

**ADDRESS: 301-03 N FRONT ST**

Proposal: Demolish structure; construct multi-unit building

Review Requested: Final Approval

Owner: 301 N Front Street LP

Applicant: Mark Wallace, Kore Design Architecture

History: 1997

Individual Designation: None

District Designation: Old City Historic District, Non-contributing, 12/12/2003

Staff Contact: Heather Hendrickson, [heather.hendrickson@phila.gov](mailto:heather.hendrickson@phila.gov)

**OVERVIEW:** This application proposes to demolish a 1½-story non-contributing building in the Old City Historic District and construct a four-story-plus-basement structure containing two single-family dwellings. The proposed structure would have three basement level parking spaces along with a roof deck and pilot house. The property at 301-03 N. Front Street is located along the north side of Vine Street between N. Front Street on the west, and N. Water Street on the east. Across N. Water Street from the property is a large vacant lot where a 26-story mixed-use building is being constructed. That project was approved by the Historical Commission in October 2021. The properties directly adjacent to and north of 301-03 N. Front Street are contributing properties to the Old City Historic District.

A very similar version of this project was reviewed “in-concept” by the Architectural Committee in October 2024, and by the Historical Commission in December 2024. The Historical Commission voted to approve the applicant’s revised application in concept. Since this “in-concept” review, there have been changes to some materials, but the overall massing and details have stayed the same.

**SCOPE OF WORK:**

- Demolish non-contributing structure
- Construct four-story structure with basement and roof 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

**STAFF RECOMMENDATION:** The staff recommends approval of the demolition of the non-contributing structure and construction of the four-story building, with staff to review details, pursuant to Standard 9.



**Kore Design Architecture**  
**Contact: Mark G. Wallace, RA**  
1829 Cardinal Lake Dr.  
Cherry Hill, NJ 08003  
Tel: (570) 267-5630

April 8th, 2025

Attention: Philadelphia Historic Commission

Reference: **301-03 N Front St., Philadelphia, PA 19106**

Current Owner: 301 N Front St LP

Developer: Design Pro Development, Logan Kramer, 610.463.4866; 1516 N 5<sup>th</sup> St., Ste 507, Philadelphia, PA 19122; [logan@designprodev.com](mailto:logan@designprodev.com)

Architect: Mark G. Wallace, RA [mwallace@koredesign.com](mailto:mwallace@koredesign.com) ; KORE Design Architecture; Matt Elson [melson@koredesign.com](mailto:melson@koredesign.com);

This submission is for Final Approval from the Philadelphia Historic Commission. The project was previously submitted to the Historic Commission for in-concept approval. The design was adjusted based on Staff & Committee comments, and the Commission voted in favor of approving the application In-Concept. The proposed development has since been granted zoning variances for height and lot coverage to construct the project as currently documented.

301-03 N. Front St. is a non-contributing property within the Old City Historic District. Grade varies across the site, with N. Water St. being approximately 8 feet lower than the high point of grade along N. Front St. The existing building is a one-story, stucco clad building with flat roof a basement garage level, and occupies the entirety of the site. The existing building has garage doors opening to grade along N. Water St. on the east side of the property, & steps and a ramp up to the first floor from the sidewalk of N. Front St. on the west. The south wall is partially along Vine St., and curves northward from the Vine St / N. Water Street intersection to meet the frontages along N. Front Street. The structure was built in 1990 and currently stands vacant but was most recently used by the Philadelphia Yacht Club.

The proposed scope of work is complete demolition of the existing structure, and the erection of a new 4-story plus basement structure to contain two single-family dwellings & three basement level parking spaces.

Please refer to the accompanying drawings for additional information regarding the proposed structure.

Please let me know if you have additional questions. Email or call me directly at 215.279.8866.

Thank you,

Mark G. Wallace, RA

# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



**CITY OF PHILADELPHIA**  
**DEPARTMENT OF LICENSES AND INSPECTIONS**  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

## ADDRESS OF PROPOSED CONSTRUCTION:

301-03 N Front St., Philadelphia, PA 19106

## APPLICANT:

Mark G. Wallace, RA

## COMPANY NAME

KORE Design Architecture

PHONE # (570) 267-5630

FAX #

## APPLICANT'S ADDRESS:

1829 Cardinal Lake Ln., Cherry Hill, NJ 08003

LICENSE # RA406468

E-MAIL: [mwallace@koredesign.com](mailto:mwallace@koredesign.com)

## PROPERTY OWNER'S NAME:

301 N Front St LP

PHONE # (908) 304-2233

FAX #

## PROPERTY OWNER'S ADDRESS:

675 Lewis Lane, Ambler PA 19002

## ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

MARK G. WALLACE, RA

## ARCHITECT/ENGINEERING FIRM:

KORE DESIGN ARCHITECTURE

PHONE # (570) 267-5630

FAX #

## ARCHITECT/ENGINEERING FIRM ADDRESS:

1829 CARDINAL LAKE DR., CHERRY HILL, NJ 08003

LICENSE # RA406468

E-MAIL: [mwallace@koredesign.com](mailto:mwallace@koredesign.com)

## CONTRACTOR:

Andrew Friedman

## CONTRACTING COMPANY:

AMF Construction INC

PHONE # (215) 847-0794

FAX #

## CONTRACTING COMPANY ADDRESS:

64 Meer Drive, Langhorne, PA 19053

LICENSE # 47880

E-MAIL: [Andrew@buildamf.com](mailto:Andrew@buildamf.com)

## USE OF BUILDING/SPACE

NEW 4-STORY STRUCTURE: TWO-FAMILY DWELLING W/ 3-CAR BASEMENT LEVEL GARAGE

## ESTIMATED COST OF WORK

\$ 700,000.00

## BRIEF DESCRIPTION OF WORK:

FOR THE ERECTION OF A NEW 4-STORY STRUCTURE WITH BASEMENT, PRIVATE ROOF DECK & ACCESS STRUCTURES PER PLANS, WITH BASEMENT LEVEL GARAGE CONTAINING (3) VEHICULAR PARKING STALLS; TO BE USED AS A TWO-FAMILY HOUSEHOLD LIVING.

TOTAL AREA UNDERGOING CONSTRUCTION: 7,595.00 square feet

## COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only): \_\_\_\_\_ LOCATION OF SPRINKLERS: \_\_\_\_\_

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): \_\_\_\_\_ LOCATION OF STANDPIPES: \_\_\_\_\_

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☒ NO ☐ YES VIOLATION #: \_\_\_\_\_

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: \_\_\_\_\_

DATE: 04 / 08 / 2025

## PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

| ✓ IF REQ'D | AGENCY                                                                                       | INITIALS | DATE | REMARKS |
|------------|----------------------------------------------------------------------------------------------|----------|------|---------|
|            | ART COMMISSION<br>13 <sup>TH</sup> FLOOR – 1515 ARCH STREET                                  |          |      |         |
|            | CITY PLANNING COMMISSION<br>13 <sup>TH</sup> FLOOR – 1515 ARCH STREET                        |          |      |         |
|            | FAIRMOUNT PARK COMMISSION                                                                    |          |      |         |
|            | <input type="checkbox"/> CITY <input type="checkbox"/> STATE<br>AIR MANAGEMENT / HEALTH DEPT |          |      |         |
| X          | HISTORICAL COMMISSION<br>ROOM 576 – CITY HALL                                                |          |      |         |
|            | STREETS DEPARTMENT<br>ROOM 940 – M.S.B.                                                      |          |      |         |
|            | WATER DEPARTMENT<br>2 <sup>ND</sup> FLOOR – 1101 MARKET STREET                               |          |      |         |
|            | CONTRACTUAL SERVICES UNIT<br>ROOM 1140 – M.S.B.                                              |          |      |         |
|            | ZONING                                                                                       |          |      |         |

### EXAMINER'S APPROVAL (OFFICE USE ONLY)

APPROVED USE OF BUILDING SPACE:

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PERMIT TO READ:

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CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO      ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # \_\_\_\_\_

OTHER BUILDING PERMITS REQUIRED:      ☐ FIRE SUPPRESSION      ☐ HVAC/DUCT      ☐ FUEL GAS

| PLAN #       | CONSTRUCTED AREA<br>_____ SQ FT                                       | <input type="checkbox"/> NEW CONSTRUCTION<br><input type="checkbox"/> ALTERATION | FEE ITEM               | AMOUNT |
|--------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------|--------|
|              |                                                                       |                                                                                  | BLDG. PERMIT/C.O./L.O. |        |
|              |                                                                       |                                                                                  | INSPECTION FEE         |        |
| CONSTRUCTION | CO REQUIRED                                                           | NEW DWG UNITS:                                                                   | WATER METERS           |        |
| TYPE: _____  | <input type="checkbox"/> NO <input type="checkbox"/> YES              |                                                                                  | CONSTRUCTION WATER     |        |
| USE: _____   | VARIANCES<br><input type="checkbox"/> NO <input type="checkbox"/> YES | PROJECT TYPE                                                                     |                        |        |
|              |                                                                       |                                                                                  | <b>TOTAL FEES</b>      |        |

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: \_\_\_\_\_ DATE APPROVED: \_\_\_\_\_

PERMIT # \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_

CHECK # \_\_\_\_\_

301-03 N. FRONT STREET  
PHILADELPHIA, PA 19106

☒ New Construction    ☐ Renovation (Existing Bldg.)    ☐ Upfit    ☐ Alteration    ☐ Reconstruction

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A

Construction Type: ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A  
☐ III-B ☐ IV ☐ V-A ☐ V-B  
Mixed Construction: ☐ No ☐ Yes Types:

Sprinklers: ☐ No ☒ Yes NFPA 13 ☒ NFPA 13R ☐ NFPA 13D  
Standpipes: ☐ No ☒ Yes Type: ☐ I ☒ II ☐ III ☐ Wet ☐ Dry ☒ T.B.D.  
Fire District: ☒ No ☐ Yes

|                  |                                        |                              |                                         |                             |
|------------------|----------------------------------------|------------------------------|-----------------------------------------|-----------------------------|
| Building Height: | ± 48" ABOVE AVG. GRADE                 |                              | No. of Stories                          | 4-STORIES ABOVE GRADE PLANE |
| Mezzanine:       | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes |                                         |                             |
| High Rise:       | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes | Central Reference Sheet # (if provided) | Not Required                |

| FLOOR         | AREA (ACTUAL)       | AREA (ALLOWED) |
|---------------|---------------------|----------------|
| BASEMENT      | 1,519.71 (TOTAL) SF | UNLIMITED SF   |
| 1st           | 1,519.71 (TOTAL) SF | UNLIMITED SF   |
| 2nd           | 1,519.71 (TOTAL) SF | UNLIMITED SF   |
| 3rd           | 1,519.71 (TOTAL) SF | UNLIMITED SF   |
| 4th           | 1,519.71 (TOTAL) SF | UNLIMITED SF   |
| Occupied Roof | 1,519.71 (TOTAL) SF | UNLIMITED SF   |

|                                                    |                                    |                                             |                                     |                               |                                   |                                      |
|----------------------------------------------------|------------------------------------|---------------------------------------------|-------------------------------------|-------------------------------|-----------------------------------|--------------------------------------|
| Primary Occupancy:                                 | <input type="checkbox"/> Assembly  | <input type="checkbox"/> A-1                | <input type="checkbox"/> A-2        | <input type="checkbox"/> A-3  | <input type="checkbox"/> A-4      | <input type="checkbox"/> A-5         |
| <input type="checkbox"/> Business                  | <input type="checkbox"/> Education | <input type="checkbox"/> Factory-Industrial | <input type="checkbox"/> F-1        | <input type="checkbox"/> F-2  |                                   |                                      |
| <input type="checkbox"/> High-Hazard               | <input type="checkbox"/> H-1       | <input type="checkbox"/> H-2                | <input type="checkbox"/> H-3        | <input type="checkbox"/> H-4  | <input type="checkbox"/> H-5      |                                      |
| <input type="checkbox"/> Institutional             | <input type="checkbox"/> I-1       | <input type="checkbox"/> I-2                | <input type="checkbox"/> I-3        | <input type="checkbox"/> I-4  |                                   |                                      |
| <input type="checkbox"/> I-3 Use Condition         |                                    | <input type="checkbox"/> I-1                | <input type="checkbox"/> I-2        |                               | <input type="checkbox"/> 4        | <input type="checkbox"/> 5           |
| <input type="checkbox"/> Mercantile                |                                    |                                             | <input type="checkbox"/> R-3        | <input type="checkbox"/> R-4  |                                   |                                      |
| <input type="checkbox"/> Residential               | <input type="checkbox"/> R-1       | <input type="checkbox"/> R-2                |                                     |                               |                                   |                                      |
| <input type="checkbox"/> Storage                   | <input type="checkbox"/> S-1       | <input type="checkbox"/> S-2                | <input type="checkbox"/> High-piled |                               |                                   |                                      |
| <input type="checkbox"/> Utility and Miscellaneous |                                    | <input type="checkbox"/> Parking Garage     |                                     | <input type="checkbox"/> Open | <input type="checkbox"/> Enclosed | <input type="checkbox"/> Repair Shop |

| USE GROUP OR SPACE DESCRIPTION           | AREA sq. ft. | AREA PER OCCUPANT<br>(per Table 1) | # OF OCCUPANTS | Remarks |
|------------------------------------------|--------------|------------------------------------|----------------|---------|
| Basement Garage (Accessory Parking Area) | 712 SF       | 200                                | 3.56           |         |
| Basement Occupancy (R)                   | 792 SF       | 200                                | 3.96           |         |
| 1st Floor Occupancy (R)                  | 1,519 SF     | 200                                | 7.59           |         |
| 2nd Floor Occupancy (R)                  | 1,519 SF     | 200                                | 7.59           |         |
| 3rd Floor Occupancy (R)                  | 1,519 SF     | 200                                | 7.59           |         |
| Roof Occupancy                           | 801 SF       | 200                                | 4.00           |         |
| Total Occupancy                          | 6,862 SF     |                                    | 34.29          |         |

|                          |                                        |                                         |
|--------------------------|----------------------------------------|-----------------------------------------|
| Emergency Lighting:      | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| Exit Signs:              | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |
| Fire Alarm:              | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes |
| Smoke Detection Systems: | <input type="checkbox"/> No            | <input checked="" type="checkbox"/> Yes |
| Panic Hardware:          | <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes            |

|                                                   |                                                              |
|---------------------------------------------------|--------------------------------------------------------------|
| USE, GROUP OR SPACE DESCRIPTION                   | MINIMUM FLAMESPREAD RATING                                   |
| R-3, TWO-FAMILY DWELLING                          | C, CORRIDORS AND EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS |
|                                                   | C, IN ROOMS                                                  |
| NOTE. PER TABLE 803.13 WITHIN A SPRINKLERED SPACE |                                                              |



## SYMBOLS

|                            |       |                                                                                      |
|----------------------------|-------|--------------------------------------------------------------------------------------|
| ROOM NUMBER IDENTIFICATION | _____ |    |
| DOOR NUMBER IDENTIFICATION | _____ |    |
| DETAIL MARK                | _____ |    |
| INTERIOR PARTITION TYPE    | _____ |    |
| DEMOLITION KEYED NOTE      | _____ |    |
| REVISION MARK              | _____ |    |
| WALL SECTION               | _____ |  |
| INTERIOR ELEVATION         | _____ |  |

[illegible][illegible][illegible]

1628 Cardinal Lake Dr.  
Cherry Hill, NJ 08003

T: 876.287.  
[www.korndesign.com](http://www.korndesign.com)

ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.

[illegible]

**COVER SHEET & CODE REVIEW**

JOB NO: 240

DRAWN BY: M

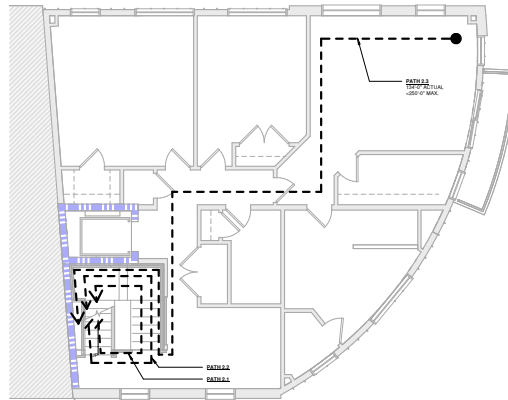
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**GO.00**

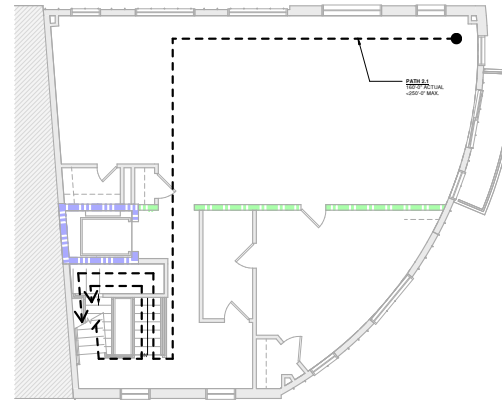
The diagram illustrates the components of a fire alarm control panel and their functions:

- 1 HOUR RATED**: Indicated by a green bar.
- SMOKE BARRIER (1 HOUR RATED)**: Indicated by a red bar.
- 2 HOUR RATED**: Indicated by a blue bar.
- 2 HOUR RATED (SHAFT WALL)**: Indicated by a blue bar.
- EXIT SIGN**: Indicated by a circular sign with an arrow.
- PATH OF TRAVEL**: Indicated by a dashed line.
- SEISMIC-RESISTANT**: Indicated by a dashed line.
- SEISMIC-RESISTANT**: Indicated by a dashed line.
- ALLOWABLE CAPACITY**: Indicated by a dashed line.
- ACTUAL CAPACITY**: Indicated by a dashed line.
- EXIT LOAD CALCULATION**: Indicated by a dashed line.
- FIRE VALVE CABINET**: Indicated by a dashed line.
- FIRE EXTINGUISHER CABINET**: Indicated by a dashed line.

- [illegible]

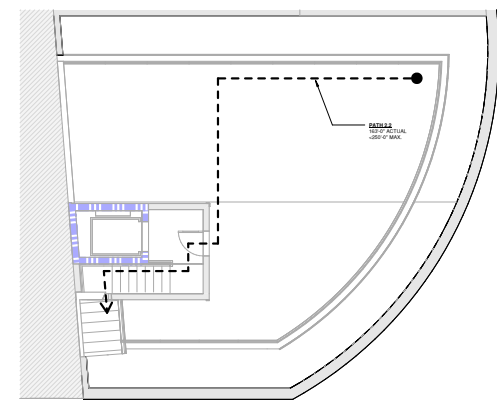


1 THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

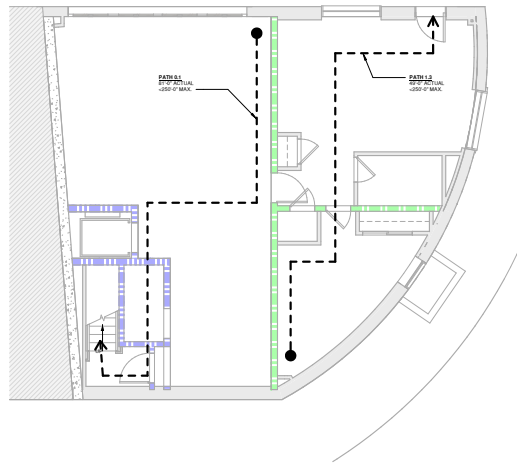


|   |                                    |
|---|------------------------------------|
| 2 | 04_FOURTH FLOOR PLAN - LIFE SAFETY |
|---|------------------------------------|

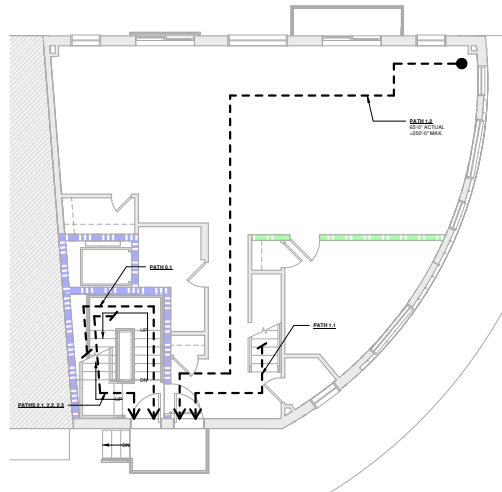
SCALE: 3/16" = 1'-0"



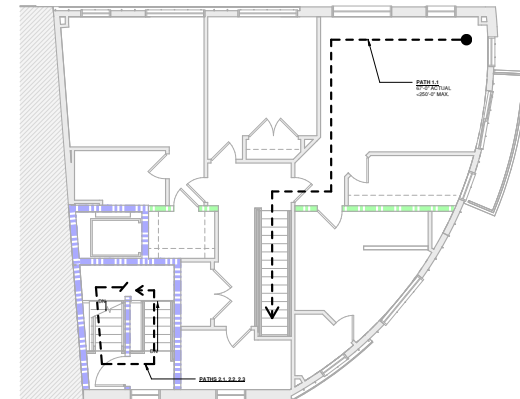
|   |                      |
|---|----------------------|
| 3 | ROOF FLOOR PLAN      |
|   | SCALE: 3/16" = 1'-0" |



4 CELLAR FLOOR PLAN  
SCALE: 3/16" = 1'-0"



5 FIRST FLOOR PLAN



|   |                      |
|---|----------------------|
| 6 | SECOND FLOOR PLAN    |
|   | SCALE: 3/16" = 1'-0" |



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ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA PA. 19106

[illegible]

DRAWING TITLE:  
LIFE SAFETY PLANS

|           |              |
|-----------|--------------|
| JOB NO:   | 24005        |
| DRAWN BY: | Author       |
| SCALE:    | As Indicated |

**G0.02**



## BRICK

[illegible]

## 13

[illegible]

# KORE

1828 Cardinal Lake Dr.  
Cherry Hill, NJ 08033

ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST

PHILADELPHIA PA. 19106

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|-----|-------------|------|

|    |                       |            |
|----|-----------------------|------------|
| IN | ISSUED FOR SUBMISSION | 04/07/2025 |
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\_\_\_\_\_  
DRAWING TITLE

