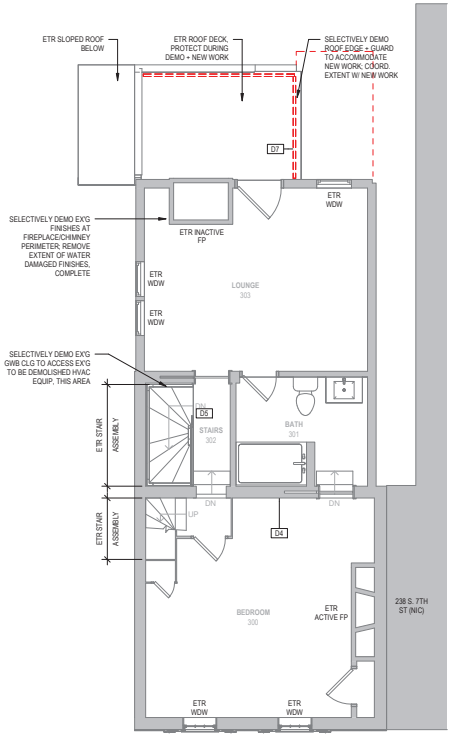
PLOT DATE: 10/13/2026
DRAWN BY: KHW

TITLE:
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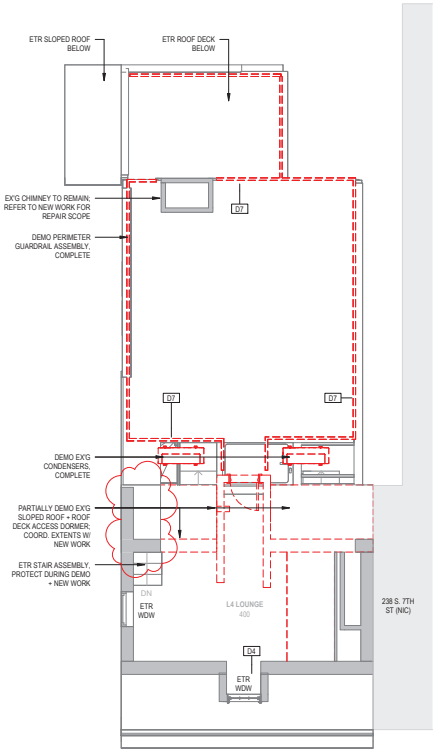
SHEET NUMBER:
A-000

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

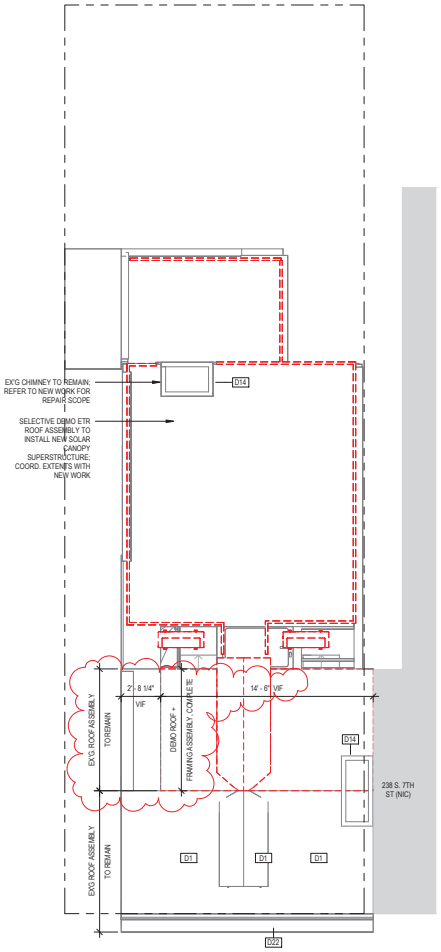
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
D1	DEMOLISH EXISTING SHINGLE ROOFING / ACCESSORIES DOWN TO EXISTING SHEATHING, COMPLETE. REMOVE/REPLACE DAMAGED SHEATHING IN KIND, TYP. ASSUME 20%. PREPARE SHEATHING FOR NEW WORK. AIR SEAL PATCHED SHEATHING TO EXIST.
D4	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP, COMPLETE.
D5	DEMOLISH EXISTING ABOVE-CEILING DUCT FAN COIL UNIT, COMPLETE.
D7	DEMOLISH EXISTING GUARDRAILS / RAILINGS, COMPLETE. REFER TO NEW WORK DRAWINGS FOR REPLACEMENT SCOPE.
D14	DEMOLISH EXISTING CHIMNEY CAP FLASHING, TRIM ACCESSORIES, ETC, AS REQUIRED TO REMOVE ANY DAMAGED OR DEGRADED MATERIALS.
D22	DEMO EXG METAL EDGE FLASHING, GUTTER AND HISTORICAL TRIM, COMPLETE. RETAIN SECTION OF TRIM TO MATCH HISTORICAL PROFILE. PREP FOR INSTALLATION OF NEW WORK.



1 LEVEL 3 - DEMOLITION PLANS
1/4" = 1'-0"



2 ATTIC - DEMOLITION PLAN
1/4" = 1'-0"



3 LEVEL 4 - DEMOLITION PLAN
1/4" = 1'-0"

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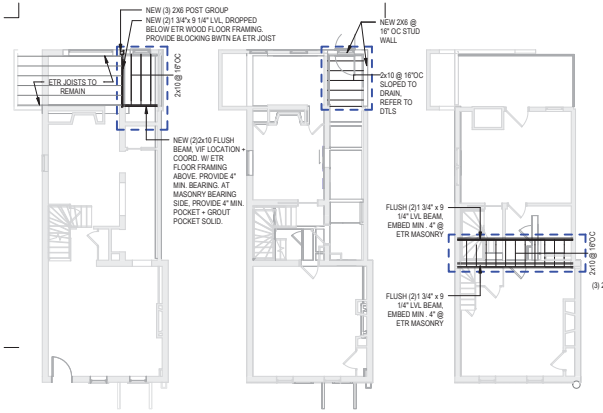
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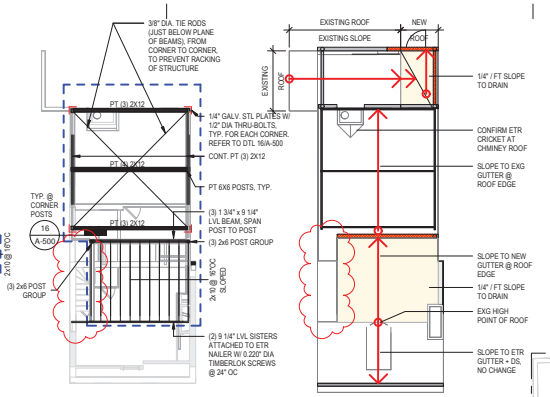
DRAWN BY: KHW

TITLE:
DEMOLITION PLANS

SHEET NUMBER:
A-002



4 LEVEL 2 FRAMING PLANS
1/8" = 1'-0"



5 LEVEL 3 FRAMING PLANS
1/8" = 1'-0"

6 LEVEL 4 FRAMING PLANS
1/8" = 1'-0"

7 ROOF FRAMING PLANS
1/8" = 1'-0"

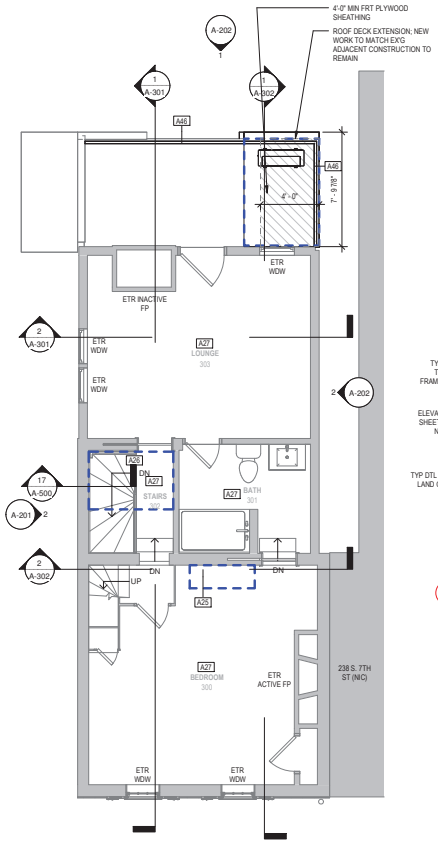
8 ROOF SLOPE DIAGRAM
1/8" = 1'-0"

PLAN LEGEND

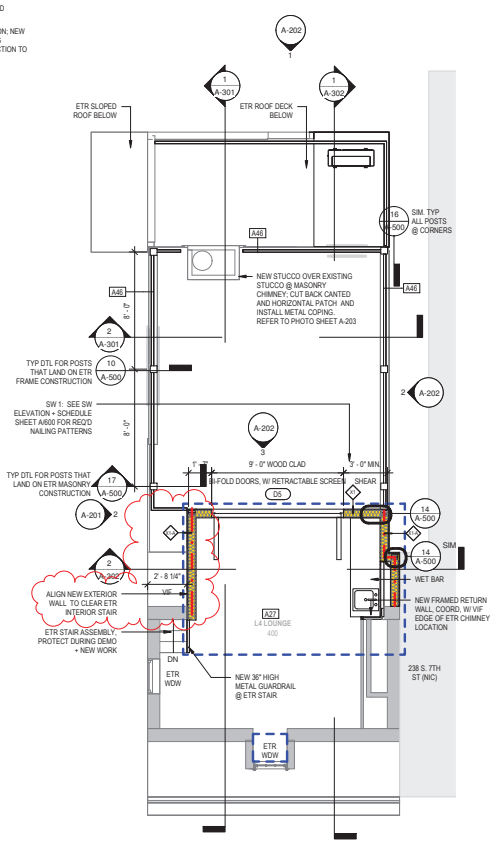
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

KEYNOTE LEGEND

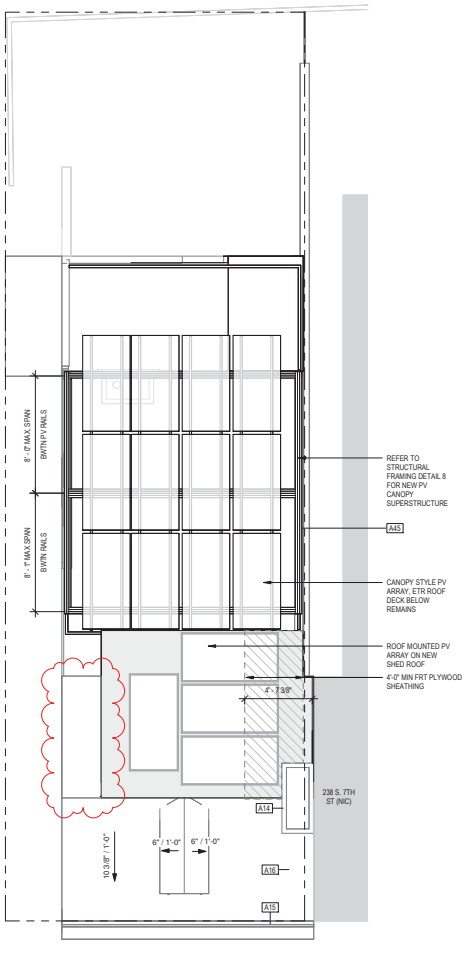
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS, MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A25	NEW WALL MOUNTED HEAT PUMP UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A26	NEW ABOVE-CEILING DUCTED FAN COIL UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A27	NEW FULL COVERAGE WALL, TRIM AND CEILING PAINT, THIS ROOM.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A46	NEW PTD METAL GUARD ASSEMBLY; REFER TO DETAILS.



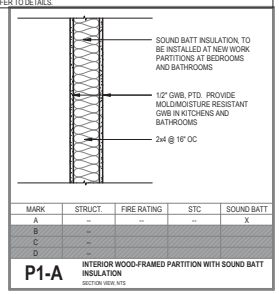
1 LEVEL 3
1/4" = 1'-0"



2 LEVEL 4
1/4" = 1'-0"

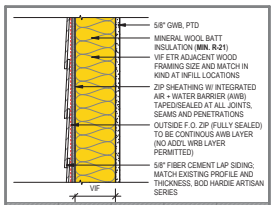


3 ROOF
1/4" = 1'-0"



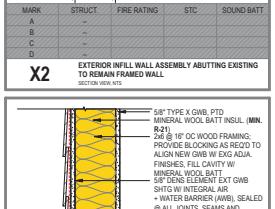
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	--	--	X
B	--			
C	--			
D	--			

P1-A INTERIOR WOOD-FRAMED PARTITION WITH SOUND BATT INSULATION
SECTION VIEW, NTS



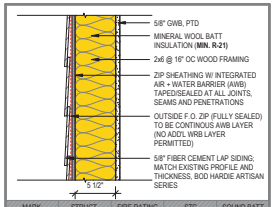
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X2 EXTERIOR INFILL WALL ASSEMBLY ABUTTING EXISTING TO REMAIN FRAMED WALL
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	1 HR, UL U305	--	--
B	--			
C	--			
D	--			

X1-A NEW WORK EXTERIOR WALL ASSEMBLY, 1 HR RATED
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X1 NEW WORK EXTERIOR WALL ASSEMBLY
SECTION VIEW, NTS

