

FRANKFORD PLAZA

CIVIC DESIGN REVIEW PHILADELPHIA CITY PLANNING COMMISSION JULY 2024

PROJECT SUMMARY

FRANKFORD PLAZA IS A 195,000 SQUARE FOOT MIXED-USE DEVELOPMENT LOCATED AT 5113-5115 FRANKFORD AVENUE, DIRECTLY ACROSS FROM THE FRANKFORD TRANSPORTATION CENTER IN THE NORTH PHILADELPHIA NEIGHBORHOOD OF FRANKFORD. THIS TRANSPORTATION CENTER IS ONE OF THE MOST HEAVILY TRAVELED TRANSIT HUBS IN PHILADELPHIA, MAKING THIS IDEAL FOR TRANSIT-ORIENTED DEVELOPMENT AND SINCE FRANKFORD IS ONE OF THE MOST CHALLENGED COMMUNITIES IN PHILADELPHIA IT MAKES THIS LOCATION EQUALLY IDEAL FOR LOW INCOME HOUSING AND THE MUCH NEEDED SERVICES THAT THIS DEVELOPMENT WILL BRING TO THE BROADER COMMUNITY.

THIS DEVELOPMENT IS CONSISTENT WITH THE GOALS AND RECOMMENDATIONS IN THE CITY OF PHILADELPHIA'S 2035 COMPREHENSIVE PLAN AND THE DELAWARE VALLEY REGIONAL PLANNING COMMISSION WHICH BOTH CALL FOR HIGH IMPACT TRANSIT-ORIENTED DEVELOPMENTS THAT WILL INCREASE HOUSING AND COMMERCIAL AROUND TRANSIT STATIONS. FURTHERMORE, THIS DEVELOPMENT IS CONSISTENT WITH THE SPECIFIC RECOMMENDATION TO DEVELOP A HEALTH AND WELLNESS CENTER ADJACENT TO THE FRANKFORD TRANSPORTATION CENTER.

ONE OF FRANKFORD'S UNIQUE ASSETS IS ITS PROXIMITY TO CENTER CITY ALONG WITH ITS HIGH LEVEL OF TRANSIT CONNECTIVITY, ALLOWING THE FRANKFORD TRANSPORTATION CENTER TO SERVE AS THE GATEWAY FROM NORTHEAST PHILADELPHIA TO CENTER CITY PHILADELPHIA. THE FRANKFORD TRANSPORTATION CENTER IS THE SECOND BUSIEST TRANSIT CENTER IN ALL OF PHILADELPHIA, SERVING AN AVERAGE OF 41,000 CUSTOMERS DAILY. ADDITIONALLY, FRANKFORD IS CONVENIENTLY LOCATED BETWEEN I-95 AND THE ROOSEVELT BOULEVARD WITH ACCESS TO SEPTA BUS ROUTES, TRACKLESS TROLLEY ROUTES, THE MARKET-FRANKFORD LINE, AND REGIONAL RAIL.

THE PROJECT WILL CONSIST OF 132 APARTMENTS (60 OF WHICH WILL BE LIHTC AND 74 WILL BE MARKET RATE HOUSING). THE APARTMENTS WILL BE ON FOUR FLOORS ABOVE THE FIRST FLOOR OF COMMERCIAL. THEY WILL BE CONSTRUCTED MODULARLY, OFF-SITE, AND TRANSPORTED TO THE DEVELOPMENT WHERE THEY WILL BE SET INTO PLACE. BELOW THE APARTMENTS THERE WILL BE TWO COMMERCIAL USERS. THE FIRST WILL BE AN 18,854 NET SQUARE FOOT GROCERY STORE AND THE SECOND WILL BE A 40,000 NET SQUARE FOOT COMMUNITY HEALTH CENTER OPERATED BY THE CITY OF PHILADELPHIA. THESE FUNCTIONS WILL BE ALLOCATED INTO FOUR CONDOMINIUMS AS FOLLOWS: LIHTC APARTMENTS, MARKET RATE APARTMENTS, GROCERY STORE, AND COMMUNITY HEALTH CENTER.

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ARCHITECT
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LANDSCAPE ARCHITECT
STUDIO SUSTENA
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BHG CONSULTING ENGINEERS
PO Bx 27
LAWNSIDE, NJ 08045

LEED CONSULTANT
ABOVE GREEN
3002 CECIL B. MOORE AVE
MIDDLEBURG VA

IN ASSOCIATION WITH
MOSAIC DEVELOPMENT PARTNERS
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LIHTC CONSULTANT
MICHAEL JOHNS OBA
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228 N.53RD STREET
PHILADELPHIA PA 19139

FRANKFORD COMMUNITY
DEVELOPMENT CORPORATION
THE DARAL BUILDING
4667_69 PAUL STREET, 2ND FLOOR
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CIVIC DESIGN REVIEW
COVER SHEET



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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

OWNER TO PROVIDE LETTER FROM THE CITY
OF PHILADELPHIA FOR A CIVIC DESIGN
REVIEW

FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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L&I REFERRAL

Scale:

Date: 06/28/2024

Drawn By: RK

CDR PROJECT APPLICATION FORM

Note: For a project application to be considered for a Civic Design Review agenda, complete and accurate submittals must be received no later than 4 P.M. on the submission date. A submission does not guarantee placement on the agenda of the next CDR meeting date.

L&I APPLICATION NUMBER: [REDACTED]

What is the trigger causing the project to require CDR Review? Explain briefly.

The property affects a Residential district as defined by 14-304(5)(b)(2) of the Philadelphia Zoning Code, creates more than 50,000sq.ft of new gross area, and creates more than 50 additional dwelling units.

PROJECT LOCATION

Planning District: <u>Philadelphia</u>		Council District: <u>Philadelphia</u>	
Address: <u>5135 Frankford Avenue</u> <u>Philadelphia, PA 19121</u>			
Is this parcel within an Opportunity Zone?	Yes	No <input checked="" type="checkbox"/>	Uncertain
If yes, is the project using Opportunity Zone Funding?	Yes	No	

CONTACT INFORMATION

Applicant Name: <u>Maria Sourbeer</u>		Primary Phone: <u>2012149348</u>	
Email: <u>maria@mosaicdp.com</u>		Address: <u>5135 Frankford Developers LLC</u> <u>3002 Cecile B Moore, Philadelphia</u> <u>PA 19121</u>	
Property Owner: <u>5135 Frankford Developers LLC</u>	Developer: <u>Frankford Community Development Corporation</u>		
Architect: <u>Wulff Architects</u>			

SITE CONDITIONS

Site Area: <u>106,033.83 Sf</u>
Existing Zoning: <u>CMX-3</u> Are Zoning Variances required? Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>
Present Use: <u>Mix of vacant lots and existing store</u>
Proposed Use: <i>Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):</i> Grocery store: 20,404 sf Healthcare: 43,816 sf Residential portion: sf, 132 units Proposed # of Parking Units: 58 surface spaces(including 5 ADA, 4 EV), 1 covered off-street loading

COMMUNITY MEETING

Community meeting held: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If yes, please provide written documentation as proof. Un-official community meeting was held
If no, indicate the date and time the community meeting will be held: Date: _____ Time: _____

ZONING BOARD OF ADJUSTMENT HEARING

ZBA hearing scheduled: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> NA <input type="checkbox"/>
If yes, indicate the date hearing will be held: Date: _____

NOTE:
THE RCO MEETING IS NOT YET SCHEDULED.
OWNER TO INCLUDE THE LETTER WHEN SCHEDULED.

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DRAWINGS PREPARED FOR PRE-CDR MEETING



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R.C.O LETTER

Scale:

Date: 06/28/2024

Drawn By: RK

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

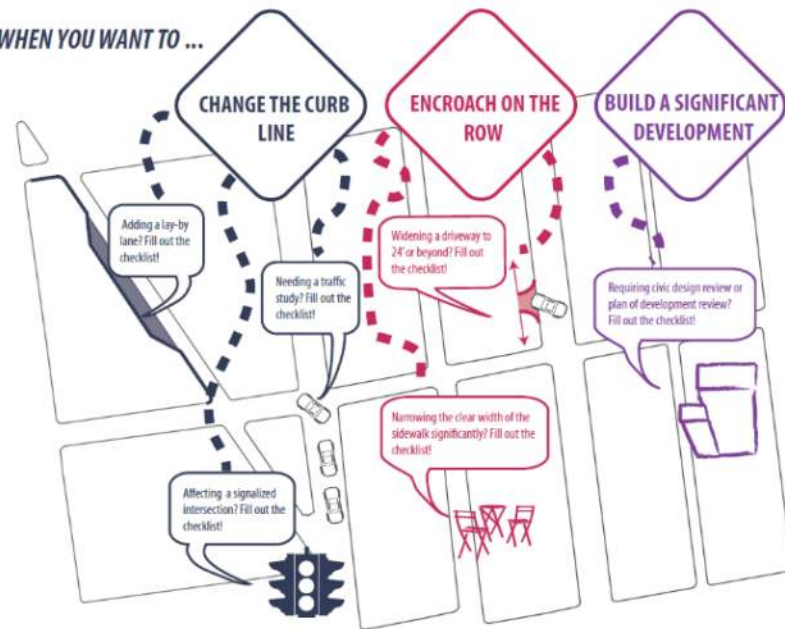
This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the "Handbook") and enables City engineers and planners to review projects for their compliance with the Handbook's policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at <http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

- o Placing of a new street;
- o Removal of an existing street;
- o Changes to roadway grades, curb lines, or widths; or
- o Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED
 - o CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - o FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - o PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - o PROPOSED TREE PITS/LANDSCAPING
 - o BICYCLE RACKS/STATIONS/STORAGE AREAS
 - o TRANSIT SHELTERS/STAIRWAYS

*APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|---|--|
| <p>1. PROJECT NAME
<u>Frankford Plaza</u></p> <p>3. APPLICANT NAME
<u>Kimberly Washington</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>Kwashington.fcdc@gmail.com</u></p> <p>6. OWNER NAME
<u>Kimberly Washington</u></p> <p>7. OWNER CONTACT INFORMATION
<u>Kwashington.fcdc@gmail.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>Sara Poindexter</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>spoindexter@studio-sustena.com</u></p> <p>10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.</p> | <p>2. DATE
<u>02/26/24</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>5129-5135 Frankford Avenue, with frontages along Frankford Ave, Pratt Street and Darrah Street.</u></p> |
|---|--|

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Frankford Ave</u>	<u>Dyre Street</u>	<u>Pratt Street</u>	<u>Walkable commercial corridor</u>
<u>Pratt Street</u>	<u>Frankford Ave</u>	<u>Darrah Street</u>	<u>City neighborhood</u>
<u>Darrah Street</u>	<u>Pratt Street</u>	<u>Dyre Street</u>	<u>City neighborhood</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|-----------------------------|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Drawn By:

06/28/2024 RK



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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA
DRAWINGS PREPARED FOR PRE-CDR MEETING

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
Frankford Avenue	12 / 12 / 12	12 / 12
Pratt Street	12 / 12 / 12	12 / 12
Darrah Street	12 / 12 / 12	12 / 12

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
Frankford Ave	6' / 6' / 6'
Pratt Street	6' / 6' / 6'
Darrah Street	6' / 6' / 6'

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	9'4"	Frankford Ave
Driveway	17'8"	Frankford Ave
Driveway	13'6"	Frankford Ave
Driveway	25'0"	Pratt Street
Driveway	25'5"	Darrah Street

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
Driveway	34'	Frankford Ave
Driveway	36'9"	Pratt Street

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES NO

DEPARTMENTAL
APPROVAL

YES NO

APPLICANT: Pedestrian Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS
HANDBOOK CHECKLIST



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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA
DRAWINGS PREPARED FOR PRE-CDR MEETING

N-3

Drawn By:

Date: 06/28/2024
RK

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, existing and proposed Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH	
	Existing / Proposed	
Frankford Avenue	2' / 2'	
Pratt Street	2' / 2'	
Darrah Street	2' / 2'	

17. FURNISHING ZONE: list the MINIMUM, recommended, existing, and proposed Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH		
	Recommended / Existing / Proposed		
Frankford Avenue	4' / 4' / 4'		
Pratt Street	4' / 4' / 4'		
Darrah Street	4' / 4' / 4'		

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
Bicycle Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES	NO
Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES	NO
Benches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES	NO
Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES	NO
Street Furniture	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES	NO

19. Does the design avoid tripping hazards? YES NO N/A DEPARTMENTAL APPROVAL YES NO

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception YES NO N/A DEPARTMENTAL APPROVAL YES NO

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BUILDING & FURNISHING COMPONENT (continued)

21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A DEPARTMENTAL APPROVAL YES NO
22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A DEPARTMENTAL APPROVAL YES NO

APPLICANT: Building & Furnishing Component
Additional Explanation / Comments:

DEPARTMENTAL REVIEW: Building & Furnishing Component
Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST



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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

The turning area between the private driveway, parking lots, and park space will be raised to lower vehicular speeds, and increase visibility and pedestrian safety. The turn-in to the private driveway has bump-outs, which narrow the width of the driveway for any vehicles turning in, reducing their speed.