## SPECIFICATIONS

JOB NO: 24005

DRAWN BY: \_\_\_\_\_ AUTHOR: \_\_\_\_\_

SCALE: \_\_\_\_\_

SHEET NO. \_\_\_\_\_

C0.04

## GO.04

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IMAGE 1 - (1919) VIEW LOOKING SOUTH DOWN N. FRONT STREET

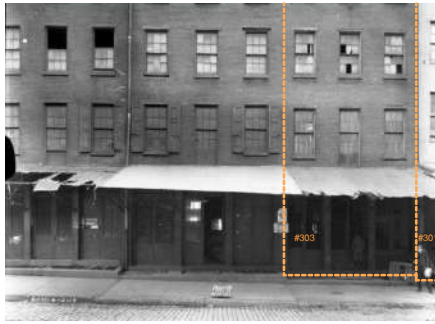


IMAGE 2 - (1919) FACADES ALONG N. FRONT STREET

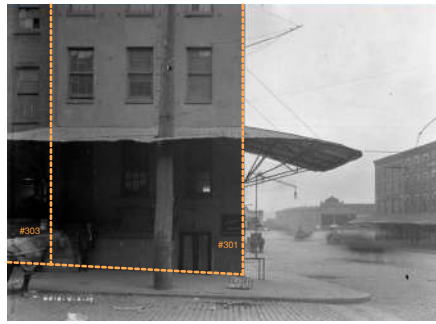
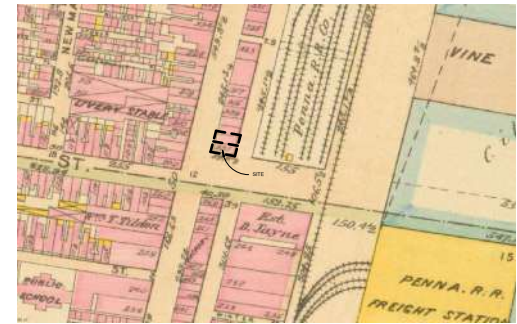


IMAGE 3 - (1919) FACADES ALONG N. FRONT STREET



MAP - (1910)



IMAGE 4 - (1953) FACADES ALONG N. WATER STREET

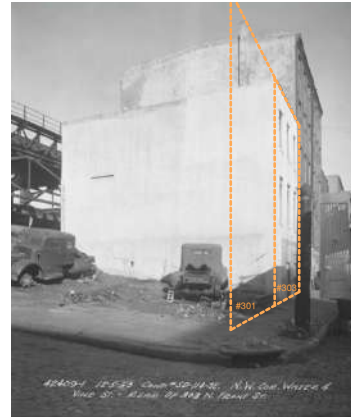
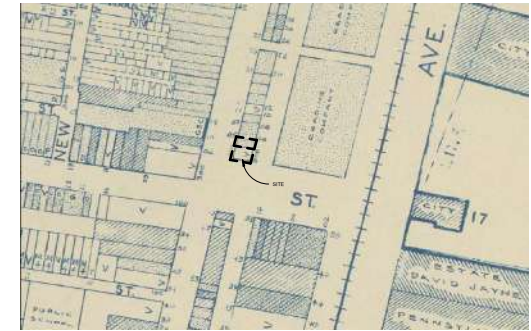


IMAGE 5 - (1953) VIEW NORTHWARD FROM VINE STREET



MAP - (1942)



IMAGE 6 - (2024) VIEW OF N. FRONT STREET FACADES



IMAGE 7 - (2024) VIEW NORTHWARD FROM VINE STREET



IMAGE 8 - (2024) VIEW NORTHWARD UP N. WATER STREET



IMAGE 9 - (2024) VIEW OF N. WATER STREET FACADES



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| NO. | DESCRIPTION           | DATE       |
|-----|-----------------------|------------|
| 1   | ISSUED FOR PERMITTING | 10/20/2024 |
| 2   | ISSUED FOR PERMITTING | 10/20/2024 |

DRAWING TITLE  
SITE PHOTOS

JOB NO. 3003  
DRAWN BY: MGE  
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SHEET NO.

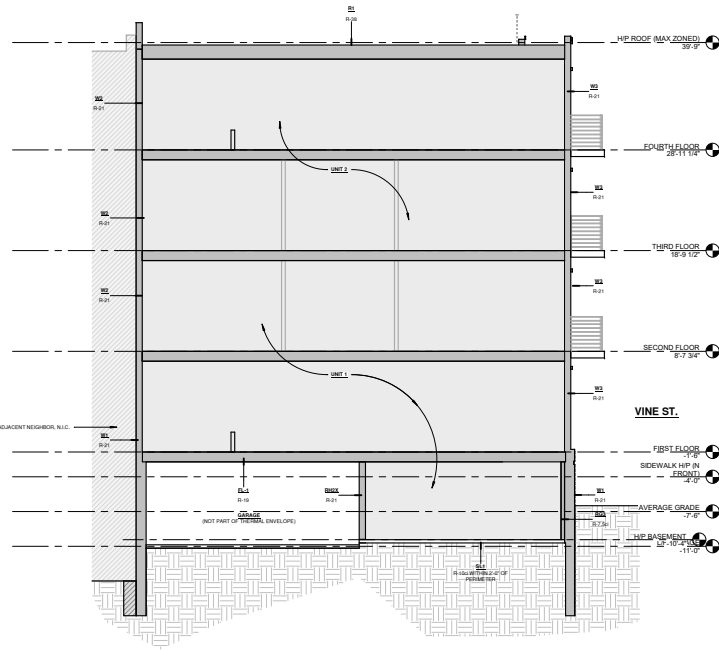
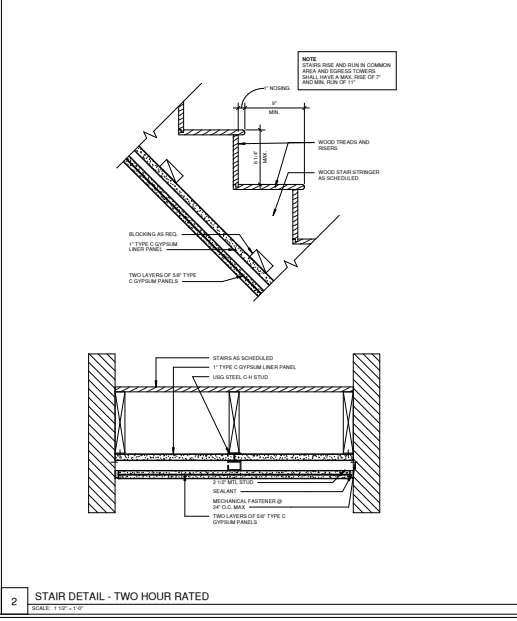
**G0.05**

| FLOOR/ROOF CEILING ASSEMBLY SCHEDULE                                                                                                                                                                                                                                 |                    |     |     |            |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----|-----|------------|-----|
| NO.                                                                                                                                                                                                                                                                  | HORIZONTAL SECTION | NO. | STC | RATING (H) | U-F |
| F1.1                                                                                                                                                                                                                                                                 |                    |     |     |            |     |
| F1.2                                                                                                                                                                                                                                                                 |                    |     |     |            |     |
| S1.1                                                                                                                                                                                                                                                                 |                    |     |     |            |     |
| S1.2                                                                                                                                                                                                                                                                 |                    |     |     |            |     |
| R1                                                                                                                                                                                                                                                                   |                    |     |     |            |     |
| R2                                                                                                                                                                                                                                                                   |                    |     |     |            |     |
| <p><b>WALL NOTES:</b><br/>REFER TO STRUCTURAL DRAWINGS FOR SHEET WALL DESIGNATION AND ADDITIONAL INFORMATION.<br/>REFER TO STRUCTURAL DRAWINGS FOR REINFORCING BARS AND REINFORCEMENT.<br/>ALL UNFASSED INTERIOR WALLS ARE TYPE REG. GCM.<br/>PROVIDE 1/2\"/&gt;</p> |                    |     |     |            |     |
| <p><b>FLOOR/ROOF NOTES:</b><br/>ROOF STRUCTURE FLOOR CEILING ASSEMBLIES IS A MIN. 1\"/&gt;</p>                                                                                                                                                                       |                    |     |     |            |     |

| INTERIOR PARTITION SCHEDULE                                                                                                                                                       |                                                                                                                                                                                                           |            |     |                |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|----------------|
| NO.                                                                                                                                                                               | HORIZONTAL SECTION                                                                                                                                                                                        | RATING (H) | STC | U-F            |
| R5.1                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C. (PT WHERE IN CONTACT W/ CONCRETE SURFACE)</p> <p>1/2" GIBB EACH SIDE</p> <p>1 1/2" SOUND BATT</p>                                                                            |            |     |                |
| R5.2                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C. (PT WHERE IN CONTACT W/ CONCRETE SURFACE)</p> <p>1/2" GIBB</p> <p>1 1/2" SOUND BATT</p> <p>1/2" RESILIENT CHANNEL FLOOR TO STUDS</p>                                         |            |     |                |
| R5.3                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C.</p> <p>MIN. 2" X 2" CONSTRUCTIVE RELATION 2" ST. (MAX. THERMABEAT<sup>®</sup> OR APPROVED EQUAL)</p> <p>BATT CAVITY INSULATION, OPTIONAL</p> <p>MASSPORT FOUNDATION WALL</p> |            |     |                |
| R5.4                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C.</p> <p>1/4" TYPE C GIBB EACH SIDE</p> <p>1 1/2" SOUND BATT</p>                                                                                                               | 1 HR       |     | R-0.05         |
| R5.5                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C.</p> <p>1/4" TYPE C GIBB EACH SIDE</p> <p>1 1/2" SOUND BATT</p> <p>1/2" RESILIENT CHANNEL FLOOR TO STUDS</p>                                                                  | 1 HR       | 52  | GA RLE W/ 2342 |
| R5.6                                                                                                                                                                              | <p>2x4 WOOD STUDS @ 16" O.C.</p> <p>1/4" TYPE C GIBB EACH SIDE</p> <p>1 1/2" SOUND BATT</p>                                                                                                               | 1 HR       | 50  | UL D501        |
| R5.7                                                                                                                                                                              | <p>2 LAYERS 1/4" TYPE Y GIBB SHEATHING</p> <p>1 1/2" SOUND BATT</p> <p>1/4" HD STUD</p> <p>2 LAYERS 1/4" TYPE Y GIBB SHEATHING</p>                                                                        | 2 HR       | 53  | UL D501        |
| <p>NOTE:</p> <p>REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL BEARING WALL INFORMATION INCLUDING BUT NOT LIMITED TO STUD SIZE, SPACING, GRADE, &amp; ATTACHMENT INFORMATION</p> |                                                                                                                                                                                                           |            |     |                |

| EXTERIOR WALL SCHEDULE |                                                                                                                                                                                                                           |            |     |         |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|---------|
| NO.                    | HORIZONTAL SECTION                                                                                                                                                                                                        | RATING (H) | STC | U-F     |
| W1                     | <p>4" BRICK VENEER<br/>1" AIR SPACE<br/>GALV. MASONRY TIES (REFER TO DETAIL)<br/>1/2" CORR. BUILDING WRAP<br/>1/2" CORR. GLASS SHEATHING<br/>1" PLYWOOD<br/>1/2" BATT INSULATION<br/>2" MIN. WOOL<br/>5/8" TYPE X GIB</p> | 1-HR       |     | UL 1554 |
| W2                     | <p>4" BRICK IN SIDING - REFER TO ELEVATIONS<br/>1/2" CORR. BUILDING WRAP<br/>1/2" CORR. GLASS SHEATHING<br/>1" PLYWOOD<br/>1/2" BATT INSULATION<br/>2" MIN. WOOL<br/>5/8" TYPE X GIB</p>                                  | 1-HR       |     | UL 1554 |
| W3                     | <p>VINYL LAP SIDING<br/>1/2" CORR. BUILDING WRAP<br/>TWO LAYERS OF 5/8" TYPE X CORR. GLASS GIB<br/>1" PLYWOOD<br/>1/2" BATT INSULATION<br/>2" MIN. WOOL<br/>5/8" TYPE X GIB</p>                                           | 2-HR       |     | UL 1281 |

1 ENERGY COMPLIANCE SECTION  
SCALE: 3/8\" = 1'-0"



| MARK | WIDTH | HEIGHT | AREA*   | COUNT* | U-FACTOR |
|------|-------|--------|---------|--------|----------|
| W1   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W2   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W3   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W4   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W5   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W6   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W7   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W8   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W9   | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |
| W10  | 1'-0" | 6'-0"  | 6.00 SF | 1      | 0.15     |

| ENERGY COMPLIANCE WINDOW SCHEDULE |                           |       |        |       |       |          |
|-----------------------------------|---------------------------|-------|--------|-------|-------|----------|
| MARK                              | TYPE                      | WIDTH | HEIGHT | COUNT | AREA  | U-FACTOR |
| W1                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W2                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W3                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W4                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W5                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W6                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W7                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W8                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W9                                | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |
| W10                               | 100% DOUBLE GLAZED WINDOW | 4'-0" | 6'-0"  | 1     | 24.00 | 0.34     |

IECC 2018 ENERGY COMPLIANCE GENERAL NOTES:

COMPLIANCE WITH THE FOLLOWING MUST BE PROVIDED:

1. AIR BARRIER & INSULATION INSTALLATION CHECKLIST (BASED ON IECC 2018 AND 2015)

2. RESIDENTIAL DOOR & WINDOW TESTING (DWT) FORM:

3. WINDOW DOOR COUNT (D.C.): SHALL VERIFY WINDOW COUNT AND SQUARE FOOTAGES PER SELECTED WINDOW AND DOOR MANUFACTURER SPECIFICATIONS.

4. U-F: SHALL VERIFY WINDOW COUNT AND SQUARE FOOTAGES PER SELECTED WINDOW AND DOOR MANUFACTURER SPECIFICATIONS.

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ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT

PROJECT

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PHILADELPHIA, PA 19106

ISSUES/REVISIONS

| NO. | DESCRIPTION       | DATE      |
|-----|-------------------|-----------|
| 1   | ISSUED FOR PERMIT | 10/1/2018 |
| 2   | ISSUED FOR PERMIT | 10/1/2018 |
| 3   | ISSUED FOR PERMIT | 10/1/2018 |
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| 100 | ISSUED FOR PERMIT | 10/1/2018 |

DRAWING TITLE: ENERGY COMPLIANCE & PARTITION TYPES

JOB NO: 1000000000

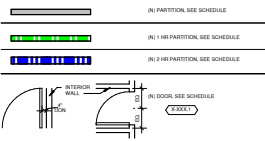
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SCALE: As indicated

SHEET NO: 1

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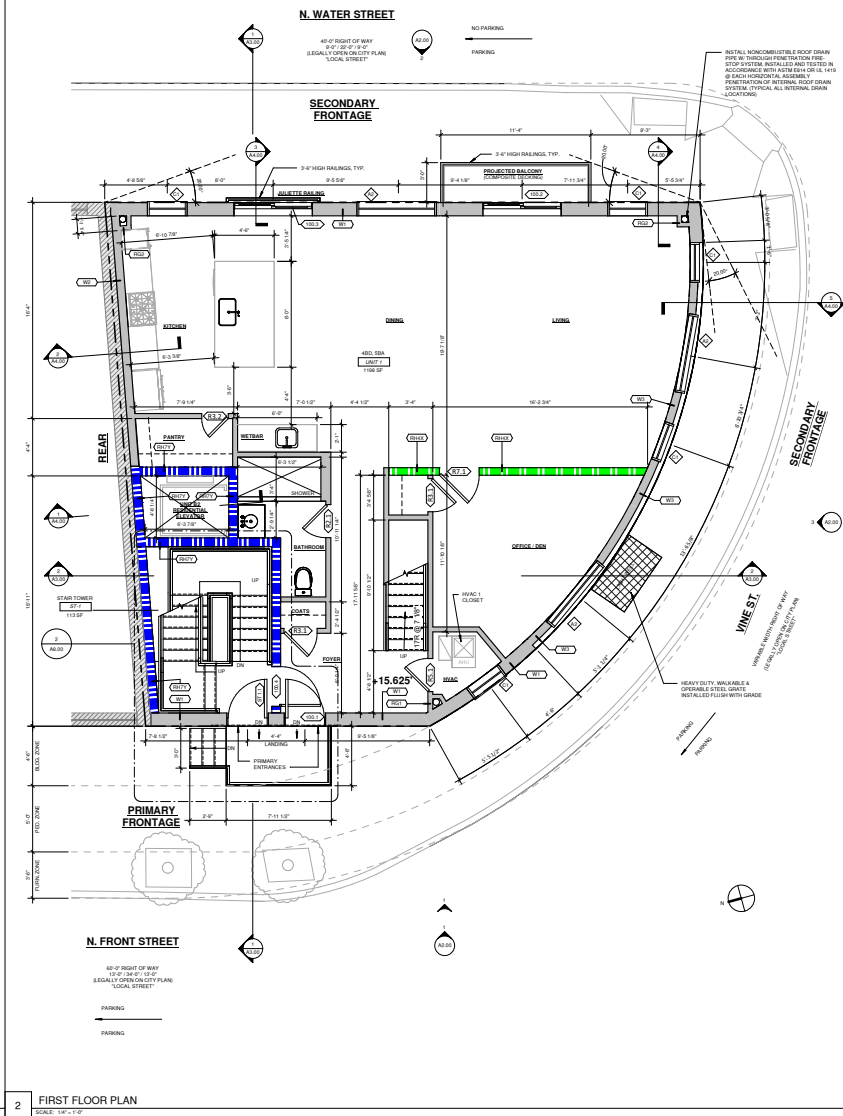
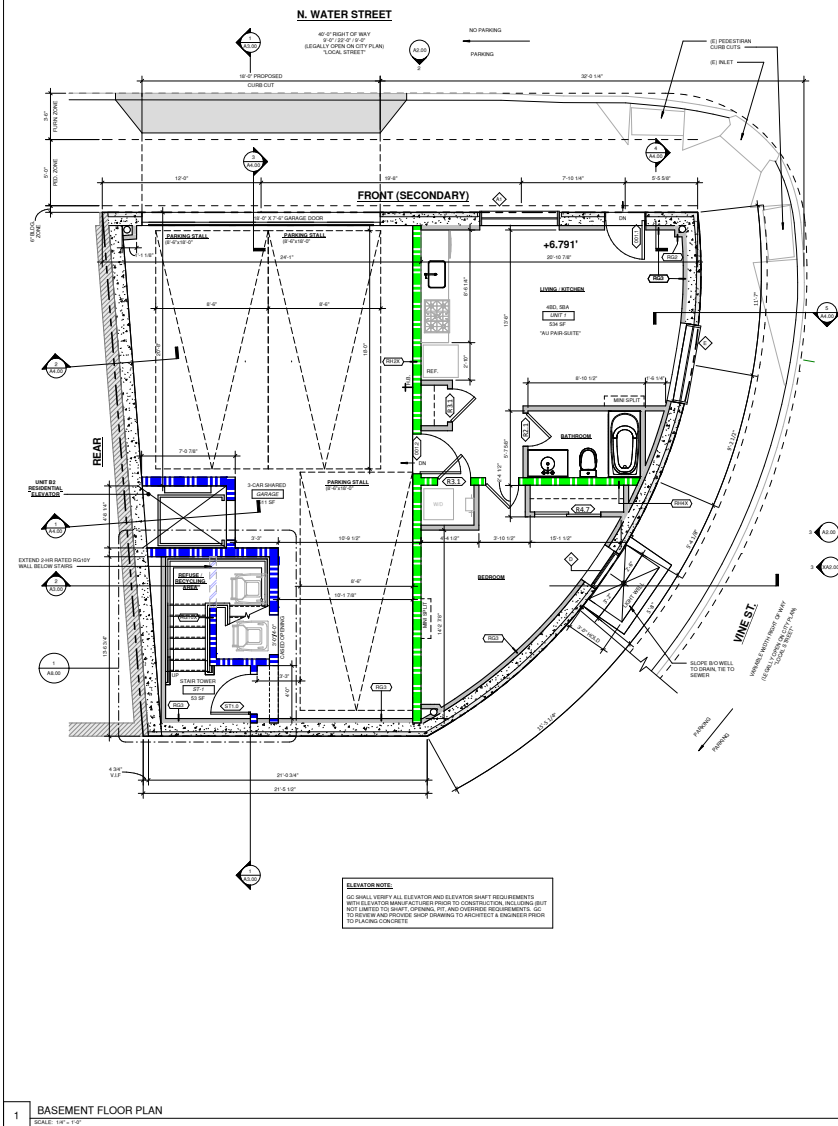
FLOOR PLAN LEGEND



NOTE:  
TYPICAL PARTITION WALL DIMENSIONS ARE MEASURED FROM WALL FINISH

| PLAN LEGEND |                          |                                                                                                                                                                                                               |
|-------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (C)         | SMOKE DETECTOR           | ALL UNITS SHALL BE HARD WIRED SMOKE DETECTOR SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND BATH. AND IN THE IMMEDIATE VICINITY OF THE ENTRANCE TO THE BUILDING. REFER TO REFLECTED CEILING PLANS.       |
| (C)         | CARBON MONOXIDE DETECTOR | REQUIRED DETECTOR IS 15 FEET OF THE ENTRANCE TO EVERY BEDROOM OR BATH. IS 15 FEET OF A BED IN SLEEPING AREA. AND IN THE IMMEDIATE VICINITY OF THE ENTRANCE TO THE BUILDING. REFER TO REFLECTED CEILING PLANS. |
| (C)         | POWDER BLUE DETECTOR     | POWDER BLUE DETECTOR SHALL BE INSTALLED IN EACH POWER ROOM AND BATH. DETECTOR SHALL BE INSTALLED THROUGHOUT.                                                                                                  |

| UNIT MATRIX - 24_0624 |       |       |
|-----------------------|-------|-------|
| UNIT NUMBER           | #BED. | #BATH |
| UNIT 1                | 1     | 1     |
| UNIT 2                | 1     | 1     |



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**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT

PHILADELPHIA  
OFFICIAL SEAL

PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| NO. | DESCRIPTION       | DATE      |
|-----|-------------------|-----------|
| 1   | ISSUE PRELIMINARY | 10/1/2024 |
| 2   | ISSUE PRELIMINARY | 10/1/2024 |
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**A1.00**

