

PROJECT  
**FRANKFORD FLATS  
 MIXED-USE  
 DEVELOPMENT**

2620-2626 FRANKFORD AVENUE,  
 PHILADELPHIA, PA 19125

CLIENT  
 2626 FRANKFORD, LLC.  
 93-16 71ST DRIVE  
 FOREST HILLS, NY 11375  
 CONTACT: SAUL MAZOR & ALEX HALIMI  
 PHONE: 917-418-7007 & 718-930-4449  
 EMAIL: SAUL718@ICLOUD.COM  
 GOTHAMDEEDS@GMAIL.COM

CONSULTING ENGINEERS:  
 STRUCTURAL  
 STRUCTURA INC.  
 809 CATHEDRAL STREET  
 BALTIMORE, MD, 21201  
 CONTACT: MICHAEL WEISS, PE  
 PHONE: (240) 477-1885  
 EMAIL: mweiss@structura-inc.com

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION  
 BLUEPRINT ROBOTICS  
 1500 BROENING HIGHWAY  
 BALTIMORE, MD 21224  
 CONTACT: MARY HOLLEY  
 PHONE: (443) 927-9062  
 EMAIL: mh@blueprint-robotics.com

- NOTES  
 GENERAL NOTES:  
 1. ALL DIMENSIONS OF CONCRETE, BRICK AND STONE CONSTRUCTION ARE TO F.O. MASONRY TYPICAL, U.N.O. ALL DIMENSIONS OF WOOD STUD CONSTRUCTION ARE TO F.O. STUDS FRAMING TYPICAL, U.N.O.  
 2. ALL CONCRETE AND MASONRY FOUNDATION WALLS SHALL BE BRACED DURING OPERATIONS OF BACK-FILLING AND COMPACTING. BRACING SHALL BE LEFT IN POSITION UNTIL PERMANENT RESTRAINTS HAVE BEEN INSTALLED.  
 3. ELEVATION MARKS ARE TO T.O. FINISHED FLOOR TYPICAL, U.N.O.  
 4. INTERIOR WALL PARTITIONS SHALL BE CONSTRUCTED WITH NOMINAL 2X4 STUDS TYPICAL, U.N.O.  
 5. PROVIDE (1) SHELF AND (1) POLE PER CLOSET TYPICAL (U.N.O.) LINEN CLOSETS SHALL HAVE (5) SHELVES, TYPICAL.  
 6. PROVIDE SOLID WOOD BLOCKING FOR ALL CABINETS, VANITIES, CASEWORK, ETC. SEE PLANS FOR LOCATIONS.  
 7. PROVIDE SOUND ATTENUATION INSULATION IN WALLS AND CEILING OF BATHROOMS & BEDROOMS, TYPICAL.  
 8. REFER TO ELECTRICAL DRAWINGS FOR POWER AND LIGHTING PLANS.

REV	DATE	DESCRIPTION
	08/22/19	ISSUE FOR ZONING
1	08/07/19	REVIS D BUILDING HEIGHT

PROGRESS

SEAL

ERIC M. OLDS  
 RA013027-X




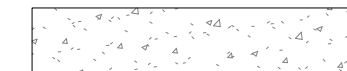


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SCALE: As indicated DATE: 09-20-2019  
 PROJECT NO. 177.004