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET		ON SIDEWALK		OFF-STREET	
		Existing	Proposed	Existing	Proposed	Existing	Proposed
5129-5135 Frankford Avenue	44	0	0	0	10	0	44

25. Identify proposed "high priority" bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following "High Priority" elements identified and dimensioned on the plan?

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
Conventional Bike Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Buffered Bike Lane	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Bicycle-Friendly Street	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
Indego Bicycle Share Station	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks? YES NO N/A YES NO

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations? YES NO N/A YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- | | YES | NO | N/A | DEPARTMENTAL APPROVAL | |
|---|-------------------------------------|--------------------------|--------------------------|------------------------------|-----------------------------|
| 28. Does the design limit conflict among transportation modes along the curb? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 30. Does the design provide a buffer between the roadway and pedestrian traffic? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | YES <input type="checkbox"/> | NO <input type="checkbox"/> |
| 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit? | | | | YES <input type="checkbox"/> | NO <input type="checkbox"/> |

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

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N-J

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COMPLETE STREETS HANDBOOK CHECKLIST

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage;

STREET	FROM	TO	LANE WIDTHS		DESIGN SPEED
			Existing	Proposed	
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____
_____	_____	_____	____/____	_____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design? WB-62

DEPARTMENTAL APPROVAL
YES NO

34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.

YES NO

35. Will the public right-of-way be used for loading and unloading activities?

YES NO

36. Does the design maintain emergency vehicle access?

YES NO

37. Where new streets are being developed, does the design connect and extend the street grid?

YES NO N/A

38. Does the design support multiple alternative routes to and from destinations as well as within the site?

YES NO N/A

39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments:

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

- | | | | | |
|--|---|-----------------------------|------------------------------|---|
| 40. Does the design incorporate windows, storefronts, and other active uses facing the street? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | DEPARTMENTAL APPROVAL
YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |
| 42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site? | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> | YES <input type="checkbox"/> NO <input type="checkbox"/> |

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

	YES	NO	N/A	DEPARTMENTAL APPROVAL	
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
45. Does the design provide adequate clearance time for pedestrians to cross streets?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings? <i>If yes, City Plan Action may be required.</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?				YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Marked Crosswalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Pedestrian Refuge Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Signal Timing and Operation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
▪ Bike Boxes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>	YES <input type="checkbox"/>	NO <input type="checkbox"/>

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: The intersection between the park, the parking lots and the road will be upraised to reduce vehicle speeds and increase pedestrian safety.

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____



Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes- the project and its entrances are located across the street from the Frankford Transportation Center.
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	All new parking areas are uncovered and located in the rear of the property, and the parking areas account for ~20% of the site area
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	There are currently 4 spots that are dedicated to EV parking out of 58 total spots, which is greater than 5%
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ⁱ	
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	The developer is open to partnering with Indego at the project location

Water Efficiency		
(6) Outdoor Water Use	Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	On-site planting will not require permanent irrigation following establishment.
Sustainable Sites		
(7) Pervious Site Surfaces	Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	With the inclusion of the green roofs, 34% of the open area is vegetated or pervious.
(8) Rainwater Management	Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	There is potential for additional runoff management on the project site, but this has not yet been addressed with PWD.
(9) Heat Island Reduction (excluding roofs)	Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Hardscapes that have a high reflectance and tree shading account for approximately 35% of the site - not met.
Energy and Atmosphere		
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code	PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	
(11) Energy Commissioning and Energy Performance - Going beyond the code	Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Pursuing LEED V4 Silver and Energy Star certification . Energy Star-The compliance path is ERI.The project is reducing energy consumption by more than 10% and meets Energy Star Multi-Family New Construction v 1.1.

~13,600 sqft white and gray concrete on site
 ~3,800 sqft of tree shade over asphalt
 ~32,000 sqft asphalt on site



Civic Sustainable Design Checklist – Updated September 3, 2019

	ASHRAE standard 90.1-2016 (LEED v4.1 metric). <ul style="list-style-type: none"> •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification 	
(12) Indoor Air Quality and Transportation	Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	
(13) On-Site Renewable Energy	Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	NA
Innovation		
(14) Innovation	Any other sustainable measures that could positively impact the public realm.	Options include: Purchasing - Lamps, Exemplary Performance, Green Education or Green Maintenance, Integrative Analysis of Building Materials

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

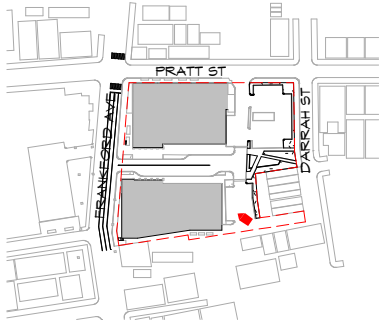
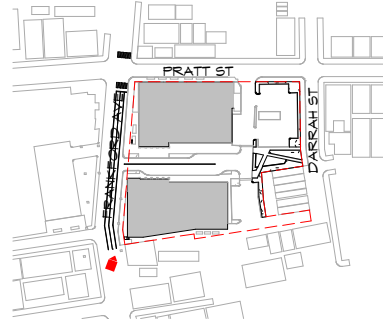
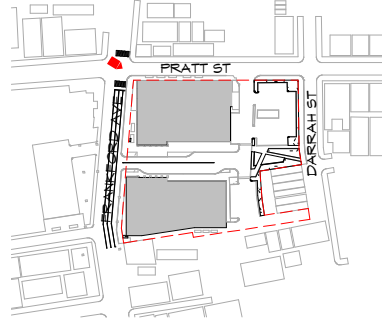
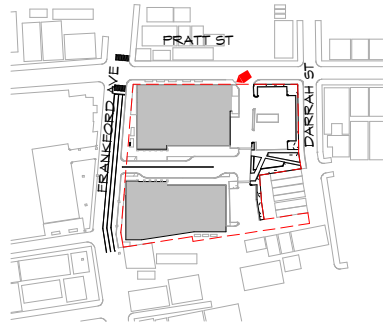
ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code
 See also, "The Commercial Energy Code Compliance" information sheet:
<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the "What Code Do I Use" information sheet:
<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1
 For Energy Star: www.Energystar.gov
 For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways





EXISTING PHOTOGRAPHS-SURROUNDING AREAS

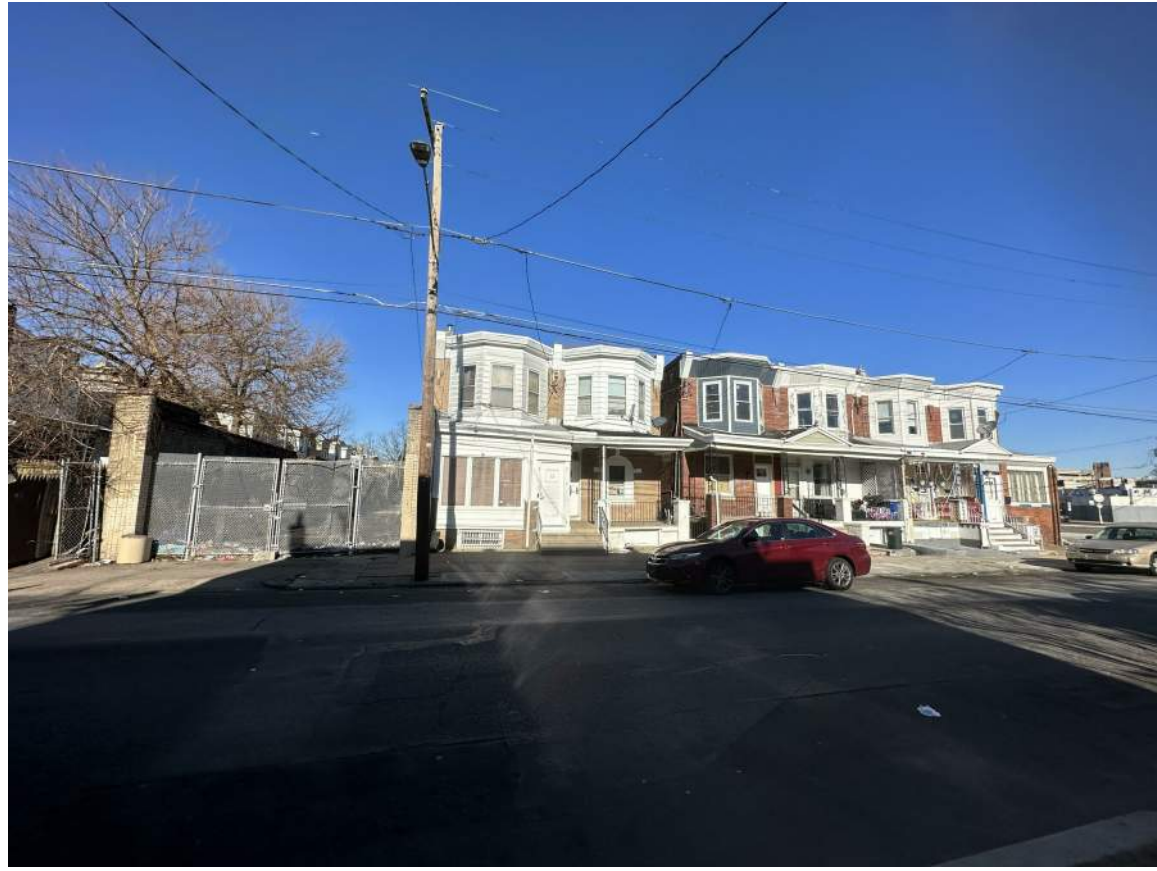
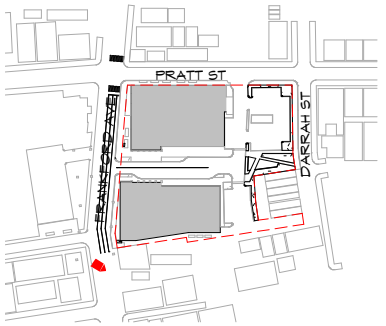
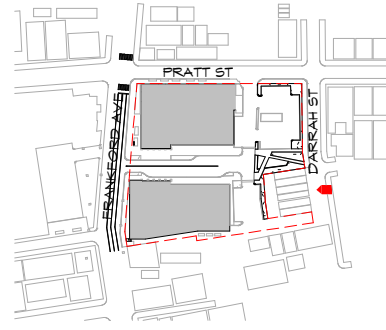
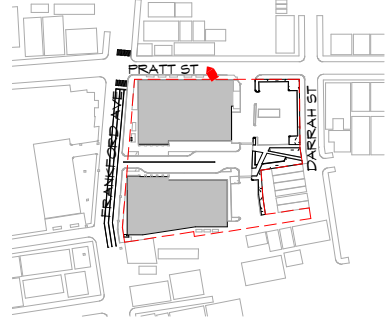
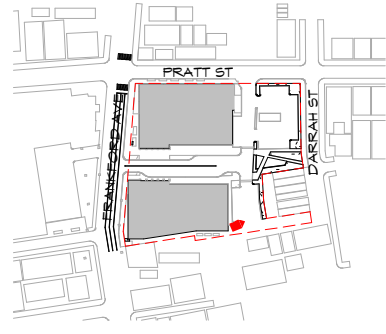
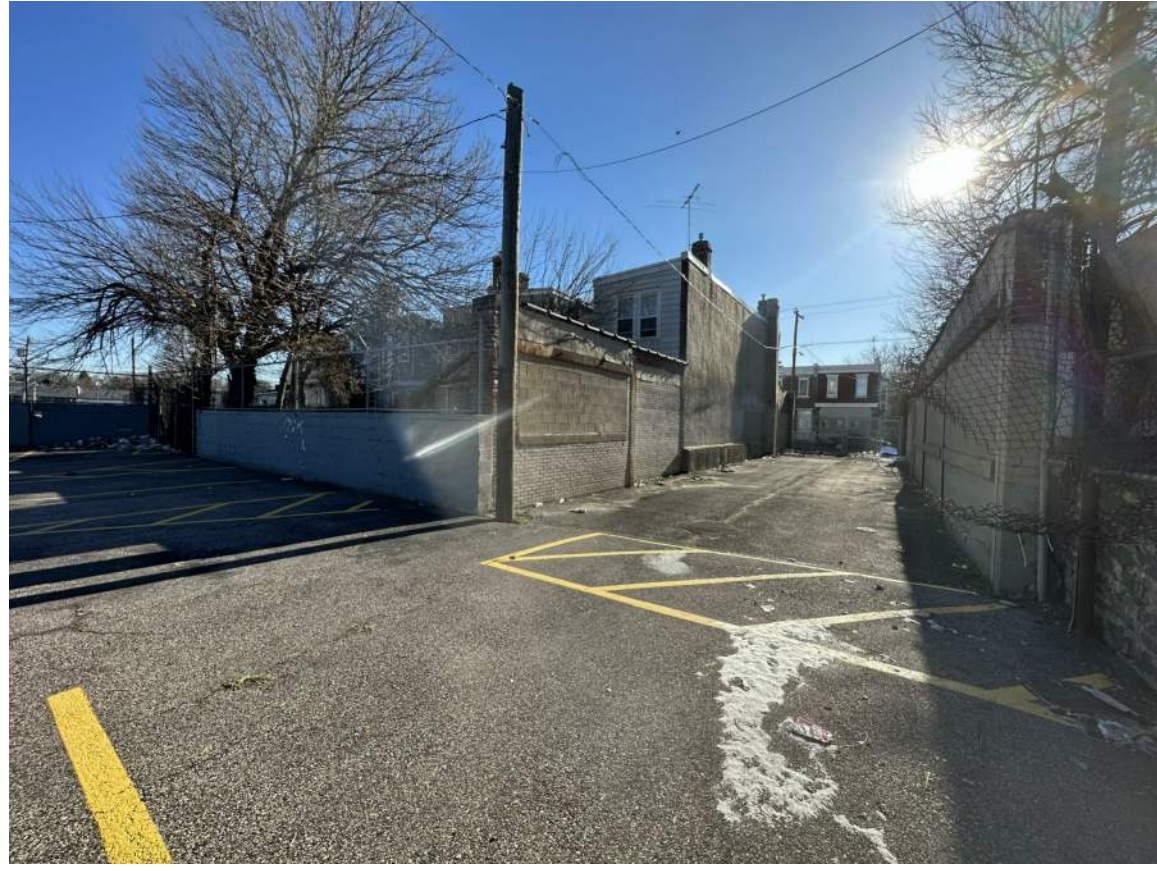