(N) PARTITION, SEE SCHEDULE

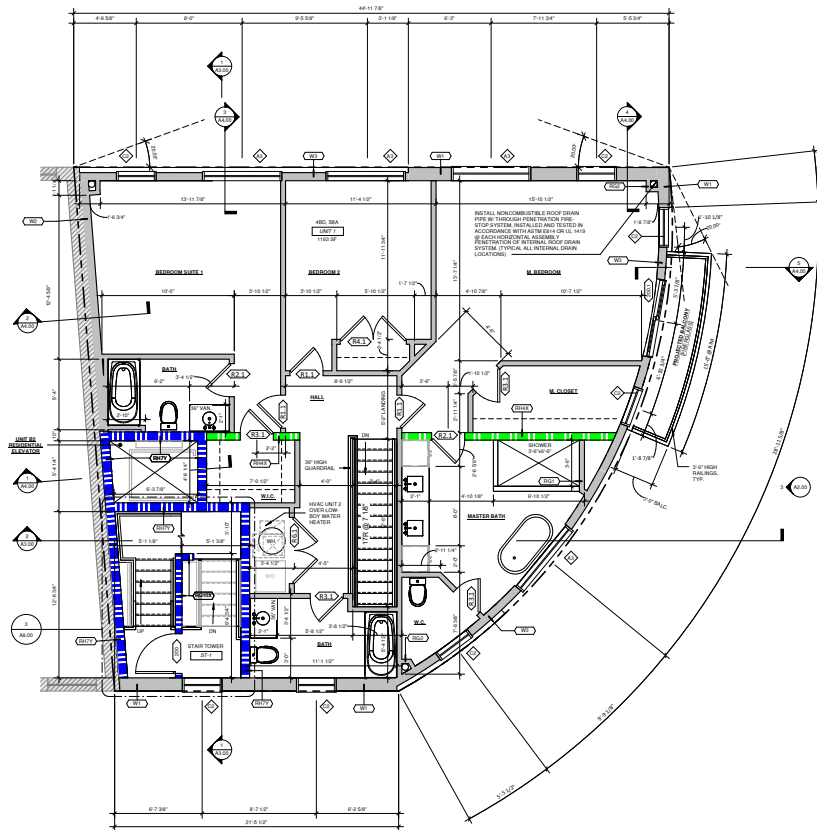
(N) 1 HR PARTITION, SEE SCHEDULE

(N) 2 HR PARTITION, SEE SCHEDULE

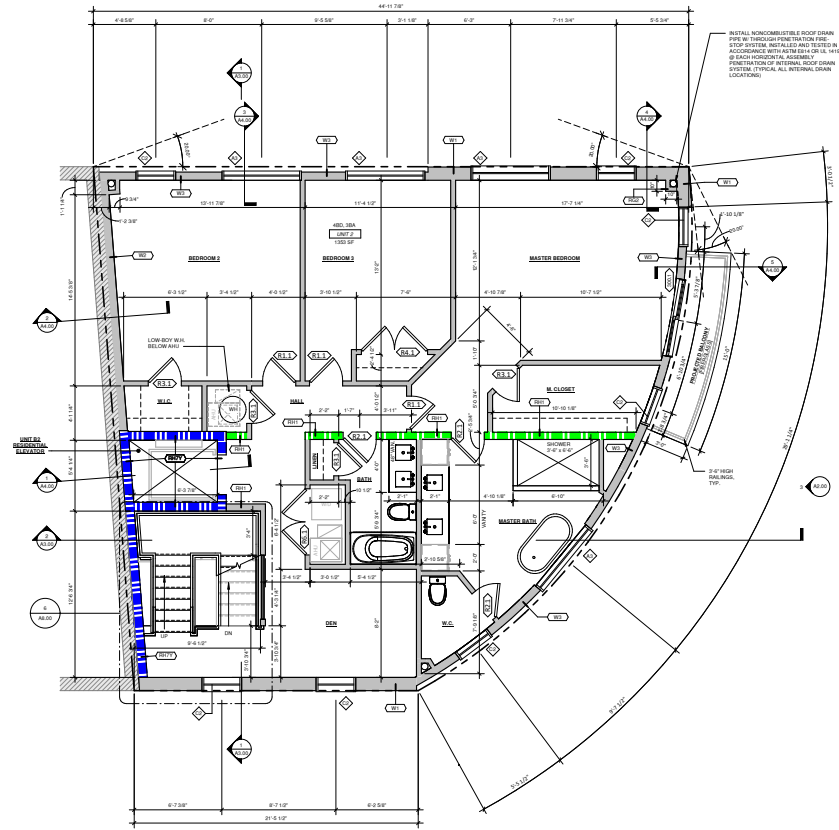
(N) DOOR, SEE SCHEDULE

NOTE:  
- TYPICAL PARTITION WALL DIMENSIONS ARE MEASURED FROM WALL FINISH

| PLAN (LEGEND) |                                                                                                                                                                                                                                                                                                                                                                        |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (DC)          | SMOKE DETECTOR<br>ALL UNITS SHALL BE HARD WIRED (BATTERY BACKUP) AND INTERCONNECTED. SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM HALL AREA, AND IN THE IMMEDIATE VICINITY OF BEDROOM AND ON EACH FLOOR OF THE DWELLING.<br>(REFER TO REFLECTED CEILING PLAN)                                                                                                       |
| (CO)          | CARBON MONOXIDE DETECTOR<br>REQUIRED WITHIN 15 FEET OF THE ENTRANCE TO EVERY BEDROOM OR WITHIN 15 FEET OF A BED IN SLEEPING AREA WHERE THERE IS NO ENCLOSED BEDROOM. IT SHALL BE A CENTRALLY LOCATED ONE ON A HALL OR THE CORRIDOR NOT DIRECTLY ADJACENT TO A DOOR LEADING TO A BATHROOM OR WITHIN 5 FEET OF A COOKING APPLIANCE.<br>(REFER TO REFLECTED CEILING PLAN) |
|               | PROVIDE 300 CFM EXHAUST FAN IN ALL POWDER ROOMS AND BATHS. EXHAUST THROUGH ROOF.                                                                                                                                                                                                                                                                                       |



1 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| UNIT MATRIX - 24_0624 |                |         |
|-----------------------|----------------|---------|
| UNIT<br>NUMBER        | #BED,<br>#BATH | AREA    |
| UNIT 1                | 4BDR, 5BA      | 2605 SF |
| UNIT 2                | 4BDR, 5BA      | 2605 SF |



# KORE

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ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

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PHILADELPHIA PA, 19105

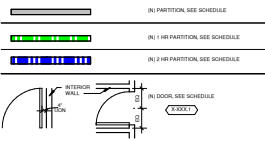
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DRAWING TITLE  
FLOOR PLANS

|           |              |
|-----------|--------------|
| JOB NO:   | 24005        |
| DRAWN BY: | MEE / MGW    |
| SCALE:    | 1/8" = 1'-0" |
| SHEET NO. |              |

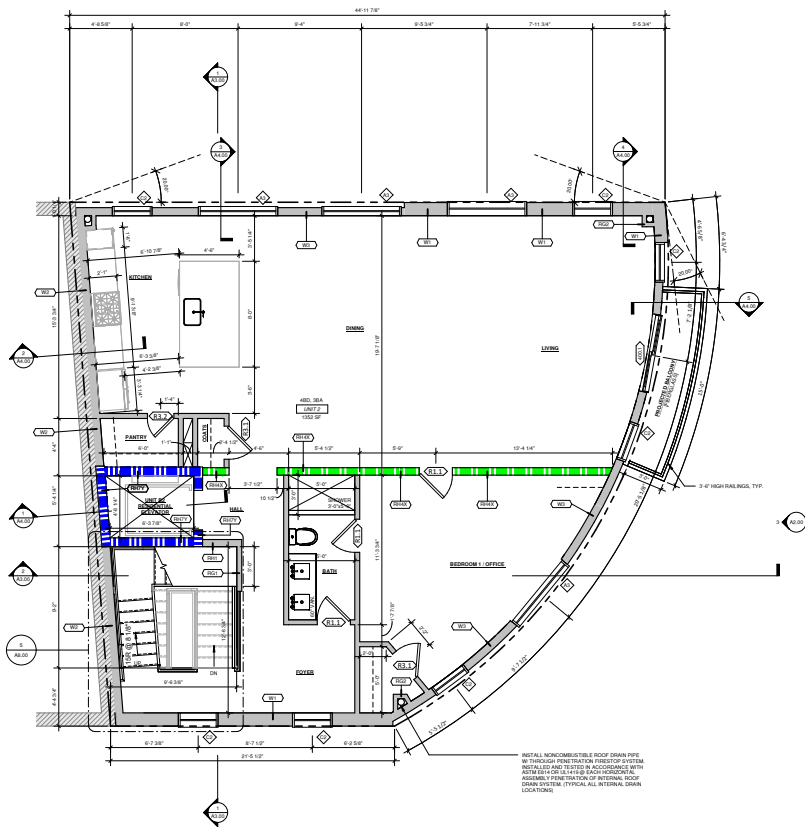
## A1.01

FLOOR PLAN LEGEND

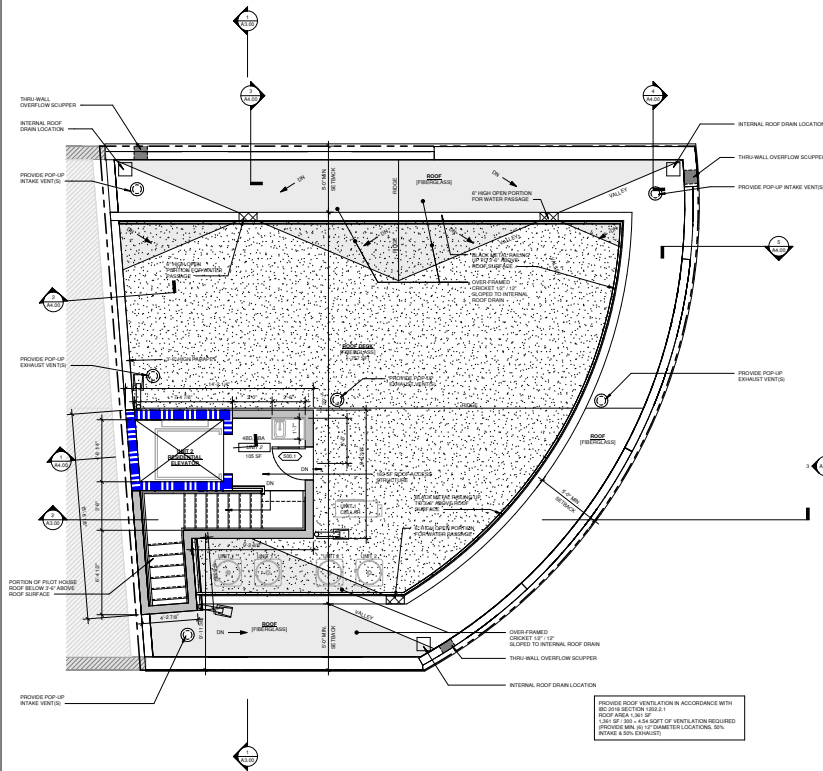


NOTE:  
TYPICAL PARTITION WALL DIMENSIONS ARE MEASURED FROM WALL FINISH

| PLAN LEGEND |                                                                                                                                                                                                                                                        |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (C)         | SMOKE DETECTOR<br>ALL UNITS SHALL BE HARDWIRED WIRELESS WIRELESS BACKUP AND INTERCONNECTED. SMOKE DETECTORS TO BE INSTALLED IN EACH BEDROOM AND BATH, AND IN THE IMMEDIATE VICINITY OF THE ENTRANCE TO THE BUILDING. REFER TO REFLECTED CEILING PLANS. |
| (C)         | CARBON MONOXIDE DETECTOR<br>REQUIRED WITHIN 15 FEET OF THE ENTRANCE TO EVERY BEDROOM OR BATH. IS FREE OF A RED IN SLEEPING AREA. AND IN THE IMMEDIATE VICINITY OF THE ENTRANCE TO THE BUILDING. REFER TO REFLECTED CEILING PLANS.                      |
|             | PROVIDE SMOKE EXHAUST FROM ALL POWER ROOMS AND BATHS, EXHAUST THROUGH ROOF.                                                                                                                                                                            |



1 FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



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|------------------|----------------|------------|
| NO.              | DESCRIPTION    | DATE       |
| 1                | ISSUE/REVISION | 11/15/2023 |
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| 10               | ISSUE/REVISION | 11/15/2023 |
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| 14               | ISSUE/REVISION | 11/15/2023 |
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| 18               | ISSUE/REVISION | 11/15/2023 |
| 19               | ISSUE/REVISION | 11/15/2023 |
| 20               | ISSUE/REVISION | 11/15/2023 |

DRAWING TITLE  
FLOOR PLANS

JOB NO. 19000  
DRAWN BY: MGE  
SCALE: 1/4" = 1'-0"  
SHEET NO.

A1.02



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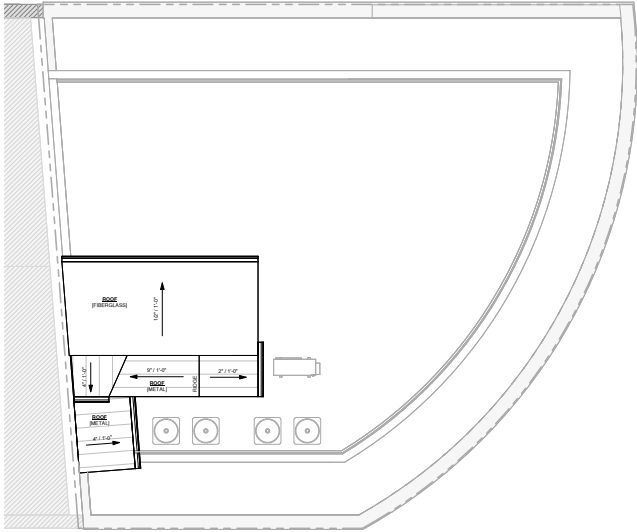
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| ISSUES/REVISIONS |                          |            |
|------------------|--------------------------|------------|
| NO.              | DESCRIPTION              | DATE       |
| 1                | FOR CONCEPT PRESENTATION | 10/15/2014 |
| 2                | FOR PRELIMINARY DESIGN   | 11/10/2014 |
| 3                | FOR PRELIMINARY DESIGN   | 01/07/2015 |

DRAWING TITLE  
FLOOR PLANS

JOB NO. 14003  
DRAWN BY: MGE  
SCALE: 1/4" = 1'-0"  
SHEET NO.

A1.03



1 UPPER ROOF LEVEL PLAN

SCALE: 1/4" = 1'-0"



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| 1   | ISSUE PRELIMINARY | 10/1/2024 |
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| 99  | ISSUE PRELIMINARY | 10/1/2024 |
| 100 | ISSUE PRELIMINARY | 10/1/2024 |

DRAWING TITLE  
EXTERIOR ELEVATIONS

JOB NO. 24005  
DRAWING BY: MEI  
SCALE: As Indicated  
SHEET NO.

A2.00



3 VINE STREET ELEVATION  
SCALE: 3/8" = 1'-0"



2 N. WATER STREET ELEVATION  
SCALE: 3/8" = 1'-0"

### EXTERIOR FINISH SCHEDULE

|  |                                     |                                                                                                              |
|--|-------------------------------------|--------------------------------------------------------------------------------------------------------------|
|  | BRICK VENEER                        | "ANTIQUE RED" BY GLEN GERY<br>"NETWORK" AND "TERMINATOR" MORTAR<br>MODULAR BRICK VENEER                      |
|  | VERTICAL STANDING SEAM METAL SIDING | "1/2" SHIRT TAIL AND FLIP" BY<br>SHEPHERD METAL<br>COLOR: METAL GRAY<br>1/2" WIDE PANEL                      |
|  | FIBER CEMENT LAP SIDING             | "HARBOR LARK CASCADIA"<br>COLOR: METAL GRAY<br>1/2" WIDE PANEL                                               |
|  | FULL WOOD ROLL-UP GARAGE DOOR       | "GLOPHY GARAGE DOOR"<br>MODEL: "TWIN SINGLE CAR GARAGE HOUSE 4.1A"<br>COLOR: ULTRA GRAY CYPRUS WALNUT FINISH |

NOTES:  
- ALL MATERIAL SELECTIONS ARE SUBJECT TO PHILADELPHIA HISTORIC COMMISSION REVIEW & APPROVAL.  
- BRICK MANUFACTURED BY GLEN GERY OR APPROVED EQUAL.  
- FIBER CEMENT SIDING TO BE MANUFACTURED BY HENGE OR APPROVED EQUAL.  
- REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION DETAILS.  
- ALL WINDOWS ARE ANCHORED TO SILL WITH BLACK EXTERIOR FRAME.  
- ALL EXTERIOR DOORS ARE ANCHORED. STAINLESS STEEL RECTANGULAR GLASS PANEL IN GRID AS SHOWN, BLACK EXTERIOR FRAME.



1 FRONT STREET ELEVATION  
SCALE: 3/8" = 1'-0"

EXTERIOR FINISH SCHEDULE



**BRICK VENEER A**  
- "ANTIQUE RED" BY GLEN GERY  
- "KEYSTONE K48-b TERRACOTTA MORTAR"  
- MODULAR BRICK VENEER



**VERTICAL STANDING SEAM METAL SIDING**  
- "1.5" SNAPLOCK 450 PLUS" BY SHEFFIELD METALS  
- COLOR - SLATE GRAY  
- 16" WIDE PANEL



**FIBER CEMENT LAP SIDING**  
- "HARDIEPLANK SMOOTH LAP SIDING"  
- COLOR: NAVAJO BEIGE  
- 6" EXPOSURE  
- WHITE TRIM



**WINDOW FRAMES**  
- "ANDERSEN 100"  
- COLOR - BLACK



**BOLT ON METAL BALCONIES / METAL BALCONY RAILINGS**  
- BLACK PAINTED FINISH  
- COMPOSITE DECKING  
- HORIZONTAL RAILING INFILL



**FAUX WOOD GARAGE DOOR**  
- "CLOPAY GARAGE DOOR"  
- MODEL: "CANYON RIDGE CARRIAGE HOUSE 4-LAYER"  
- COLOR: ULTRA-GRAIN CYPRESS WALNUT FINISH

NOTES:  
- IMAGES ARE CONCEPTUAL ONLY. ALL MATERIAL SELECTIONS AND EXTERIOR ELEMENT MANUFACTURERS ARE SUBJECT TO PHILADELPHIA HISTORIC COMMISSION REVIEW & APPROVAL.  
- BRICK MANUFACTURED BY GLEN GERY BRICK OR APPROVED EQUAL.  
- FIBER CEMENT SIDING TO BE MANUFACTURED BY HARDIE OR APPROVED EQUAL.  
- REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION DETAILS.



VIEW FROM N. FRONT STREET



VIEW FROM N. WATER STREET



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| 1   | ISSUED FOR PERMIT | 05/15/2024 |
| 2   | REVISIONS         | 05/15/2024 |
| 3   | REVISIONS         | 05/15/2024 |
| 4   | REVISIONS         | 05/15/2024 |
| 5   | REVISIONS         | 05/15/2024 |

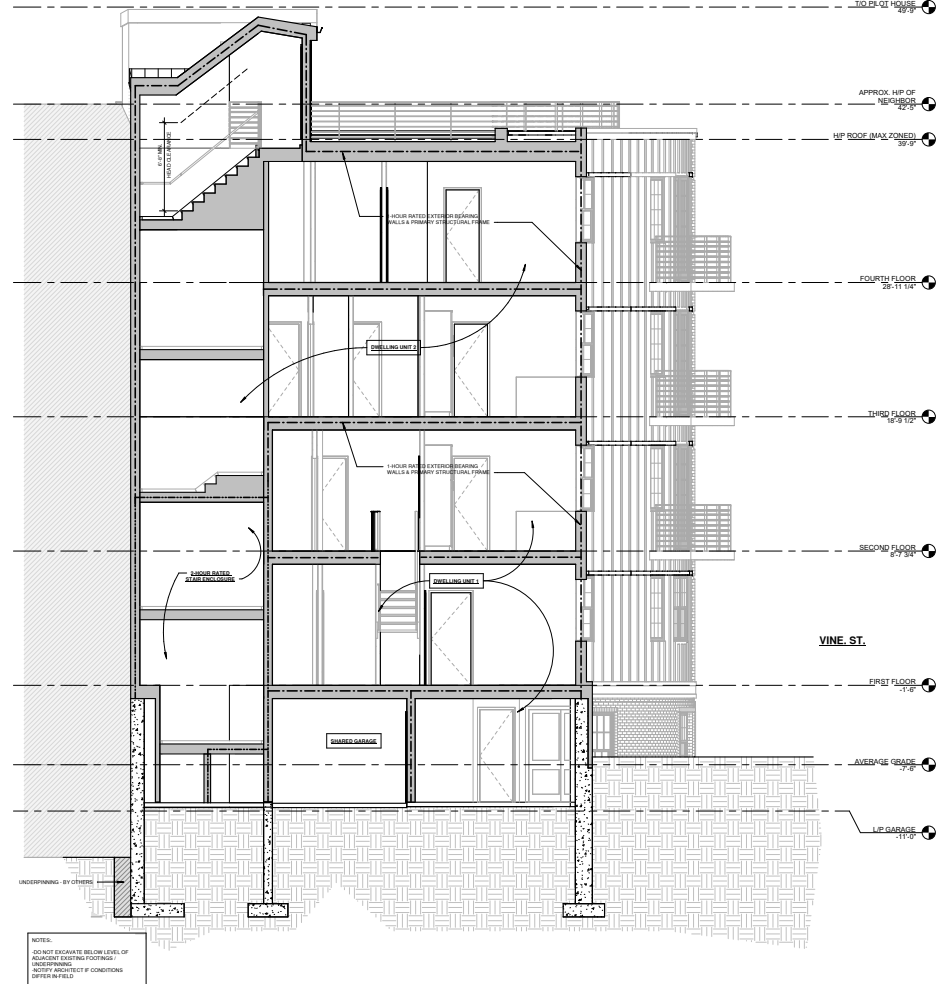
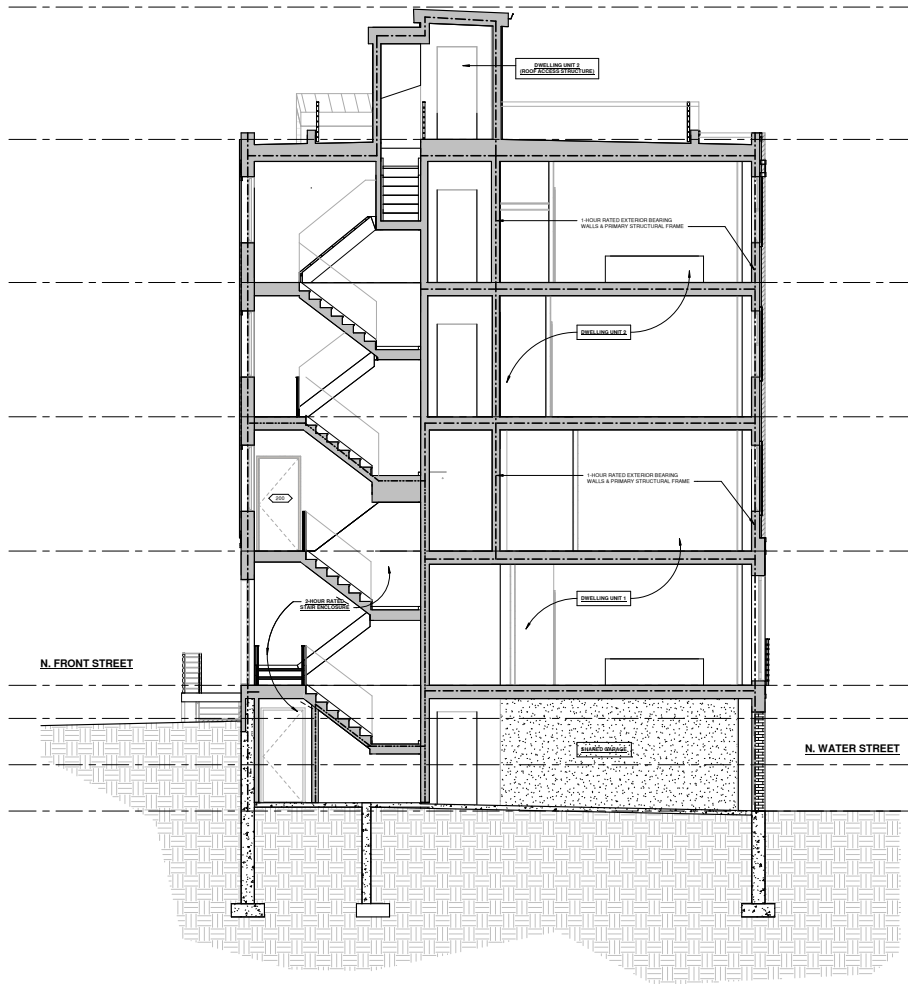
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**PERSPECTIVES**

JOB NO. **3003**  
DRAWING BY: **MGW**  
SCALE: **1/4" = 1'-0"**  
SHEET NO.