DRAWING TITLE  
 BUILDING FLOOR PLANS

DRAWING NUMBER  
 A1.1

TYPICAL WALL HATCH LEGEND

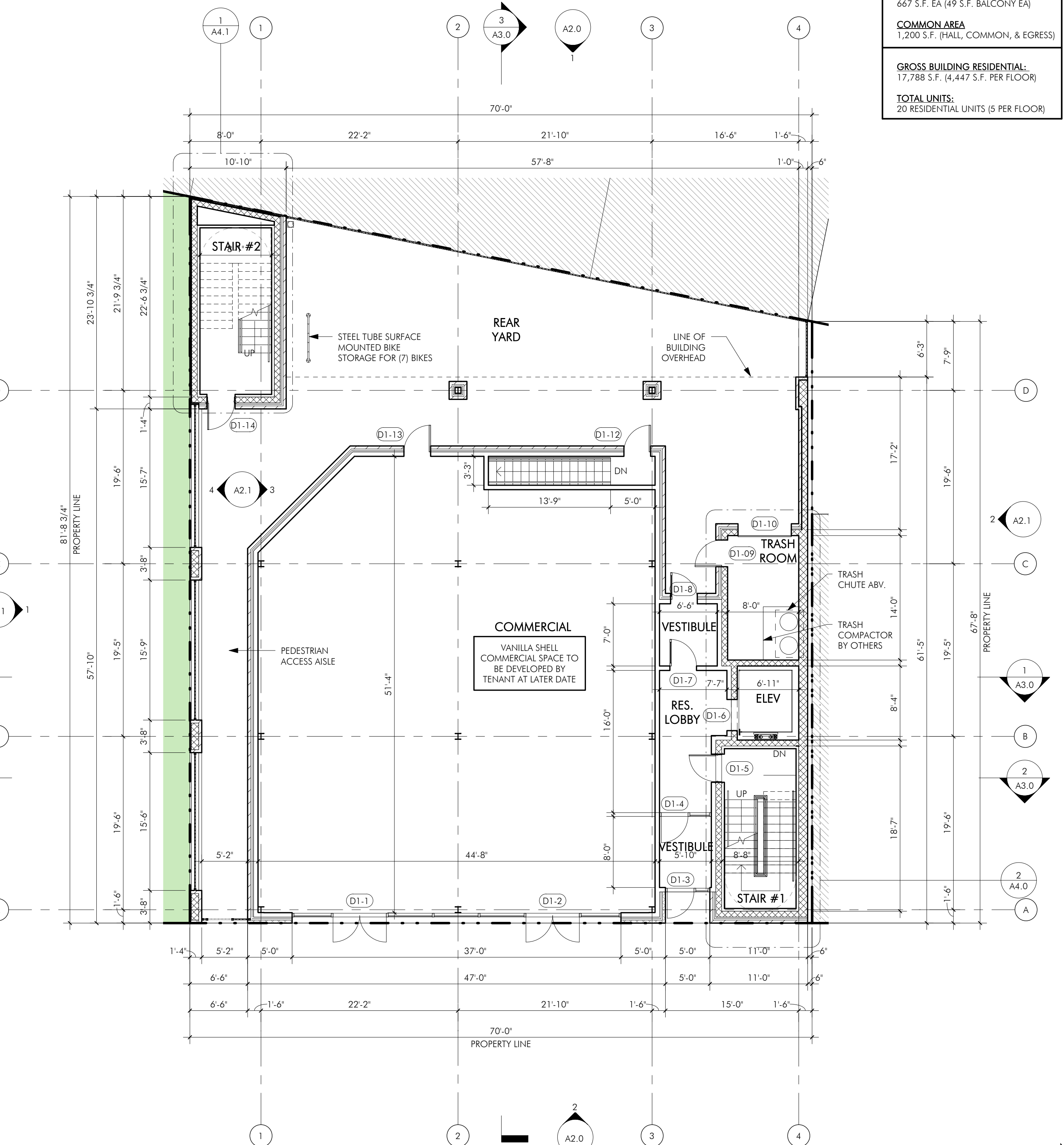
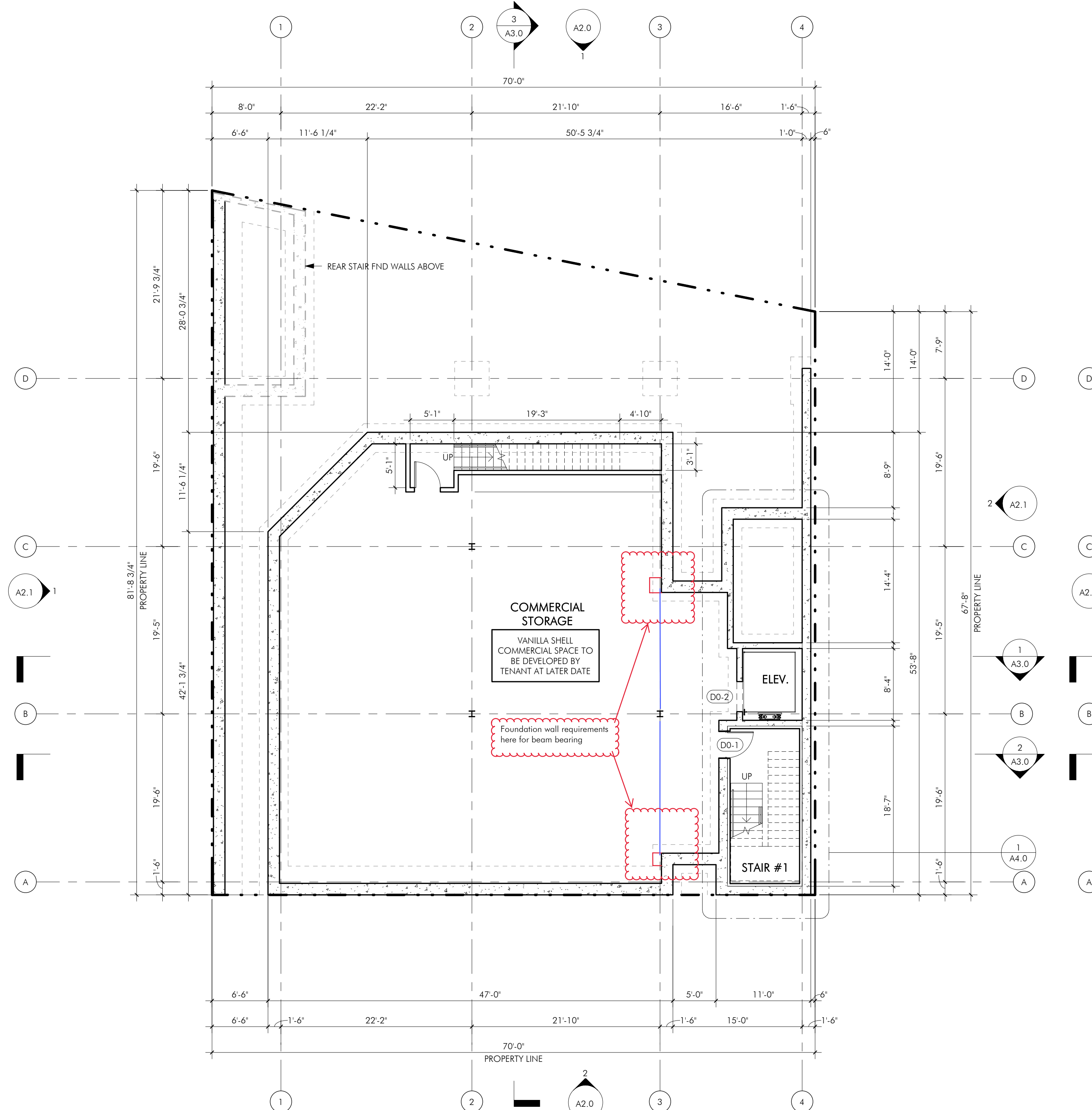
	
