

**FRANKFORD FLATS
 MIXED-USE
 DEVELOPMENT**

2620-2626 FRANKFORD AVENUE,
 PHILADELPHIA, PA 19125

CLIENT
 2626 FRANKFORD, LLC.
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- 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 CONSTRUCTION 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 CEILINGS OF BATHROOMS & BEDROOMS, TYPICAL.
 8. REFER TO ELECTRICAL DRAWINGS FOR POWER AND LIGHTING PLANS.

REV	DATE	DESCRIPTION
02	11/18	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

A1.2

TYPICAL WALL HATCH LEGEND

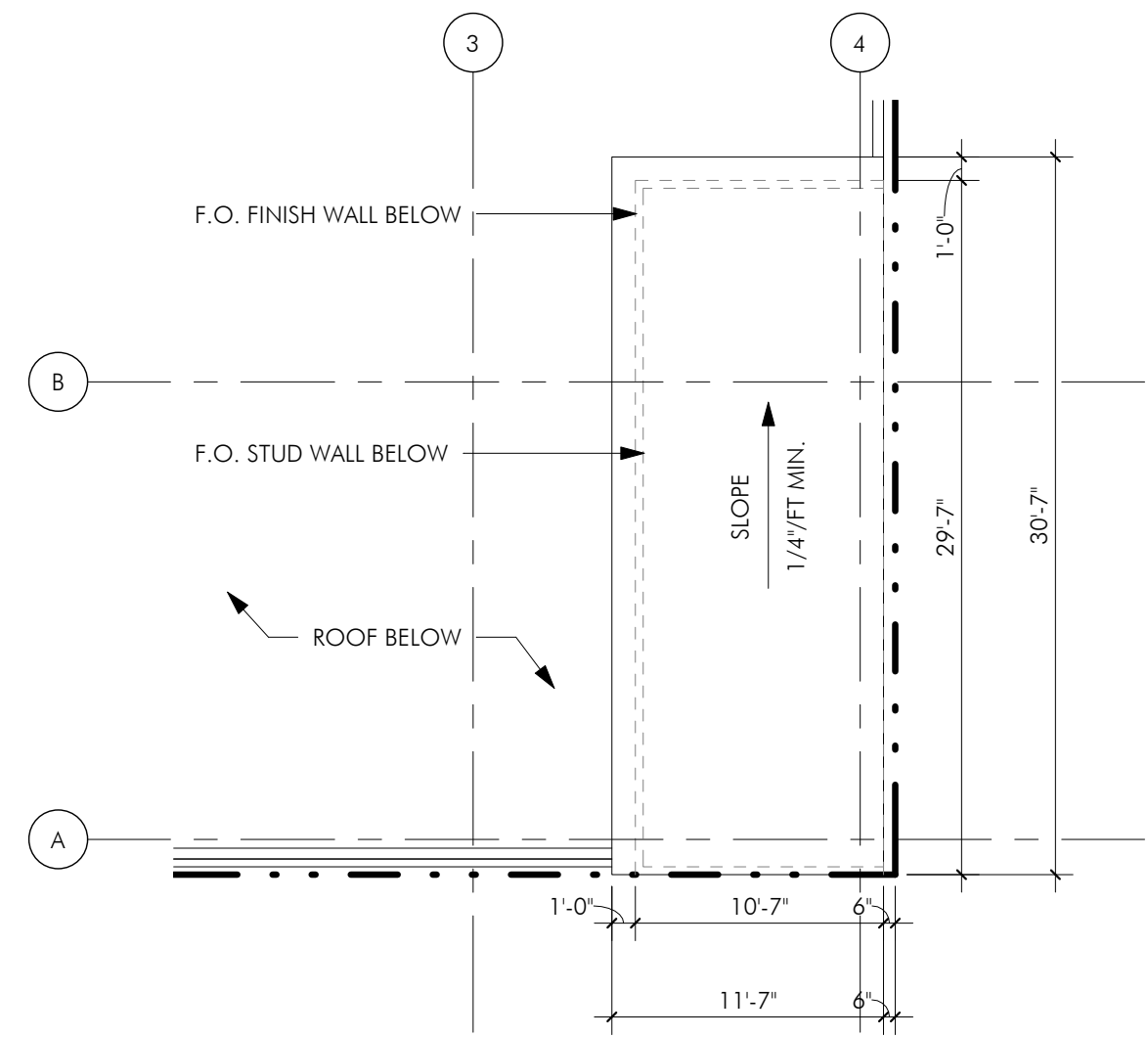
METAL STUD WALL	FIRE RATED WALL
2X4 TYP. WOOD STUD WALL	CONCRETE WALL
2X6 WOOD STUD WET WALL	CMU WALL

BUILDING AREA CHART (G.S.F.)