**A2.01**

# SECTION LEGEND

ONE HOUR RATED ASSEMBLY  
TWO HOUR RATED ASSEMBLY



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| 1   | ISSUED FOR PERMITS | 10/1/2020 |

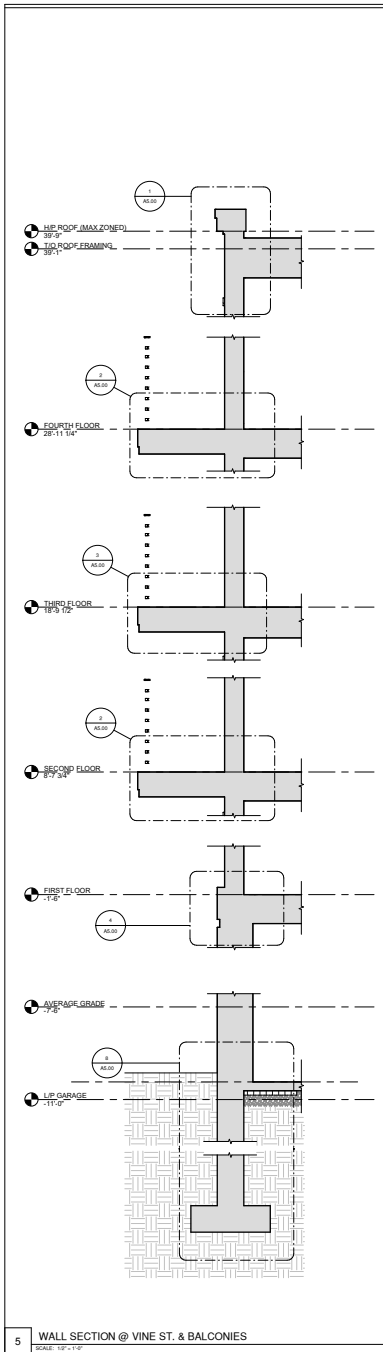
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SECTIONS

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SHEET NO.

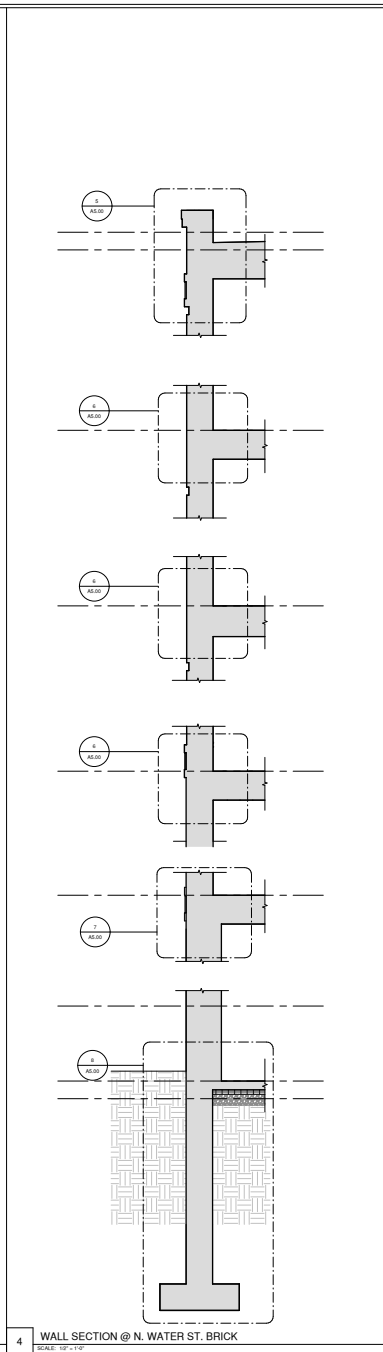
A3.00

1 BUILDING SECTION 1  
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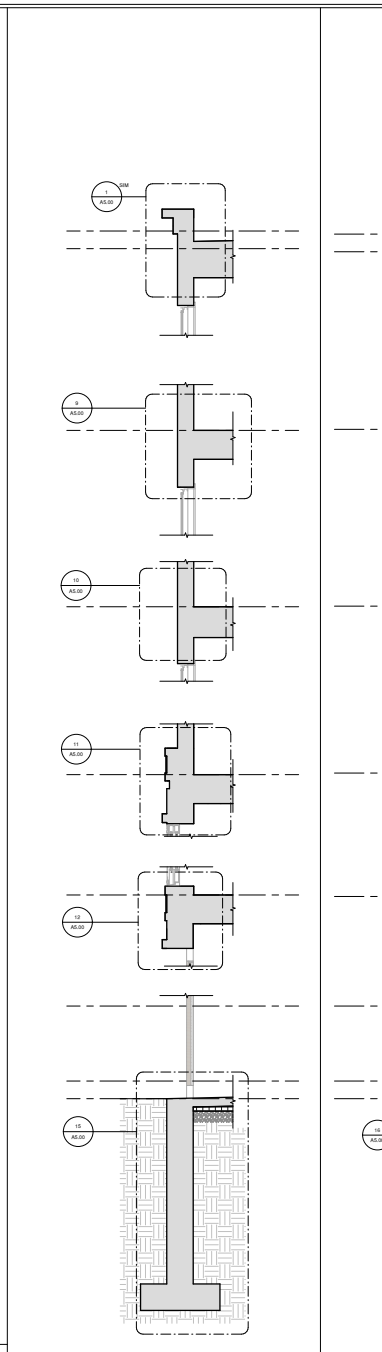
2 BUILDING SECTION 2  
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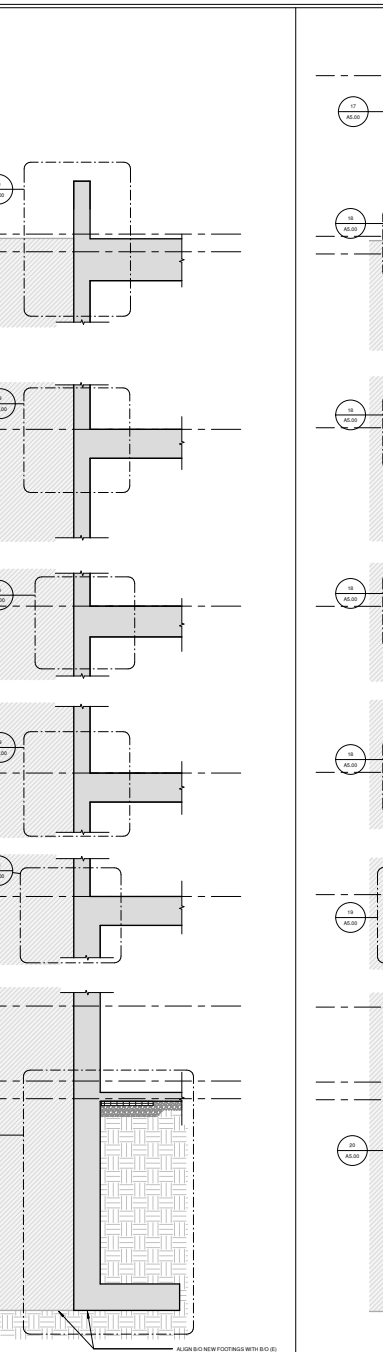
5 WALL SECTION @ VINE ST. & BALCONIES  
SCALE: 1/8" = 1'-0"



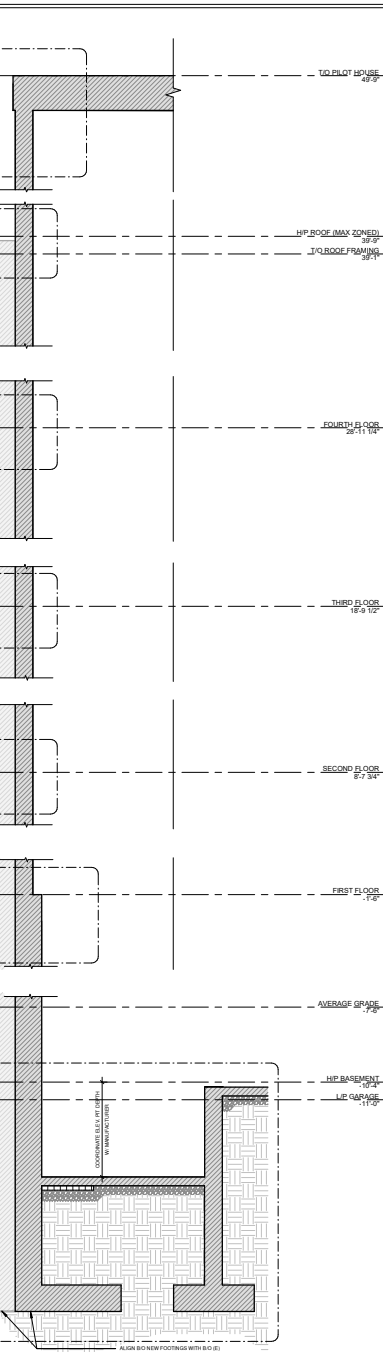
4 WALL SECTION @ N. WATER ST. BRICK  
SCALE: 1/8" = 1'-0"



3 WALL SECTION @ N. WATER ST. GARAGE  
SCALE: 1/8" = 1'-0"



2 WALL SECTION @ PROP. LINE (NEIGHBOR) 2  
SCALE: 1/8" = 1'-0"



1 WALL SECTION @ PROP. LINE (NEIGHBOR) 1  
SCALE: 1/8" = 1'-0"



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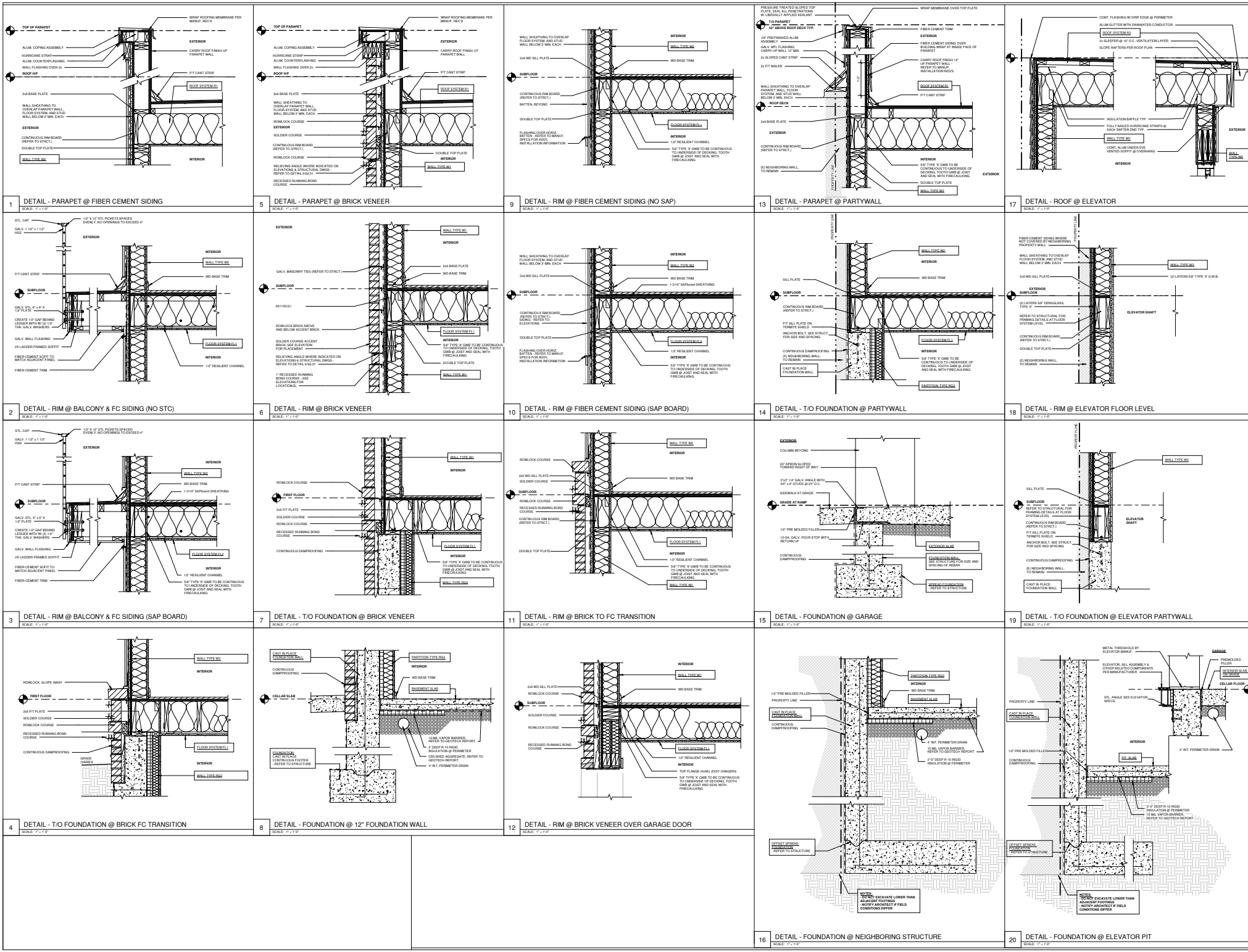
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| ISSUE/REVISIONS | NO. | DESCRIPTION      | DATE      |
|-----------------|-----|------------------|-----------|
| 1               | 1   | ISSUE FOR PERMIT | 10/1/2024 |
| 2               | 2   | ISSUE FOR PERMIT | 10/1/2024 |
| 3               | 3   | ISSUE FOR PERMIT | 10/1/2024 |
| 4               | 4   | ISSUE FOR PERMIT | 10/1/2024 |
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| 50              | 50  | ISSUE FOR PERMIT | 10/1/2024 |

DRAWING TITLE  
WALL SECTIONS

JOB NO. 30103  
DRAWN BY: [Name]  
SCALE: 1/8" = 1'-0"  
SHEET NO.

A4.00



PROJECT

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REVISIONS

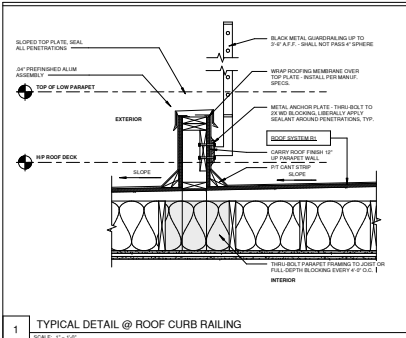
NO. DESCRIPTION DATE  
1. REVISIONS

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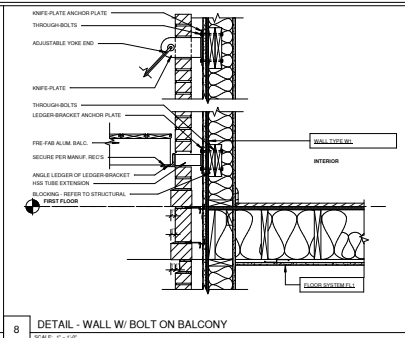
DETAILS

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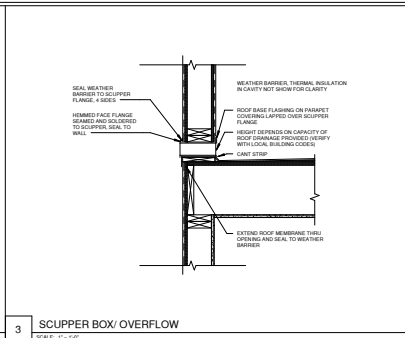
A5.00



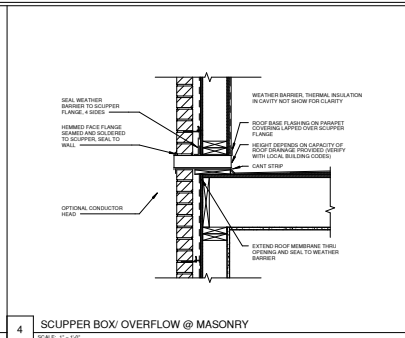
1 TYPICAL DETAIL @ ROOF CURB RAILING



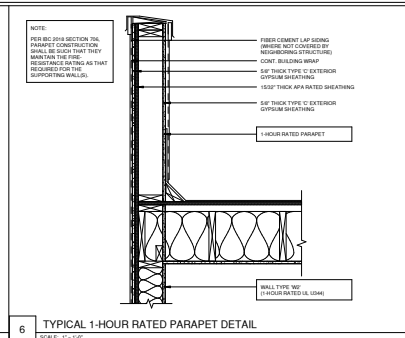
8 DETAIL - WALL W/ BOLT ON BALCONY



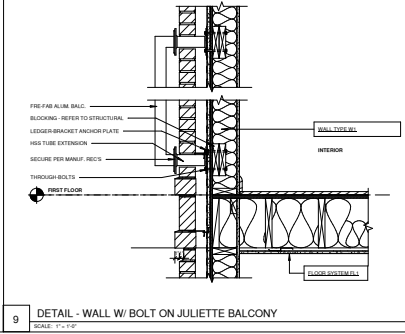
3 SCUPPER BOX/ OVERFLOW



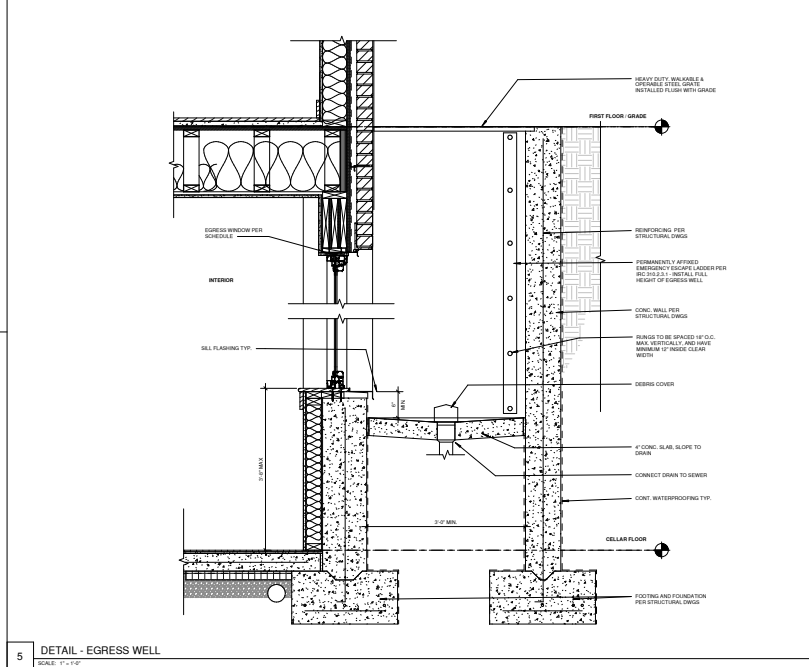
4 SCUPPER BOX/ OVERFLOW @ MASONRY



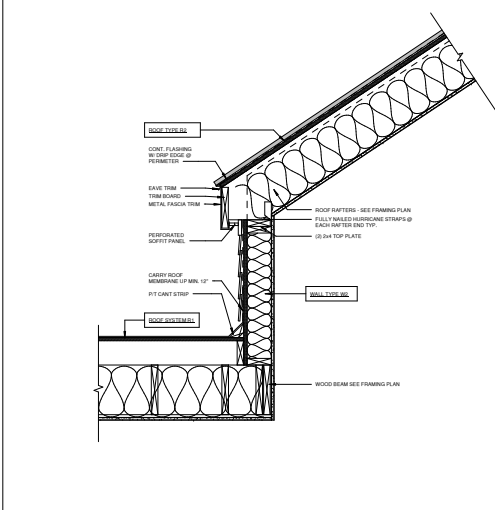
6 TYPICAL 1-HOUR RATED PARAPET DETAIL



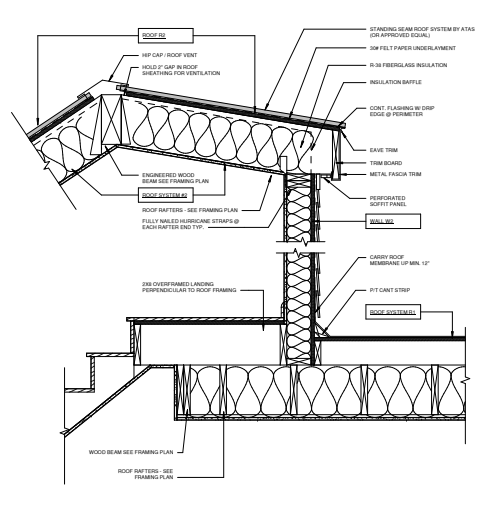
9 DETAIL - WALL W/ BOLT ON JULIETTE BALCONY



5 DETAIL - EGRESS WELL



2 DETAIL - TYPICAL ROOF ACCESS STRUCTURE



2 DETAIL - TYPICAL ROOF ACCESS STRUCTURE



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PROJECT

301-03 N. FRONT ST.  
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ISSUES/REVISIONS

NO. DESCRIPTION DATE

DRAWING TITLE

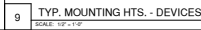
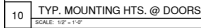
DETAILS

JOB NO. 3003  
DRAWING NO. 3003  
SCALE: 1" = 1'-0"

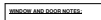
SHEET NO.