METAL STUD WALL	FIRE RATED WALL
	
2X4 TYP. WOOD STUD WALL	CONCRETE WALL
	
2X6 WOOD STUD WET WALL	CMU WALL

BUILDING AREA CHART (G.S.F.)

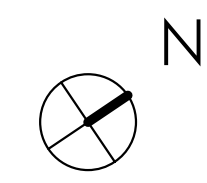
CONSOLIDATED LOT AREA: 5,229 S.F.
LOT COVERAGE: 85% +/- OR 4,470 S.F.
NUMBER OF STORIES: 5 STORIES & CELLAR
COMMERCIAL AREA: 4,755 S.F. (CELLAR & GROUND FLOOR)
OUTDOOR AREA: 2,020 S.F.
GROSS BUILDING RESIDENTIAL: 16,896 S.F. (4,224 S.F. PER FLOOR)
TOTAL UNITS: 20 RESIDENTIAL UNITS (5 PER FLOOR)

UNIT TYPE AREA CHART (G.S.F.)

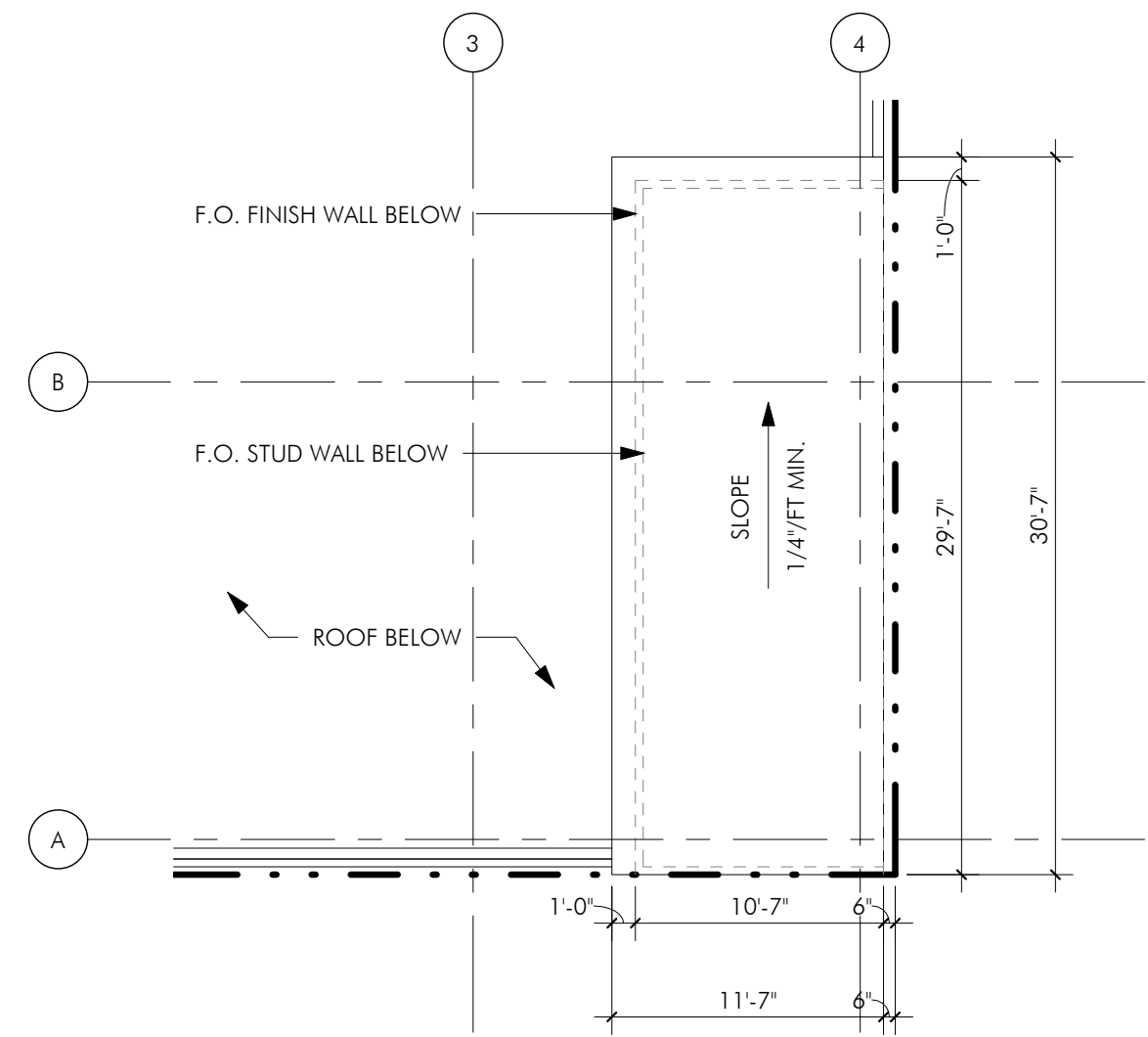
UNIT TYPE A 543 S.F. EA (30 S.F. BALCONY EA)
UNIT TYPE B 570 S.F. EA (38 S.F. BALCONY EA)
UNIT TYPE C 580 S.F. EA (52 S.F. BALCONY EA)
UNIT TYPE D 660 S.F. EA (80 S.F. BALCONY EA)
UNIT TYPE E 667 S.F. EA (49 S.F. BALCONY EA)
COMMON AREA 1,200 S.F. (HALL, COMMON, & EGRESS)
GROSS BUILDING RESIDENTIAL: 17,788 S.F. (4,447 S.F. PER FLOOR)
TOTAL UNITS: 20 RESIDENTIAL UNITS (5 PER FLOOR)