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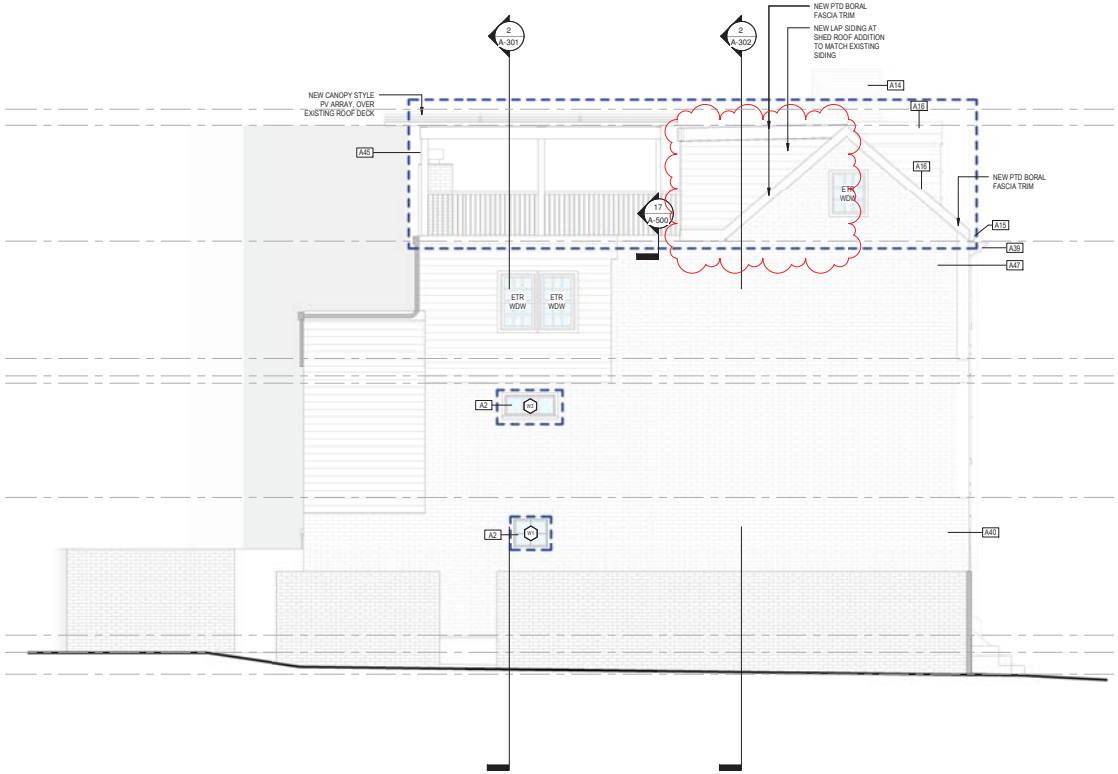
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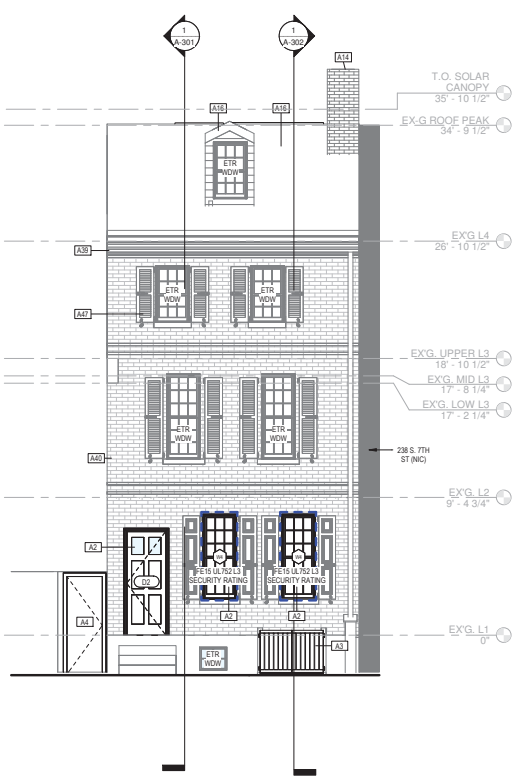
TITLE:
ARCHITECTURAL FLOOR PLANS

SHEET NUMBER:
A-101

KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A2	NEW WINDOW OR DOOR, MATCH STYLE AND FINISH OF EXISTING ELEMENT WITH NEW WORK.
A3	NEW PTD STEEL BASEMENT DOORS TO MATCH EXISTING STYLE AND FINISH. PRODUCT TO HAVE WELDED CORNERS, CUSTOM FIT TO ETR OPENING, PRE-FINISHED POWDER COAT, INSULATED AND GASKETED SEAL.
A4	REPLACE EXISTING GATE AND MATCH EXISTING STYLE AND FINISH. PROVIDE MECHANICAL COMBINATION LOCKSET.
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS. MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A39	INSTALL NEW TRIM TO MATCH EXISTING HISTORICAL TRIM PROFILE AND DETAILS. MATCH EXISTING PAINT AND FINISHES.
A40	ALL BRICK ON THIS WALL TO BE REPOINTED, MORTAR COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



2 SOUTH SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 E MARKET STREET
PHILADELPHIA, PA 19106
215.426.6468

MEP ENGINEER:
MT. WEATHER ENGINEERING
463 EAST 40TH STREET
BROOKLYN, NY 11203
PHONE: 917.717.0792

STRUCTURAL ENGINEER:
LARSEN & LANDIS STRUCTURAL ENGINEERS
11 W THOMPSON ST
PHILADELPHIA, PA 19125
PHONE: 215.232.7207

OWNER:
DEBLASIO RESIDENCE
240 S 7TH ST
PHILADELPHIA, PA 19106
PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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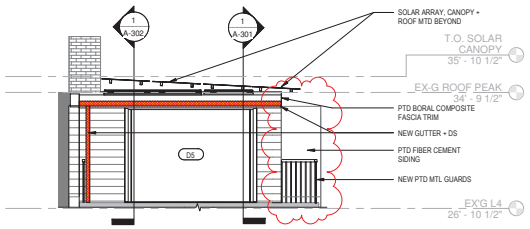
PLOT DATE: 10/13/2026

DRAWN BY: KHW

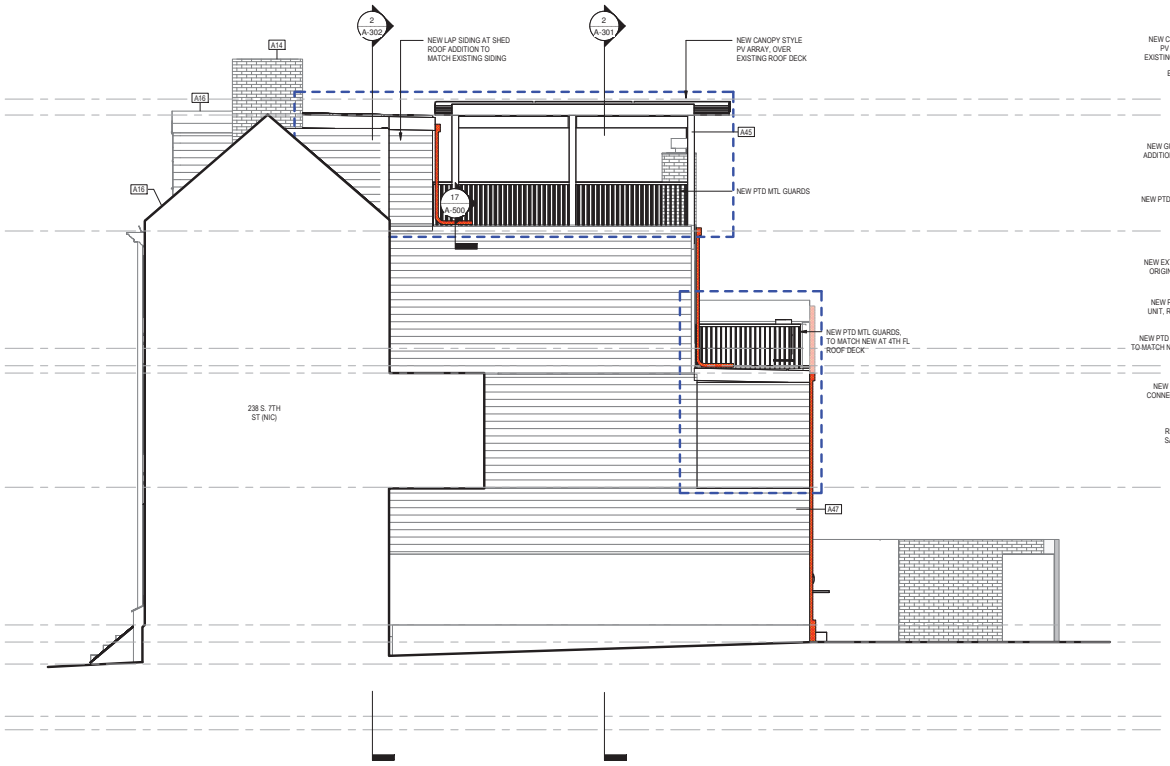
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

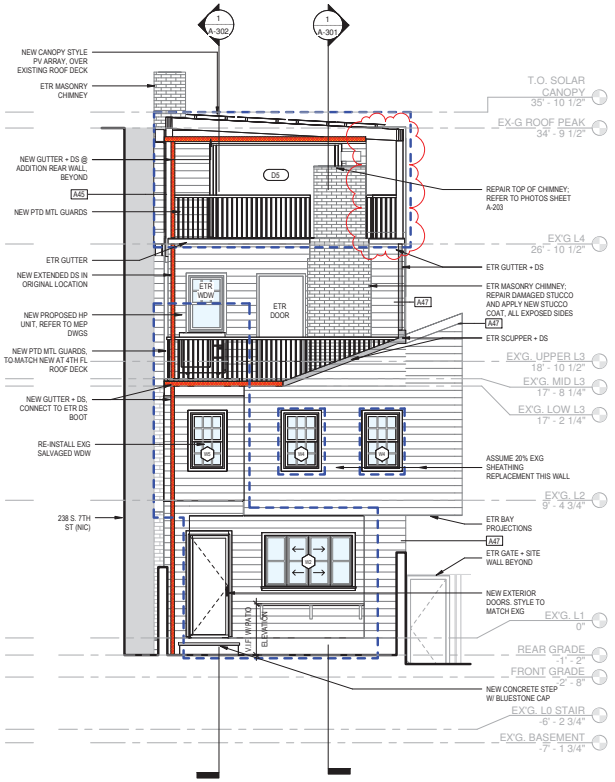
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS; MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



3 REAR ELEVATION, 4TH FLOOR ADDITION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

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ONION FLATS ARCHITECTURE
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PHILADELPHIA, PA 19106
215.426.6468

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OWNER:
DEBLASIO RESIDENCE
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PHILADELPHIA, PA 19106
PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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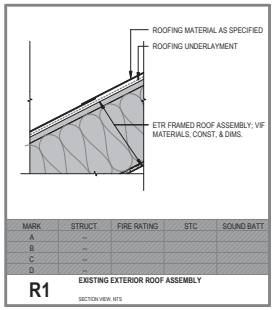
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PLOT DATE: 10/13/2026

DRAWN BY: KHW

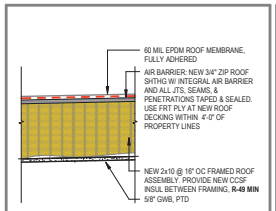
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202



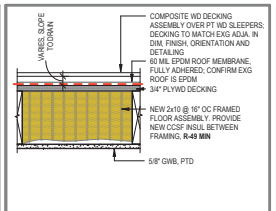
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R1 EXISTING EXTERIOR ROOF ASSEMBLY
SECTION VIEW, NTS



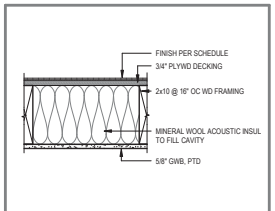
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING
SECTION VIEW, NTS

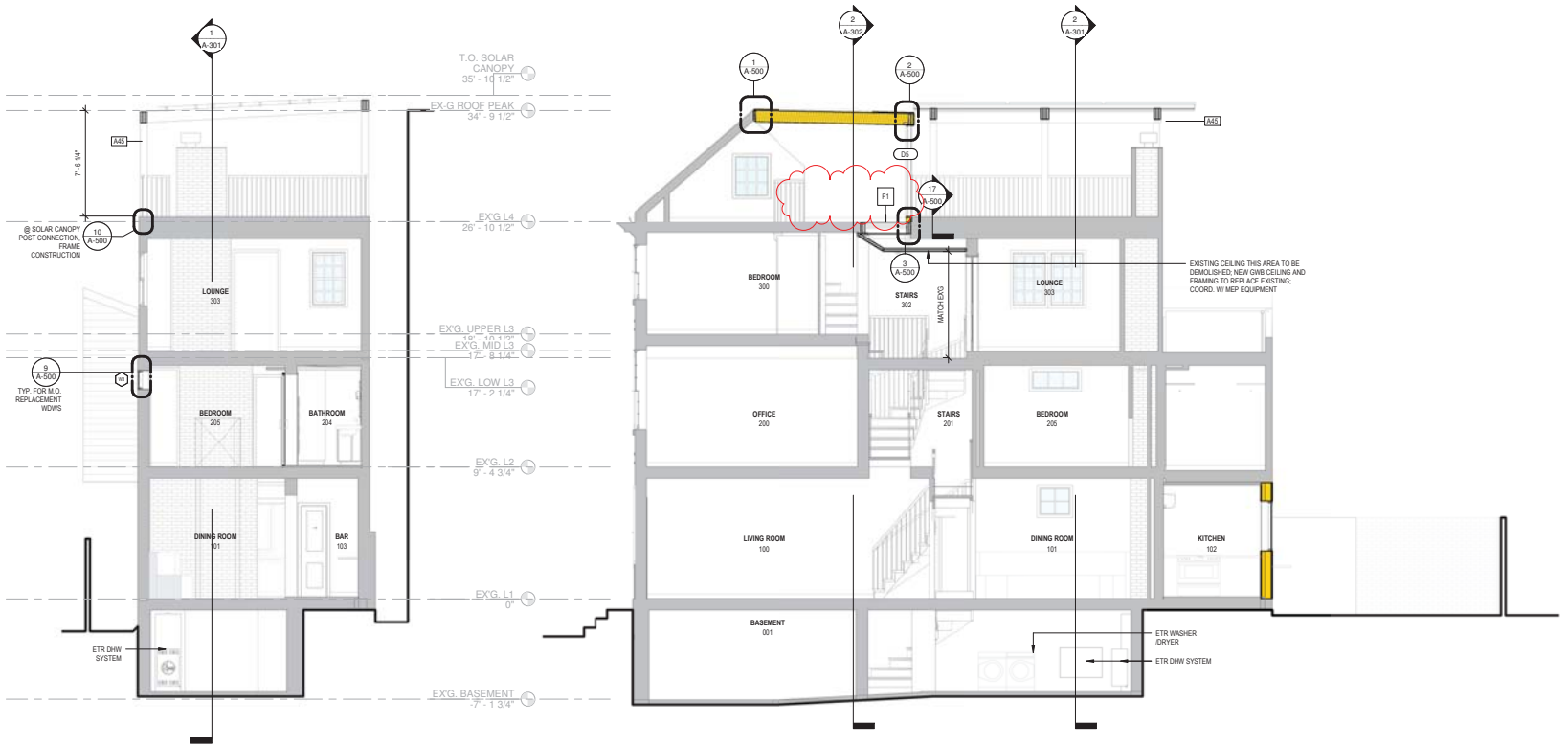


MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

F1 INFILL FLOOR ASSEMBLY
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.