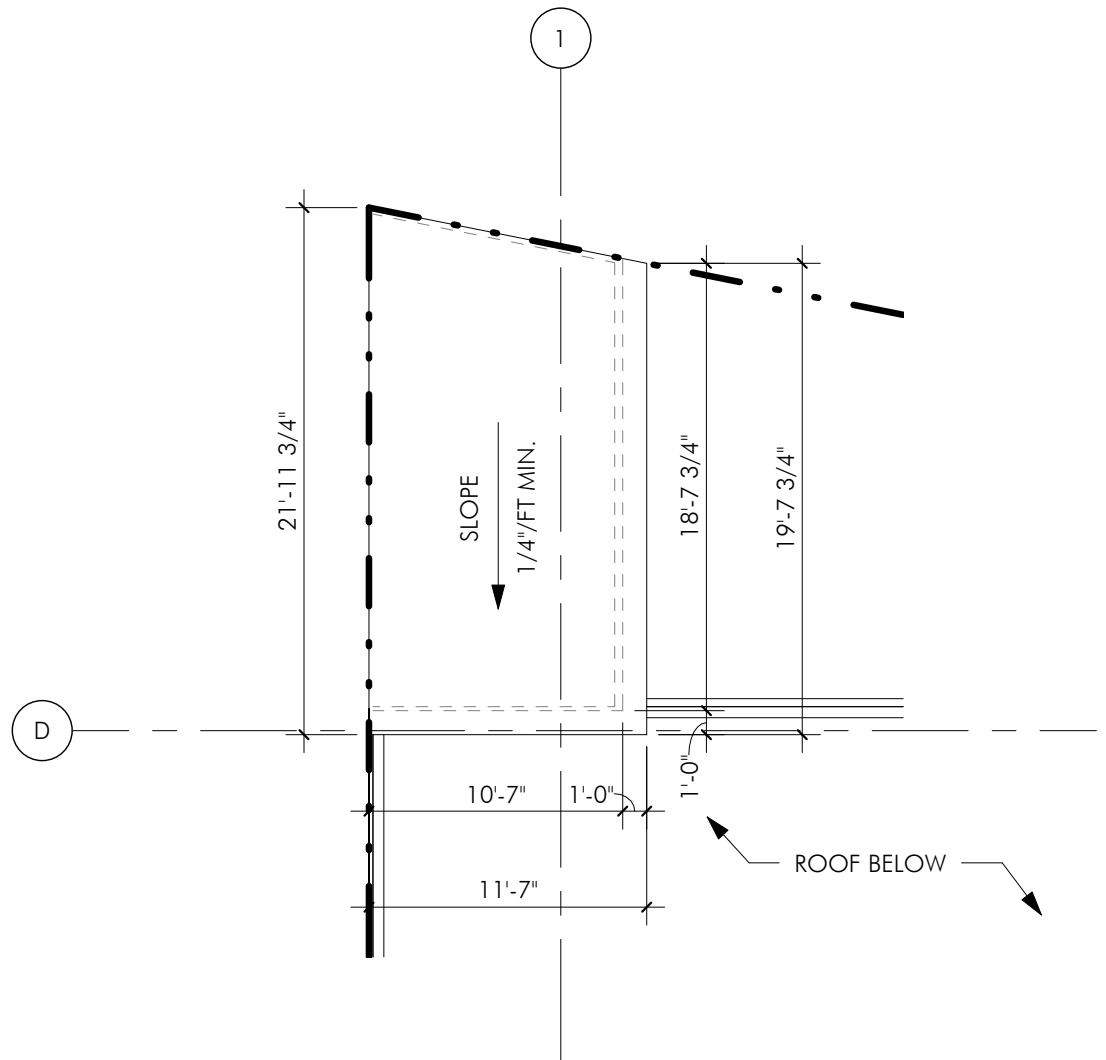
CONSOLIDATED LOT AREA:
 5,229 S.F.
LOT COVERAGE:
 85% +/- OR 4,470 S.F.
NUMBER OF STORIES:
 5 STORIES & CELLAR
COMMERCIAL AREA:
 4,755 S.F. (CELLAR & GROUND FLOOR)
OUTDOOR AREA:
 2,020 S.F.
GROSS BUILDING RESIDENTIAL:
 16,896 S.F. (4,224 S.F. PER FLOOR)
TOTAL UNITS:
 20 RESIDENTIAL UNITS (5 PER FLOOR)