A5.01

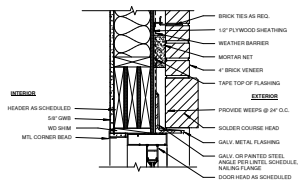




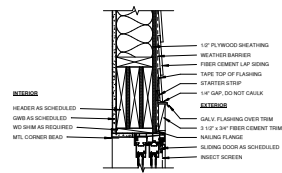
NOTE: ALL GLAZING TO BE TEMPERED AND SIZED IN ACCORDANCE WITH ANSI/ICC A117.1 AND LOCAL FIRE CODE



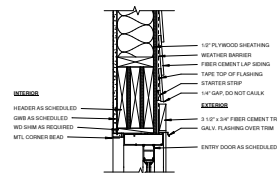
#### WINDOW AND DOOR NOTES



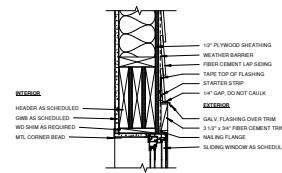
1 DOOR HEAD @ MASONRY  
SCALE: 1 1/2" = 1'-0"



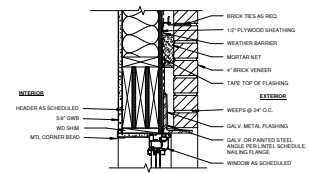
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| 2 | VINYL SLIDING DOOR HEAD |
|   | SCALE: 1 1/2" = 1'-0"   |



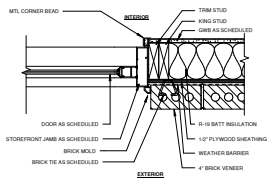
|   |                       |
|---|-----------------------|
| 3 | DOOR HEAD             |
|   | SCALE: 1 1/2" = 1'-0" |



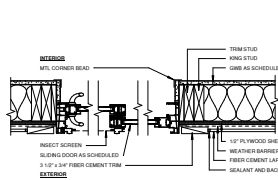
## 4 VINYL SLIDING WINDOW HEAD



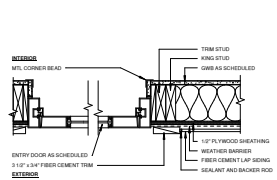
|   |                                |
|---|--------------------------------|
| 5 | CASEMENT WINDOW HEAD @ MASONRY |
|   | SCALE: 1/2" = 1'-0"            |



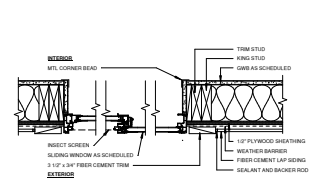
6 DOOR JAMB @ MASONRY  
SCALE: 1 1/2" = 1'-0"



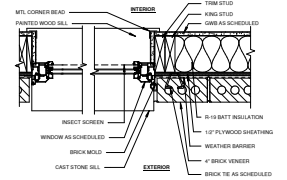
7 VINYL SLIDING DOOR JAMBS



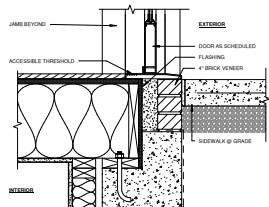
|                       |           |
|-----------------------|-----------|
| 8                     | DOOR JAMB |
| SCALE: 1 1/2" = 1'-0" |           |



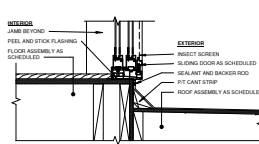
9 VINYL SLIDING WINDOW JAMBS  
SCALE: 1 1/2" = 1'-0"



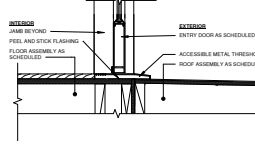
|    |                                                         |
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| 10 | CASEMENT WINDOW JAMB @ MASONRY<br>SCALE: 1 1/2" = 1'-0" |
|----|---------------------------------------------------------|



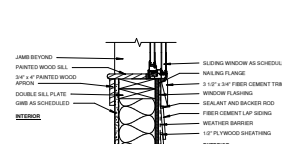
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|----|---------------------|
| 11 | DOOR SILL @ MASONRY |
|----|---------------------|



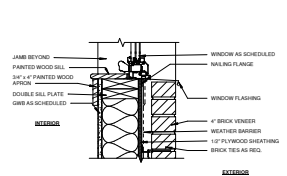
|    |                         |
|----|-------------------------|
| 12 | VINYL SLIDING DOOR SILL |
|----|-------------------------|



13 DOOR SILL



|    |                           |
|----|---------------------------|
| 14 | VINYL SLIDING WINDOW SILL |
|----|---------------------------|



15 CASEMENT WINDOW SILL @ MASONRY

**NOTES:**

- SETBACK TO BUILDING PLANS & ELEVATIONS FOR ADDITIONAL WINDOW & DOOR
- CONSIDERATION OF BOLD CHANGES
- VERIFY COORDINATE AND DOOR SIZES WITH CHOSEN MANUFACTURER
- CONSIDER OVER AND UNDER SILL & HEAD LEAD MEASUREMENTS. COORDINATE
- ROUGH OPENINGS
- CONSIDERATION TO MEET 2015 ASHRAE 90.1-18
- DOOR JAMBES SHALL BE 4" OFF ADJACENT WALL ON HINGE SIDE. UNLESS 3/4" IS
- PERMITTED WITHIN RESIDENTIAL UNITS
- DOOR JAMBES SHALL BE 1" OFF ON OTHER SIDE. IT WILL NOT PRESENT A TRIPPING HAZARD
- USE APPROPRIATE FLOOR STOP BASED ON FLOOR TYPE AND UNDERLINT
- DOOR JAMBES SHALL BE 1/2" OFF FROM CURB WITH SECURITY CONTRACTOR
- ALL WINDOWS WITH SILLS HIGHER THAN 6" ABOVE GRADE SHALL HAVE SILLS
- WITH 1/2" OF EXTERIOR FINISH
- ALL EXTERIOR WINDOWS TO BE INSULATED LOW E
- GLASS WITH 1/2" OF EXTERIOR FINISH
- ALL EXTERIOR GLASS SHALL BE 1/2" OF EXTERIOR FINISH FLAMED CALKED @
- ALL HEADS/ASSEMBLIES/TYPES
- ALL EXTERIOR GLASS SHALL BE 1/2" OF EXTERIOR FINISH TO BE TEMPERED
- ALL EXTERIOR GLASS TO HAVE A U FACTOR OF .35 OR LESS
- ALL EXTERIOR GLASS TO HAVE AN R VALUE OF 5.0 OR GREATER AND ARCHITECT
- REGARDING SIZE, LOCATION, ORIENTATION AND ORIENTATION PRIOR TO
- PURCHASE/INSTALLATION
- ALL EXTERIOR GLASS SHALL HAVE THE FOLLOWING REQUIREMENT
- MINIMUM AREA 5.0 SF
- MINIMUM AREA WIDTH 27"
- MINIMUM CLEAR HEIGHT 24"
- MINIMUM SILL HEIGHT 4"
- PROVIDE AUTOMATIC CLOSERS AT ALL RELATED DOORS

TEMPERED (SAFETY) GLAZING IN HAZARDOUS LOCATIONS AS FEB 2016 IBC SECTION 2408

- [illegible]



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ARCHITECT  
**MARK GEORGE WALLACE**



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA PA. 19105

[illegible]

DRAWING TITLE  
WINDOW AND DOOR DETAILS

|           |                |
|-----------|----------------|
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| DRAWN BY: | AUTHOR         |
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| SHEET NO. |                |

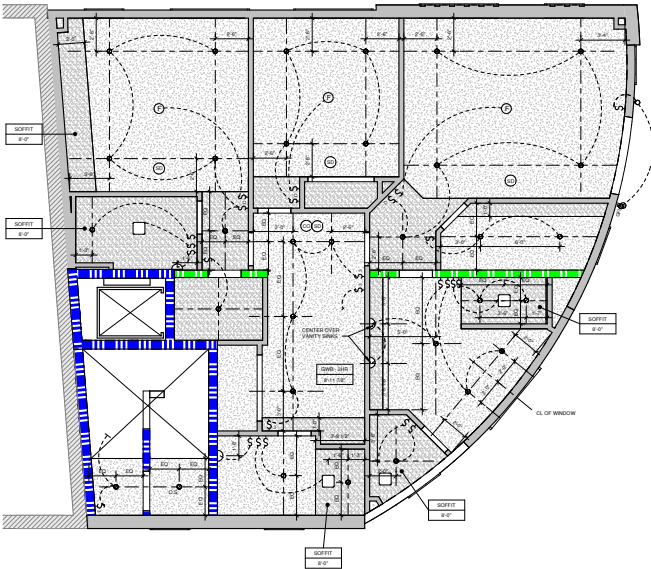
## A6.01

CEILING LEGEND

| CODE   | DESCRIPTION                                                                       | REMARKS |
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| CWB-01 | TYPE: GWS CEILING<br>NO.<br>DIM:<br>FINISH: PAINTED GWS                           |         |
| CWB-02 | TYPE: GWS SCOTTY<br>NO.<br>DIM:<br>FINISH: PAINTED GWS                            |         |
| CWB-03 | TYPE: SHV BATED CEILING- ENGINEERED LUMBER<br>NO.<br>DIM:<br>FINISH: PAINTED GWS  |         |
| CWB-04 | TYPE: SHV BATED CEILING- ENGINEERED LUMBER<br>NO.<br>DIM:<br>FINISH: PAINTED GWS  |         |
| CWB-05 | TYPE: SHV BATED CEILING- DIMENSIONAL LUMBER<br>NO.<br>DIM:<br>FINISH: PAINTED GWS |         |
| CWB-06 | TYPE: SHV BATED CEILING- DIMENSIONAL LUMBER<br>NO.<br>DIM:<br>FINISH: PAINTED GWS |         |

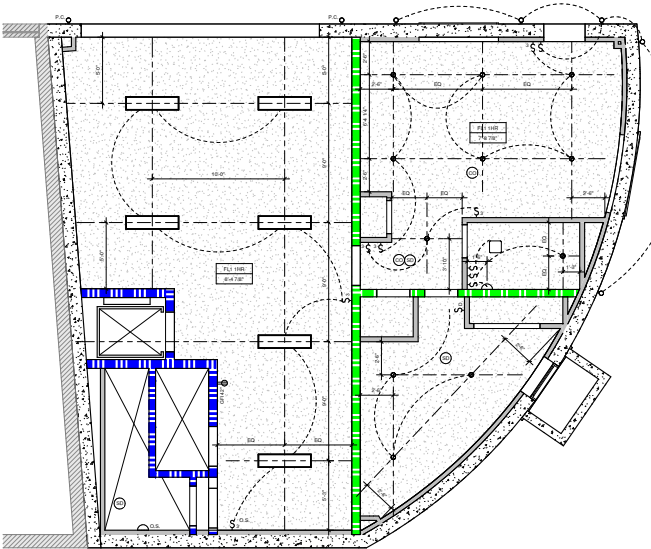
LIGHTING LEGEND

| CODE | DESCRIPTION                                                              | REMARKS |
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| •    | TYPE: RECESSED<br>NO.<br>DIM: 4"<br>FINISH: MANUF.                       |         |
| □    | TYPE: INTERIOR WALL SCONCE<br>NO.<br>DIM:<br>FINISH: MANUF.              |         |
| □    | TYPE: EXTERIOR WALL SCONCE<br>NO.<br>DIM:<br>FINISH: MANUF.              |         |
| □    | TYPE: FLUORESCENT FIXTURE<br>NO.<br>DIM: 4"x4"<br>FINISH: MANUF.         |         |
| ⊕    | TYPE: PENDANT<br>NO.<br>DIM:<br>FINISH: MANUF.                           |         |
| ⊕    | TYPE: EXTERIOR RECESSED LED WALL SCONCE<br>NO.<br>DIM:<br>FINISH: MANUF. |         |
| □    | TYPE: FLOOD LIGHT<br>NO.<br>DIM:<br>FINISH: MANUF.                       |         |
| ⊙    | TYPE: JUNCTION BOX<br>NO.<br>DIM:<br>FINISH: MANUF.                      |         |
| ⊙    | TYPE: FAN JUNCTION BOX<br>NO.<br>DIM:<br>FINISH: MANUF.                  |         |
| ⊙    | TYPE: EXHAUST FAN<br>NO.<br>DIM:<br>FINISH: MANUF.                       |         |



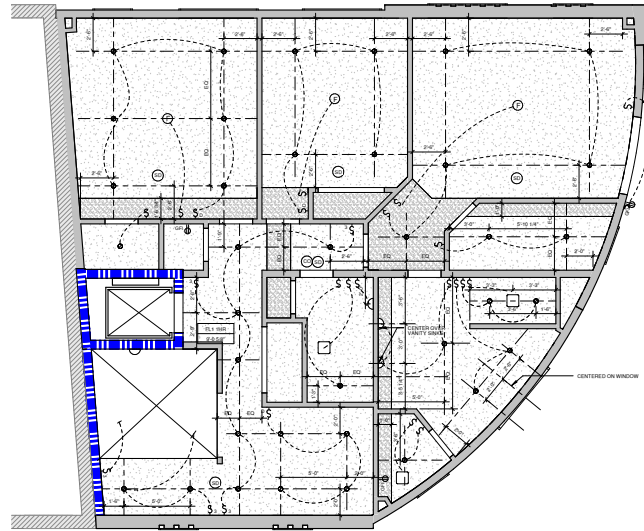
3 SECOND FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



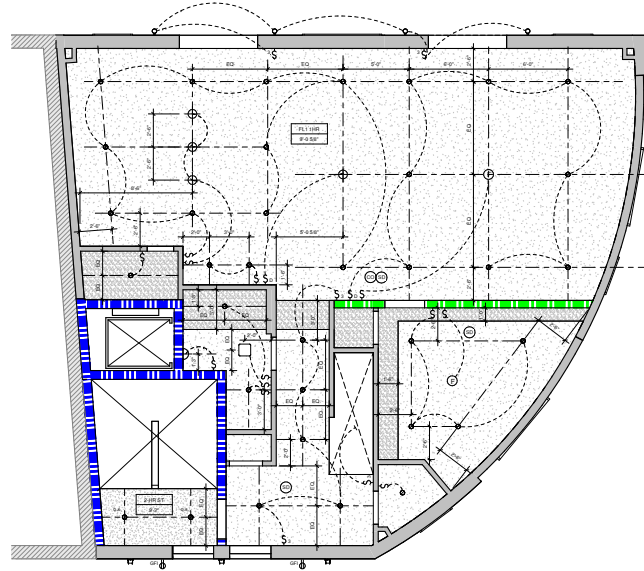
1 CELLAR FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



4 THIRD FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



2 FIRST FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"



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REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

REVISIONS

NO. DESCRIPTION DATE

1.000000000

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DRAWING TITLE

REFLECTED CEILING PLANS

JOB NO.

00000

DRAWN BY:

AUTHOR

SCALE:

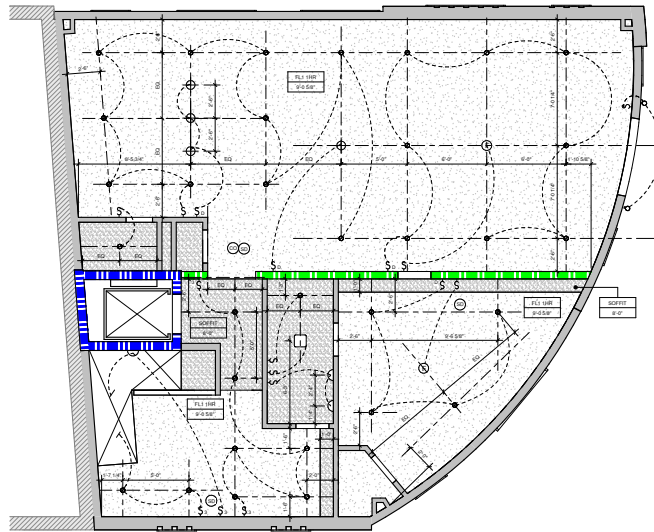
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SHEET NO.

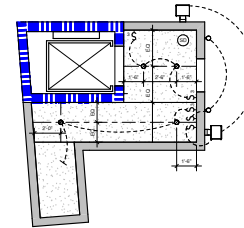
A7.00

| CODE                                                                                              | DESCRIPTION                                                                       | REMARKS |
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| <b>QWB-S</b><br>   | TYPE: QWB SCUIT<br>NO:<br>DMS:<br>FINISH: PAINTED-GWS                             |         |
| <b>QWB-2WS</b><br> | TYPE: 2WB RATED-CEILING- ENGINEERED LUMBER<br>NO:<br>DMS:<br>FINISH: PAINTED-GWS  |         |
| <b>QWB-3WS</b><br> | TYPE: 2WB RATED-CEILING- ENGINEERED LUMBER<br>NO:<br>DMS:<br>FINISH: PAINTED-GWS  |         |
| <b>QWB-1S</b><br>  | TYPE: 1WB RATED-CEILING- DIMENSIONAL LUMBER<br>NO:<br>DMS:<br>FINISH: PAINTED-GWS |         |
| <b>QWB-2S</b><br>  | TYPE: 2WB RATED-CEILING- DIMENSIONAL LUMBER<br>NO:<br>DMS:<br>FINISH: PAINTED-GWS |         |

| CODE                                                                             | DESCRIPTION                                                                | REMARKS |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------|
|   | TYPE: RECESSED<br>DIM: 4"<br>FINISH:<br>MANUF:                             |         |
|   | TYPE: INTERIOR WALL SCONCE<br>DIM:<br>FINISH:<br>MANUF:                    |         |
|   | TYPE: EXTERIOR WALL SCONCE<br>DIM:<br>FINISH:<br>MANUF:                    |         |
|  | TYPE: FLUORESCENT FIXTURE<br>SIZE: 4'-0" x 4"<br>DIM:<br>FINISH:<br>MANUF: |         |
|   | TYPE: PENDANT<br>DIM:<br>FINISH:<br>MANUF:                                 |         |
|   | TYPE: RECESSED LED WALL SCONCE<br>DIM:<br>FINISH:<br>MANUF:                |         |
|   | TYPE: FLOOR LIGHT<br>DIM:<br>FINISH:<br>MANUF:                             |         |
|   | TYPE: JUNCTION BOX<br>DIM:<br>FINISH:<br>MANUF:                            |         |
|   | TYPE: FAN JUNCTION BOX<br>DIM:<br>FINISH:<br>MANUF:                        |         |
|   | TYPE: EXHAUST FAN<br>DIM:<br>FINISH:<br>MANUF:                             |         |



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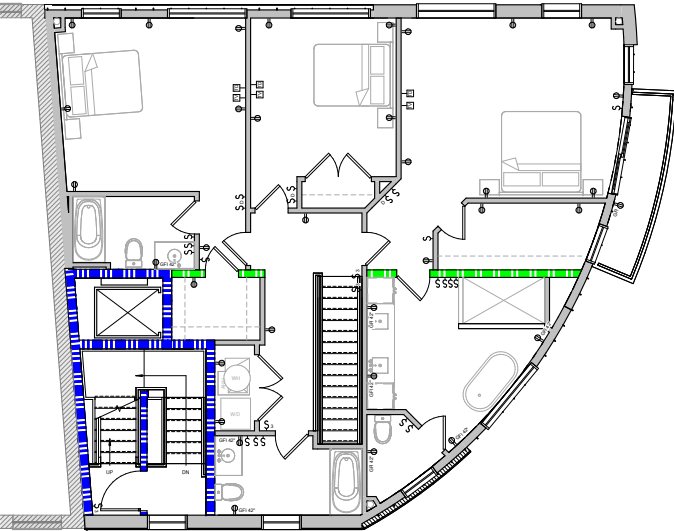


| POWER AND DATA SCHEDULE                                                         |                       |
|---------------------------------------------------------------------------------|-----------------------|
|    | ELECTRICAL PANEL      |
|   | DUPLEX OUTLET         |
|  | QUADPLEX OUTLET       |
|  | TELEPHONE/DATA OUTLET |
|  | TELEVISION OUTLET     |
|  | THERMOSTAT            |
|  | FLOOR DUPLEX OUTLET   |
|  | SINGLE POLE SWITCH    |
|  | THREE WAY SWITCH      |
|  | DIMMER SWITCH         |
|  | SPECIALTY OUTLET      |

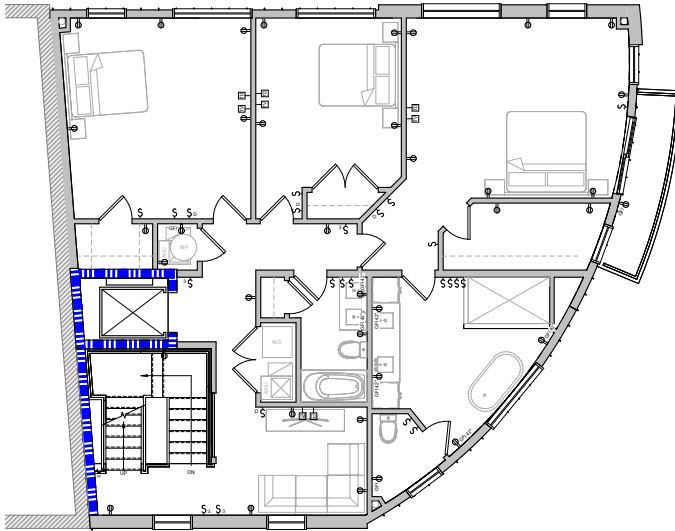
NOTES:  
ELECTRICAL POWER & LIGHTING PLANS ARE DIAGNOSTIC. FINAL LOCATIONS OF OUTLETS AND LIGHT FIXTURES ARE APPROXIMATE. EXACT LOCATIONS OF OUTLETS & LIGHT FIXTURES SHALL BE DETERMINED BY STRUCTURAL, MECHANICAL, AND PLUMBING CONDITIONS AND COORDINATED WITH FINAL LOCATIONS OF ELECTRICAL FIXTURES SHALL BE DETERMINED DURING CONSTRUCTION AND SHOWN PRIOR TO START OF INSTALLATION.