2 CROSS SECTION_1
1/4" = 1'-0"

1 LONGITUDINAL SECTION_1
1/4" = 1'-0"

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 E MARKET STREET
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PHONE:

RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

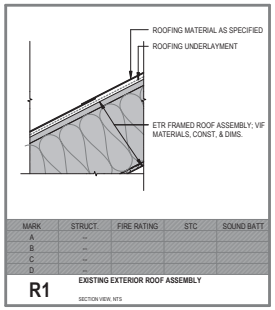
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DRAWN BY: KHW

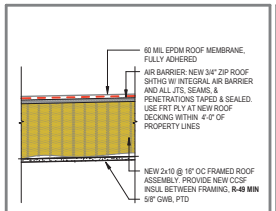
TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-301



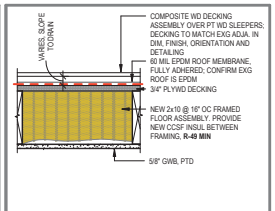
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R1 EXISTING EXTERIOR ROOF ASSEMBLY
SECTION VIEW, NTS



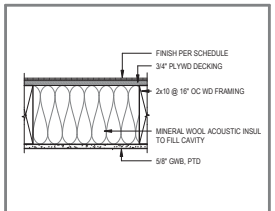
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING
SECTION VIEW, NTS

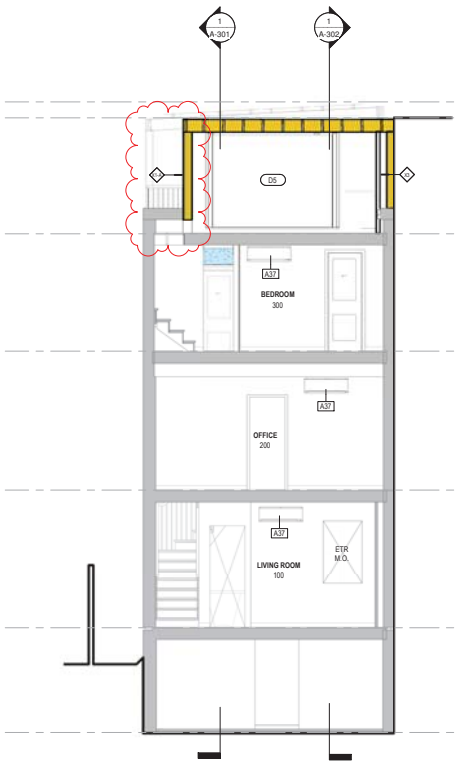


MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

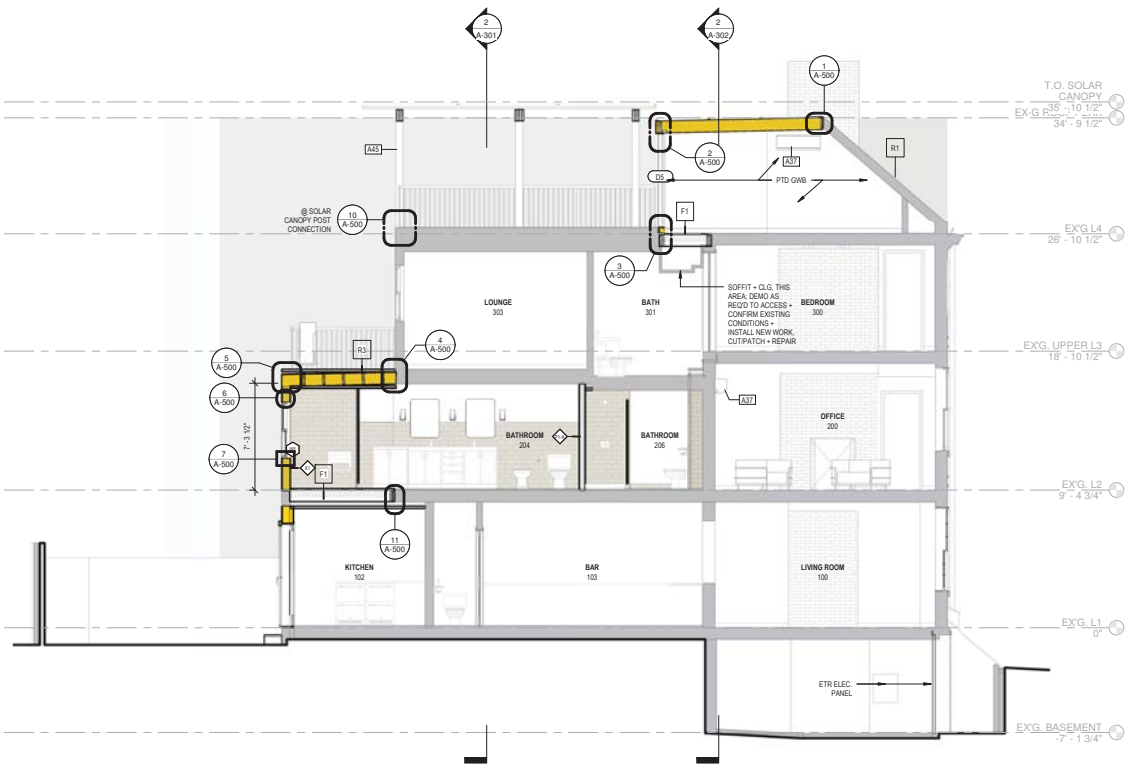
F1 INFILL FLOOR ASSEMBLY
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS, REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.



2 CROSS SECTION_2
1/4" = 1'-0"



1 LONGITUDINAL SECTION_2
1/4" = 1'-0"

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 E MARKET STREET
PHILADELPHIA, PA 19106
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PHONE: 215.232.7207

OWNER:
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PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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HC REV 11/05/2026

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PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
BUILDING SECTIONS

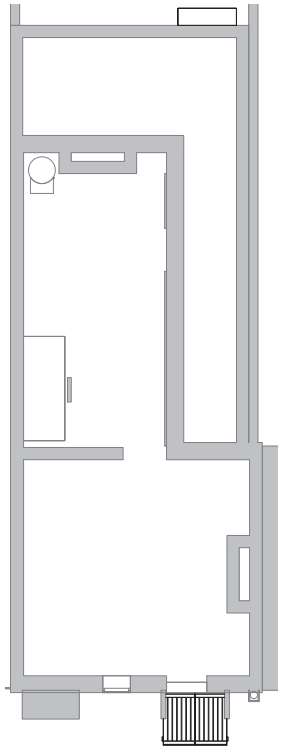
SHEET NUMBER:
A-302

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

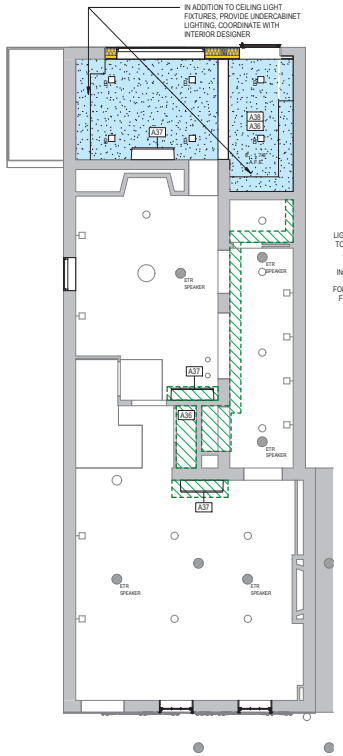
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A36	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED TO ROUTE NEW HVAC AND PLUMBING, THIS AREA.
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS, REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.
A38	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED FOR RENOVATIONS. MATCH ADJACENT PAINT AND FINISHES.

LIGHT FIXTURE SCHEDULE

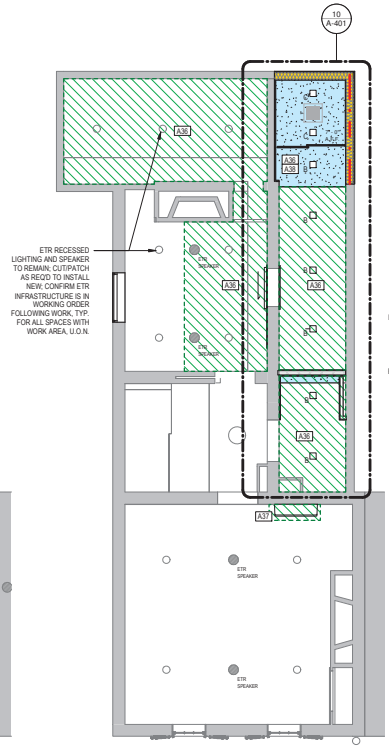
MARK	FIXTURE TYPE	QTY	DESCRIPTION
A	WALL SCONCE, DAMP RATED	3	Light Sconce
B	RECESSED, WET RATED	12	RSQ Square Recessed Baffle LED Trims
C	RECESSED, VAPOR TIGHT + WET RATED	2	RSQ Square Recessed Baffle LED Trims
D	LOW PROFILE SURFACE MTD DOWNLIGHT	5	SURFACE MOUNTED LOW-PROFILE DOWNLIGHT



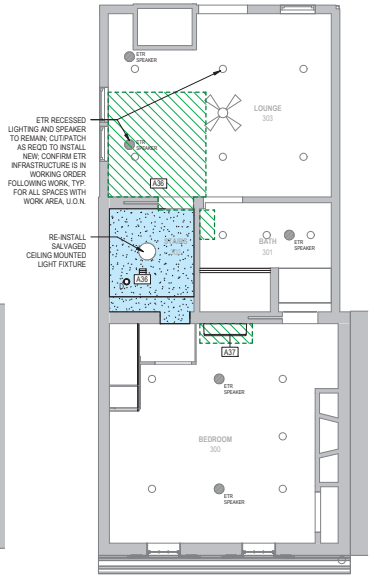
1 BASEMENT - RCP
1/4" = 1'-0"



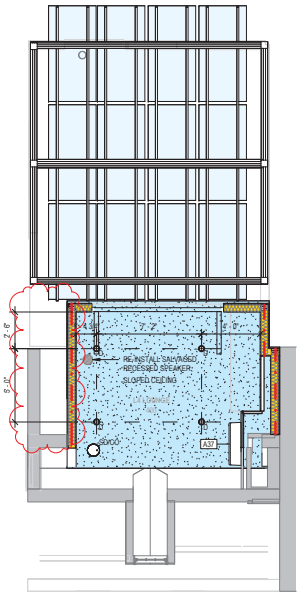
2 LEVEL 1 - RCP
1/4" = 1'-0"



3 LEVEL 2 - RCP
1/4" = 1'-0"



4 LEVEL 3 - RCP
1/4" = 1'-0"



5 LEVEL 4 - RCP
1/4" = 1'-0"

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
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RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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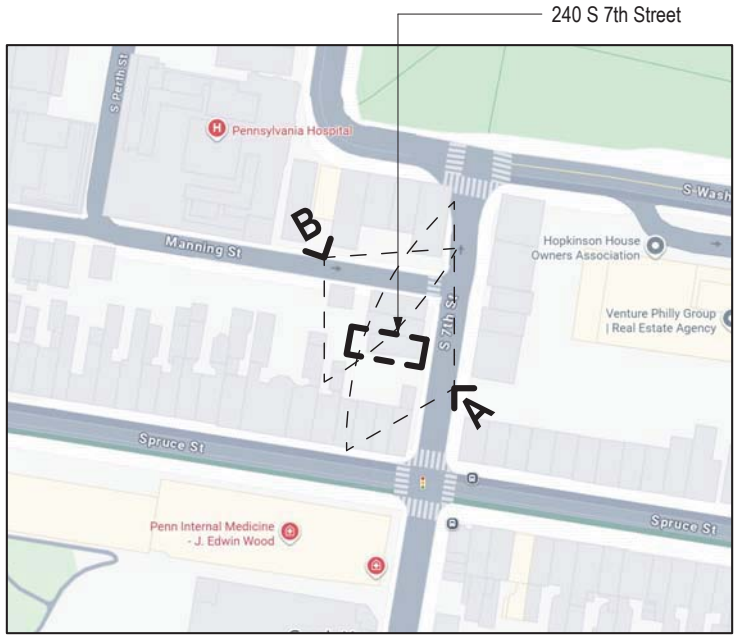
PLOT DATE: 10/13/2026

DRAWN BY: KHW

TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
A-700

240 S 7TH ST
SUBMITTED FOR THE OCTOBER
ARCHITECTURAL COMMITTEE MEETING



Area Map



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street

ARCHITECT OF RECORD:

ONION FLATS ARCHITECTURE

126 MARKET STREET
PHILADELPHIA, PA 19106
(215) 426-6466

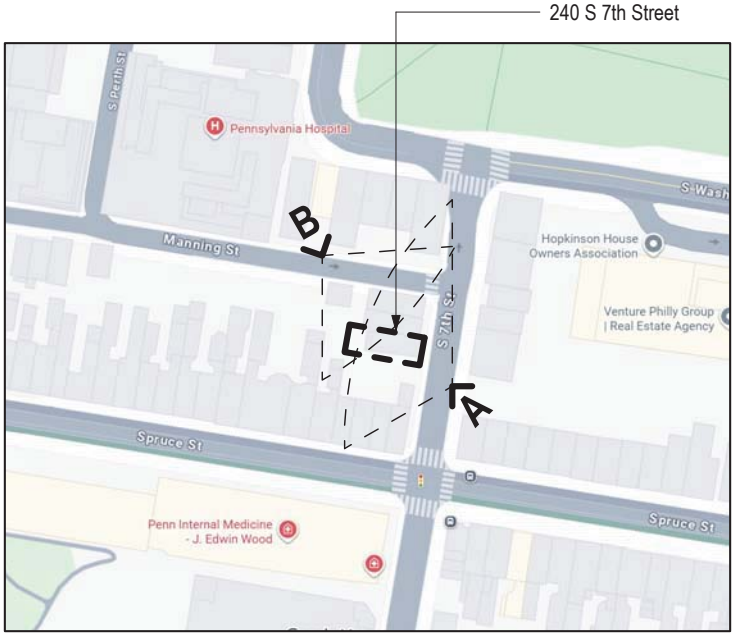
DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: EXISTING CONDITIONS IMAGES	SHEET NUMBER: HC-001



A View looking Northwest from S 7th Street



B View looking Southeast from Manning Street



Area Map

ARCHITECT OF RECORD:

126 MARKET STREET
PHILADELPHIA, PA 19106
(215) 426-6466

DEBLASIO RESIDENCE	DRAWN BY: KHW	PLOT DATE: 10/13/2026
RENOVATIONS TO 240 S 7TH ST 240 S 7TH ST PHILADELPHIA, PA 19106	TITLE: PROPOSED MASSING	SHEET NUMBER: HC-002

RENOVATIONS TO 240 S. 7TH STREET

ARCHITECTURAL LEGEND

GRID LINE SYMBOL — 0
DIMENSION — 3' - 0"
REFERENCE ELEVATION — Name / Elevation
WALL TYPE TAG
ROOM NUMBER — Room name 101
WINDOW TYPE — 6
DOOR TYPE — 1fl
FLOOR TAG — fl1
KEYNOTE TAG — 7
BUILDING SECTION — 1 / A101
BUILDING ELEVATION — 1 / A101
INTERIOR ELEVATION — 1 / A101 SIM
DETAIL — 1 / A101 SIM
NORTH ARROW
CEILING HEIGHT — This is a sample description 1'-0" A.F.F.