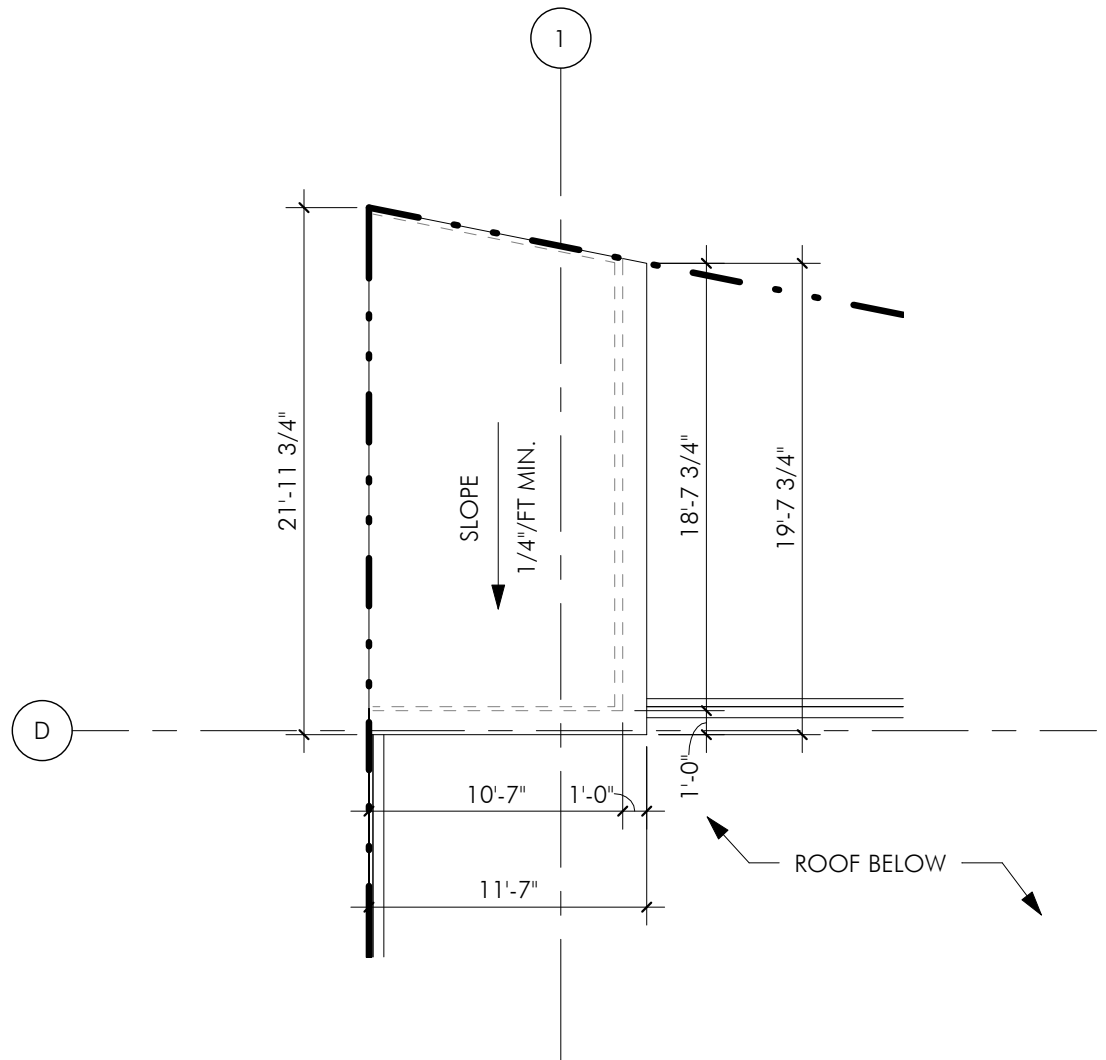
FRANKFORD AVE.  
 60' WIDE: 13'-34"-13"  
 (LEGALLY OPEN)  
 TWO WAY