WULFF ARCHITECTS, INC.
 1515 LOCUST STREET, 2ND FLOOR
 PHILADELPHIA PA 19102
 T: 215.985.0500 F: 215.985.4404
 W: WWW.WULFFARCHITECTS.COM



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING

Scale:
 Date: 06/28/2024
 Drawn By: IS



EXISTING PHOTOGRAPHS-SURROUNDING AREAS



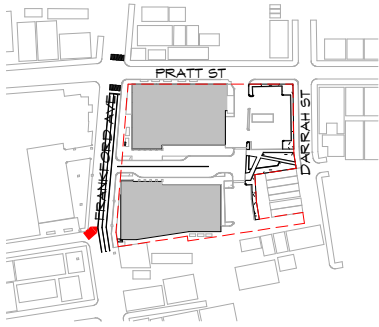
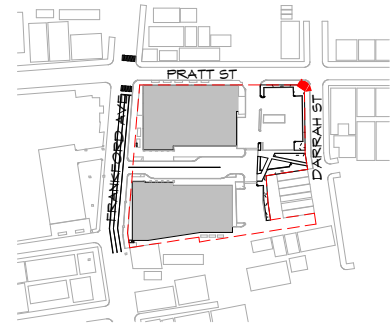
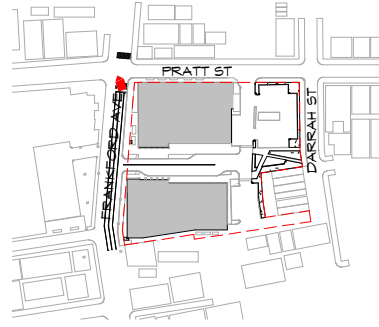
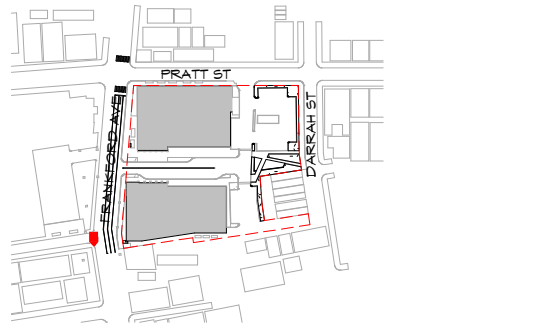
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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING

312

Scale:
 Date: 06/28/2024
 Drawn By: JS



EXISTING PHOTOGRAPHS-SURROUNDING AREAS



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 W: WWW.WULFFARCHITECTS.COM



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING

W W

Scale:
 Date: 06/28/2024
 Drawn By: IS





EXISTING PHOTOGRAPHS-AERIAL 3D

Scale: _____

Date: 06/28/2024

Drawn By: JS

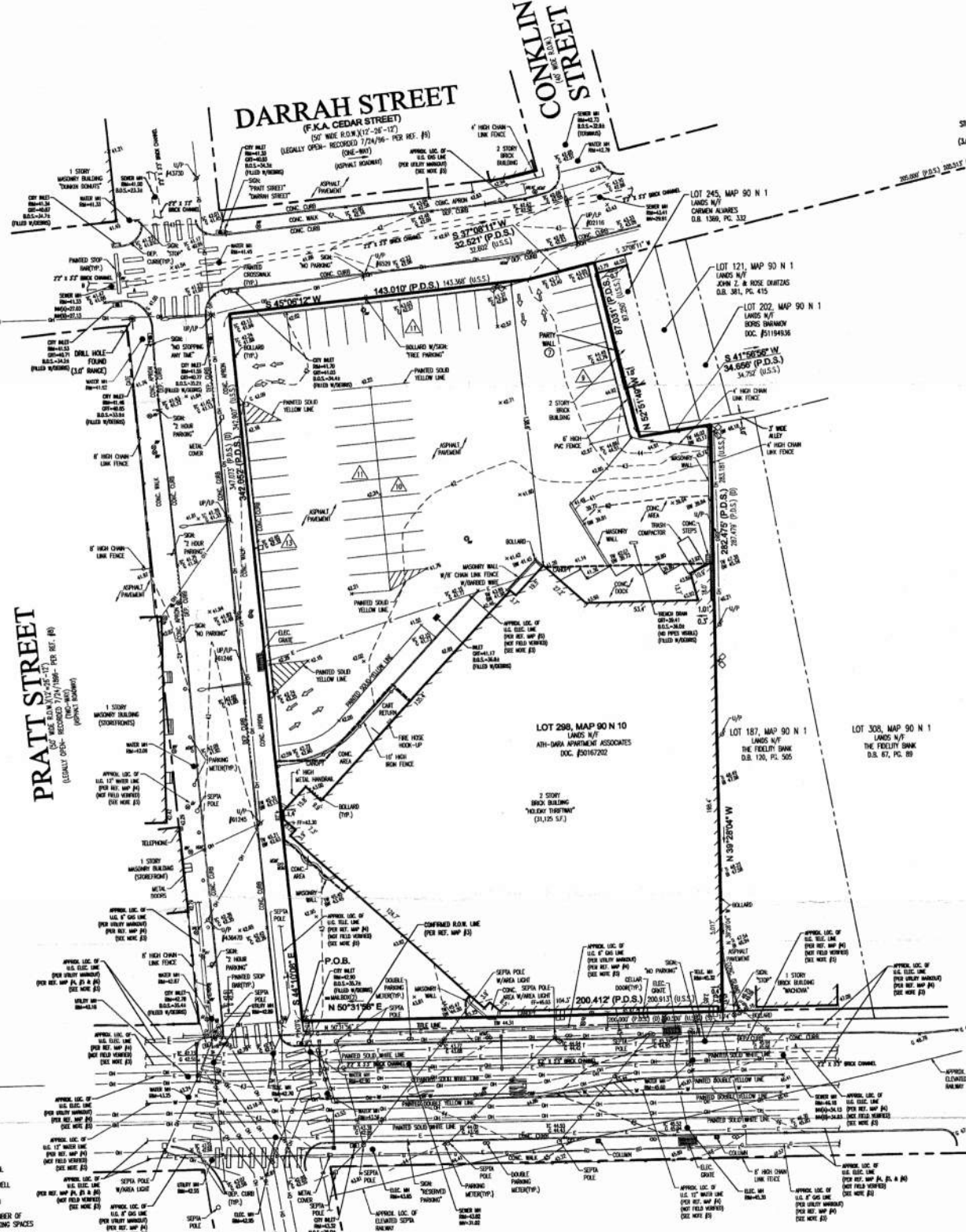
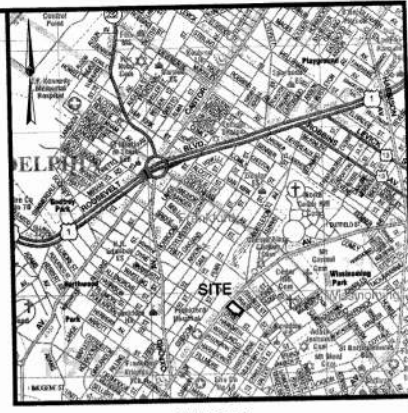
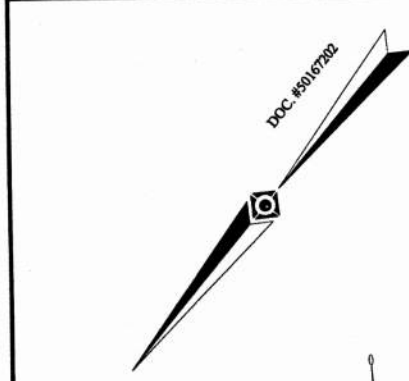


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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



NEEDS AND BORING DESCRIPTION
 PHILADELPHIA DISTRICT STANDARD
 LOT 298, MAP 90 N 10
 LANDS N/4
 JOHN Z. & ROSE GRANTZ
 D.B. 381, PG. 415

1. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF PRATT STREET, SOUTH 44 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 143.017 FEET TO A POINT, THENCE
 2. SOUTH 45 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 22.521 FEET TO A POINT, THENCE
 3. SOUTH 45 DEGREES 45 MINUTES 11 SECONDS WEST, A DISTANCE OF 22.521 FEET TO A POINT, THENCE
 4. ALONG THE BOUNDARY LINE BETWEEN LOT 298, MAP 90 N 10, LANDS NOW OR FORMERLY OWNED BY JOHN Z. & ROSE GRANTZ, NORTH 52 DEGREES 52 MINUTES 49 SECONDS WEST, A DISTANCE OF 87.831 FEET TO A POINT, THENCE
 5. ALONG THE COMMON BOUNDARY LINE BETWEEN LOT 298, MAP 90 N 10, LOT 294, MAP 90 N 10, LANDS NOW OR FORMERLY OWNED BY JOHN Z. & ROSE GRANTZ, SOUTH 41 DEGREES 50 MINUTES 56 SECONDS WEST, A DISTANCE OF 34.936 FEET TO A POINT, THENCE
 6. ALONG THE COMMON BOUNDARY LINE BETWEEN LOT 298, MAP 90 N 10, LOT 294, MAP 90 N 10, LANDS NOW OR FORMERLY OWNED BY JOHN Z. & ROSE GRANTZ, SOUTH 33 DEGREES 33 MINUTES 33 SECONDS WEST, A DISTANCE OF 34.936 FEET TO A POINT, THENCE
 7. ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRANKFORD AVENUE, NORTH 30 DEGREES 31 MINUTES 36 SECONDS EAST, A DISTANCE OF 304.842 FEET TO THE POINT AND PLACE OF BEGINNING.