BATT INSULATION
BRICK
CELLULOSE INSULATION
CONCRETE
EARTH / COMPACT FILL
GYPSUM WALL BOARD
GYPSUM WALL BOARD
GRAVEL / POROUS FILL
RIGID INSULATION SLOPED
SHEATHING

ABBREVIATIONS

AB	ANCHOR BOLT	FAB	FLUID APPLIED AIR BARRIER	OPNG	OPENING
ACI	AMERICAN CONCRETE INSTITUTE	FAR	FLOOR AREA RATIO	OPP HD	OPPOSITE HAND
		FC	FIBER CEMENT	OSB	ORIENTED STRAND BOARD
ACST	ACOUSTIC	FD	FLOOR DRAIN		
ADDL	ADDITIONAL	FGL	FIBERGLASS	PARG	PARGING
ADJ	ADJACENT	FDN	FOUNDATION	PC	PRECAST
AFF	ABOVE FINISHED FLOOR	FIN	FINISH	PC	PRECAST CONCRETE
AHJ	AUTHORITY HAVING JURISDICTION	FIXT	FIXTURE	PCF	POUNDS PER CUBIC FOOT
AHU	AIR HANDLING UNIT	FLASH	FLASHING	PED	PEDESTAL
ALT	ALTERNATE	FLR	FLOOR	PERIM	PERIMETER
APT	APARTMENT	FO	FACE OF	PENET	PENETRATION
ASSY	ASSEMBLY	FRMG	FRAMING	PERP	PERPENDICULAR
ARCH	ARCHITECTURAL	FS	FAR SIDE	PL	PLATE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	FT	FIRE TREATED	PLAS	PLASTER
		FTG	FOOTING	PLUMB	PLUMBING
		FURG	FURRING	PLWD	PLYWOOD
BALC	BALCONY	FUT	FUTURE	PNL	PANEL
BR	BEDROOM			PR	PAIR
BLDG	BUILDING	GALV	GALVANIZED	PRCST	PRECAST
BLKG	BLOCKING	GB	GRAB BAR	PREFIN	PREFINISH(ED)
BOT	BOTTOM	GC	GENERAL CONTRACTOR	PRKG	PARKING
BRG	BEARING	GFRC	GLASS FIBER REINFORCED	PREM	PREMOLDED
BRS	BACKER ROD & SEALANT		CONCRETE	PROP	PROPERTY
BSMT	BASEMENT	GL	GLASS	PSI	POUNDS PER SQUARE INCH
BS	BRICK SHELF	GRAN	GRANULAR	PSF	POUNDS PER SQUARE FOOT
BTWN	BETWEEN	GR BM	GRADE BEAM	PT	PRESSURE TREATED
		GT	GROUT	PTD	PAINTED
CAB	CABINET	GYP	GYPSUM		
CBB	CONCRETE BACKER BOARD			RA	RETURN AIR
CJ	CONTROL JOINT	H	HORIZONTAL (USED W/ REINF.)	RD	ROOF DRAIN
CB	CORNER BEAD	HDR	HEADER	REF	REFRIGERATOR
CL	CENTERLINE	HDW	HARDWARE	REINF	REINFORCING
CER	CERAMIC	HK	HOOK	REQD	REQUIRED
CFLG	COUNTERFLASHING	HM	HOLLOW METAL	RET	RETURN
CFMF	COLD FORMED METAL FRAMING	HNDRL	HANDRAIL	REV	REVISION
CJ	CONSTRUCTION JOINT	HORIZ	HORIZONTAL	RF	ROOF
CJNT	CONTROL JOINT	HP	HIGH POINT	RI	RIDGID INSULATION
CL	CENTER LINE	HT	HEIGHT	RO	ROUGH OPENING
CLG	CEILING	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RM	ROOM
CLO	CLOSET				
CMU	CONCRETE MASONRY UNIT			S	SOUTH
COL	COLUMN	IAQ	INDOOR AIR QUALITY	SA	SUPPLY AIR
COMP	COMPRESSIBLE	ID	INSIDE DIAMETER	SCHED	SCHEDULE
CONC	CONCRETE	IE	INVERT ELEVATION	SECT	SECTION
CONN	CONNECTION	IF	INSIDE FACE	SHTHG	SHEATHING
CONST	CONSTRUCTION	INCL	INCLUDED	SIM	SIMILAR
CONT	CONTINUOUS	INSUL	INSULATION	SLNT	SEALANT
CONTR	CONTRACTOR	INT	INTERIOR	SM	SHEET METAL
COORD	COORDINATE			SOG	SLAB-ON-GRADE
CSMT	CASEMENT	JAN CLO	JANITOR CLOSET	SPEC	SPECIFICATIONS
CW	CAVITY WEEP	JST	JOIST	SPKLR	SPRINKLER
CV	CAVITY VENT	JT	JOINT	STAGG	STAGGERED
				STD	STANDARD
DBL	DOUBLE	K	KIPS (1000 LB.)	SST	STAINLESS STEEL
DEMO	DEMOLITION	KSF	KIPS PER SQUARE FOOT	STAG	STAGGERED
DET	DETAIL	KSI	KIPS PER SQUARE INCH	STC	SOUND TRANSMISSION CLASS
DEVELOP	DEVELOPMENT			STL	STEEL
DIAG	DIAGONAL	LAV	LAVATORY	STRUCT	STRUCTURAL
DIA	DIAMETER	LD BRG	LOAD-BEARING	SUPP	SUPPORT
DIM	DIMENSTION	LL	LIVE LOAD		
DL	DEAD LOAD	LLH	LONG LEG HORIZONTAL	T&G	TONGUE & GROOVE
DN	DOWN	LLV	LONG LEG VERTICAL	TEMP	TEMPORARY
DR	DRAIN	LP	LOW POINT	TOC	TOP OF CONCRETE
DS	DOWNSPOUT	LR	LIVING ROOM	TOW	TOP OF WALL
DT	DRAINTILE	LTWT	LIGHT WEIGHT	TOL	TOLERANCE
DWG	DRAWING	LVL	LAMINATED VENEER LUMBER	TOW	TOP OF WALL
DWL	DOWEL	LWC	LIGHTWEIGHT CONCRETE	TPO	THERMOPLASTIC POLYOLEFIN
				TWF	THROUGH WALL FLASHING
EA	EACH	MAINT	MAINTENANCE	TYP	TYPICAL
EER	ENERGY EFFICIENCY RATIO	MAS	MASONRY		
EF	EACH FACE	MAX	MAXIMUM	UCD	UNDERCUT DOOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
		MED	MEDIUM		
EJ	EXPANSION JOINT	MET	METAL	V	VERTICAL (USED W/ REINF.)
EL	ELEVATION	MEZZ	MEZZANINE	VAR	VARIES
ELEC	ELECTRIC	MFR	MANUFACTURER	VB	VAPOR BARRIER
ELEV	ELEVATOR	MIN	MINIMUM	VERT	VERTICAL
ENCL	ENCLOSURE	MISC	MISCELLANEOUS	VIF	VERIFY IN FIELD
ENGR	ENGINEER	ML	METAL LATH	VR	VAPOR RETARDER
EO	ELECTRIC OUTLET	MO	MASONRY OPENING		
EMBMT	EMBEDMENT	MR	MOISTURE RESISTANT	W	WEST
EP	ELECTRIC PANEL	MRT	MARBLE THRESHOLD	W/	WITH
EPDM	ETHYLENE PROPYLENE DIENE MONOMER	MTD	MOUNTED	W/O	WITHOUT
		MTL	METAL	WB	WEATHER BARRIER
EQ	EQUAL			WC	WATER CLOSET
EQUIP	EQUIPMENT	NA	NOT APPLICABLE	WD	WOOD
EQUIV	EQUIVALENT	NO	NUMBER	WDW	WINDOW
ETC	ETCETERA	NS	NEAR SIDE	WH	WATER HEATER
ETR	EXISTING TO REMAIN	N-S	NORTH-SOUTH	WP	WORK POINT
EW	EACH WAY	NTS	NOT TO SCALE	WS	WATER STOP
E-W	EAST-WEST			WWF	WELDED WIRE FABRIC
EXH	EXHAUST	OC	ON CENTER		
EXIST	EXISTING	OD	OUTSIDE DIAMETER	XPS	EXTRUDED POLYSTYRENE BOARD (INSULATION)
EXP	EXPANSION	OF	OUTSIDE FACE		
EXT	EXTERIOR				

PROJECT DESCRIPTION

PROPOSED ALTERATIONS:
LEVEL 1: KITCHEN RECONFIGURATION, NEW HVAC EQUIPMENT, NEW MASONRY OPENING BETWEEN INTERIOR SPACES
LEVEL 2: BATHROOM RECONFIGURATION, NEW HVAC EQUIPMENT, NEW CLOSET FITOUT
LEVEL 3: NEW HVAC EQUIPMENT
LEVEL 4: NEW HVAC EQUIPMENT

PROPOSED ADDITIONS:
LEVEL 2: 45 SF ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE
LEVEL 4: 61 SF FLOOR AREA ADDED OVER EXISTING ROOF / NO CHANGE TO EXISTING OPEN AREA OR SETBACK COMPLIANCE

SOLAR CANOPY:
PROPOSED RAISED SOLAR CANOPY STRUCTURE ABOVE LEVEL 4 EXISTING TO REMAIN ROOF DECK. TOP OF CANOPY STRUCTURE + PV COLLECTORS TO BE MAX. 9'-0" ABOVE ROOF SURFACE.

CODE REVIEW

APPLICABLE CODES	INTERNATIONAL EXISTING BUILDING CODE 2021 (IEBC 2021 / THE PHILADELPHIA EXISTING BUILDING CODE W/ LOCAL AMENDMENTS) INTERNATIONAL RESIDENTIAL CODE 2021 (IRC 2021 / THE PHILADELPHIA RESIDENTIAL CODE W/ LOCAL AMENDMENTS) INTERNATION ENERGY CONSERVATION CODE 2021 (IECC 2021 / THE PHILADELPHIA ENERGY CONSERVATION CODE W/ LOCAL AMENDMENTS)
PROJECT TYPE	ALTERATION LEVEL 1/2 AND ADDITION TO EXISTING SINGLE FAMILY TOWNHOUSE

ADDRESS	**240 S 7TH STREET, PHILADELPHIA PA 19106**	**CODE SECTION**
BUILDING AREA	2,507 GSF (EXCLUDING BASEMENT)	
USE	R-3 SINGLE FAMILY RESIDENTIAL	310.4
HEIGHT	4 STORIES, 37'-4" FT	504.3
CONSTRUCTION TYPE	VB	602.5

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS) — TABLE 601

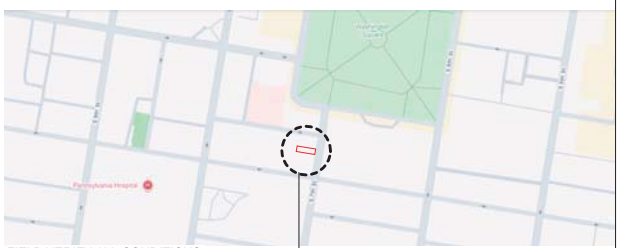
BUILDING ELEMENT	
PRIMARY STRUCTURAL FRAME	0 HOUR
BEARING WALLS:	
EXTERIOR	FSD < 5 = 1 HOUR 5 x FSD< 10 = 1 HOUR 10 x FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
NON BEARING WALLS & PARTITIONS	
EXTERIOR	FSD < 5 = 1 HOUR 5 x FSD< 10 = 1 HOUR 10 x FSD < 30 = 0 HOUR
INTERIOR	0 HOUR
FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS	0 HOUR
ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS).	0 HOUR

ENERGY CODE
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT — TABLE R402.1 (N1102.1.3)

	REQUIRED	PROPOSED
CLIMATE ZONE	4, NON MARINE	
FENESTRATION U-FACTOR	0.32	0.32
GLAZED FENESTRATION SHGC	0.40	0.40
CEILING R-VALUE	49	49
MASS WALL R-VALUE	8/13	N/A
WOOD FRAMED WALL R-VALUE	20 OR 13+5	21
FLOOR R-VALUE	19	N/A
BASEMENT WALL R-VALUE	10/13	N/A
SLAB R-VALUE & DEPTH	10, 2 FT	N/A
CRAWLSPACE R-VALUE	10/13	N/A

ENERGY CODE COMPLIANCE
RESCHECK REPORT IS ATTACHED. NOTE THAT RESCHECK SOFTWARE DOES NOT HAVE A IECC 2021 VERSION THAT INCORPORATES PHILADELPHIA'S LOCAL EDITS, VIA BILL BILL NO. 250644. LOCAL EDITS RELATED TO R402 ARE IDENTICAL TO IECC 2018 R402, THEREFORE, WE'VE INCLUDED VERSIONS OF RESCHECK THAT SUPPORT IECC 2021 AS WELL AS IECC 2018, FOR COMPLIANCE CONSIDERATION.