**3 FRONT STAIR TOWER ROOF PLAN**  
1/8" = 1'-0"



**4 REAR STAIR TOWER ROOF PLAN**  
1/8" = 1'-0"

**TYPICAL WALL HATCH LEGEND**

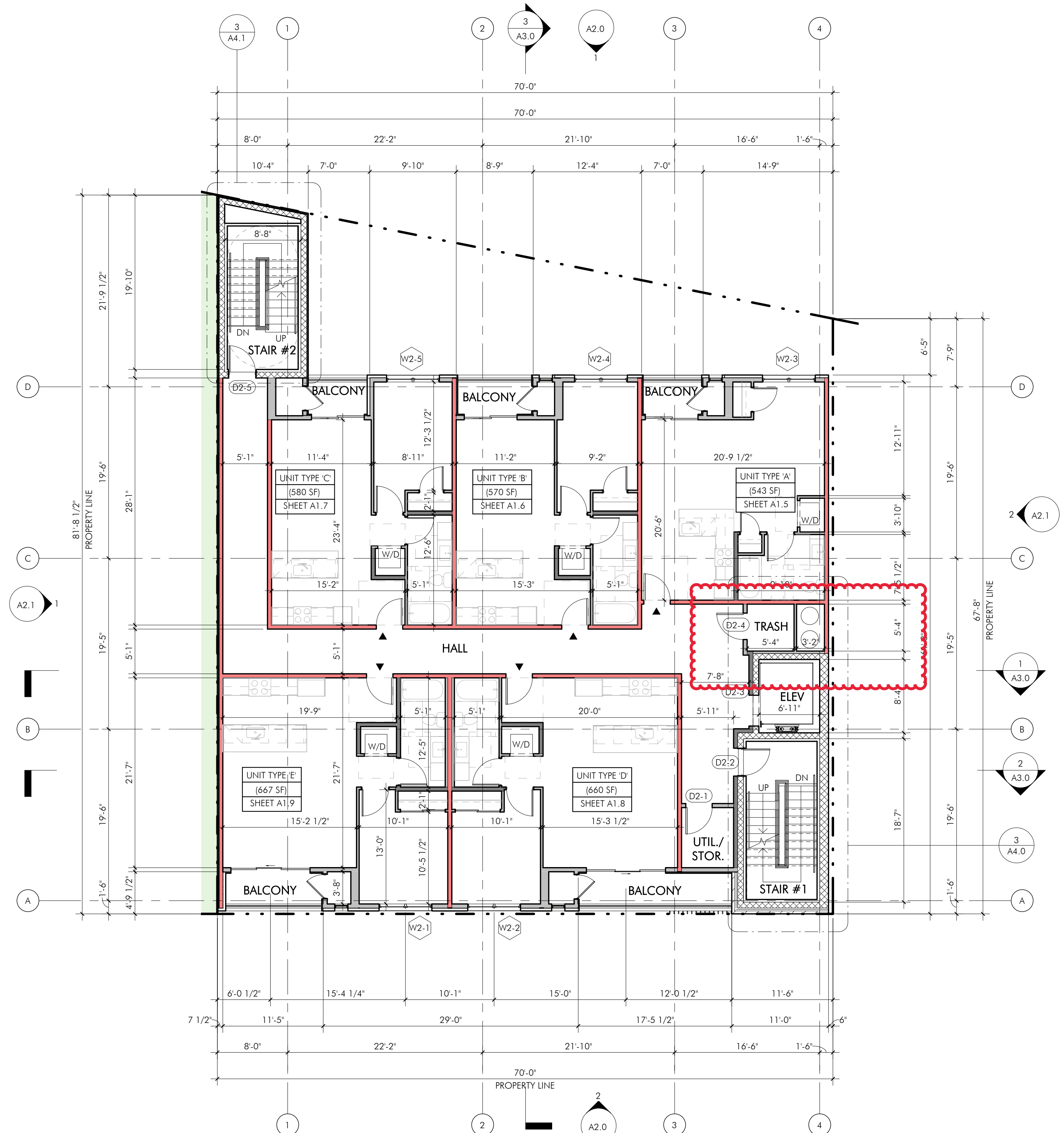
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2x6 WOOD STUD WET WALL	CMU WALL