CONTAINING 72,089 SQUARE FEET OR 1.6384 ACRES

THIS PROPERTY IS SUBJECT TO RESTRICTIONS AND/OR COVENANTS AS CONTAINED IN A TITLE COMMITMENT REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. WES-22030-PHE, WITH AN EFFECTIVE DATE OF 6/4/05/2008, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR ON SCHEDULE B, SECTION 8:

- NOTES:**
- PROPERTY KNOWN AS LOT 298, MAP 90 N 10 AS IDENTIFIED ON THE CITY REGISTRY MAPS OF THE CITY AND COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
 - AREA = 72,089.089 S.F. OR 1.63822 AC. (U.S.S.)
 = 72,089.083 S.F. OR 1.63844 AC. (P.D.S.)
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY WORK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES SECTION AT THE TIME OF THE SURVEY. PHILADELPHIA GROUND UTILITY MAPS AND UTILITY WORK-OUTS DOES NOT ENSURE THE LOCATION, DEPTH, SIZE AND TYPE OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BE MADE, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. WES-22030-PHE, WITH AN EFFECTIVE DATE OF 6/4/05/2008, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION 8:
 (1) RESTRICTIONS AS IN DEED BOOK GSP 433, PAGE 305. - USE RESTRICTIONS, NOT SURVEY RELATED.
 (2) EASEMENT OF PARTY WALL - BLANKET EASEMENT, PARTY WALLS SHOWN.
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS ARE BASED UPON PHILADELPHIA CITY DATUM, EM STONE WOK. AT DARRAH & DYRE, ELEV = +43.80.
 - BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER REF. MAP #2.
 - ENCROACHMENTS AND VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
 - THIS SURVEY IS PREPARED TO UNITED STATES STANDARD (U.S.S.). OTHER DISTANCES SHOWN ARE IN PHILADELPHIA DISTRICT STANDARD AND ARE MARKED (P.D.S.).

- REFERENCES:**
- MAP 90 N 10 OF THE OFFICIAL CITY REGISTRY MAPS OF THE CITY AND COUNTY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP, CITY OF PHILADELPHIA, PENNSYLVANIA, PHILADELPHIA COUNTY," PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL 114 OF 230, COMMUNITY-PANEL NUMBER 430757 0114 F, MAP REVISED AUGUST 2, 1996.
 - CITY PLAN PROVIDED BY THE CITY OF PHILADELPHIA, DEPARTMENT CITY PLAN NO. 57, WEST, PORTIONS OF FORMER PLANS NOS. 30, 140 & 141, DATED 2-8-1922.
 - CITY COMPLETION MAPS PROVIDED BY PHILADELPHIA DEPARTMENT CITY PLAN NO. 57, WEST, PORTIONS OF FORMER PLANS NOS. 30, 140 & 141, DATED 2-8-1922.
 - MAP ENTITLED "CONDUIT MAP, FRANKFORD AVE. & PRATT ST.," PREPARED BY PEED ENERGY COMPANY, MAP #1503, SHEET 1 OF 1, LAST REVISED 2-3-04.
 - MAP ENTITLED "AC, MAP, FRANKFORD AVE. & PRATT ST.," PREPARED BY PEED ENERGY COMPANY, MAP #1537-2, SHEET 1 OF 1, LAST REVISED 2-7-08.
 - STREET STATUS CARD OBTAINED FROM THE CITY OF PHILADELPHIA, FRANKFORD AVE., FROM DYRE ST. TO BRILL ST., PLATE 10011060.
 - STREET STATUS CARD OBTAINED FROM THE CITY OF PHILADELPHIA, PRATT ST., FROM WALKERLY ST. TO FRANKFORD AVE., PLATE 10016170.
 - STREET STATUS CARD OBTAINED FROM THE CITY OF PHILADELPHIA, DARRAH ST., FROM HARRISON ST. TO PRATT ST., PLATE 1000833.

ZONING DATA:

C-2 (COMMERCIAL DISTRICT)
 C-3 (COMMERCIAL DISTRICT)
 R-8 (RESIDENTIAL DISTRICT)

MAX BUILDING COVER:	C-2	C-3	R-8
TYPICAL LOT COVER:	75%	75%/50% (NON-SWELLING)	70%
CORNER LOT COVER:	80%	80%/50% (NON-SWELLING)	80%

BUILDING SETBACK:	FRONT	N/A	N/A	5'
SIDE SETBACK:	N/A	N/A	N/A	5'
REAR SETBACK:	N/A	N/A	N/A	5'

MAX BUILDING HEIGHT:	SWELLING	N/A	35'
NON RESIDENTIAL:	35'	N/A	35'

MAX LOT AREA:	N/A	N/A	16'
MAX LOT WIDTH:	N/A	N/A	1,440

UTILITIES:

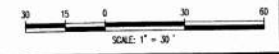
THE FOLLOWING COMPANIES WERE NOTIFIED BY THE PENNSYLVANIA ONE CALL SYSTEM (1-800-242-1778) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 1637661, 1637664, 1637668.

UTILITY COMPANY	PHONE NUMBER
AT&T	(800) 555-8111
COMCAST CABLEVISION	(215) 673-6000
PECO	(215) 955-3220
PHILADELPHIA CITY WATER	(215) 686-6270
PHILADELPHIA DEPARTMENT OF STREETS	(215) 686-5500
PHILADELPHIA GAS WORKS	(215) 678-3000
SEPIA	(215) 980-7800
VERIZON	(215) 945-8000

LEGEND

—	TITLE LINE	—	INVAUNT
—	EXISTING CHAIN LINK FENCE	—	WATER VALVE
—	OVERHEAD WIRES	—	CAS VALVE
—	APPROXIMATE LOCATION OF UNDERGROUND GAS LINE	—	UTILITY POLE
—	APPROXIMATE LOCATION OF UNDERGROUND WATER LINE	—	AREA LIGHT
—	APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINE	—	TRAFFIC SIGNAL
—	APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINE	—	EXISTING WELL
—	SANITARY SEWER PIPING	—	WATERING SIGN
—	SEWER SEWER PIPING	—	DEVIATES NUMBER OF PARKING SPACES
—	EXISTING CONDUIT	—	TITLE REPORT EXCEPTION
—	EXISTING SPOT ELEVATION	—	MANHOLE
—	EXISTING TOP OF CURB ELEVATION	—	EXISTING INLET
—	EXISTING OUTLET ELEVATION	—	CONCRETE MONUMENT
—	EXISTING TOP OF WALL ELEVATION	—	B.O.S.
—	EXISTING TOP OF ISLAND ELEVATION	—	PHILADELPHIA DISTRICT STANDARD
—	EXISTING BOTTOM OF ISLAND ELEVATION	—	UNITED STATES STANDARD
—	EXISTING BOTTOM OF ISLAND ELEVATION	—	

FRANKFORD AVENUE
 (A.K.A. L.R. 67299)
 (70' WIDE R.O.W. (10'-46'-12")
 (LEGALLY OPEN - RECORDED 2/29/1796 - PER REF. F7)
 (TRAIL-WAY)
 (APPOINT ROADWAY)



I HEREBY CERTIFY TO THE ACCURACY AND TRUTH OF THE INFORMATION CONTAINED HEREIN AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

JOSEPH J. WRIGHT
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR #51-03262-2

DATE: 07/01/2026

FILE NO.	DATE	SCALE	SHEET NO.	TOTAL SHEETS
8-20-06	7-4-2006	1"=30'	CP06107	1 OF 1

ALTA/ACSM LAND TITLE SURVEY
RITE AID CORPORATION
 5129-5135 FRANKFORD AVENUE STORE NO. 7048
 LOT 298, MAP 90 N 10
 CITY AND COUNTY OF PHILADELPHIA, 62ND WARD
 COMMONWEALTH OF PENNSYLVANIA

CONTROL POINT ASSOCIATES, INC.
 35 TECHNOLOGY DRIVE
 PHILADELPHIA, PA 19102
 (215) 988-5500
 (215) 988-5500
 (215) 988-5500
 (215) 988-5500
 (215) 988-5500
 (215) 988-5500

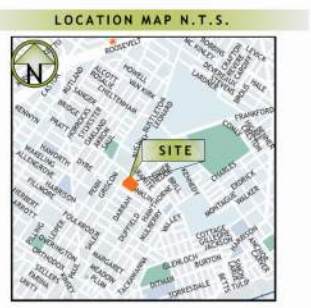
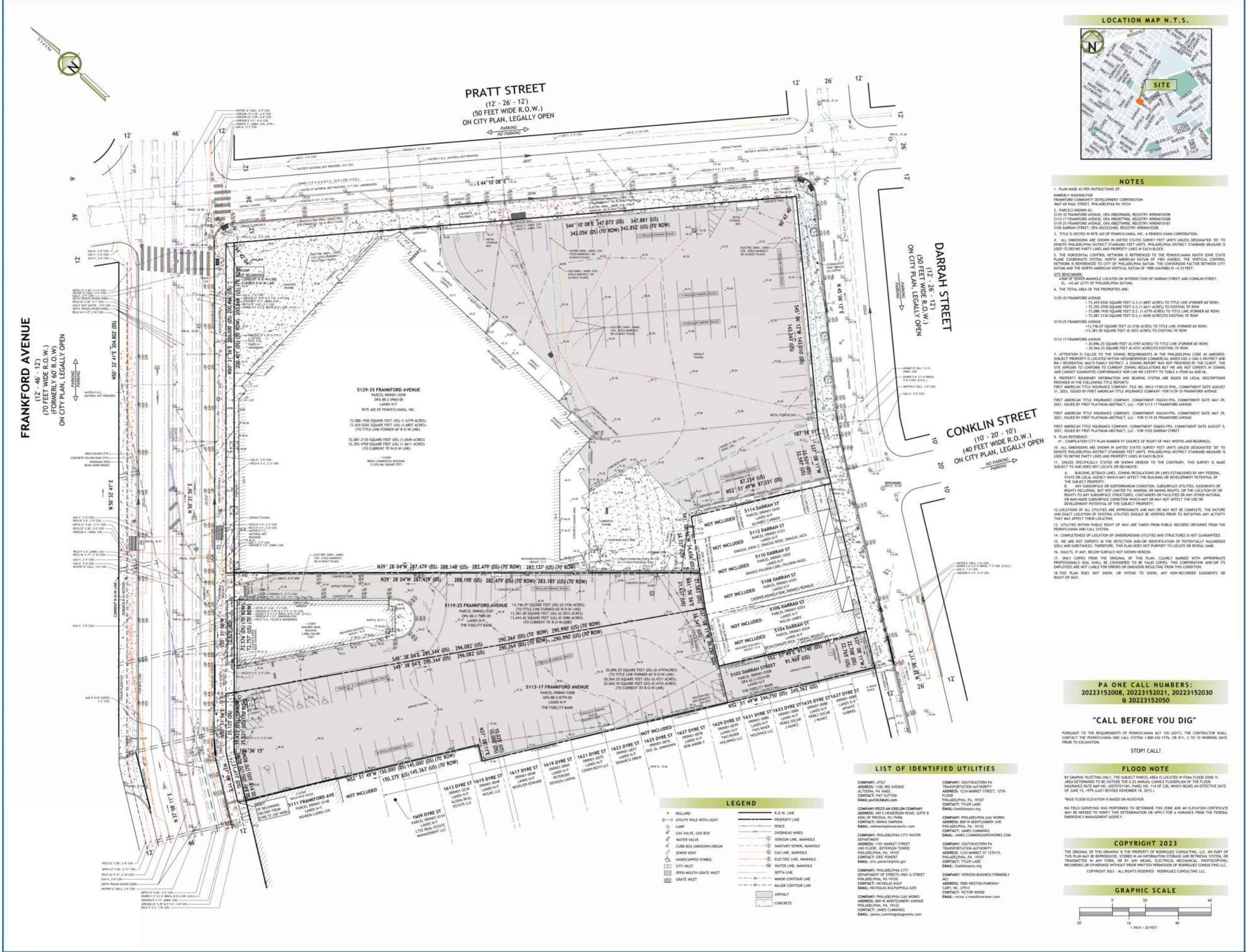
FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