VICINITY MAPS (NTS)



FIELD VERIFY ALL CONDITIONS AND DIMENSIONS

ALL DIMENSIONS PROVIDED ARE ESTIMATED AND MUST BE FIELD VERIFIED. CONTACT THE PROJECT ARCHITECT WITH ANY DISCREPANCIES

DRAWING INDEX

SHEET #	SHEET NAME	ISSUE DATE	CURRENT REVISION	CURRENT REVISION DATE
A-001	DEMOLITION PLANS	09/21/2026		
A-002	DEMOLITION PLANS	09/21/2026		
A-100	ARCHITECTURAL FLOOR PLANS	09/21/2026		
A-101	ARCHITECTURAL FLOOR PLANS	09/21/2026		
A-201	EXTERIOR ELEVATIONS	09/21/2026		
A-202	EXTERIOR ELEVATIONS	09/21/2026		
A-203	EXISTING PHOTOS	09/21/2026		
A-301	BUILDING SECTIONS	09/21/2026		
A-302	BUILDING SECTIONS	09/21/2026		
A-401	ENLARGED BATHROOM PLANS, RCPS + INTERIOR ELEVATIONS	09/21/2026		
A-500	DETAILS	09/21/2026		
A-600	DOOR + WINDOW SCHEDULES	09/21/2026		
A-700	REFLECTED CEILING PLAN	09/21/2026		

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND SHALL AT ONCE REPORT TO THE OWNER'S REPRESENTATIVE ANY ERROR, INCONSISTENCY, OR OMMISSION HE/SHE MAY DISCOVER. CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONSTRUCTION DOCUMENTS, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK. THE TERM "OWNER" HEREIN REFERS TO THE PARTY WITH WHOM THE GENERAL CONTRACTOR HAS CONTRACTED TO PERFORM THE WORK.
2. THE CONTRACTOR, IMMEDIATELY UPON APPROVAL OF CONSTRUCTION PRICING, SHALL PREPARE AND SUBMIT FOR THE OWNER'S INFORMAITON AN ESTIMATED PROGRESS SCHEDULE FOR THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS. THE SCHEDULE SHALL BE SUBMITTED WITHIN THREE (3) DAYS OF APPROVAL DATE.
3. THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR ARCHITECT, ONE RECORD COPY OF ALL DRAWINGS, SPECIFICATIONS, ADDENDA, APPROVED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND UPDATED REGULARLY TO MAINTAIN AND RECORD ALL CHANGES MADE DURING CONSTRUCTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL CONSTRUCTION AND DESIGN DOCUMENTS SUPPLIED BY ONION FLATS ARCHITECTURE, ANY CONSTRUCTION WORK PERTAINING TO OWNER'S CONSULTANTS SHALL BE HANDELED BY OWNER'S SPECIFIC VENDORS.
5. EACH CONTRACTOR/SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP AND REMOVAL OF DEBRIS AS RELATED TO THEIR TRADE. SPACE SHALL BE LEFT CLEAN AND READY FOR NEXT TRADE. A FINAL PHASE CONTRACTOR SHALL LEAVE AREA CLEAN FOR OWNER MOVE-IN.
6. WALL CONSTRUCTION DIMENSIONS ARE FROM FACE OF STUD U.N.O. CONTRACTOR SHALL COMPENSATE FOR SUCH WHEN LAYING OUT OR MEASURING.
7. ELECTRICAL DIMENSIONS ARE DIMENSIONED FROM FACE OF WALL TO CENTERLINE OF LOCATION U.N.O.
8. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, CONTRACTOR TO PROVIDE AND PAY FOR ALL PERMITS, LABOR, CONSTRUCTION EQUIPMENT AND MACHINERY, TOOLS, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF WORK. CONTRACTOR TO PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR WORK OR PORTIONS THEREOF PROVIDED BY CONTRACTOR, WHICH ARE LEGALLY ENACTED AT TIME OF CONSTRUCTION.
9. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING CONTRACTORS' BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, THECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMMISSIONS OF THE CONTRACTORS' EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
11. CONTRACTOR AT ALL TIMES SHALL ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG CONTRACTORS' EMPLOYEES, AND WILL NOT EMPLOY ON THE PROJECT ANY UNFIT EMPLOYEES OR ANYONE NOT SKILLED IN THE TASK ASSIGNED TO THEM.
12. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPOERLY APPROVED AND AUTHORIZED MAY BE CONSIDERED DEFECTIVE AND WILL BE REMOVED & REPLACED AT THE CONTRACTOR'S EXPENSE.
13. CONTRACTOR WILL BE PRESUMED TO HAVE INSPECTED AND TO HAVE READ AND BE THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENTS. FAILURE OR OMMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT OR DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM OBLIGATION IN RESPECT TO HIS/HER WORK.
14. ALL FINISHES SPECIFIED OR NOT SHALL BE APPROVED BY OWNER/ARCHITECT FOR SUITABILITY PRIOR TO PURCHASE AND APPLICATION.
15. WHERE SPECIFIC ITEMS REQUIRE EXTENDED LEAD TIMES PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE FOR APPROVAL BY OWNER/ARCHITECT AS WELL AS TO PREPARE PRICING FOR POSSIBLE TEMPORARY ASSEMBLIES AND/OR FINISHES.
16. ALL CONSTRUCTION TO BE PER APPLICABLE AND GOVERNING CODES AND AUTHORITIES. THE CONTRACTOR SHALL NOTIFY ONION FLATS ARCHITECTURE OF ANY CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND GOVERNING CODES PRIOR TO BEGINNING CONSTRUCTION.
17. ALL PLANS ARE DRAWN TO SCALE AS MUCH AS POSSIBLE, BUT ARE NOT INTENDED TO BE AND SHOULD NOT BE SCALED.
18. CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC. PRIOR TO SUBMISSION OF PROPOSALS AND TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AS WELL AS THE NATURE AND SCOPE OF THE WORK. NOTIFY THE ARCHITECT IN WRITING OF ANY VARIATIONS OR DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
19. CONTRACTOR TO VERIFY THE SIZE, LOCATION AND CHARACTERISTIC OF ALL MECHANICAL AND ELCTRICAL EQUIPMENT AND PREPARE ALL SURFACES ACCORDINGLY.
20. "TYPICALL" MEANS TYPICAL FOR ALL SIMILAR CONDITIONS U.N.O.
21. ALL GYPSUM BOARD PARTITION RETURNS SHALL HAVE METAL "L" CORNER BEADS FLOOR TO CEILING.
22. 'ALIGN' MEANS SIILAR COMPONENTS OF CONSTRUCTION (E.G. WALLS, JAMBS, ETC.) SHALL ALIGN ACROSS VOIDS OR WITH EXISTING WALL.
23. GENERAL CONTRACTOR TO COORDINATE KEYING SYSTEMS WITH OWNER.
24. ANY ACCESS OR PENETRATION ON SOUND INSULATION PORTION OF WALLS BY PIPES, DUCS, AND OTHER ELEMENTS IN THE PLENUM IS TO BE SEALED OFF TO PREVENT SOUND TRANSMISSION.
25. CONTRACTOR IS TO PROVIDE ADDITIONAL ANCHORING AND/OR BLOCKING IN STUD PARTITIONS AS NECESSARY.
26. CONTRACTOR SHALL FLASH PATCH AREAS WHERE FLOOR IS ROUGH AND CRACKED PRIOR TO INSTALLATION OF FLOORING AND IS TO REMOVE ALL OBSTRUCTIONS, AND IS TO PROVIDE AN EVEN FLOOR IN TIME FOR SCHEDULED FLOORING INSTALLATION.
27. SLAB IS NOT TO EXCEED 1/8" SLOPE PER EVERY 10'-0" UNDER ALL MILLWORK.
28. ALL WALL ANGLES ARE EITHER NINETY (90) DEGREES OR FORTY-FIVE (45) DEGREES U.N.O.
29. ALL REQUIRED FIREPROOFING IS TO BE U.L. APPROVED.
30. FIRE RESISTIVE SYSTEMS SHALL BE FIREBLOCKED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS
31. ALL PENETRATIONS IN A FIRE RATED SYSTEM SHALL BE FILLED WITH FIRESTOPPING MATERIAL AS REQUIRED BY LOCAL CODE
32. OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, OR MAKE CHANGES ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, AND THE PROCEEDURES SHALL THEN BE PROVIDED FOR IN A CHANGE OF WORK REQUEST. NO SUCH CLAIM SHALL BE VALID UNLES SO MADE IN A TIMELY MANNER. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
33. IF CONTRACTOR CLAIMS THAT ANY REVISION IN THE DRAWINGS INVOLVES EXTRA COST UNDER THE CONTRACT, HE/SHE SHALL GIVE OWNER WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIMEFRAMR AFTER RECEIPT OF SUCH INSTRUCTIONS. IN ANY EVENT, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURES SHALL THEN BE PROVIDED FOR IN THE CHANGE ORDER REQUEST OUTLINING ANY ADDITION OR REDUCTION IN THE COST, AND ANY POSSIBLE SCHEDULE IMPACT. NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
34. OWNER/ARCHITECT WILL CONDUCT A JOB PUNCHLIST WHEN CONSTRUCTION OR AGREED PHASED PORTIONS THEREOF ARE SUBSTANTIALLY COMPLETE. CONSTRUCTION IS CONSIDERED TO BE SUBSTANTIALLY COMPLETE WHEN ALL ITEMS SPECIFIED, SHOWN OR DETAILED IN THE CONTRACT DOCUMENTS HAVE BEEN COMPLETED.
35. THE CONTRACTOR SHALL BE REPSONSIBLE FOR FILING ALL PHASES OF THE WORK AS REQUIRED BY FEDERAL, STATE, COUNTY, AND MUNICIPAL LAW.
36. CONTRACTOR SHALL NOTIFY OWNER/ARCHITECT IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON ALL CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION.
37. CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED TO MEET SAFETY CODES AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
38. CONTRACTOR SHALL FURNISH AND INSTALL ANY AND ALL ITEMS REQUIRED TO MEET ACCESSIBILITY STANDARDS AS REQUIRED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL GOVERNING ORDINANCES, CODES AND REGULATIONS.
39. EXTERNAL STRINGS REPRESENT NOMINAL DIMENSION STRINGS
40. THE EXTENT OF SEALANT INSTALLATION INCLUDES, BUT IS NOT LIMITED TO DETAILS ON THE DRAWINGS. INTERSECTIONS OF ALL DISSIMILAR MATERIALS U.N.O. OR AS RECOMMENDED BY THE CORRESPONDING PRODUCT MANUFACTURER, ARE TO RECEIVE SEALANTS COMPATIBLE WITH ADJACENT MATERIALS. INSTALL SEALANT BETWEEN SIMILAR MATERIALS AS SPECIFIED.
41. WORK NOT INDICATED ON PART OF THE DRAWINGS BUT REASONABLY IMPIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
42. IN CASE OF CONFLICT BETWEEN CONTRACT DOCUMENT DETAILS AND SPECIFICATIONS, THE MORE RIGID REQUIREMENTS SHALL GOVERN.
43. JOBSITE PROTECTION AND SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR
44. ALL WORK SHALL CONFIRM WITH THE IRC, IEBC AND IECC CODE 2021 EDITION
45. CONTRACTOR SHALL REVIEW AND REPORT ON THE EXTENT OF 1) ITEMS TO BE RELOCATED OR REMOVED BY RESIDENT IN ORDER TO PERFORM THE WORK, 2) EXISTING CONDITIONS REQUIRING REMEDIATION PRIOR TO COMMENCING THE WORK, AND 3) ANY OTHER ISSUES THAT MAY IMPACT THE CONTRACTORS' ABILITY TO PERFORM THE WORK A MINIMUM OF 30 DAYS BEFORE COMMENCING THE WORK. DELAYS RESULTING FROM FAILURE TO COMPLY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
46. ENVIRONMENTAL HAZARD NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR WORK THAT IMPACTS ANY ENVIRONMENTAL HAZARDS. CONTRACTOR SHALL REFER TO ENVIRONMENTAL REPORTS PROVIDED IN PROJECT SPECIFICATIONS AND SHALL COMPLY WITH ALL REGULATIONS REGARDING THE DISTURBANCE OF HAZARDOUS MATERIALS AND REQUIRED ABATEMENT WORK.
47. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, ASSEMBLIES, MATERIALS, PROFILES, DIMENSIONS AND CONSTRUCTION. DETAILS INCLUDED HEREIN ARE BASED OFF OF SURVEY INFORMATION AVAILABLE TO THE PROJECT TEAM AT THE TIME OF DESIGN. COMMENCEMENT OF THE WORK, INCLUDING SELECTIVE DEMOLITION AND SITE DISTURBANCE MAY UNVEIL CONDITIONS WHICH ARE NOT YET ACCURATELY REFLECTED IN THESE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR DISCOVERIES PRIOR TO FABRICATION, ORDER OR INSTALLATION OF ANY COMPONENT.
48. WHEN FIRE OR SOUND RATINGS ARE NECESSARY, THE GYPSUM BOARD REQUIRED FOR THE RATING SHALL EXTEND DOWN TO THE FLOOR BEHIND FIXTURES SO THAT THE CONSTRUCTION WILL EQUAL THAT OF THE TESTED SYSTEM
49. ALL COSTS OF INVESTIGATION AND/OR REDESIGN DUE TO CONTRACTOR'S IMPROPER INSTALLATION OF STRUCTURAL ELEMENTS OR OTHER LACK OF CONFORMANCE WITH THE CONTRACT DOCUMENTS SHALL BE AT THE CONTRACTOR'S EXPENSE.

CONTRACT CLOSEOUT
1. AT COMPLETION OF THE WORK, CONTRACTOR SHALL ENSURE THAT ALL SURFACES ARE CLEAN AND UNMARKED AND THE AREA IS FREE OF ALL CONSTRUCTION MATERIAL, DEBRIS AND DUST.
2. THREE COPIES OF WARRANTEES, GUARANTEES AND MANUFACTURERS' INSTRUCTIONS ON EQUIPMENT FURNISHED AND INSTALLED BY THE CONTRACTOR SHALL BE SUBMITTED IN NOTEBOOK FORM AND ELECTRONICALLY TO THE OWNER AT THE TIME OF OCCUPANCY.
3. THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION AND ACCEPTANCE BY THE OWNER SHALL ADJUST, REPAIR, OR REPLACE AT NO COST TO THE OWNER ANY ITEM, MATERIAL OR WORKMANSHIP THAT IS FOUND TO BE DEFECTIVE. INCLUDED OR AFFECTED WITHIN THE SCOPE OF THIS CONTRACT.
4. CONTRACTOR WARRANTS TO THE OWNER THAT ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS CONTRACT WILL BE NEW, UNLESS OTHERWISE SPECIFIED, AND ALL WORK WILL BE OF GOOD QUALITY, FREE OF FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
5. CLOSE OUT DOCUMENTS TO INCLUDE THE FOLLOWING:
   a. CERTIFICATE OF SUBSTANTIAL COMPLETION
   b. PERMITS AND INSPECTIONS
   c. SUBCONTRACTOR DIRECTORY LIST
   d. GENERAL CONTRACTOR WARRANTY LETTER
   e. SUBCONTRACTOR WARRANTY LETTERS
   f. OPERATIONAL AND WARRANTY INFORMATION FOR ALL MATERIALS/PRODUCTS INSTALLED ON THE JOB.