RECEPTACLES SHALL BE INSTALLED AT 4'-0" TO CENTERLINE ON ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED. LIGHT SWITCHES SHALL BE INSTALLED AT 4'-0" TO CENTERLINE ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.

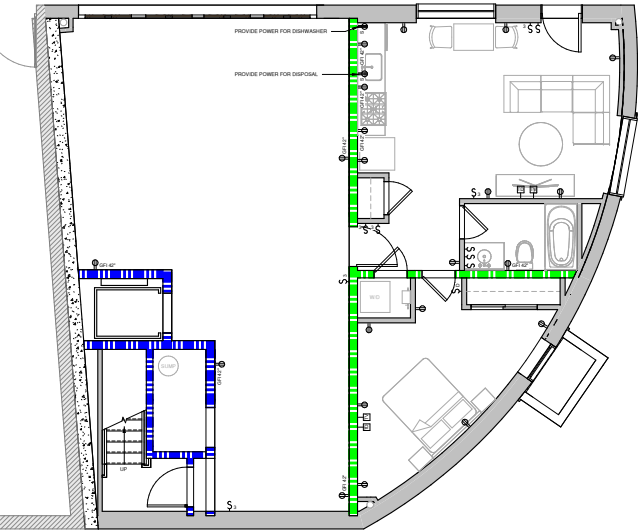
ALL EXTERIOR OUTLETS TO BE INCLUDE IN RECEPTION OF NON-METALLIC ELECTRICAL BOX COVER ETC.



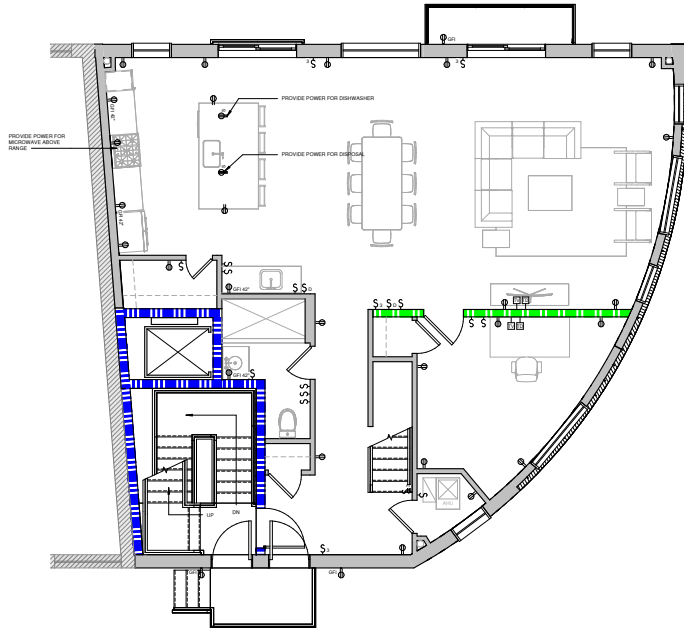
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SCALE: 1/4" = 1'-0"



4 THIRD FLOOR POWER AND DATA PLAN  
SCALE: 1/4" = 1'-0"



1 CELLAR FLOOR PLAN POWER AND DATA PLAN  
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR POWER AND DATA PLAN  
SCALE: 1/4" = 1'-0"



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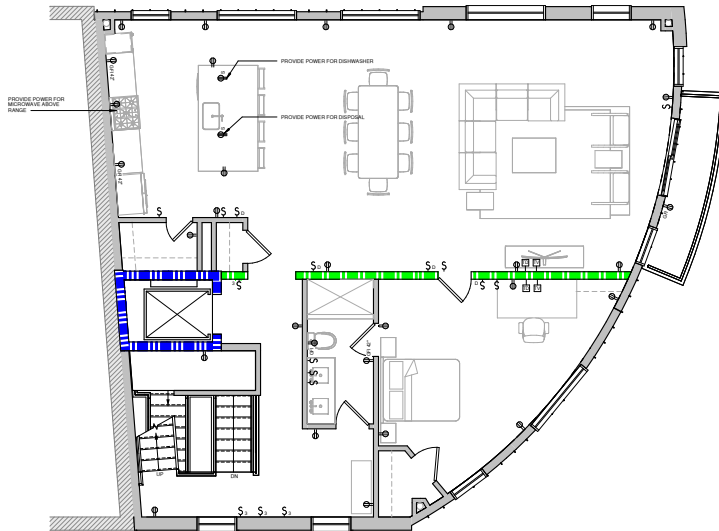
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|-----------|-------------|------|
| NO.       | DESCRIPTION | DATE |
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|           |             |      |
|           |             |      |
|           |             |      |
|           |             |      |
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|           |             |      |
|           |             |      |
|           |             |      |

DRAWING TITLE:  
POWER & DATA PLANS

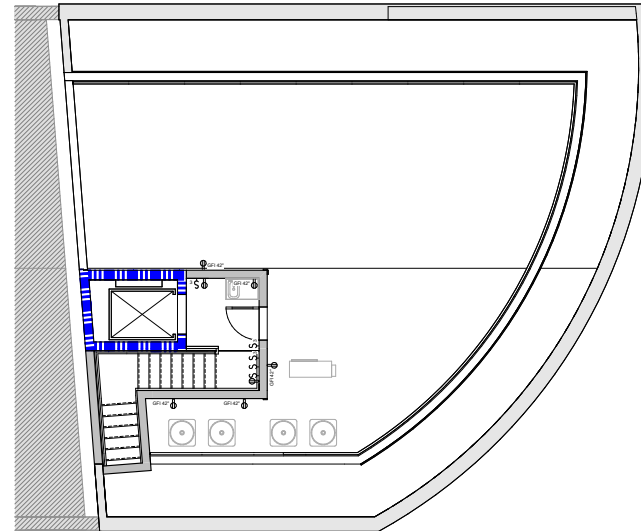
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SHEET NO.

**A7.10**

| POWER AND DATA SCHEDULE                                                         |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | ELECTRICAL PANEL      | <b>NOTES:</b><br>ELECTRICAL POWER & LIGHTING PLANS ARE DIAGNOSTIC. FINAL LOCATIONS OF OUTLETS AND LIGHT FIXTURES ARE APPROXIMATE. EXACT LOCATIONS OF WIRING, LOCATIONS OF SWITCHES, OUTLETS & LIGHT FIXTURES SHALL BE DETERMINED BY ELECTRICAL, MECHANICAL, AND PLUMBING. FINAL LOCATIONS OF ELECTRICAL FIXTURES SHALL BE DETERMINED DURING CONSTRUCTION AND SHOWN PRIOR TO START OF FINISHES.<br>- RECEPTACLES SHALL BE INSTALLED AT 4'-0" TO CENTERLINE AND ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.<br>- LIGHT SWITCHES SHALL BE INSTALLED AT 4'-0" TO CENTERLINE, ABOVE FINISH FLOOR, UNLESS OTHERWISE NOTED.<br>- ALL EXTERIOR OUTLETS TO BE INCLUDE IN PROTECTION OF NON-METALLIC ELECTRICAL BOX COVER ETC. |
|   | DUPLEX OUTLET         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | QUADPLEX OUTLET       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | TELEPHONE/DATA OUTLET |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | TELEVISION OUTLET     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | THERMOSTAT            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | FLOOR DUPLEX OUTLET   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | SINGLE POLE SWITCH    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | THREE WAY SWITCH      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | DIMMER SWITCH         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|  | SPECIALTY OUTLET      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |



1 FOURTH FLOOR POWER AND DATA PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF POWER AND DATA PLAN  
SCALE: 1/4" = 1'-0"



**KORE**

1000 Chestnut Lane, Suite 200  
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T: 215.261.8000  
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www.korearchitect.com

ARCHITECT

**MARK GEORGE WALLACE**

REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| ISSUES/REVISIONS |                       |           |
|------------------|-----------------------|-----------|
| NO.              | DESCRIPTION           | DATE      |
| 1                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 2                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 3                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 4                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 5                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 6                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 7                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 8                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 9                | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 10               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 11               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 12               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 13               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 14               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 15               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 16               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 17               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 18               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 19               | ISSUE FOR PRELIMINARY | 10/1/2010 |
| 20               | ISSUE FOR PRELIMINARY | 10/1/2010 |

DRAWING TITLE:  
POWER & DATA PLANS

JOB NO. 94000  
DRAWING BY: AUTHOR  
SCALE: 1/4" = 1'-0"  
SHEET NO.

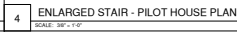
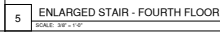
**A7.11**



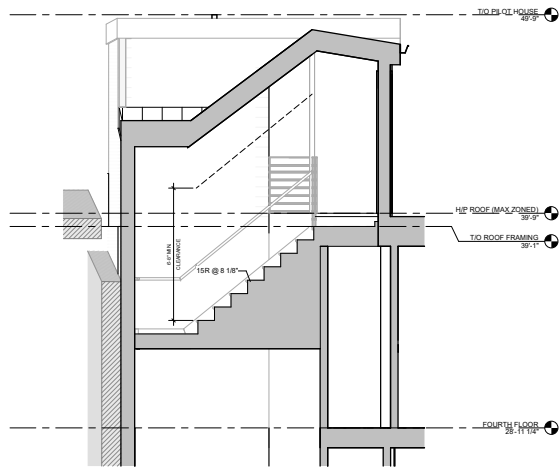
301-03 N. FRONT ST.  
PHILADELPHIA PA, 19106

|                |              |
|----------------|--------------|
| DRAWING TITLE  |              |
| ENLARGED STAIR |              |
|                |              |
|                |              |
|                |              |
| JOB NO:        | 24905        |
| DRAWN BY:      | AUTHOR       |
| SCALE:         | 3/8" = 1'-0" |
|                |              |
| SHEET NO.      |              |

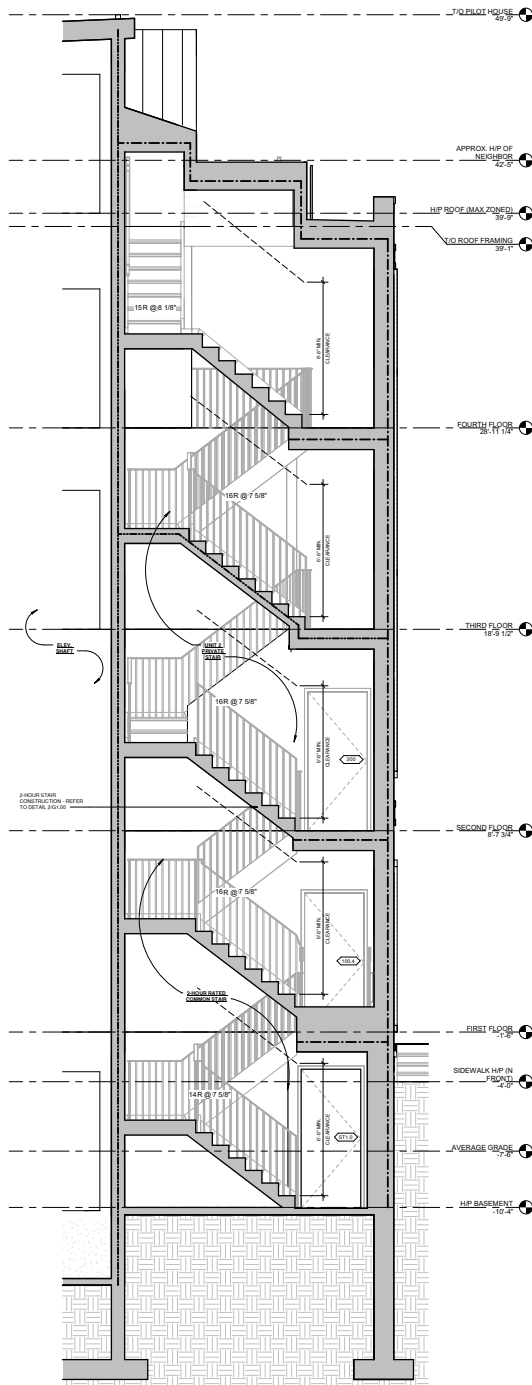
## A8.00



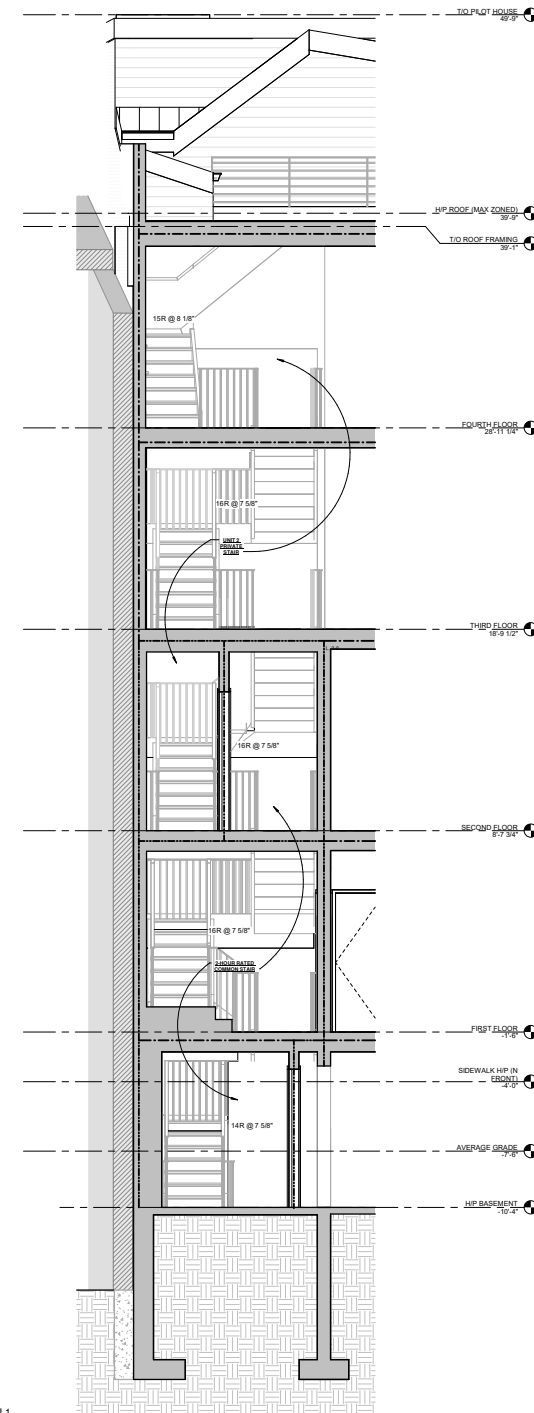
NOTES:  
-V.I.F. ALL RELEVANT INFORMATION RELATING TO STAIR PLACEMENT AND CONSTRUCTION.  
-PROVIDE SHOP DRAWINGS FOR STAIRS, INCLUDING LANDINGS & FLITCH BEAM STRINGERS.



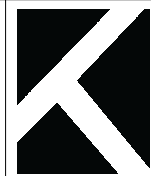
3 STAIR SECTION 3  
SCALE: 3/8" = 1'-0"



2 STAIR SECTION 2  
SCALE: 3/8" = 1'-0"



1 STAIR SECTION 1  
SCALE: 3/8" = 1'-0"



**KORE**

1000 Chestnut Lane Dr.  
Bryn Mawr, PA 19003  
ARCHITECT  
MARK GEORGE WALLACE  
REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| NO. | DESCRIPTION        | DATE      |
|-----|--------------------|-----------|
| 1   | ISSUED FOR PERMITS | 10/1/2020 |

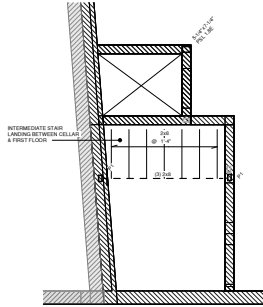
DRAWING TITLE  
ENLARGED STAIR SECTIONS

|           |              |
|-----------|--------------|
| JOB NO.   | 94003        |
| DRAWN BY: | AUTOM        |
| SCALE:    | 3/8" = 1'-0" |
| SHEET NO. |              |

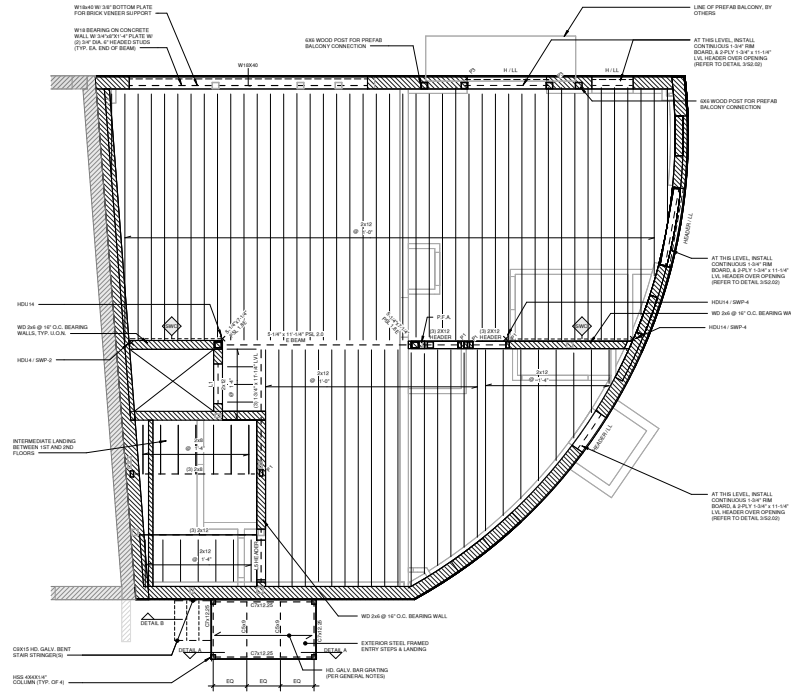
**A8.01**



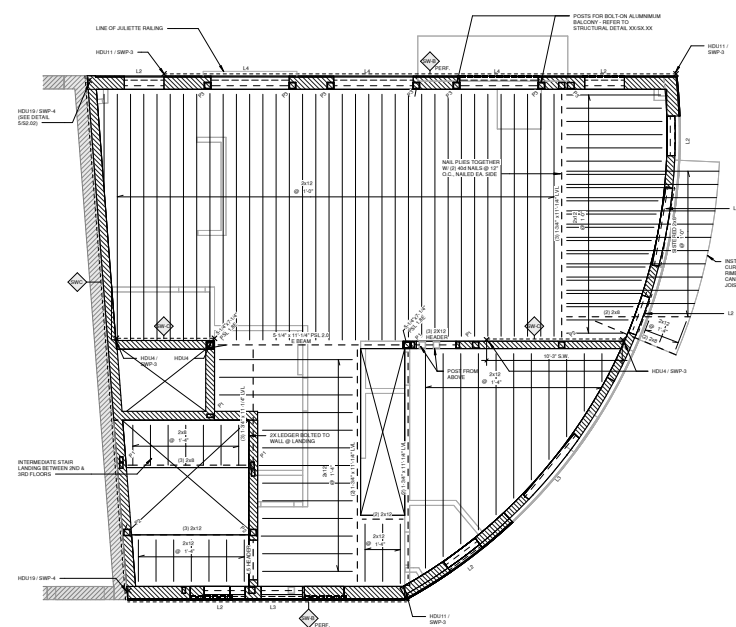




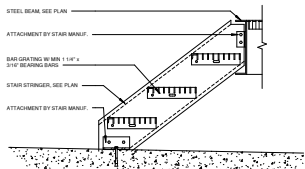
8 PARTIAL LOWER LEVEL STAIR FRAMING PLAN  
SCALE: 1/2" = 1'-0"



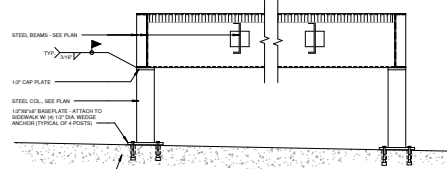
5 FIRST FLOOR FRAMING PLAN  
SCALE: 1/2" = 1'-0"



1 SECOND FLOOR FRAMING PLAN  
SCALE: 1/2" = 1'-0"



3 DETAIL B - STEEL ENTRY STEPS  
SCALE: 1" = 1'-0"



2 DETAIL A - STEEL ENTRY STAIR LANDING  
SCALE: 1" = 1'-0"



**KORE**

1000 Capital Lane Dr.  
Suite 100, Allentown, PA 18103  
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REGISTERED PROFESSIONAL ENGINEER  
MATTHEW F. EDWARDS  
PA P.E. #176-000005



VOID UNLESS OPEN OR EMBOSSED  
PROFESSIONAL SEAL IS AFFIXED

PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| NO. | DESCRIPTION        | DATE       |
|-----|--------------------|------------|
| 1   | ISSUED FOR PERMITS | 08/10/2021 |
| 2   | REVISIONS          |            |
| 3   |                    |            |
| 4   |                    |            |
| 5   |                    |            |
| 6   |                    |            |
| 7   |                    |            |
| 8   |                    |            |
| 9   |                    |            |
| 10  |                    |            |

DRAWING TITLE  
FRAMING PLANS

JOB NO. 24003  
DRAWN BY: HSE  
SCALE: As Indicated  
SHEET NO.