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

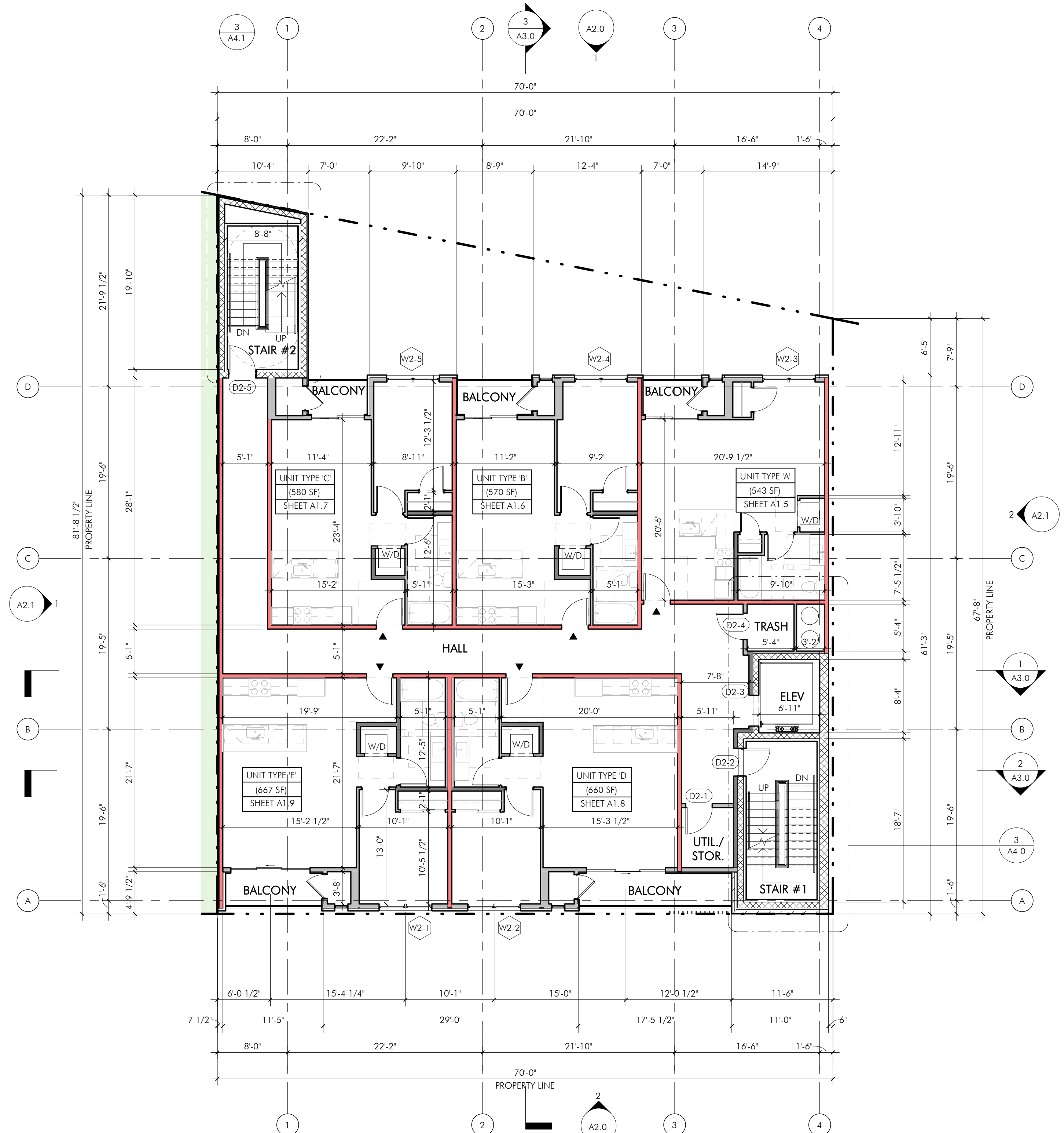
UNIT TYPE A
 543 S.F. EA (30 S.F. BALCONY EA)
UNIT TYPE B
 570 S.F. EA (38 S.F. BALCONY EA)
UNIT TYPE C
 580 S.F. EA (32 S.F. BALCONY EA)
UNIT TYPE D
 660 S.F. EA (80 S.F. BALCONY EA)
UNIT TYPE E
 667 S.F. EA (49 S.F. BALCONY EA)
COMMON AREA
 1,200 S.F. (HALL, COMMON, & EGRESS)
GROSS BUILDING RESIDENTIAL:
 17,788 S.F. (4,447 S.F. PER FLOOR)
TOTAL UNITS:
 20 RESIDENTIAL UNITS (5 PER FLOOR)