ARCHITECT OF RECORD:
ONION FLATS ARCHITECTURE
126 E MARKET STREET
PHILADELPHIA, PA 19106
215.426.6480

MEP ENGINEER:
MT. WEATHER ENGINEERING
463 EAST 40TH STREET
BROOKLYN, NY 11203
PHONE: 917.717.0792

STRUCTURAL ENGINEER:
LARSEN & LANDIS STRUCTURAL ENGINEERS
11 W THOMPSON ST
PHILADELPHIA, PA 19125
PHONE: 215.232.7207

OWNER:
DEBLASIO RESIDENCE
240 S 7TH ST
PHILADELPHIA, PA 19106
PHONE:

RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

ISSUE / REVISION
ISSUED FOR PERMIT 09/21/2026

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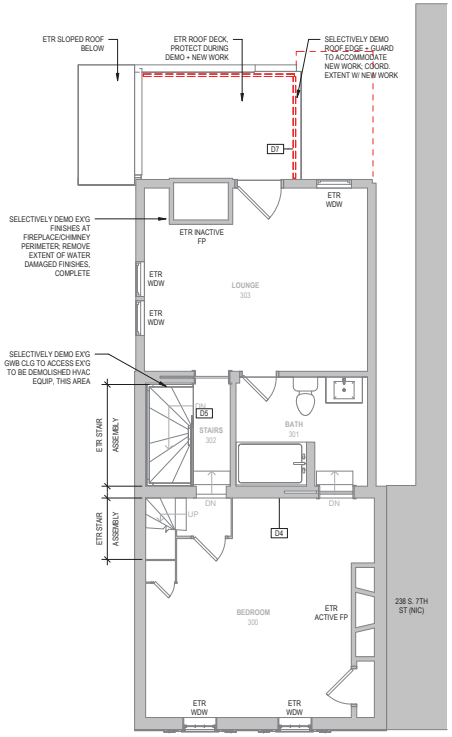
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COVERSHEET

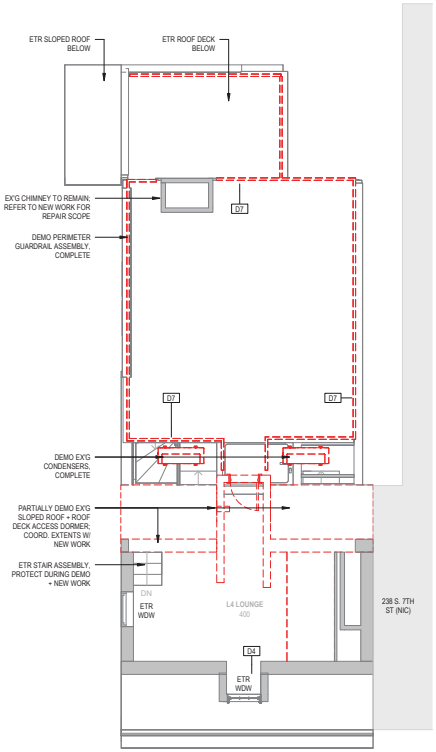
SHEET NUMBER:
A-000

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

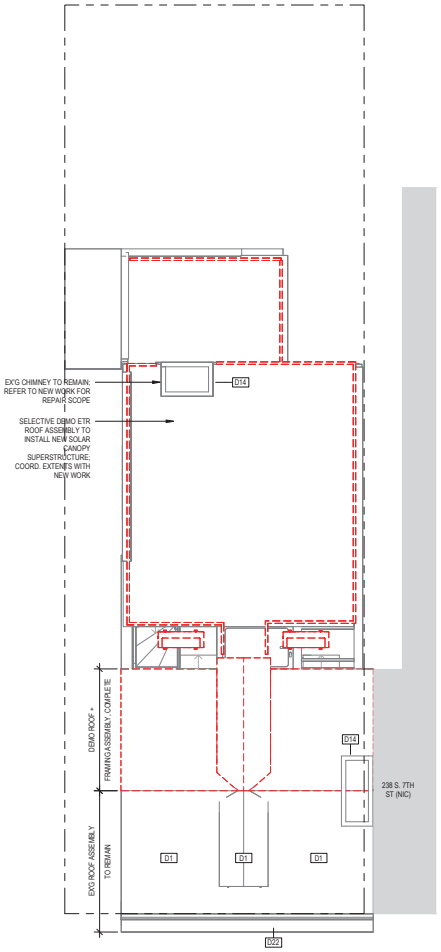
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
D1	DEMOLISH EXISTING SHINGLE ROOFING / ACCESSORIES DOWN TO EXISTING SHEATHING, COMPLETE. REMOVE/REPLACE DAMAGED SHEATHING IN KIND, TYP. ASSUME 20%. PREPARE SHEATHING FOR NEW WORK. AIR SEAL PATCHED SHEATHING TO EXIST.
D4	DEMOLISH EXISTING HVAC WALL MOUNTED HEAT PUMP, COMPLETE.
D5	DEMOLISH EXISTING ABOVE-CEILING DUCT FAN COIL UNIT, COMPLETE.
D7	DEMOLISH EXISTING GUARDRAILS / RAILINGS, COMPLETE. REFER TO NEW WORK DRAWINGS FOR REPLACEMENT SCOPE.
D14	DEMOLISH EXISTING CHIMNEY CAP FLASHING, TRIM ACCESSORIES, ETC, AS REQUIRED TO REMOVE ANY DAMAGED OR DEGRADED MATERIALS.
D22	DEMO EXG METAL EDGE FLASHING, GUTTER AND HISTORICAL TRIM, COMPLETE. RETAIN SECTION OF TRIM TO MATCH HISTORICAL PROFILE. PREP FOR INSTALLATION OF NEW WORK.



1 LEVEL 3 - DEMOLITION PLANS
1/4" = 1'-0"



2 ATTIC - DEMOLITION PLAN
1/4" = 1'-0"



3 LEVEL 4 - DEMOLITION PLAN
1/4" = 1'-0"

ARCHITECT OF RECORD:
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PHONE:

RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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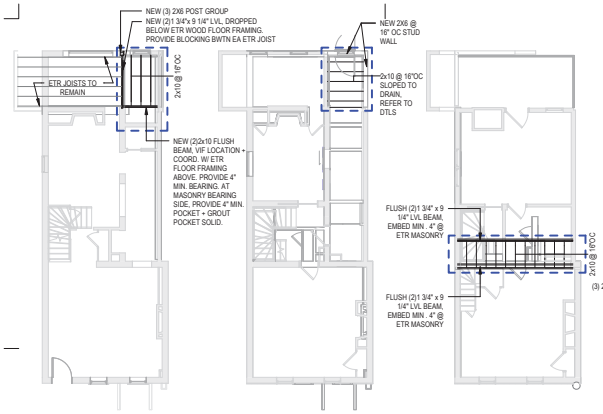
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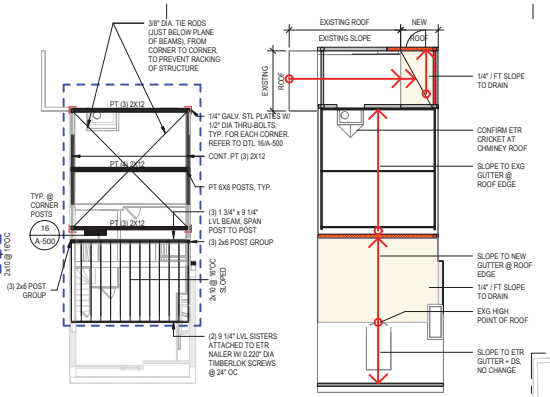
PLOT DATE: 09/21/2026
DRAWN BY: KHW

TITLE:
DEMOLITION PLANS

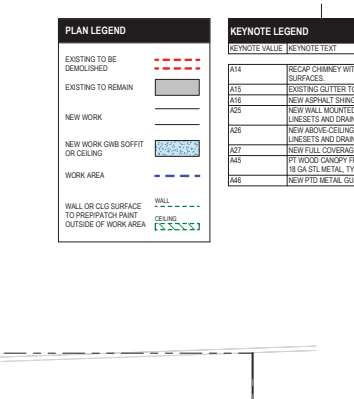
SHEET NUMBER:
A-002



4 LEVEL 2 FRAMING PLANS
1/8" = 1'-0"



5 LEVEL 3 FRAMING PLANS
1/8" = 1'-0"



6 LEVEL 4 FRAMING PLANS
1/8" = 1'-0"

7 ROOF FRAMING PLANS
1/8" = 1'-0"

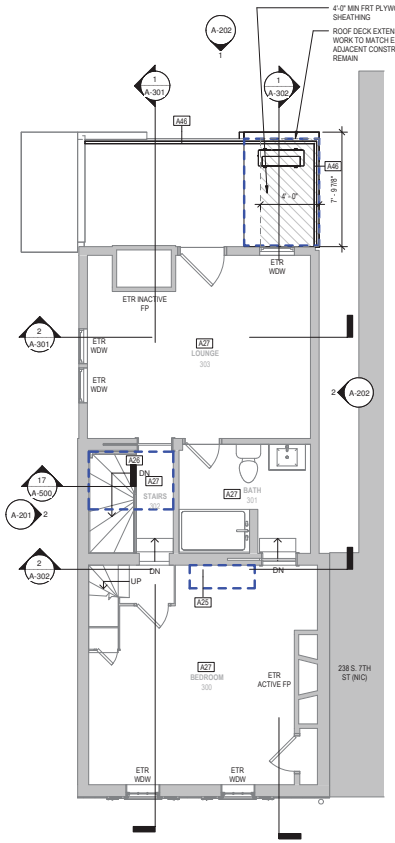
8 ROOF SLOPE DIAGRAM
1/8" = 1'-0"

PLAN LEGEND

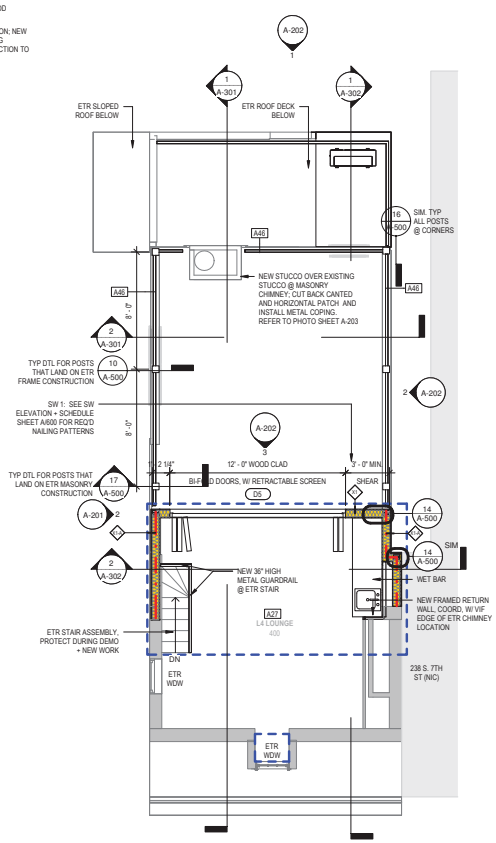
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

KEYNOTE LEGEND

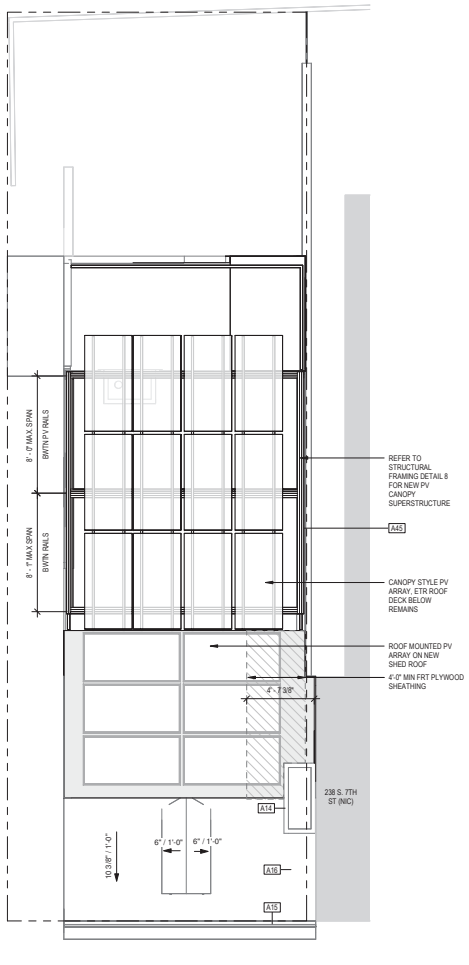
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS, MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF. TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A25	NEW WALL MOUNTED HEAT PUMP UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A26	NEW ABOVE-CEILING DUCTED FAN COIL UNIT; CUT/PATCH EXISTING WALL AND CEILING ASSEMBLIES AS REQUIRED TO ROUTE LINESETS AND DRAINS.
A27	NEW FULL COVERAGE WALL, TRIM AND CEILING PAINT, THIS ROOM.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A46	NEW PTD METAL GUARD ASSEMBLY; REFER TO DETAILS.