WULF ARCHITECTS, INC.
 1515 LOCUST STREET, 2ND FLOOR
 PHILADELPHIA PA 19102
 T: 215.985.0500 F: 215.985.4404
 WWW.WULFARCHITECTS.COM

studio
sustena

EXISTING SURVEY
 Scale:
 Date: 06/28/2024
 Drawn By: Author



NOTES

1. PLAN MADE AS PER INSTRUCTIONS OF: HANLEY WASHINGTON FRANKFORD COMMUNITY DEVELOPMENT CORPORATION 4847 49 PAUG STREET, PHILADELPHIA PA 19124
2. PARCELS KNOWN AS: 5129-35 FRANKFORD AVENUE, OPA #RE200400, REGISTRY #R00001020 5129-17 FRANKFORD AVENUE, OPA #RE200400, REGISTRY #R00001020 5119-25 FRANKFORD AVENUE, OPA #RE200400, REGISTRY #R00001020 5102 DARRAH STREET, OPA #R0222240, REGISTRY #R00001020
3. TITLE IS VESTED IN BITE AID OF PENNSYLVANIA, INC. A PENNSYLVANIA CORPORATION.
4. ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNLESS DESIGNATED 'DS' TO DENOTE PENNSYLVANIA DISTRICT'S STANDARD MEASURE. PHILADELPHIA DISTRICT STANDARD MEASURE IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.
5. THE HORIZONTAL CONTROL NETWORK IS REFERENCED TO THE PENNSYLVANIA SOUTH ZONE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983. THE VERTICAL CONTROL NETWORK IS REFERENCED TO CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAD83) IS +4.33 FEET.
6. SITE BENCHMARK: *RIM OF SEWER MANHOLE LOCATED ON INTERSECTION OF DARRAH STREET AND CONKLIN STREET. (S. 46.86 CITY OF PHILADELPHIA DATUM).
7. THE TOTAL AREA OF THE PROPERTIES ARE: 5129-35 FRANKFORD AVENUE = 77,409.040 SQUARE FEET (1.774 ACRES) TO TITLE LINE (FORMER 40 ROW) = 72,395.470 SQUARE FEET (1.651 ACRES) TO EXISTING 70 ROW = 71,284.180 SQUARE FEET (1.617 ACRES) TO TITLE LINE (FORMER 40 ROW) = 72,287.210 SQUARE FEET (1.616 ACRES) TO EXISTING 70 ROW 5119-25 FRANKFORD AVENUE = 113,206.070 SQUARE FEET (2.596 ACRES) TO TITLE LINE (FORMER 40 ROW) = 113,381.000 SQUARE FEET (2.602 ACRES) TO EXISTING 70 ROW 5113-17 FRANKFORD AVENUE = 30,896.250 SQUARE FEET (0.707 ACRES) TO TITLE LINE (FORMER 40 ROW) = 30,564.250 SQUARE FEET (0.699 ACRES) TO EXISTING 70 ROW
8. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. SUBJECT PROPERTY IS LOCATED WITHIN NEIGHBORHOOD COMMERCIAL MIXED-USE Z-200 Z-DISTRICT AND IS A RESIDENTIAL MULTI-FAMILY DISTRICT. A ZONING REPORT WAS NOT PROVIDED BY THE CLIENT. THE SITE APPLICANT IS TO COMPLY TO CURRENT ZONING REGULATIONS BUT WE ARE NOT GUARANTEED ZONING AND CANNOT GUARANTEE CONFORMANCE NOR CAN WE CERTIFY TO ITEMS 6A AND 6B.
9. PROPERTY BOUNDARY INFORMATION AND BEARING SYSTEM ARE BASED ON LEGAL DESCRIPTIONS PROVIDED IN THE FOLLOWING TITLE RECORDS: FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. PHC11501231-PHIL, COMMITMENT DATE AUGUST 31, 2021, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR 5129-35 FRANKFORD AVENUE. FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #0243-PFA, COMMITMENT DATE MAY 29, 2021, ISSUED BY FIRST PLATINUM ABSTRACT, LLC, FOR 5113-17 FRANKFORD AVENUE. FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #5244-PFA, COMMITMENT DATE MAY 29, 2021, ISSUED BY FIRST PLATINUM ABSTRACT, LLC, FOR 5119-25 FRANKFORD AVENUE. FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #2643-PFA, COMMITMENT DATE AUGUST 3, 2021, ISSUED BY FIRST PLATINUM ABSTRACT, LLC, FOR 5102 DARRAH STREET.
10. A PLAN REFERENCE: #1 COMPLETION CITY PLAN NUMBER 57 (SOURCE OF RIGHT-OF-WAY WIDTHS AND BEARINGS)
11. ALL DIMENSIONS ARE SHOWN IN UNITED STATES SURVEY FEET UNLESS DESIGNATED 'DS' TO DENOTE PENNSYLVANIA DISTRICT'S STANDARD MEASURE. PHILADELPHIA DISTRICT STANDARD MEASURE IS USED TO DEFINE PARTY LINES AND PROPERTY LINES IN EACH BLOCK.
12. UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE: A. BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY. B. ANY SUBSURFACE OR SUBTERRANEAN CONDITION, SUBSURFACE UTILITIES, EASEMENTS OR RIGHTS INCLUDING, BUT NOT LIMITED TO, MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
13. LOCATION OF ALL UTILITIES ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR LOCATION.
14. UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE TAKEN FROM PUBLIC RECORDS OBTAINED FROM THE PENNSYLVANIA ONE-CALL SYSTEM.
15. COMPLETION OF LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
16. WE ARE NOT EXPERTS IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES; THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL SAME.
17. WAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
18. ONLY COPIES FROM THE ORIGINAL OF THIS PLAN, CLEARLY MARKED WITH APPROPRIATE PROFESSIONAL'S SEAL SHALL BE CONSIDERED TO BE VALID COPIES. THIS CORPORATION AND/OR ITS EMPLOYEES ARE NOT LIABLE FOR ERRORS OR OMISSIONS RESULTING FROM THIS CONDITION.
19. THIS PLAN DOES NOT SHOW, OR INTEND TO SHOW, ANY NON-RECORDED EASEMENTS OR RIGHT-OF-WAY.

PA ONE CALL NUMBERS:
20223152008, 20223152021, 20223152030 & 20223152050

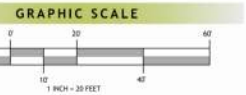
"CALL BEFORE YOU DIG"

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 156 (2017), THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM 1-800-243-5776, OR 811, 3 TO 10 WORKING DAYS PRIOR TO EXCAVATION.

STOP! CALL!

FLOOD NOTE
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL AREA IS LOCATED IN FEMA FLOOD ZONE 'X', AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOOD. THE FLOOD INSURANCE RATE MAP NO. 420791040, PANEL NO. 114 OF 230, WHICH BEARS AN EFFECTIVE DATE OF JUNE 15, 2014, IS PRELIMINARY REVISION NUMBER 18, (2015).
*BASE FLOOD ELEVATION IS BASED ON WADSWORTH.
NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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LIST OF IDENTIFIED UTILITIES

- COMPANY: AET
ADDRESS: 1100 3RD AVENUE
ALTOONA, PA 15701
CONTACT: PAT SUTTON
EMAIL: PAT.SUTTON@AET.COM
- COMPANY: PECO AN DELCON COMPANY
ADDRESS: 801 N HORTONSBERRY AVE
PHILADELPHIA, PA 19122
CONTACT: JAMES CUMMINGS
EMAIL: JAMES.CUMMINGS@PECO.COM
- COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET STREET
2ND FLOOR, JEFFERSON TOWER
PHILADELPHIA, PA 19107
CONTACT: ERIC ROBERT
EMAIL: ERIC.ROBERT@PHILADELPHIA.GOV
- COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS AND CITY STREET
PHILADELPHIA, PA 19122
CONTACT: NICHOLAS SIEP
EMAIL: NICHOLAS.SIEP@PHILADELPHIA.GOV
- COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 801 N HORTONSBERRY AVENUE
PHILADELPHIA, PA 19122
CONTACT: JAMES CUMMINGS
EMAIL: JAMES.CUMMINGS@PGW.COM
- COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET STREET, 15TH FLOOR
PHILADELPHIA, PA 19107
CONTACT: TYLER LADD
EMAIL: TYLERLADD@SEPTA.ORG
- COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 1234 MARKET ST 15TH FL
PHILADELPHIA, PA 19107
CONTACT: TYLER LADD
EMAIL: TYLERLADD@PGW.COM
- COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY
ADDRESS: 1234 MARKET ST 15TH FL
PHILADELPHIA, PA 19107
CONTACT: TYLER LADD
EMAIL: TYLERLADD@SEPTA.ORG
- COMPANY: VERDON BUSINESS FORMERLY MCI
ADDRESS: 700 WESTON PARKWAY
CARY, NC 27513
CONTACT: VICTOR WOOD
EMAIL: VICTOR.V@verdon.com

LEGEND

- BOLLARD
- UTILITY POLE WITH LIGHT
- LAMP
- GAS VALVE, GAS BOX
- WATER VALVE
- CURB BOX UNKNOWN ORIGIN
- SEWER VENT
- HANDICAPPED SYMBOL
- CITY MILET
- OPEN MOUTH GRATE INLET
- GRATE MILET
- R.O.W. LINE
- PROPERTY LINE
- FENCE
- OVERHEAD WIRES
- VERDON LINE, MANHOLE
- SANITARY SEWER, MANHOLE
- GAS LINE, MANHOLE
- ELECTRIC LINE, MANHOLE
- WATER LINE, MANHOLE
- SOPTA LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- ASPHALT
- CONCRETE

FRANKFORD AVENUE
(17' - 46' - 12")
(70 FEET WIDE R.O.W.)
(FORMERLY 60 R.O.W.)
ON CITY PLAN, LEGALLY OPEN

PRATT STREET
(12' - 26' - 12")
(50 FEET WIDE R.O.W.)
ON CITY PLAN, LEGALLY OPEN

DARRAH STREET
(12' - 26' - 12")
(50 FEET WIDE R.O.W.)
ON CITY PLAN, LEGALLY OPEN

CONKLIN STREET
(10' - 20' - 10")
(40 FEET WIDE R.O.W.)
ON CITY PLAN, LEGALLY OPEN

DATE: _____ BY: _____
REVISIONS: _____

SEAL: _____
SIGNATURE: _____

DAVID BRETZ, PLS
PROFESSIONAL LAND SURVEYOR, LICENSE #04927-E

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Civil Engineering
Land Development
Water Management
Digital Mapping

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Phone: (215) 839-8087
Fax: (877) 839-6975

A Certified Minority-Owned
WBE & Disadvantaged
Business Enterprise (DBE)

EXISTING CONDITIONS PLAN

5129-35 & 5113-17
Frankford Ave
PREPARED FOR
Frankford Community
Development Corporation

Drawn/Checked By: J.S./D.A.B.
Municipality: CITY OF PHILADELPHIA
Ward: 42ND
County: PHILADELPHIA
State: PENNSYLVANIA
Scale: 1"=20'
Project Number: FCDC-2022-002
File Name: FCDC-2022-002-002_Ea_Conf_013023.dwg
Field Date: 11/23 & 11/28/2022
Completed: 01/30/2023

Drawing Number: **1 OF 1**

EXISTING CONDITIONS

Scale: _____ Date: **06/28/2024** Author: **Author**

studio sustena

WULF ARCHITECTS, INC.
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PHILADELPHIA PA 19102
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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

4-2



ACCESSIBLE CURB CUT



PRATT STREET

ACCESSIBLE CURB CUT



ACCESSIBLE BICYCLE ROOM ENTRANCE

ACCESSIBLE RESIDENTIAL ENTRANCE



ENCLOSED OFF STREET LOADING

EV EV

EV EV

ACCESSIBLE CURB CUT



INTERIOR AND EXTERIOR ATM



ACCESSIBLE GROCERY ENTRANCE



ACCESSIBLE ATM



ACCESSIBLE PARKING



ACCESSIBLE CURB CUT



ACCESSIBLE HEALTHCARE ENTRANCE



ACCESSIBLE PARKING

GENERAL NOTE:
TRAFFIC SIGNAL IMPROVEMENTS WILL BE INCORPORATED BASED ON THE APPROVAL OF THE TRAFFIC IMPACT STUDY CURRENTLY UNDER REVIEW BY THE STREETS DEPARTMENT.