**S1.01**



DO NOT SIGN UNLESS GREEN OR EMBOSSED  
PROFESSIONAL SEAL IS AFFIXED.

PROJECT

301-03 N. FRONT ST.  
PHILADELPHIA PA. 19106

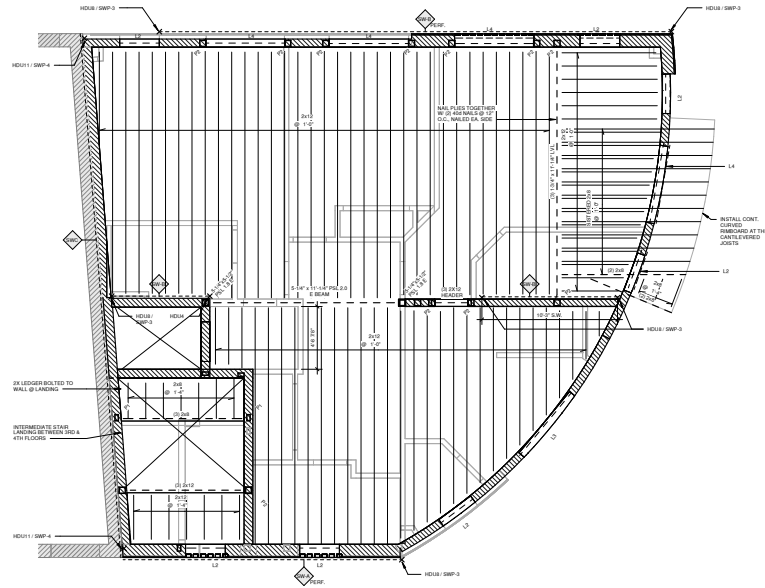
| ISSUES/REVISIONS |            |
|------------------|------------|
| NO.              | DATE       |
| 1                | 01/12/2025 |

[illegible]

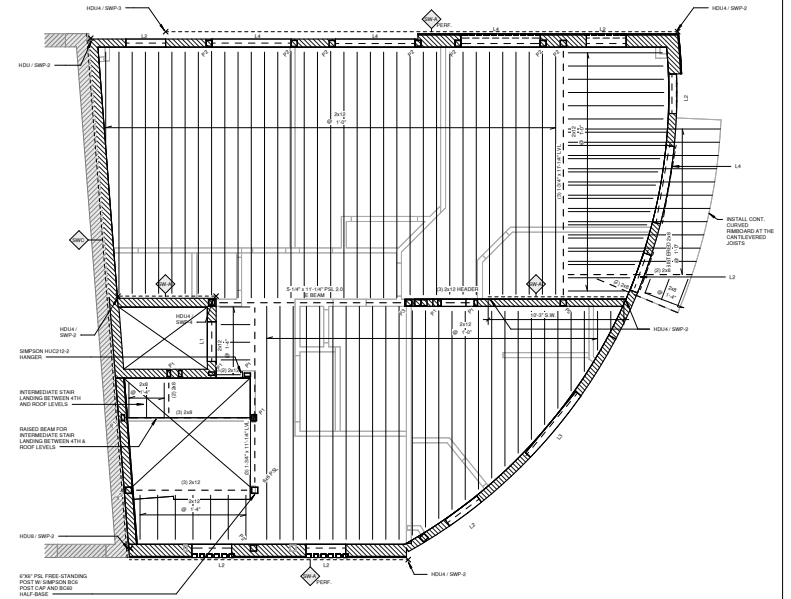
DRAWING TITLE  
FRAMING PLANS

JOB NO: 24005  
 DRAWN BY: MEE  
 SCALE: 1/8" = 1'-0"  
 SHEET NO.

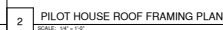
## S1.02



# 1 THIRD FLOOR FRAMING PLAN

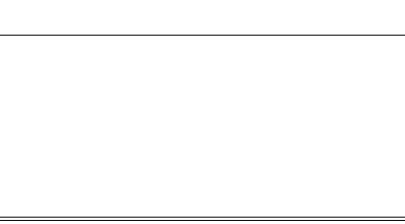
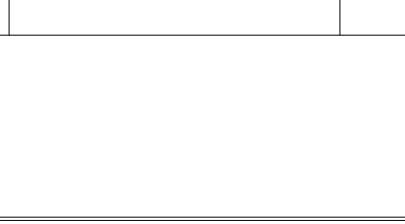
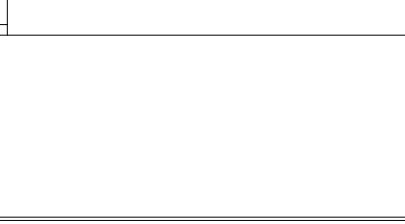
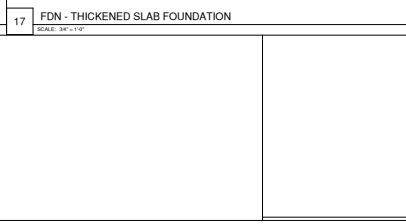
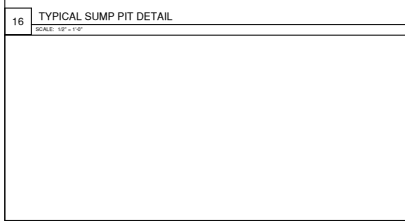


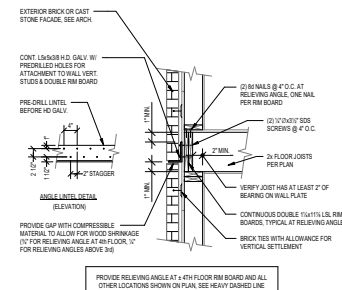
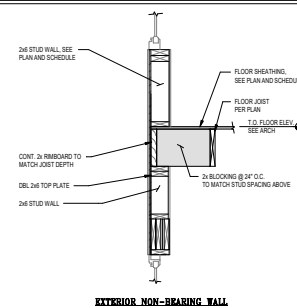
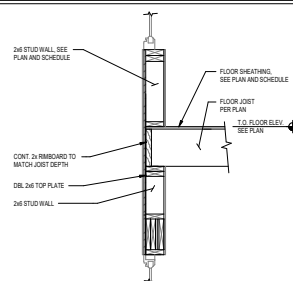
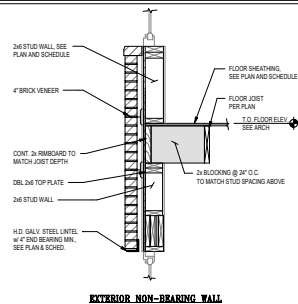
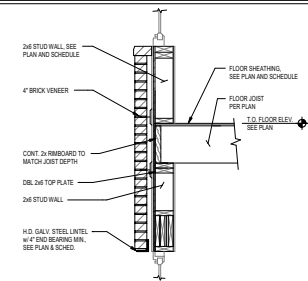
2 FOURTH FLOOR FRAMING PLAN  
SCALE: 1/4" = 1'-0"



JOB NO: 240  
DRAWN BY: M  
SCALE: As Indicated  
SHEET NO.

### S1.03

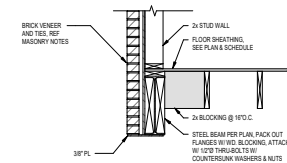
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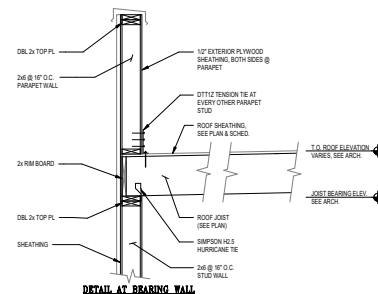
EXTERIOR WALL WITH BRICK DETAIL AT FLOOR

2 TYPICAL EXTERIOR WALL DETAIL WITH OPENINGS  
SCALE: 3/4" = 1'-0"

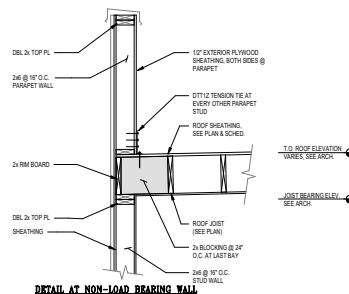
6 BRICK RELIEVING ANGLE  
SCALE: 3/4" = 1'-0"



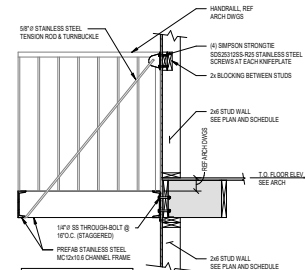
BRICK SUPPORT AT STEEL FRAMING



ROOF DETAIL WITH PARAPET  
SCALE: 3/8" = 1'-0"



DETAIL AT NON-LOAD BEARING WALL



4 BOLT-ON CANOPY DETAIL  
SCALE: 3/4" = 1'-0"



**Previously submitted**  
**“in-concept”**  
**application**

**Approved “in concept” by the  
Historical Commission in  
December 2024**

301-03 N. FRONT STREET  
PHILADELPHIA, PA 19106

### GENERAL NOTES

- [illegible]

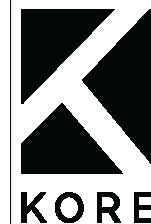
|                            |       |                                                                                   |
|----------------------------|-------|-----------------------------------------------------------------------------------|
| ROOM NUMBER IDENTIFICATION | _____ |  |
| DOOR NUMBER IDENTIFICATION | _____ |  |
| DETAIL MARK                | _____ |  |
| INTERIOR PARTITION TYPE    | _____ |  |
| DEMOLITION KEYED NOTE      | _____ |  |
| REVISION MARK              | _____ |  |
| WALL SECTION               | _____ |  |
| INTERIOR ELEVATION         | _____ |  |



| SHEET LIST |                             |                  |
|------------|-----------------------------|------------------|
| SHEET      | NAME                        | DESCRIPTION      |
| G500       | COVER SHEET                 | BOQ PRESENTATION |
| G501       | BPM PROPOSAL                | BOQ PRESENTATION |
| G502       | NOTICE OF INTENTION         | BOQ PRESENTATION |
| Z1-00      | ZONING PLANS                | BOQ PRESENTATION |
| Z1-01      | ZONING ELEVATIONS           | BOQ PRESENTATION |
| A1-00      | FLOOR PLANS                 | BOQ PRESENTATION |
| A1-01      | FLOOR PLANS                 | BOQ PRESENTATION |
| A1-02      | EXTERIOR ELEVATIONS         | BOQ PRESENTATION |
| A1-03      | SECTION-RE SECTION DIAGRAMS | BOQ PRESENTATION |
| A1-03      | PERSPECTIVE VIEWS           | BOQ PRESENTATION |
| A1-04      | PERSPECTIVE VIEWS           | BOQ PRESENTATION |

[illegible]

## 2 LOCATION PLAN



1829 Cardinal Lake Dr.  
Cherry Hill, NJ 08003  
T: 870.267.6833  
www.hnordesign.com

---

ARCHITECT  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

PHILADELPHIA PA, 19106  
301-03 N. FRONT ST.

[illegible]

DRAWING TITLE  
COVER SHEET

|           |              |
|-----------|--------------|
| JOB NO:   | 24005        |
| DRAWN BY: | MEE          |
| SCALE:    | 1" = 100'-0" |
| SHEET NO: |              |

**GO.00**

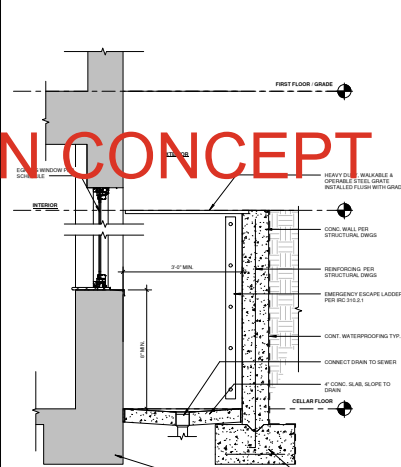
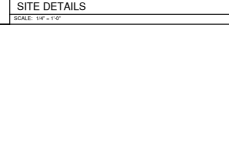
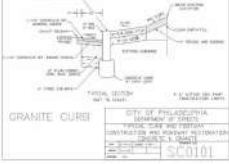
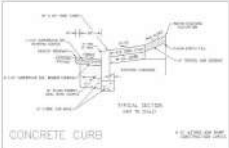
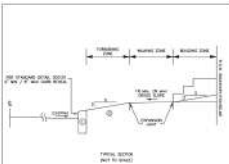
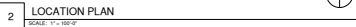
# Previously submitted IN CONCEPT

**PA ONE CALL**

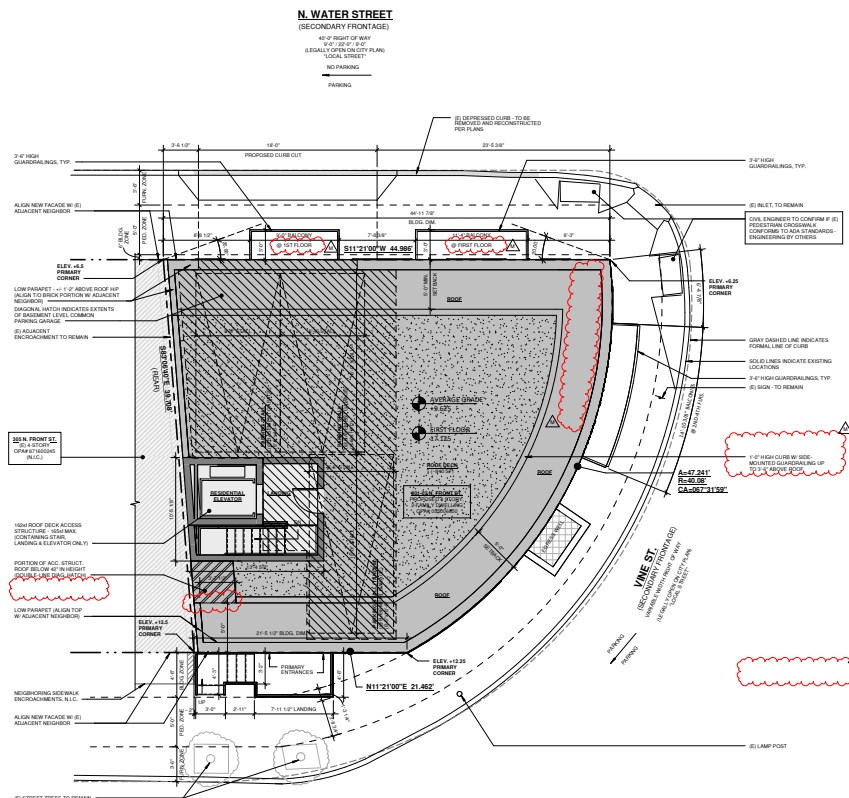
THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 287 OF 1986 AND ACT 159 IN JANUARY 2005)

SERIAL NUMBER: T.D.D.

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN HEREON IS NOT GUARANTEED. VERTICAL AND HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE DETERMINED BY THIS METHOD. CONTRACTORS MUST BE AWARE THAT THE REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 159 AND ACT 189 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF ALL UTILITIES AND STRUCTURES THROUGH THE ONE CALL SYSTEM: 1-800-368-1776. NO MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



1 EGRESS WINDOW WELL DETAIL - ZONING



5 ZONING PLAN



**N. FRONT STREET-  
VIEW 1**



N. FRONT STREET -  
VIEW 2



VINE ST. -  
VIEW 1



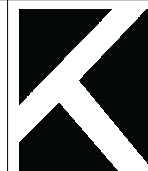
VINE ST. -  
VIEW 2



N. WATER ST. -  
VIEW 1



N. WATER ST. -  
VIEW 2



KORE

1809 Cardinal Lake Dr.  
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**ARCHITECT**  
**MARK GEORGE WALLACE**  
REGISTERED ARCHITECT



PROJECT

301-03 N. FRONT ST.

PHILADELPHIA PA. 19106

[illegible]DRAWING TITLE:  
ZONING DATA

JOB NO: 24005  
DRAWN BY: MEE  
SCALE: As indicated  
SHEET NO.

**Z1.00**



KORE

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PROJECT

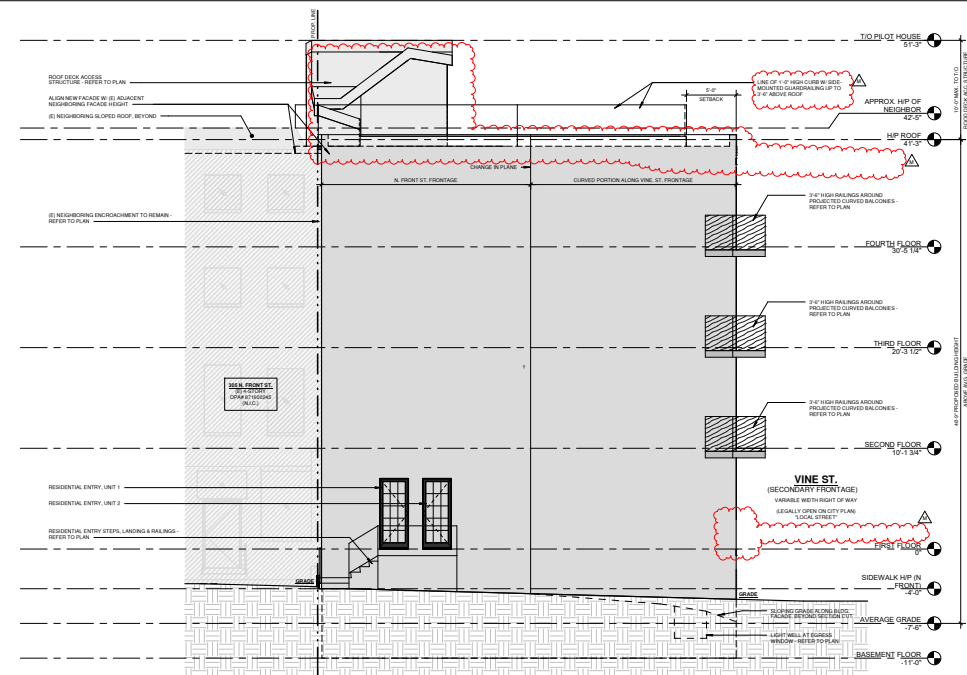
301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| REVISIONS | NO. | DESCRIPTION             | DATE      |
|-----------|-----|-------------------------|-----------|
| 1         | 1   | ISSUED FOR PERMIT       | 10/1/2024 |
| 2         | 2   | FOR CONCEPT DEVELOPMENT | 10/1/2024 |
| 3         | 3   | FOR PRELIMINARY REVIEW  | 11/1/2024 |
| 4         | 4   | FOR PRELIMINARY REVIEW  | 11/1/2024 |

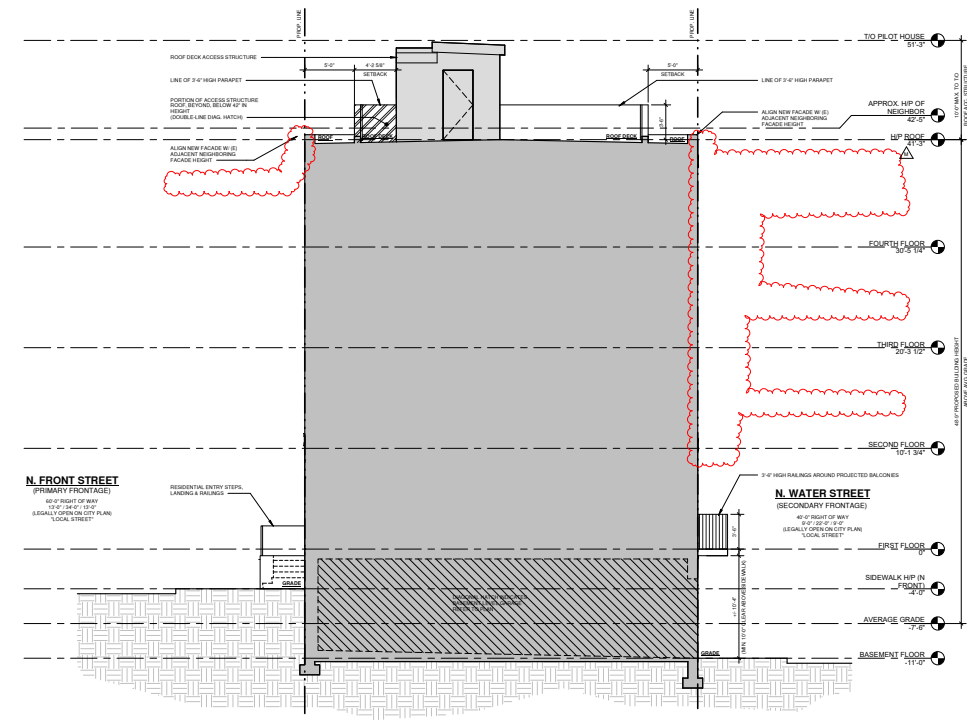
| DRAWING TITLE     | DATE      |
|-------------------|-----------|
| ZONING ELEVATIONS | 10/1/2024 |

|           |               |
|-----------|---------------|
| JOB NO.   | 3003          |
| DRAWN BY: | ME            |
| SCALE:    | 3/16" = 1'-0" |
| SHEET NO. |               |