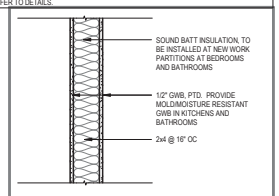
1 LEVEL 3
1/4" = 1'-0"



2 LEVEL 4
1/4" = 1'-0"

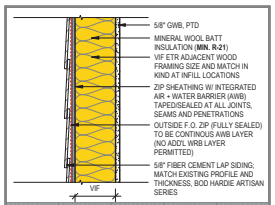


3 ROOF
1/4" = 1'-0"



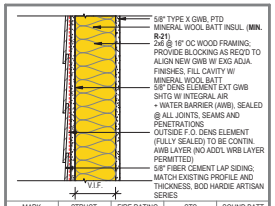
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	--	--	X
B	--			
C	--			
D	--			

P1-A INTERIOR WOOD-FRAMED PARTITION WITH SOUND BATT INSULATION
SECTION VIEW, NTS



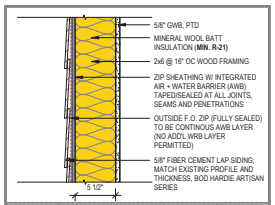
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X2 EXTERIOR INFILL WALL ASSEMBLY ABUTTING EXISTING TO REMAIN FRAMED WALL
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	1 HR, UL U305	--	--
B	--			
C	--			
D	--			

X1-A NEW WORK EXTERIOR WALL ASSEMBLY, 1 HR RATED
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

X1 NEW WORK EXTERIOR WALL ASSEMBLY
SECTION VIEW, NTS

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RENOVATIONS TO 240 S 7TH ST

240 S 7TH ST
PHILADELPHIA, PA 19106

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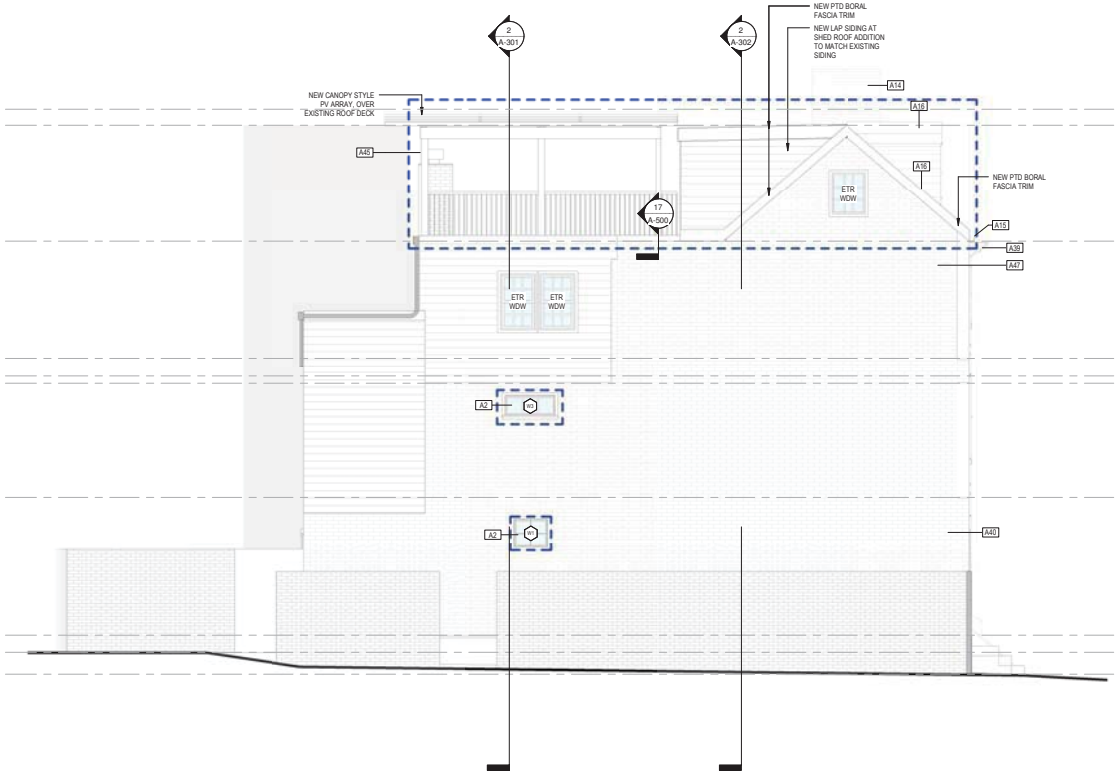
PLOT DATE: 09/21/2026

DRAWN BY: KHW

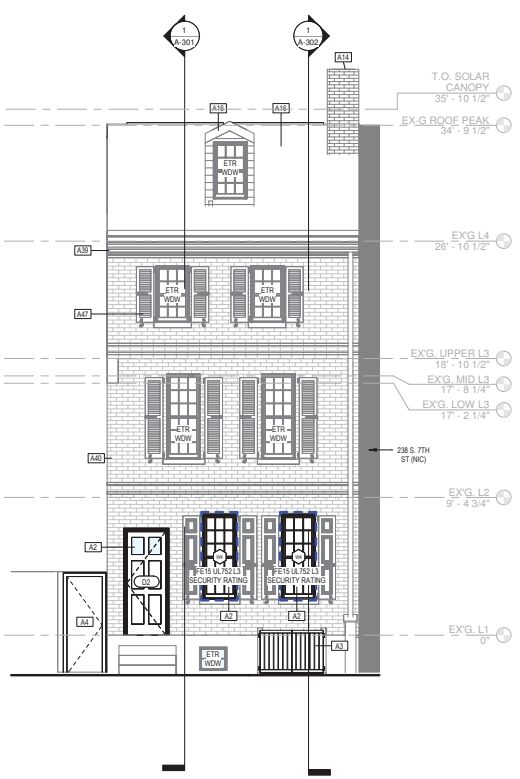
TITLE:
ARCHITECTURAL FLOOR PLANS

SHEET NUMBER:
A-101

KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A2	NEW WINDOW OR DOOR, MATCH STYLE AND FINISH OF EXISTING ELEMENT WITH NEW WORK.
A3	NEW PTD STEEL BASEMENT DOORS TO MATCH EXISTING STYLE AND FINISH. PRODUCT TO HAVE WELDED CORNERS, CUSTOM FIT TO ETR OPENING, PRE-FINISHED POWDER COAT, INSULATED AND GASKETED SEAL.
A4	REPLACE EXISTING GATE AND MATCH EXISTING STYLE AND FINISH. PROVIDE MECHANICAL COMBINATION LOCKSET.
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS. MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A15	EXISTING GUTTER TO BE REPAIRED AS NEEDED.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A39	INSTALL NEW TRIM TO MATCH EXISTING HISTORICAL TRIM PROFILE AND DETAILS. MATCH EXISTING PAINT AND FINISHES.
A40	ALL BRICK ON THIS WALL TO BE REPOINTED, MORTAR COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



2 SOUTH SIDE ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

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RENOVATIONS TO 240 S 7TH ST

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PHILADELPHIA, PA 19106

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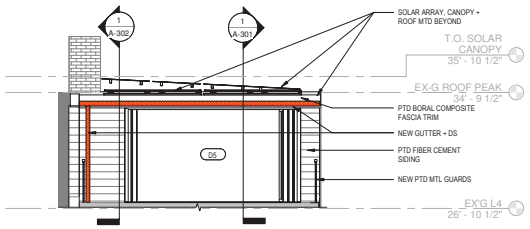
PLOT DATE: 09/21/2026

DRAWN BY: KHW

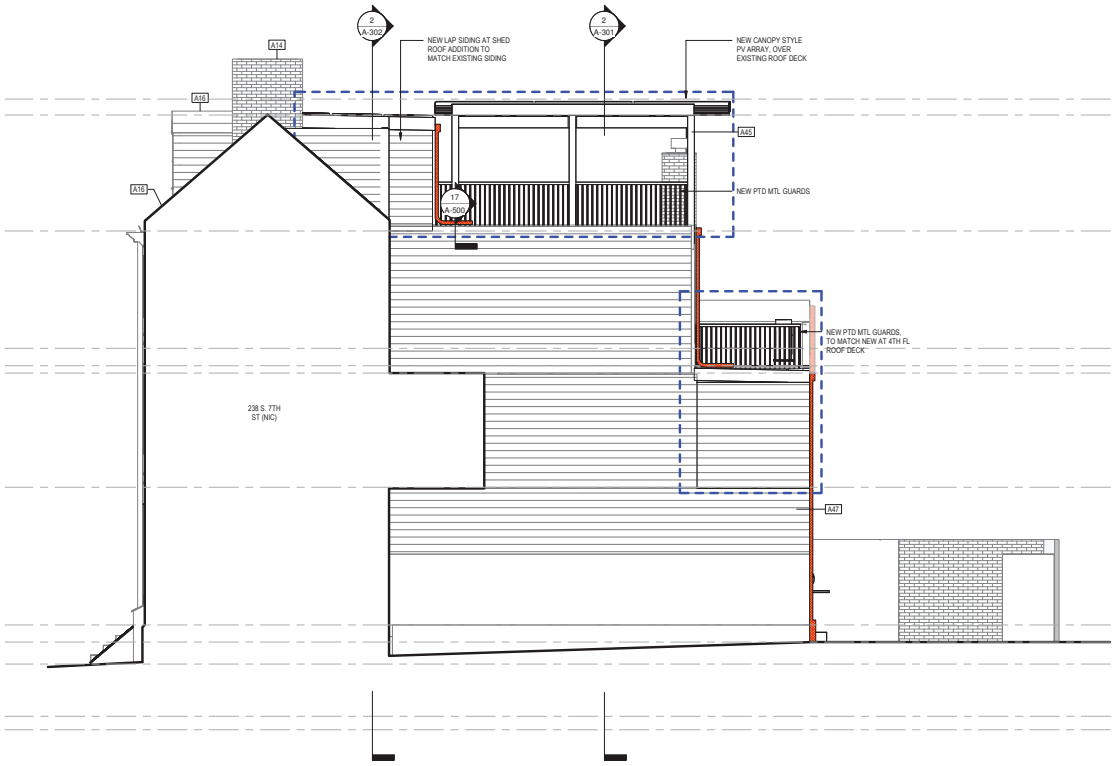
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201

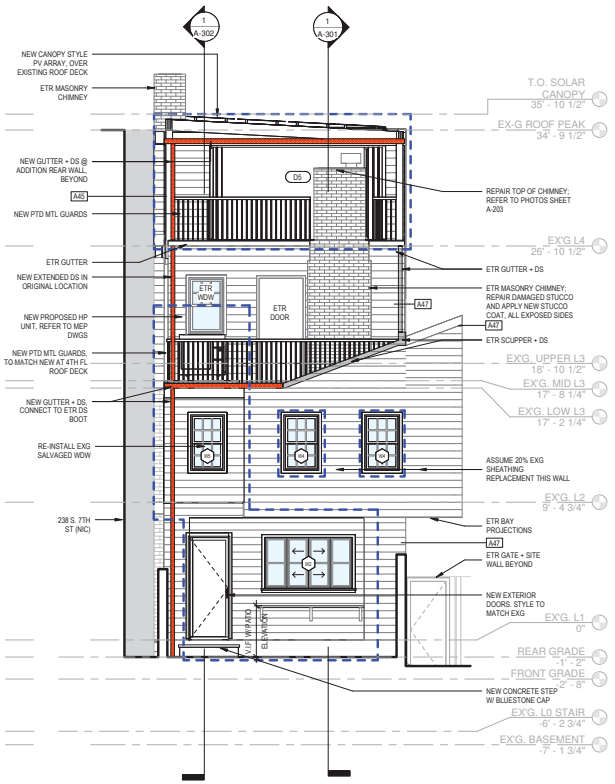
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A14	RECAP CHIMNEY WITH HISTORICALLY MATCHING MATERIALS; MATCH ADJACENT FINISHES AND COLORS TO EXISTING SURFACES.
A16	NEW ASPHALT SHINGLE ROOF TO REPLACE EXISTING. COLOR TO BE APPROVED BY OWNER/ARCH/HISTORIC COMMISSION.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.
A47	NEW EXTERIOR PAINT AT ALL EXISTING AND NEW TRIM, THIS ELEVATION. DARK COLOR TO MATCH EXISTING. PREP, PATCH AND PAINT.



3 REAR ELEVATION, 4TH FLOOR ADDITION
1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"

ARCHITECT OF RECORD:
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240 S 7TH ST
PHILADELPHIA, PA 19106
PHONE:

RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

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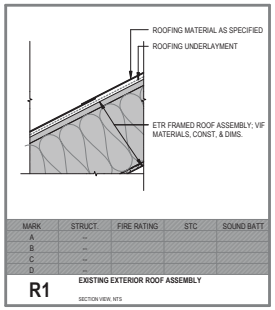
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DRAWN BY: KHW

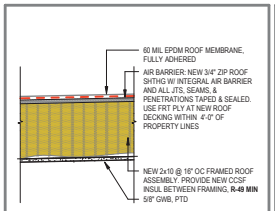
TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A-202



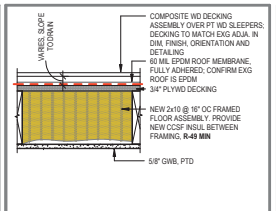
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R1 EXISTING EXTERIOR ROOF ASSEMBLY
SECTION VIEW, NTS



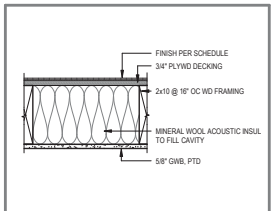
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--			
B	--			
C	--			
D	--			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING
SECTION VIEW, NTS

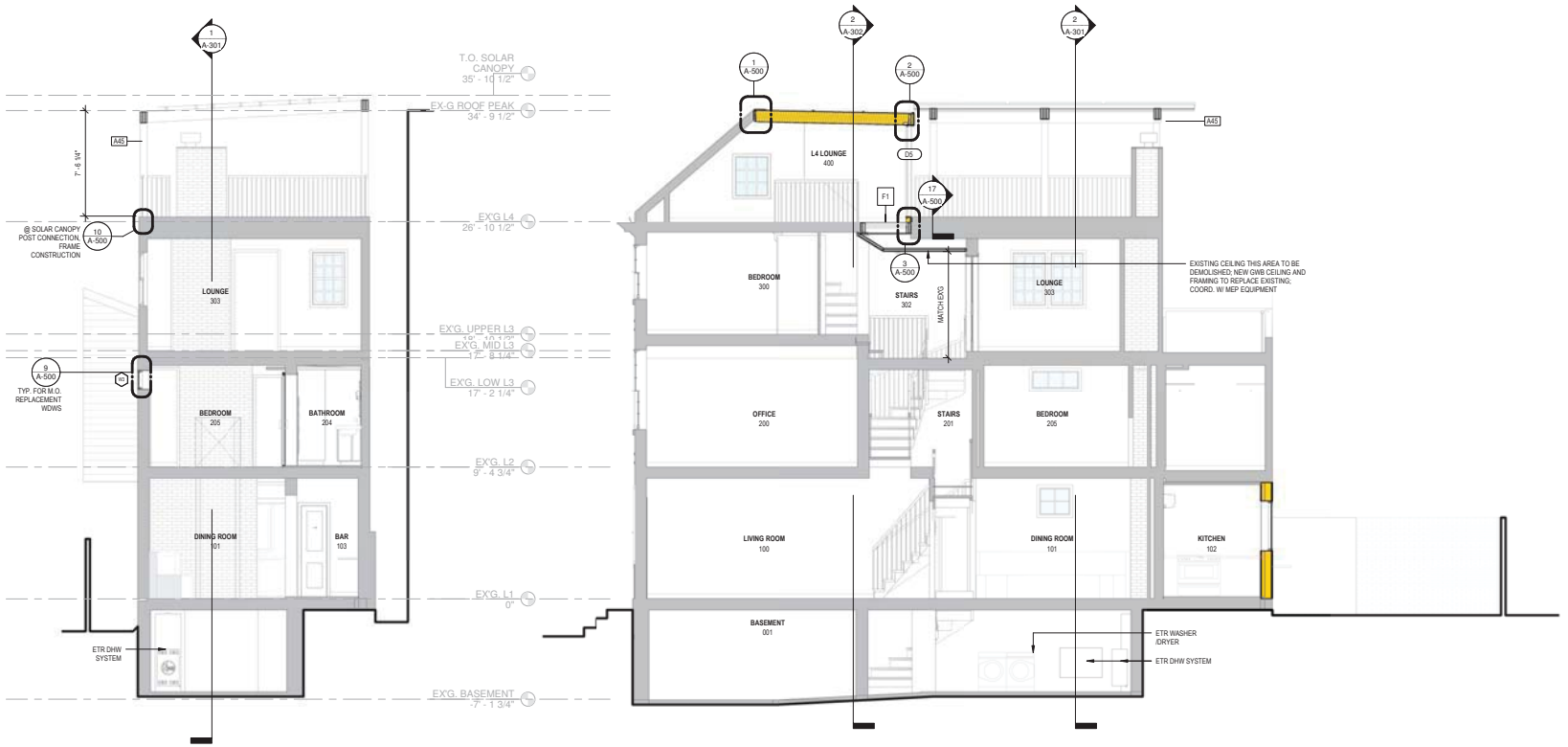


MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	--	-	-	-
B	--			
C	--			
D	--			

F1 INFILL FLOOR ASSEMBLY
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.