FRANKFORD AVENUE

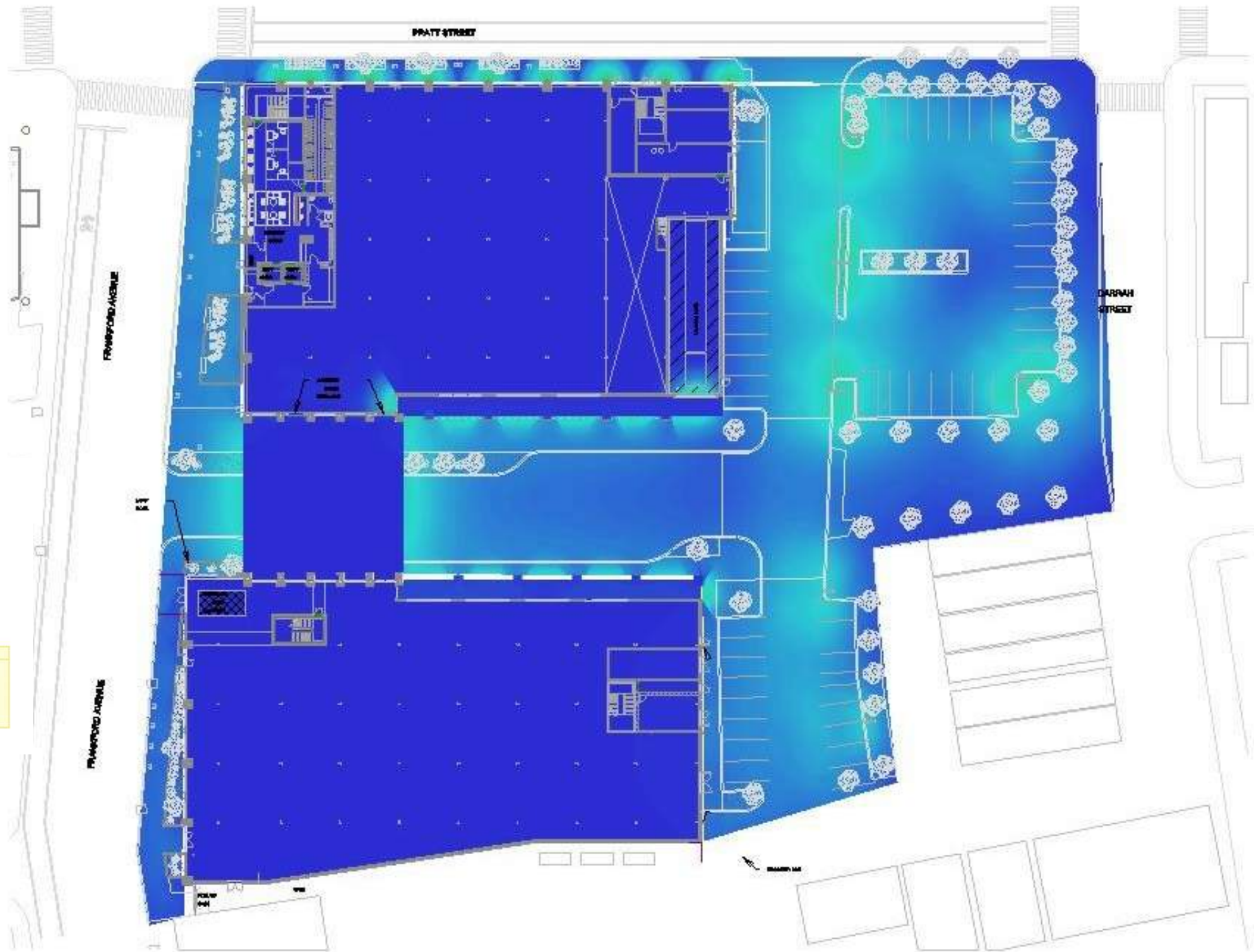
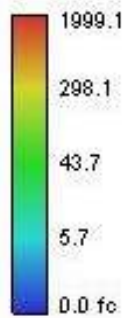


Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number	Lamp	LLF	Input	Polar Plot
○	D1		15	LITHONIA	L0N6 30/25 L06 AR LSS (FLANGE) Q210 (EMERGENCY)	6-IN DIA WET LOCATION DOWN LIGHT WITH NARROW FLOOD DISTRIBUTION	1	247L	0.95	28.25	Max: 2564cd
○	D2		22	LITHONIA	L0N6 30/20 L06AR LSS (FLANGE) Q210 (EMERGENCY)	6-IN DIA WET LOCATION DOWN LIGHT WITH NARROW FLOOD DISTRIBUTION	1	1980	0.95	22.52	Max: 2054cd
□	LC		5	LUMINUS	LQ670 L2L120 (04H COLUMN) 277V (FINISH) (MSD) K3	6-IN X 6-IN X OVERALL HEIGHT TO BE DETERMINED - CAST ALUMINUM COLUMN WITH IMPACT RESISTANT ACRYLIC DIFFUSERS ON ALL FOUR SIDES - MOUNTED ON CONCRETE BASE TO BE DETERMINED BY ARCHITECT - CALCULATED WITH TOP OF LIGHT SOURCE AT 20FT ABOVE FINISHED GRADE	1	12644	0.9	116.2	Max: 1454cd
□	P3		1	LUMINUS	BVA32 L2L100 TYP3 BVP620 277V (FINISH) (MS) K30	6-IN WIDE X 32-IN LONG X 4.5-IN H SINGLE FULL CUTOFF POLE MTD AREA LIGHT WITH TYPE 3 DISTRIBUTION	1	10133	0.9	93	Max: 4572cd
□	P4		2	LUMINUS	BVA32 L2L100 TYP4 BVP620 277V (FINISH) (MS) K30	6-IN WIDE X 32-IN LONG X 4.5-IN H SINGLE FULL CUTOFF POLE MTD AREA LIGHT WITH TYPE 4 DISTRIBUTION	1	9463	0.9	93	Max: 574cd
□	P23		4	LUMINUS	BVA32 L2L100 TYP3 BVP620 277V (FINISH) (MS) K30 P2	2 HEADS AT 180 - 6-IN WIDE X 32-IN LONG X 4.5-IN H FULL CUTOFF POLE MTD AREA LIGHTS WITH TYPE 3 DISTRIBUTION	1	10133	0.9	186	Max: 4572cd
□	S1		32	LUMINUS	EC890 L3L25 277V (FINISH) (LDL) K3	10-IN DIA X 21-IN H WALL SCIENCE WITH DOWNLIGHT AND IMPACT RESISTANT WHITE ACRYLIC DIFFUSER - 24-DEG DOWNLIGHT IS OPTIONAL	1	2567	0.9	29.35	Max: 497cd
○	S2		9	REBELLE	CYL 083 7100LR 1323L 20 277 WFL WFL (PC) (FINISH)	8-IN DIA X 15-IN H WALL SCIENCE WITH DOWNLIGHT AND REVEAL ON FACE WITH 33-DEG DOWNLIGHT	1	2589	0.9	29.54	Max: 4342cd
□	WFT		6	LITHONIA	W06Z LED 30K 80CRI 1FTM MVOLT 58W (OPTIONS) (FINISH)	FULL CUTOFF WALL MTD AREA LIGHT WITH FORWARD THROW DISTRIBUTION	1	3015	0.9	32.1375	Max: 2074cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Grocery Store Entrance	○	8.6 fc	12.5 fc	5.0 fc	2.5:1	1.7:1
Parking and Roadway	+	3.0 fc	9.2 fc	0.6 fc	15.3:1	5.0:1
Property Line	■	0.9 fc	15.5 fc	0.0 fc	N/A	N/A
Sidewalk at Frankford Ave	×	2.0 fc	5.1 fc	1.3 fc	3.9:1	1.5:1
Sidewalk at Pratt St	×	4.0 fc	8.5 fc	0.4 fc	21.3:1	10.0:1
Sidewalk South at Frankford Ave	×	1.1 fc	4.8 fc	0.3 fc	16.0:1	3.7:1
Site	+	2.0 fc	13.7 fc	0.0 fc	N/A	N/A
Through Road	×	4.2 fc	13.7 fc	0.6 fc	22.8:1	7.0:1
Cart Corral	×	6.7 fc	13.0 fc	1.4 fc	9.3:1	4.8:1

Note

1. CALCULATIONS TAKEN AT 0.0FT AFG/AT GRADE
2. FIXTURES MOUNTED AT HEIGHTS LISTED ON DRAWINGS
3. CALCULATIONS ARE ESTIMATIONS BASED ON THE INFORMATION PROVIDED AND MAY VARY WITH ACTUAL CONDITIONS
4. LIGHTING SHALL BE CONTROLLED PER LOCAL CODES



PHOTOMETRIC LIGHTING
LEVEL STUDY

Date: 06/28/2024
Scale: Author

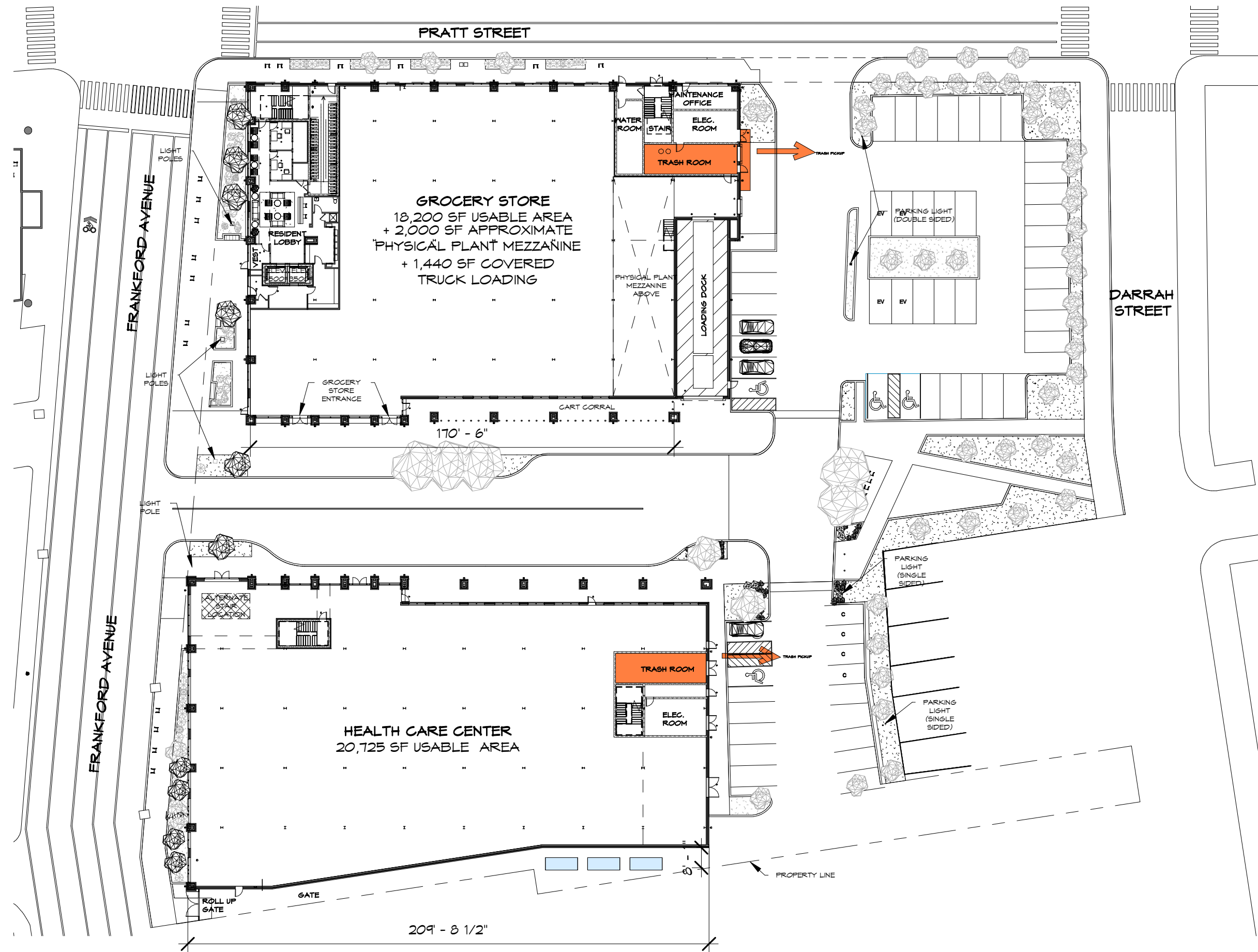


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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