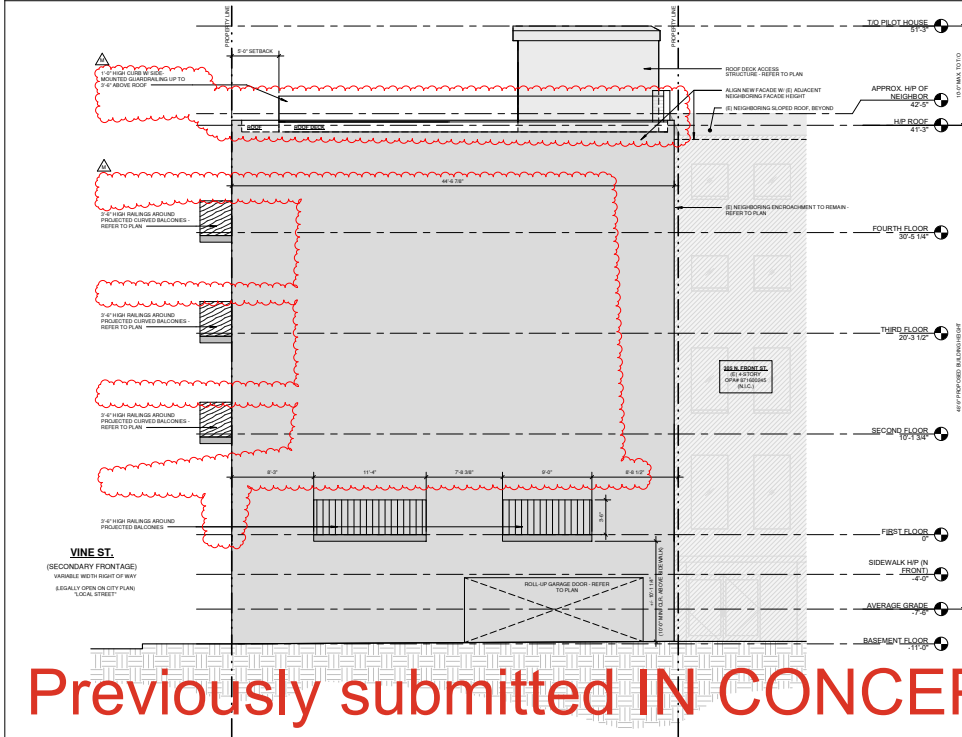
Z1.01



1 ZONING ELEVATION - N. FRONT ST.  
SCALE: 3/16" = 1'-0"



2 ZONING ELEVATION - N. WATER ST.  
SCALE: 3/16" = 1'-0"



3 ZONING ELEVATION - N. WATER ST.  
SCALE: 3/16" = 1'-0"

Previously submitted IN CONCEPT

Previously submitted IN CONCEPT

| UNIT MATRIX - 24_0624 |      |       |          |
|-----------------------|------|-------|----------|
| UNIT NUMBER           | #BED | #BATH | AREA     |
| UNIT 1                | 1    | 1     | 1,100 SF |
| UNIT 2                | 1    | 1     | 1,100 SF |



KORE

1000 Chestnut Lane, Suite 100  
Philadelphia, PA 19106  
ARCHITECT  
MARK GEORGE WALLACE  
REGISTERED ARCHITECT

PROJECT

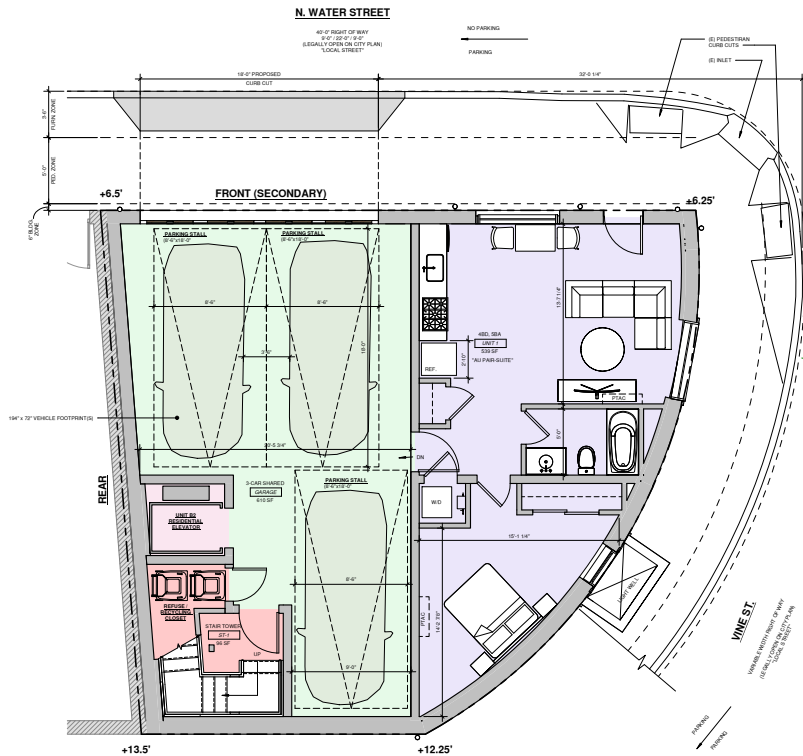
301-03 N. FRONT ST.  
PHILADELPHIA, PA 19106

| NO. | DESCRIPTION         | DATE       |
|-----|---------------------|------------|
| 1   | PRELIMINARY CONCEPT | 01/10/2024 |
| 2   | PRELIMINARY CONCEPT | 01/10/2024 |
| 3   | PRELIMINARY CONCEPT | 01/10/2024 |
| 4   | PRELIMINARY CONCEPT | 01/10/2024 |
| 5   | PRELIMINARY CONCEPT | 01/10/2024 |
| 6   | PRELIMINARY CONCEPT | 01/10/2024 |
| 7   | PRELIMINARY CONCEPT | 01/10/2024 |
| 8   | PRELIMINARY CONCEPT | 01/10/2024 |
| 9   | PRELIMINARY CONCEPT | 01/10/2024 |
| 10  | PRELIMINARY CONCEPT | 01/10/2024 |

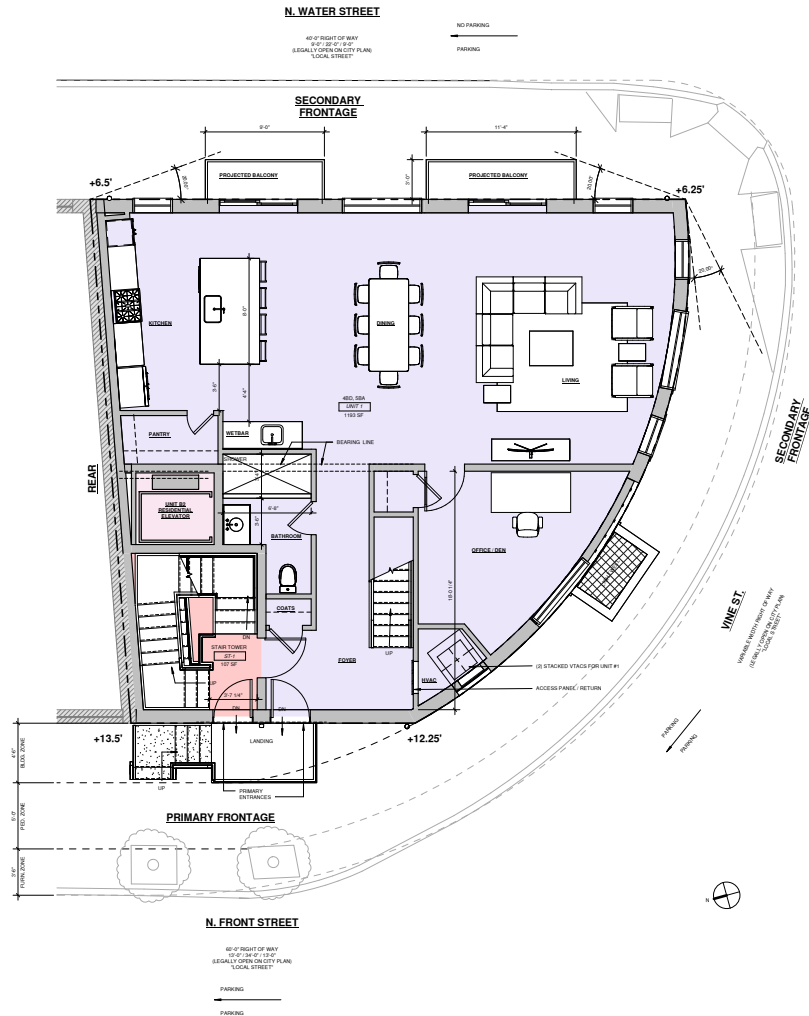
DRAWING TITLE  
FLOOR PLANS

JOB NO. 24001  
DRAWN BY: MGE / MOW  
SCALE: 1/4" = 1'-0"  
SHEET NO.

A1.00

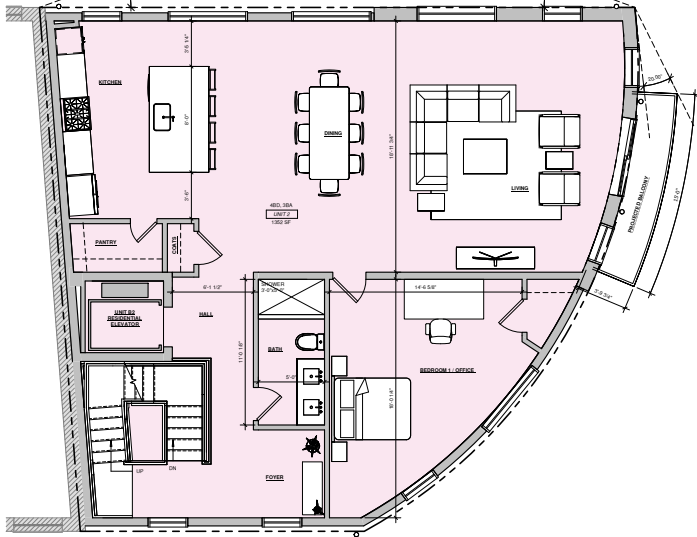


1 BASEMENT FLOOR PLAN  
SCALE: 1/4" = 1'-0"

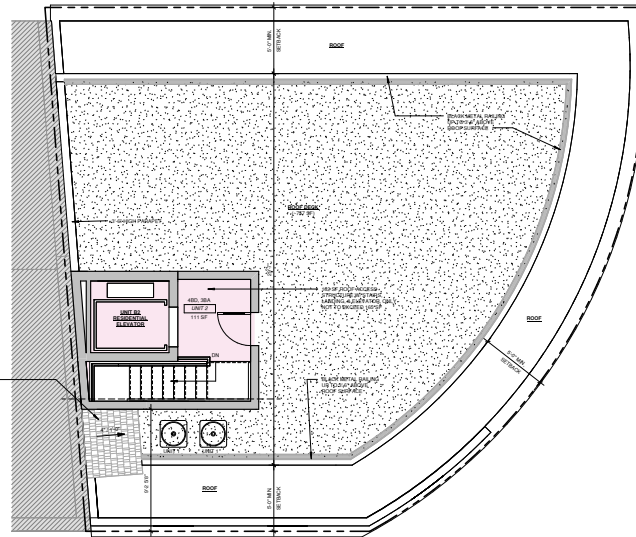


2 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

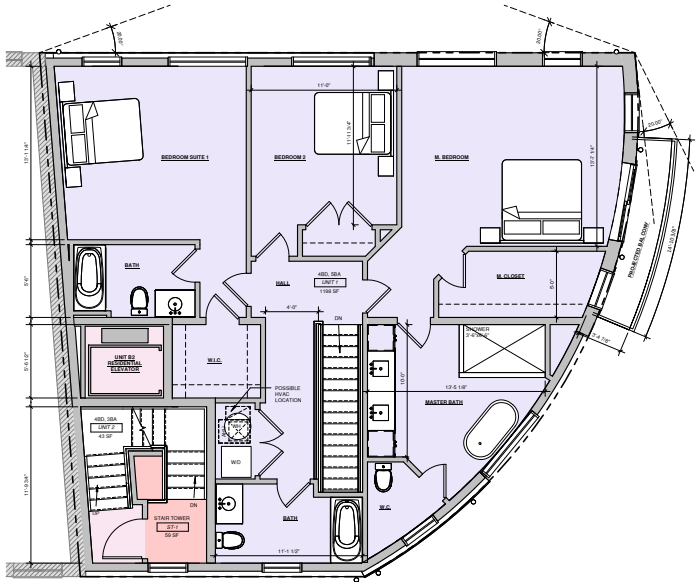
Previously submitted IN CONCEPT



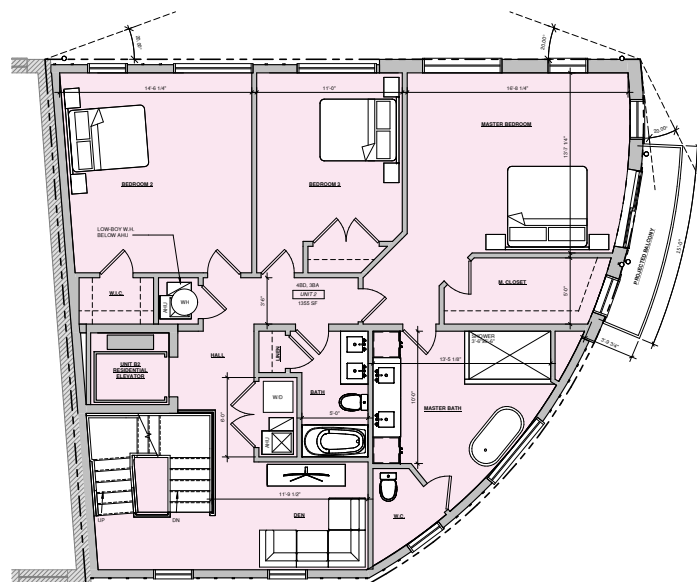
3 FOURTH FLOOR PLAN  
SCALE: 1/4" = 1'-0"



4 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



2 THIRD FLOOR PLAN  
SCALE: 1/4" = 1'-0"

| UNIT MATRIX - 24_0624 |       |       |          |
|-----------------------|-------|-------|----------|
| UNIT NUMBER           | #BED. | #BATH | AREA     |
| UNIT 1                | 1     | 1     | 1,100 SF |
| UNIT 2                | 1     | 1     | 1,100 SF |
| UNIT 3                | 1     | 1     | 1,100 SF |



KORE

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ARCHITECT  
MARK GEORGE WALLACE  
REGISTERED ARCHITECT



PROJECT

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| NO. | DESCRIPTION         | DATE       |
|-----|---------------------|------------|
| 1   | PRELIMINARY CONCEPT | 11/10/2019 |
| 2   | PRELIMINARY CONCEPT | 11/10/2019 |
| 3   | PRELIMINARY CONCEPT | 11/10/2019 |
| 4   | PRELIMINARY CONCEPT | 11/10/2019 |
| 5   | PRELIMINARY CONCEPT | 11/10/2019 |
| 6   | PRELIMINARY CONCEPT | 11/10/2019 |
| 7   | PRELIMINARY CONCEPT | 11/10/2019 |
| 8   | PRELIMINARY CONCEPT | 11/10/2019 |
| 9   | PRELIMINARY CONCEPT | 11/10/2019 |
| 10  | PRELIMINARY CONCEPT | 11/10/2019 |

DRAWING TITLE  
FLOOR PLANS

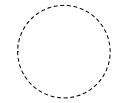
|             |            |
|-------------|------------|
| JOB NO.     | 24001      |
| DRAWN BY:   | ME: MOW    |
| CHECKED BY: | ME: MOW    |
| DATE:       | 11/10/2019 |
| SHEET NO.   |            |

A1.01



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| REVISIONS |                       |
|-----------|-----------------------|
| NO.       | DESCRIPTION           |
| 1         | PRO CONCEPT ELEVATION |
| 2         | REVISED ELEVATION     |

DATE: 11/15/2023  
DRAWN BY: MGE  
CHECKED BY: MGE  
SHEET NO.

A2.00



3 VINE STREET ELEVATION  
SCALE: 3/8" = 1'-0"



2 N. WATER STREET ELEVATION  
SCALE: 3/8" = 1'-0"

Previously submitted IN CONCEPT

EXTERIOR FINISH SCHEDULE

|  |                                        |                                                                           |
|--|----------------------------------------|---------------------------------------------------------------------------|
|  | BRICK VENEER A                         | "INTERSTATE BRICK" MODULAR BRICK VENEER<br>COLOR: TERRA COTTA             |
|  | VERTICAL FIBER CEMENT BOARD & BATTEN   | "HARDIE PANEL" COLOR: ROCK GRAY<br>1/2" D.C.                              |
|  | FIBER CEMENT LAP SIDING SCOTCH & TIM   | "HARDIE PLANK CEDARIMUL" COLOR: MANSARD BEIGE<br>1/2" EXPOSURE WHITE TRIM |
|  | FIBER CEMENT PANEL & BATTEN METAL TRIM | "HARDIE PANEL" COLOR: ROCK GRAY<br>SMOOTH FINISH                          |

NOTES:  
ALL MATERIAL SELECTIONS ARE SUBJECT TO PHILADELPHIA HISTORIC COMMISSION REVIEW & APPROVAL.  
BRICK MANUFACTURED BY INTERSTATE BRICK OR APPROVED EQUAL.  
FIBER CEMENT SIDING TO BE MANUFACTURED BY HARDIE OR APPROVED EQUAL.  
REFER TO MANUFACTURER SPECIFICATIONS FOR INSTALLATION DETAILS.



1 FRONT STREET ELEVATION  
SCALE: 3/8" = 1'-0"



PROJECT

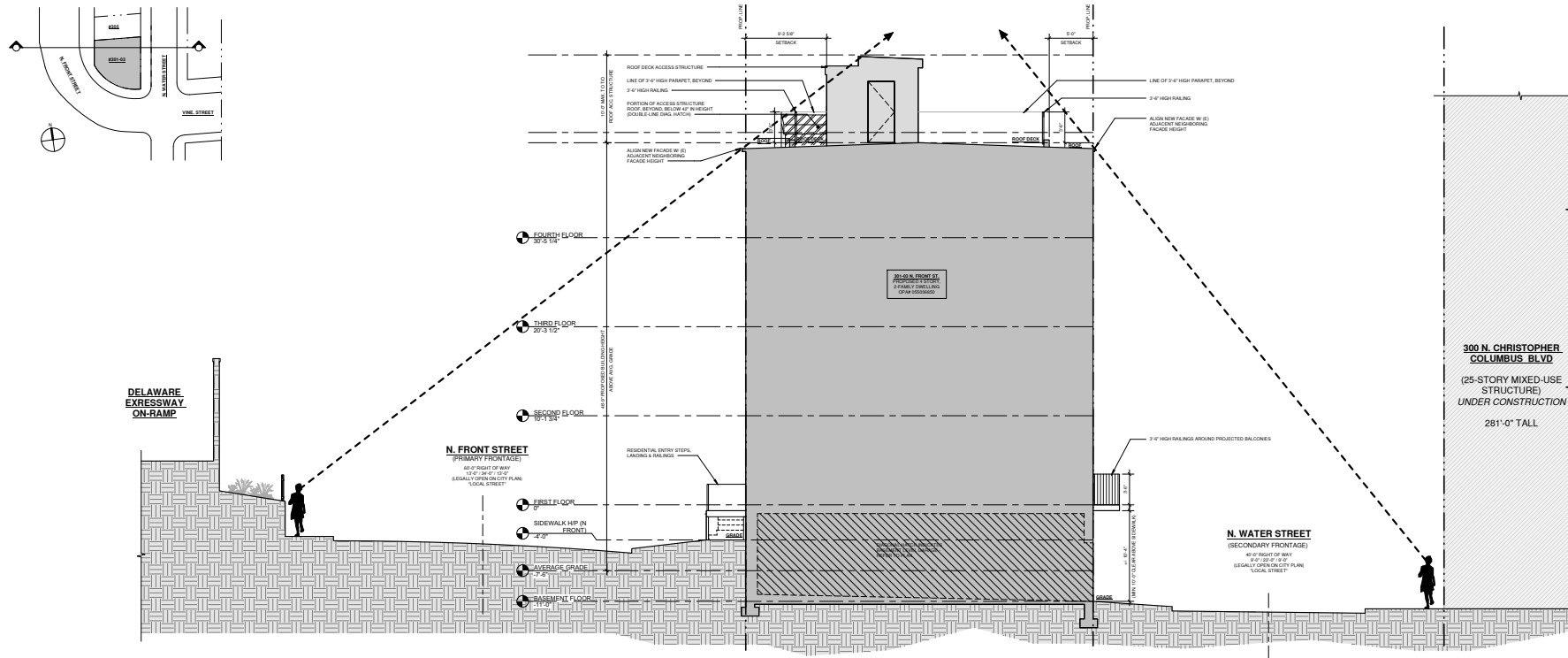
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PHILADELPHIA PA, 19106

[illegible]

DRAWING TITLE  
SIGHTLINE SECTION DIAGRAM

|           |              |
|-----------|--------------|
| JOB NO:   | 24005        |
| DRAWN BY: | AUTHOR       |
| SCALE:    | As indicated |
| SHEET NO. |              |

### A3.00



# 1 SITELINE SECTION DIAGRAM

Previously submitted IN CONCEPT

# Previously submitted IN CONCEPT

"INTERSTATE BRICK"  
- MODULAR BRICK VENEER  
- COLOR - TERRA COTTA



"HARDIE PANEL"  
- COLOR - IRON GRAY  
- 16" O.C.



"HARDIEPLANK ARTISAN SIDING"  
- COLOR - TO MATCH NAVAJO BEIGE  
- 10.25" EXPOSURE  
- WHITE TRIM



"ANDERSEN 100"  
- COLOR - BLACK



BLACK METAL FINISH, COMPOSITE  
DECKING



WOOD-LOOK FINISH, BLACK HARDWARE

NOTES

- ALL MATERIAL SELECTIONS ARE SUBJECT TO PHILADELPHIA HISTORIC COMMISSION REVIEW & APPROVAL.
- BRICK MANUFACTURED BY INTERSTATE BRICK OR APPROVED EQUAL.
- FIBER CEMENT SIDING TO BE MANUFACTURED BY HARDIE OR APPROVED EQUAL.
- REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS.



2 N. FRONT ST. VIEW  
SCALE:



1 N. WATER ST. VIEW  
SCALE:



4 OVERALL VIEW B



3 OVERALL VIEW A



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**MARK GEORGE WALLACE**  
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[illegible]

DRAWING TITLE:  
PERSPECTIVE VIEWS

|           |              |
|-----------|--------------|
| JOB NO:   | 24005        |
| DRAWN BY: | MEE          |
| SCALE:    | 1/4" = 1'-0" |
| SHEET NO. |              |

**A4.00**

## A photograph of a modern, curved building with a red brick base and dark grey upper floors, situated on a cobblestone street. A silver car is parked in the foreground, and a taller, modern glass building is visible in the background. The building features a mix of brick and dark paneling, with large windows. The street is paved with cobblestones, and there are trees and a street sign visible. A logo for 'KORE' is in the bottom left corner.

A photograph of a modern, four-story brick building with a curved corner, featuring large windows and black metal balconies. The building is situated on a street corner with a crosswalk and a street sign visible. The sky is cloudy.

301-03 N. FRONT ST.  
PHILADELPHIA PA, 19106

[illegible]

JOB NO: 24005  
DRAWN BY: MEE / JMT  
SCALE:  
SHEET NO.