2 CROSS SECTION_1
1/4" = 1'-0"

1 LONGITUDINAL SECTION_1
1/4" = 1'-0"

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PHONE:

RENOVATIONS TO 240 S 7TH ST
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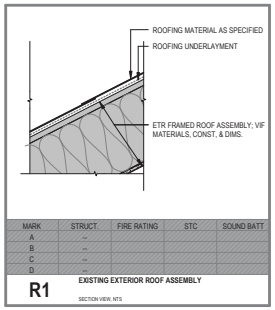
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DRAWN BY: KHW

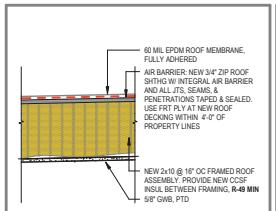
TITLE:
BUILDING SECTIONS

SHEET NUMBER:
A-301



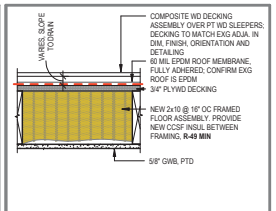
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	~			
B	~			
C	~			
D	~			

R1 EXISTING EXTERIOR ROOF ASSEMBLY
SECTION VIEW, NTS



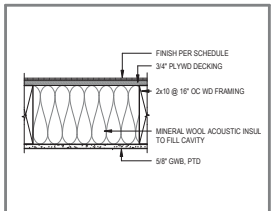
MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	~			
B	~			
C	~			
D	~			

R2 NEW EXTERIOR ROOF ASSEMBLY AT LOW-SLOPE (MEMBRANE) ROOFS
SECTION VIEW, NTS



MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	~	-	-	-
B	~			
C	~			
D	~			

R3 LOW SLOPE ROOF DECK ASSEMBLY TO MATCH EXISTING
SECTION VIEW, NTS

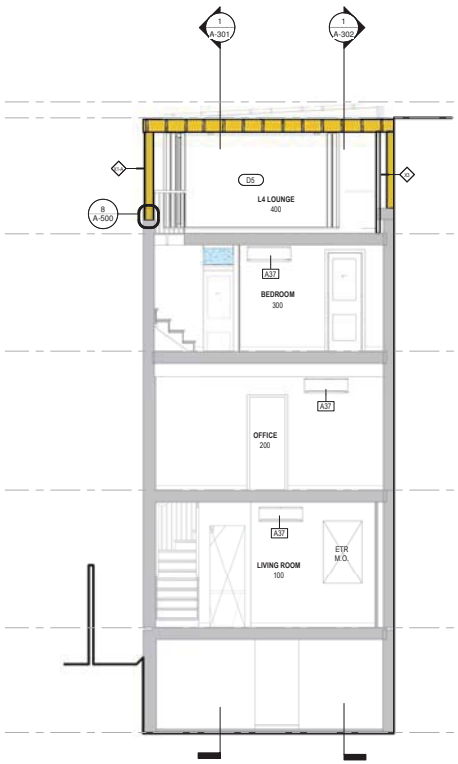


MARK	STRUCT.	FIRE RATING	STC	SOUND BATT
A	~	-	-	-
B	~			
C	~			
D	~			

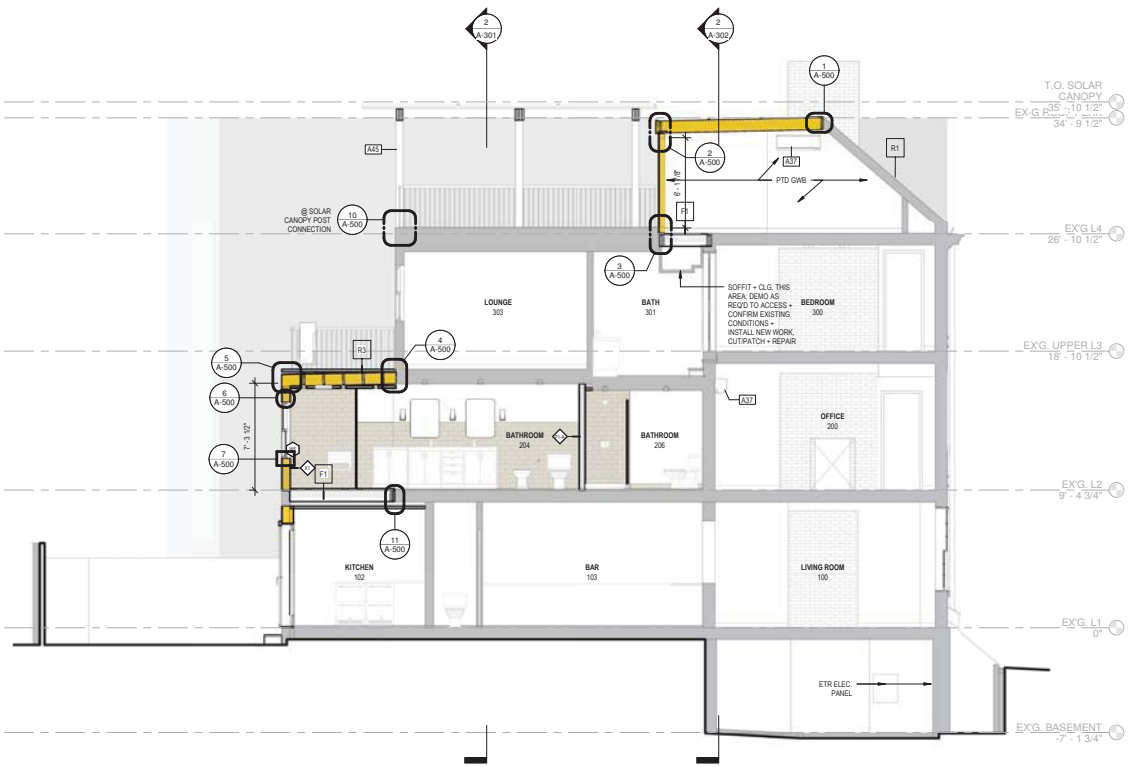
F1 INFILL FLOOR ASSEMBLY
SECTION VIEW, NTS

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS, REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.
A45	PT WOOD CANOPY FRAMING MEMBERS; VERTICAL POSTS + HORIZONTAL MEMBERS CLAD IN PREFINISHED PTD BLACK/DARK 18 GA STL METAL, TYP.



2 CROSS SECTION_2
1/4" = 1'-0"



1 LONGITUDINAL SECTION_2
1/4" = 1'-0"

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RENOVATIONS TO 240 S 7TH ST
240 S 7TH ST
PHILADELPHIA, PA 19106

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PLOT DATE: 09/21/2026
DRAWN BY: KHW

TITLE:
BUILDING SECTIONS

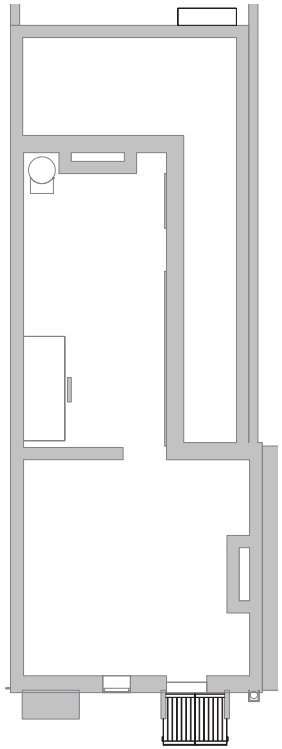
SHEET NUMBER:
A-302

PLAN LEGEND	
EXISTING TO BE DEMOLISHED	
EXISTING TO REMAIN	
NEW WORK	
NEW WORK GWB SOFFIT OR CEILING	
WORK AREA	
WALL OR CLG SURFACE TO PREP/PATCH PAINT OUTSIDE OF WORK AREA	WALL / CEILING

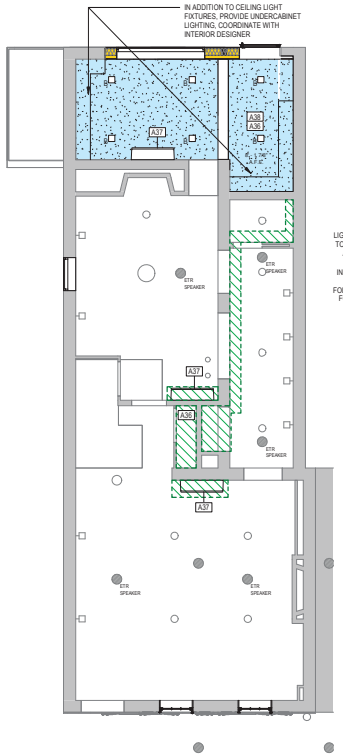
KEYNOTE LEGEND	
KEYNOTE VALUE	KEYNOTE TEXT
A36	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED TO ROUTE NEW HVAC AND PLUMBING, THIS AREA.
A37	NEW INTERIOR WALL-MOUNTED DUCTLESS HEAT PUMP HEADS. REFER TO MEP FOR LOCATIONS & SPECIFICATIONS.
A38	CUT, PATCH, PREP AND PAINT EXISTING WALL OR CEILING AREA AS REQUIRED FOR RENOVATIONS. MATCH ADJACENT PAINT AND FINISHES.

LIGHT FIXTURE SCHEDULE

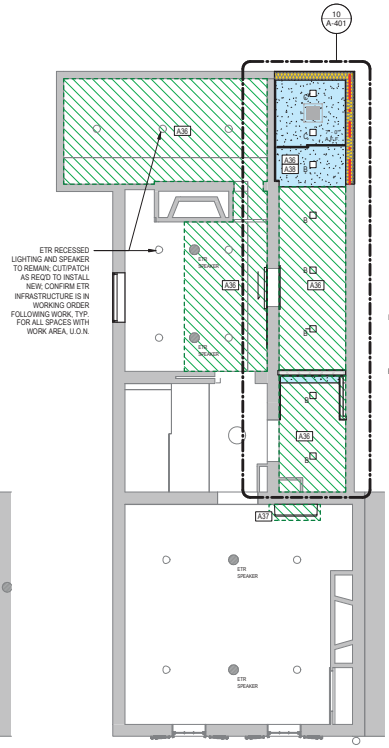
MARK	FIXTURE TYPE	QTY	DESCRIPTION
A	WALL SCONCE, DAMP RATED	3	Light Sconce
B	RECESSED, WET RATED	12	RSQ Square Recessed Baffle LED Trims
C	RECESSED, VAPOR TIGHT + WET RATED	2	RSQ Square Recessed Baffle LED Trims
D	LOW PROFILE SURFACE MTD DOWNLIGHT	5	SURFACE MOUNTED LOW-PROFILE DOWNLIGHT



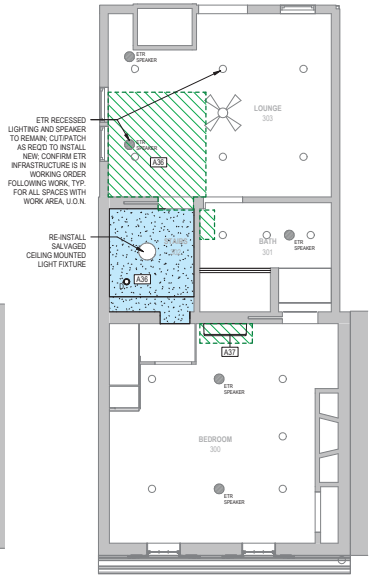
1 BASEMENT - RCP
1/4" = 1'-0"



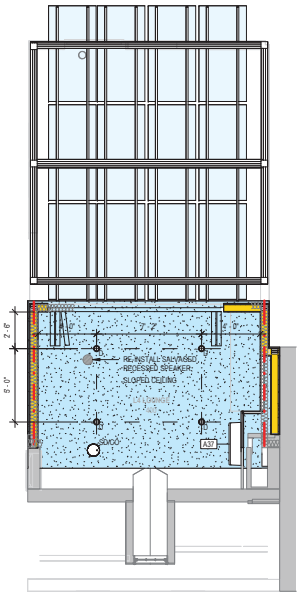
2 LEVEL 1 - RCP
1/4" = 1'-0"



3 LEVEL 2 - RCP
1/4" = 1'-0"



4 LEVEL 3 - RCP
1/4" = 1'-0"



5 LEVEL 4 - RCP
1/4" = 1'-0"

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ISSUE / REVISION

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PLOT DATE: 09/21/2026
DRAWN BY: KHW

TITLE:
REFLECTED CEILING PLAN

SHEET NUMBER:
A-700