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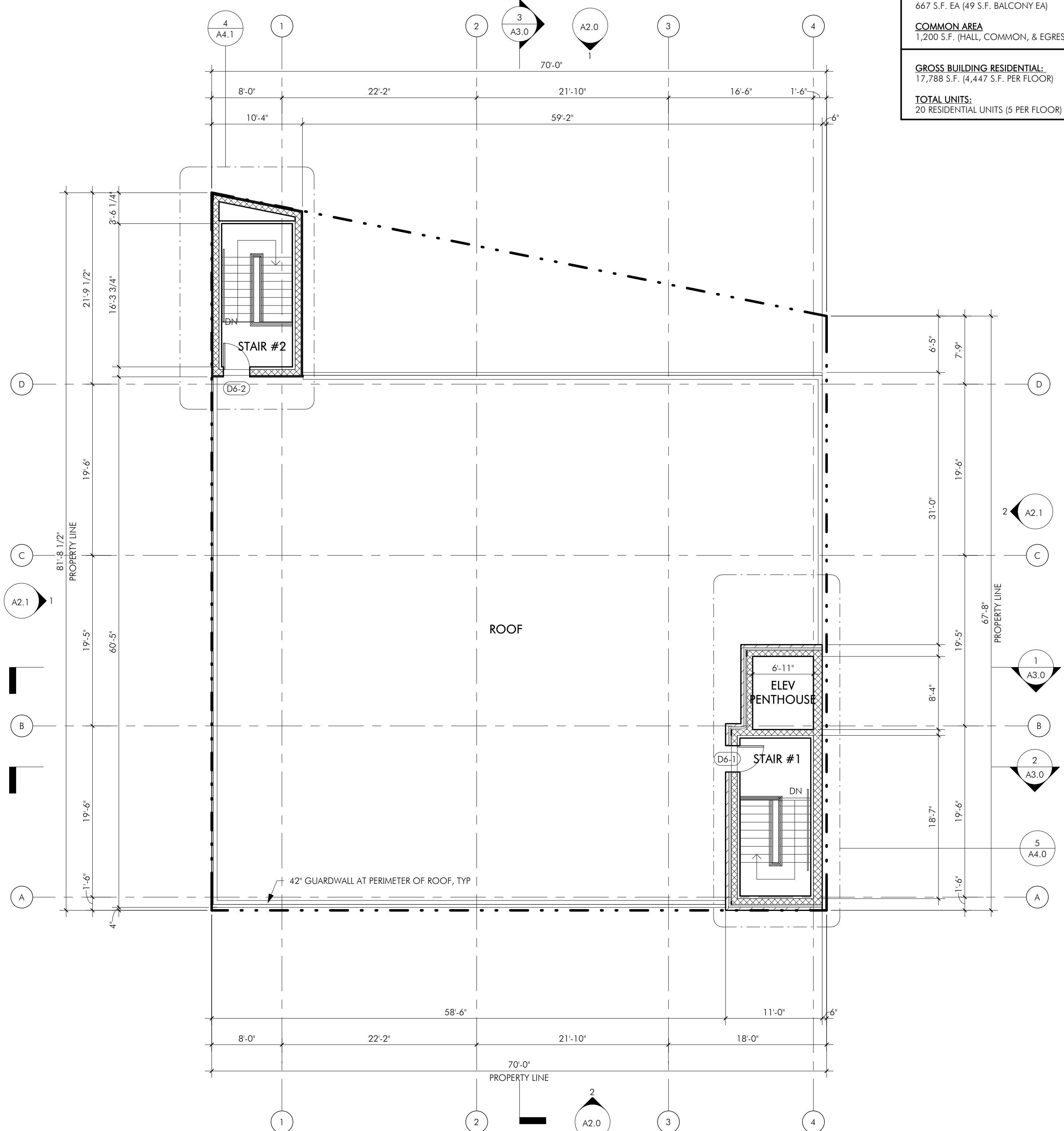
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**1 TYPICAL FLOOR PLAN: 2ND-5TH FLOOR**  
1/8" = 1'-0"



**2 ROOF PLAN**  
1/8" = 1'-0"

REV	DATE	DESCRIPTION
02	11/18	ISSUE FOR ZONING
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