2 FIRST FLOOR PLAN
 5-1 1" = 40'-0"

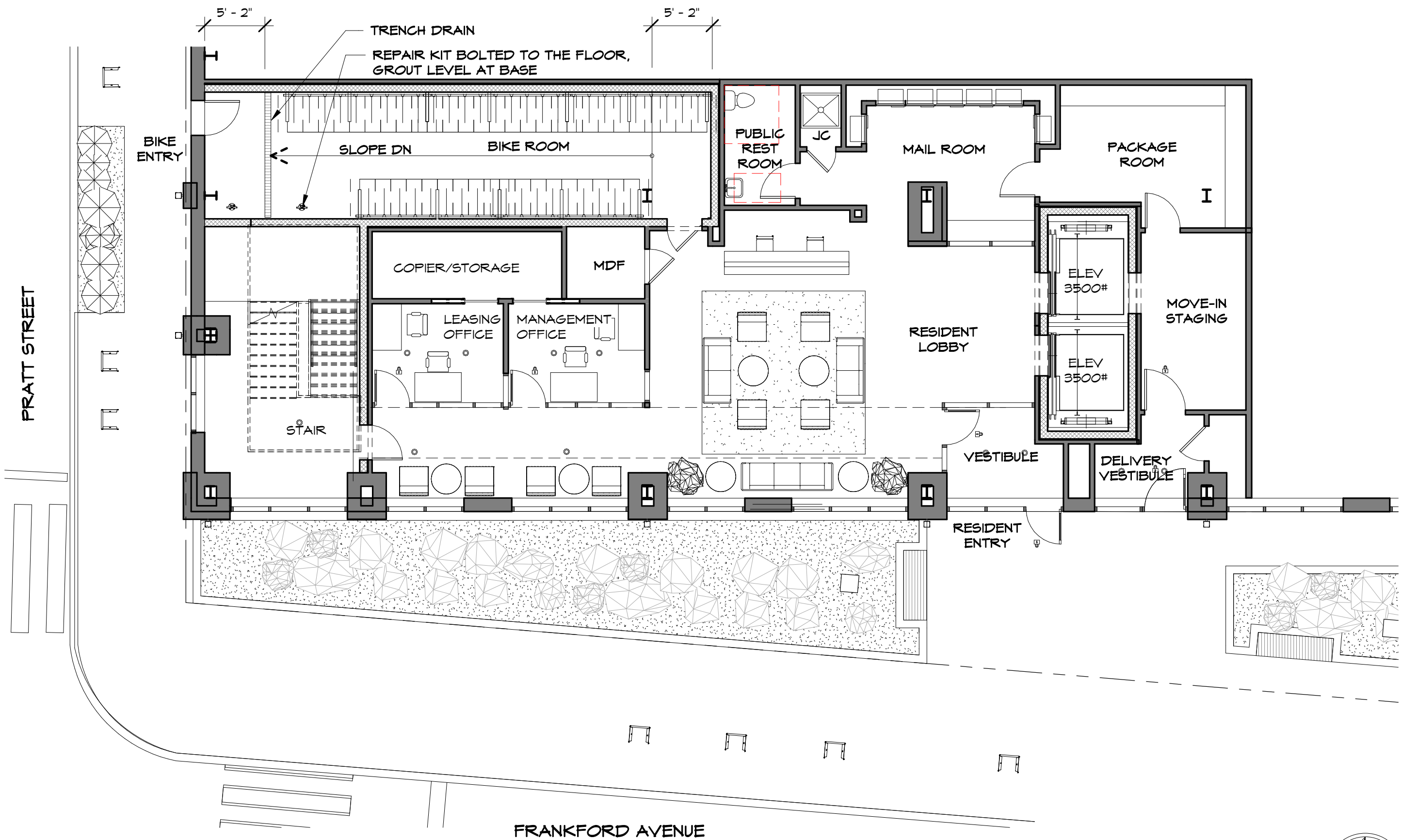


FIRST FL. TRASH, STORAGE
 & REMOVAL PLAN
 Scale:
 Date: 06/28/2024
 Drawn By: RK

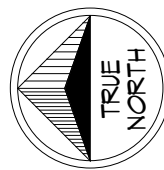


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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING
 51-1



1 FIRST FLOOR PLAN-NORTH LOBBY
 5-2 1/8" = 1'-0"

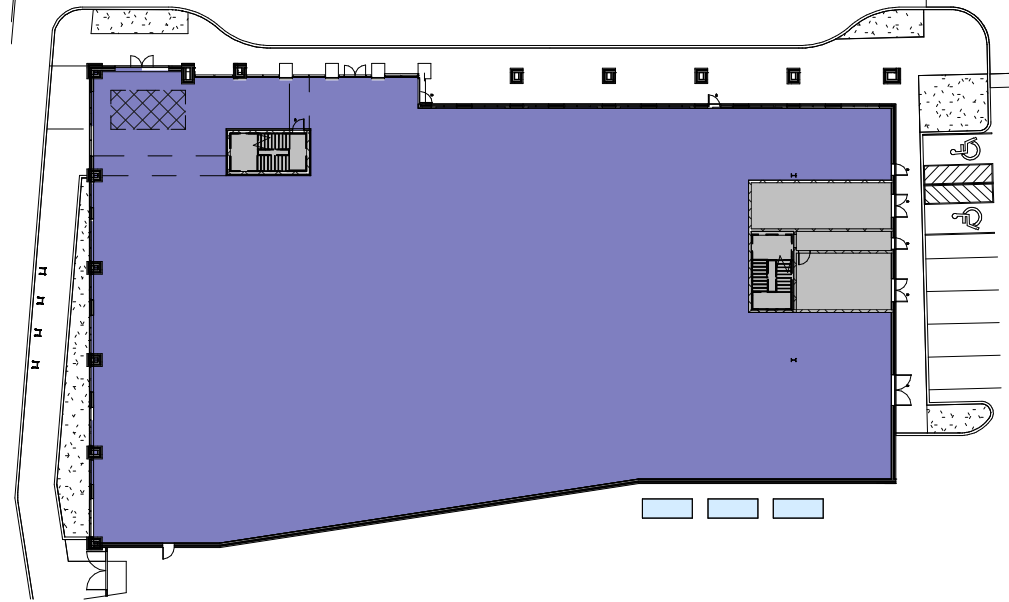
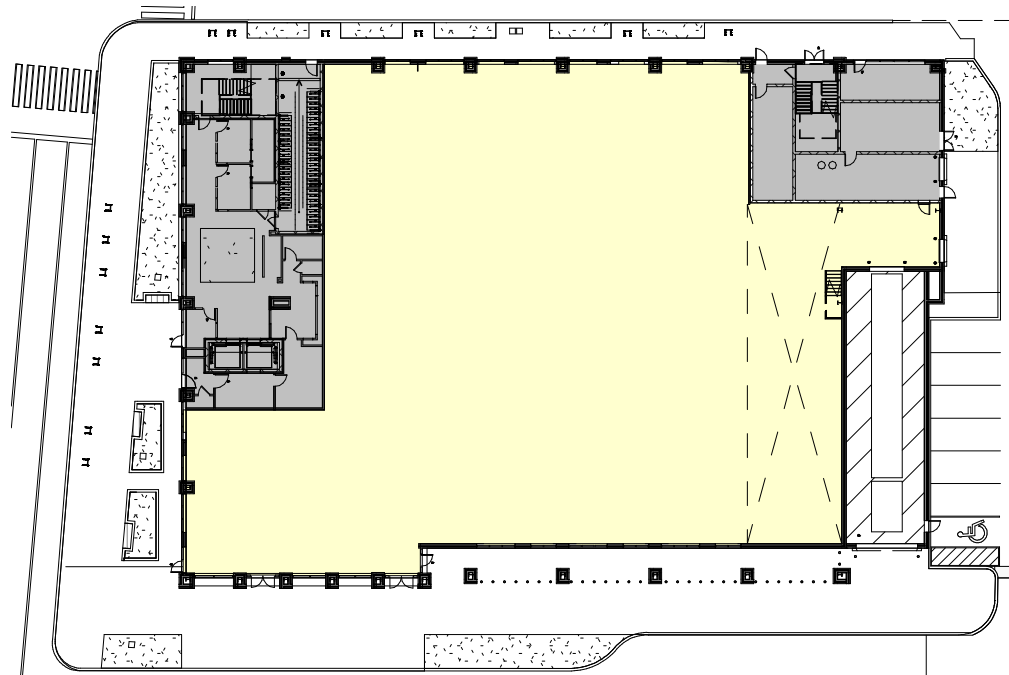


GROUND FLOOR LOBBY
 Scale: 1/8" = 1'-0"
 Date: 06/28/2024
 Drawn By: Author

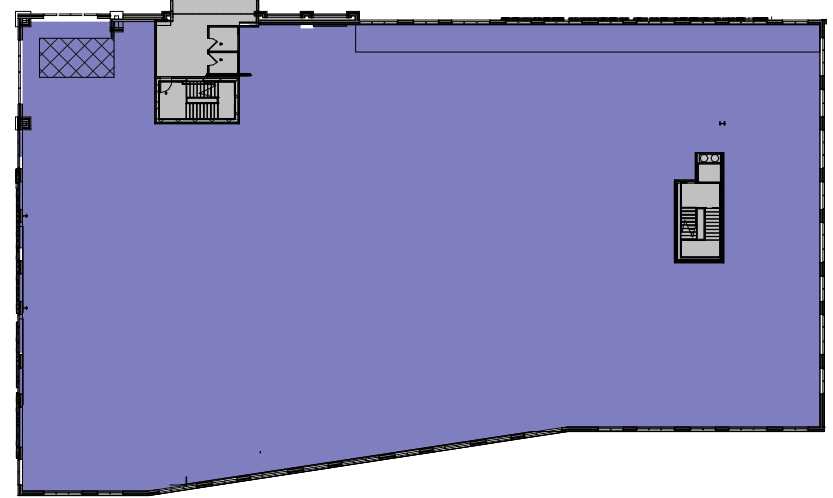
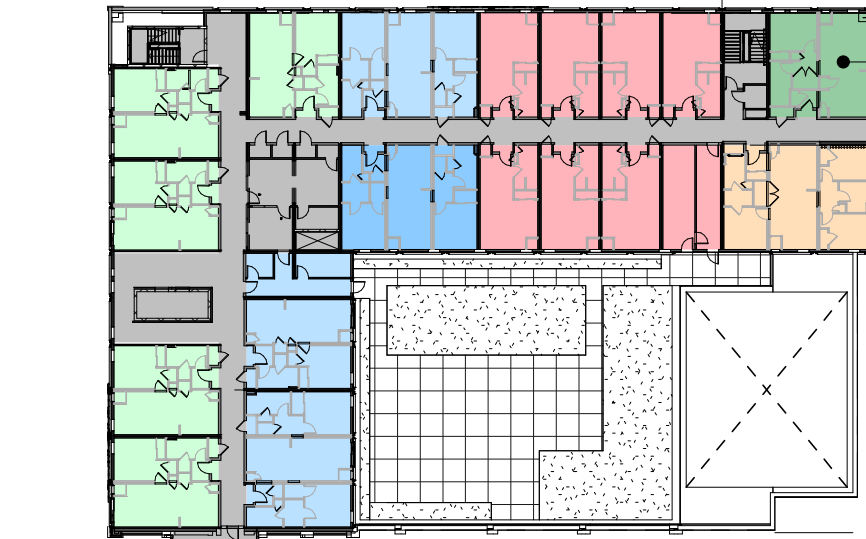


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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING



3 FIRST FLOOR PLAN
5-3 1" = 50'-0"



1 SECOND FLOOR PLAN
5-3 1" = 50'-0"



2 THIRD FLOOR PLAN
5-3 1" = 50'-0"



UNIT TYPES:		
 RETAIL	 STUDIO APARTMENT	 TWO-BEDROOM UNIT
 HEALTHCARE	 STUDIO APARTMENT (ADA)	 TWO-BEDROOM DEN UNIT
 COMMON	 ONE-BEDROOM INTERIOR UNIT	 TWO-BEDROOM (ADA)
	 ONE-BEDROOM (ADA)	 THREE-BEDROOM UNIT
		 THREE-BEDROOM UNIT (ADA)