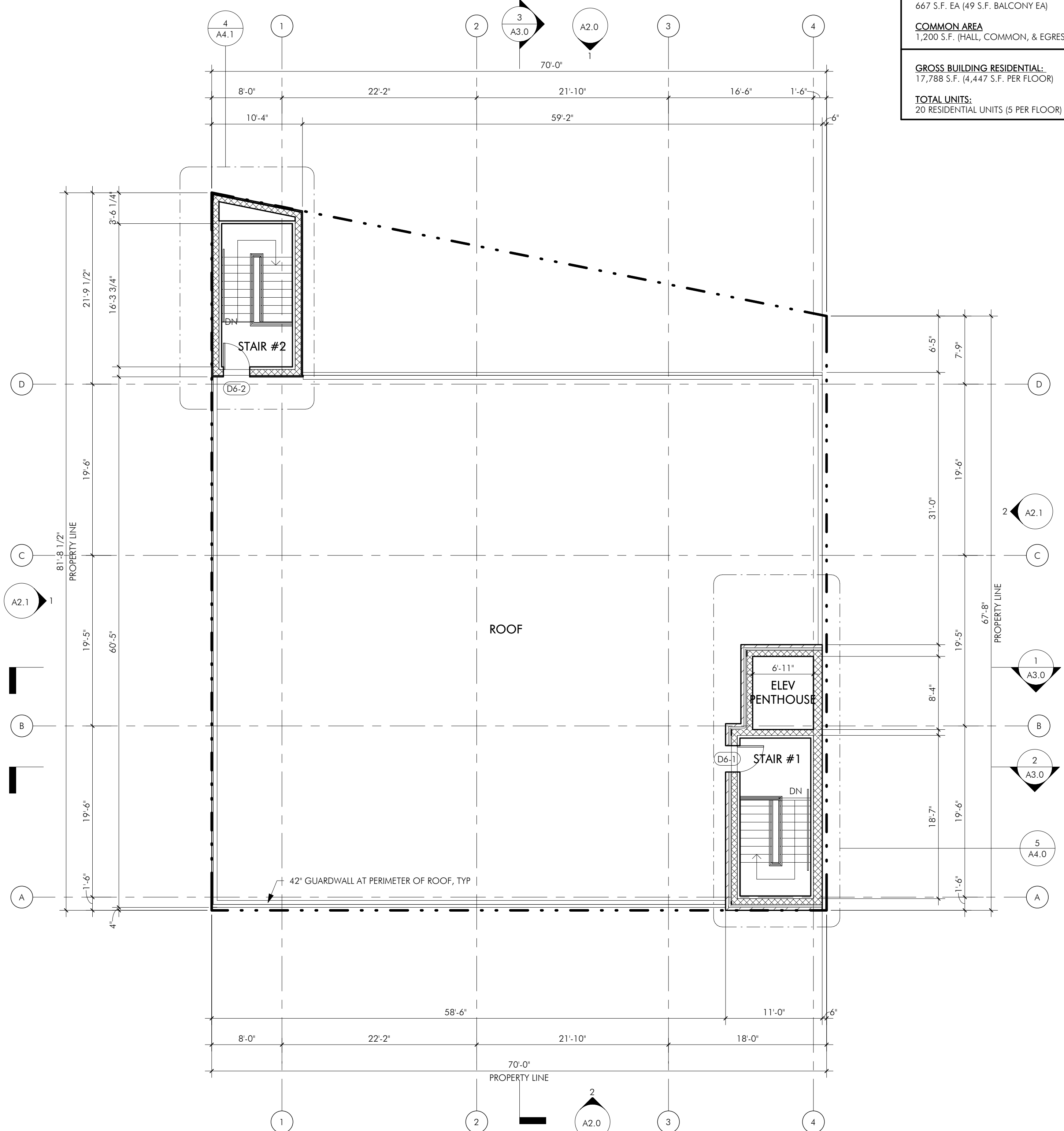
3 FRONT STAIR TOWER ROOF PLAN
 1/8" = 1'-0"



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



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



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