ACCESSIBLE UNITS AND UNIT TYPES
Scale: _____ Date: 06/28/2024 Drawn By: RK

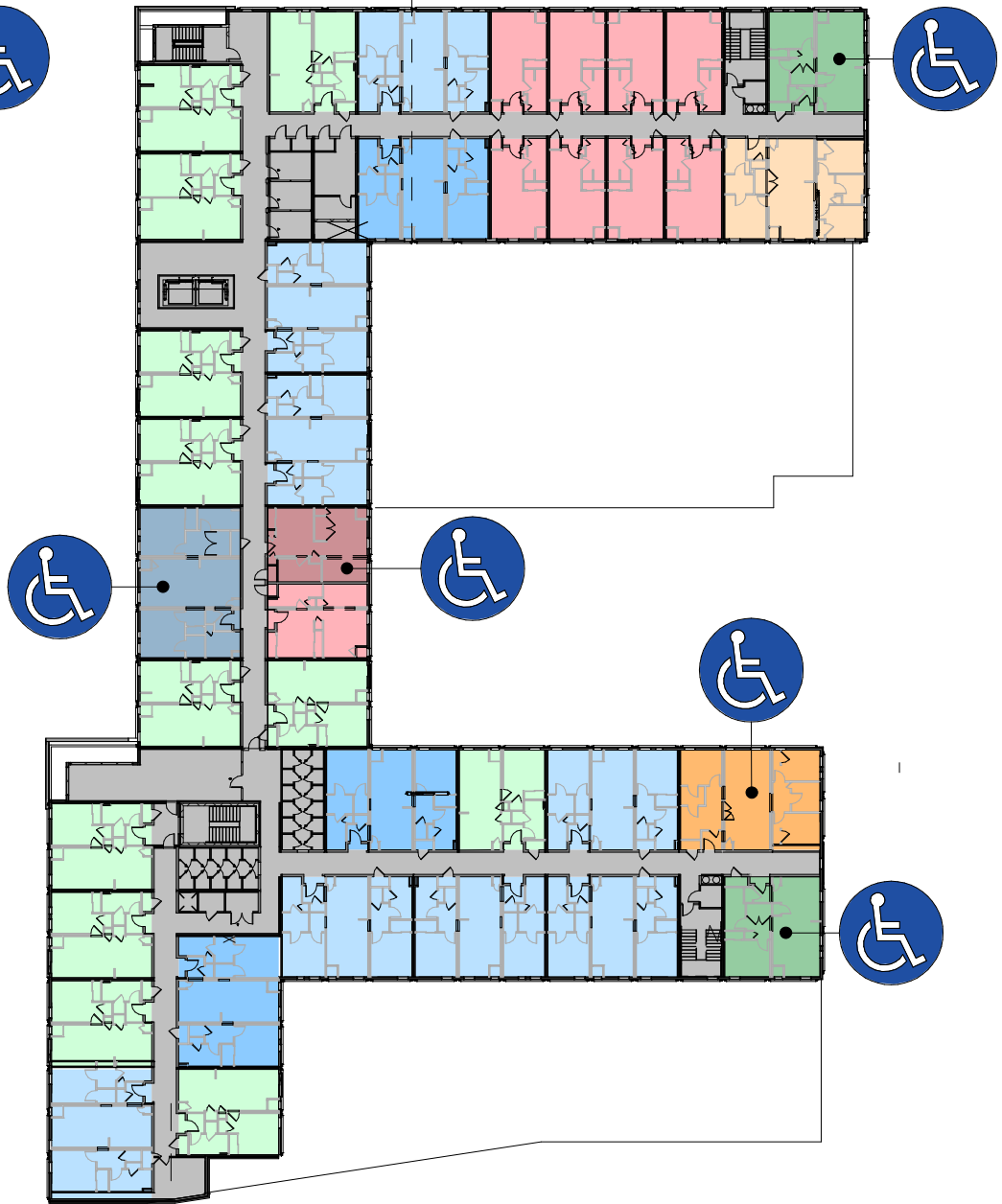
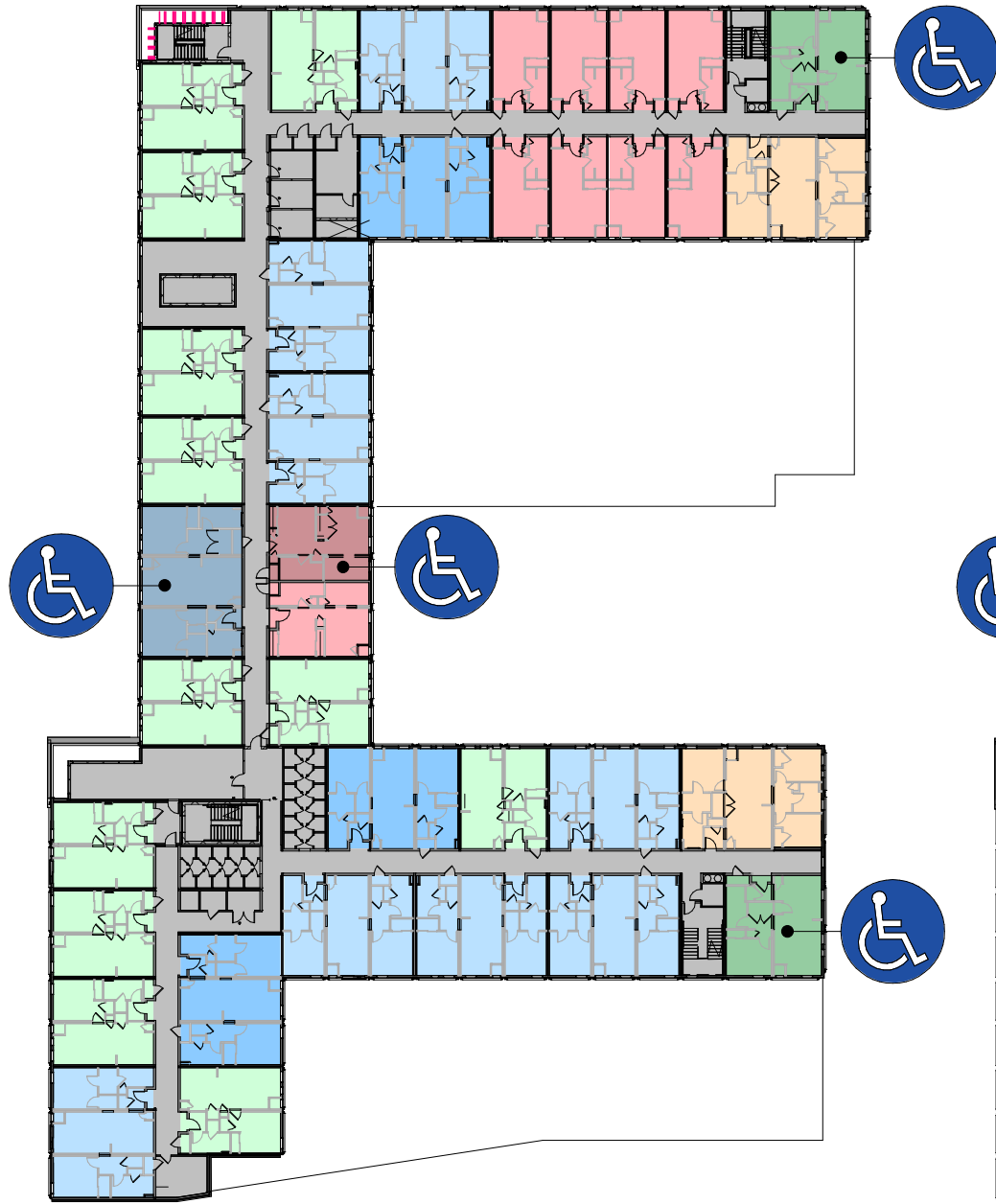


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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA
DRAWINGS PREPARED FOR PRE-CDR MEETING

51-3



1 FOURTH FLOOR PLAN
5-4 1" = 50'-0"

2 FIFTH FLOOR PLAN
5-4 1" = 50'-0"



UNIT TYPES:					
	RETAIL		STUDIO APARTMENT		TWO-BEDROOM UNIT
	HEALTHCARE		STUDIO APARTMENT (ADA)		TWO-BEDROOM DEN UNIT
	COMMON		ONE-BEDROOM INTERIOR UNIT		TWO-BEDROOM (ADA)
			ONE-BEDROOM (ADA)		THREE-BEDROOM UNIT
					THREE-BEDROOM UNIT (ADA)

FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

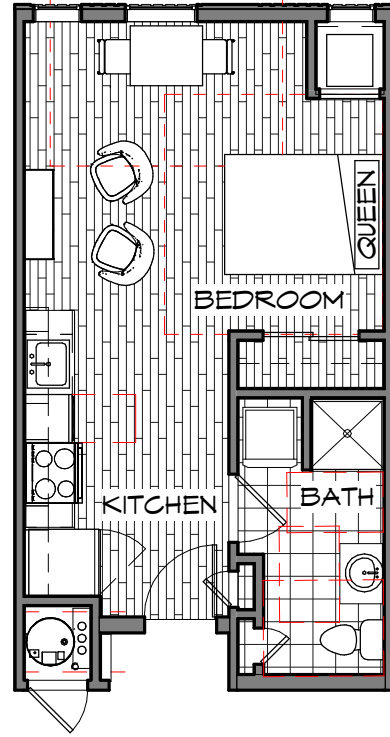
WULFF ARCHITECTS, INC.
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PHILADELPHIA PA 19102
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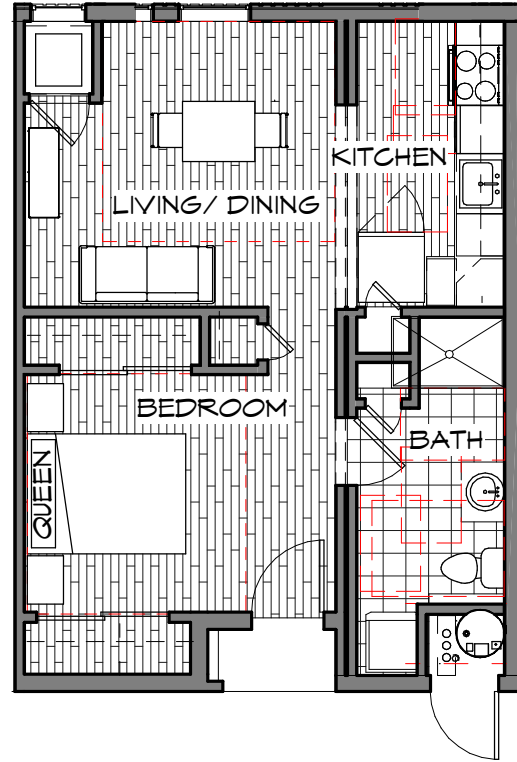
ACCESSIBLE UNITS AND UNIT TYPES

Scale: 1/8" = 1'-0"
Date: 06/28/2024
Drawn By: RK

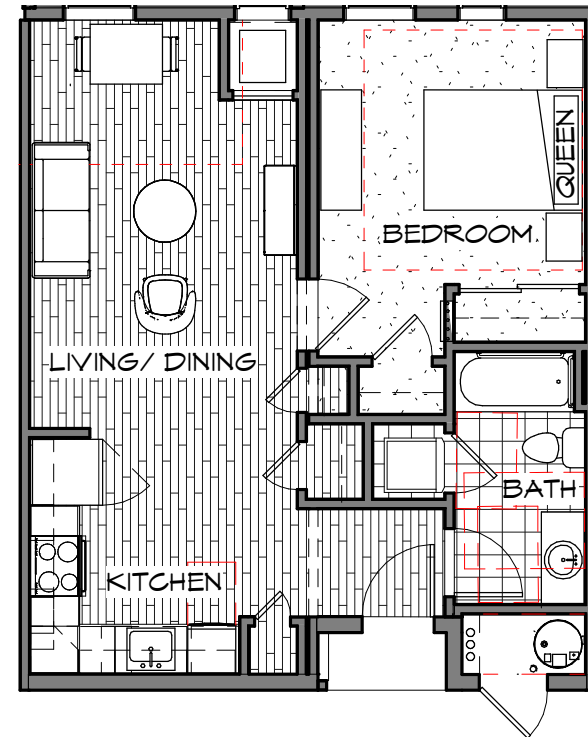
5-4
DRAWINGS PREPARED FOR PRE-CDR MEETING



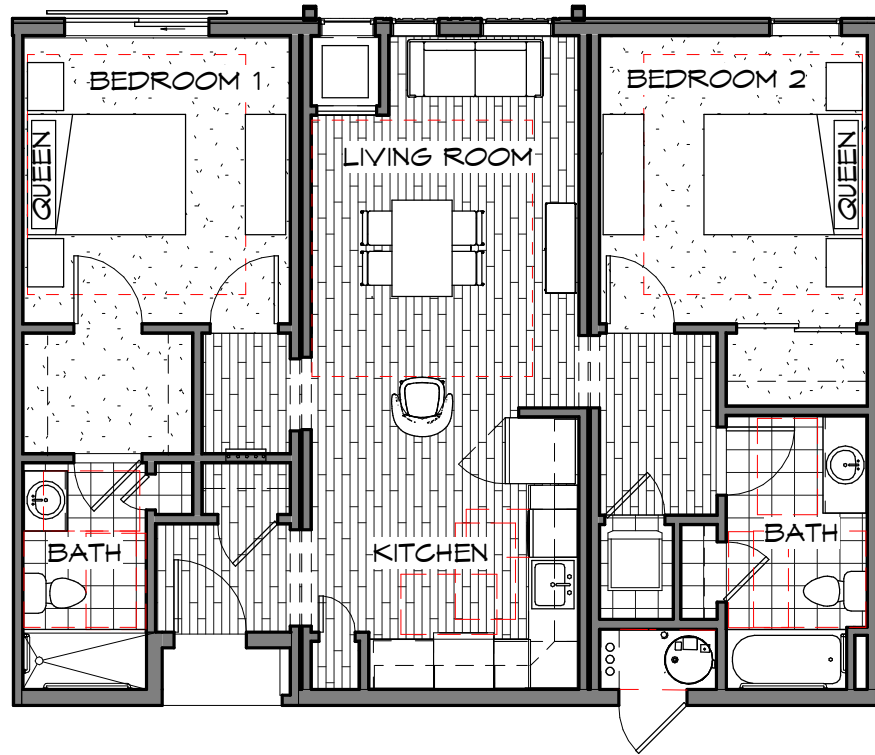
STUDIO UNIT
406 SF



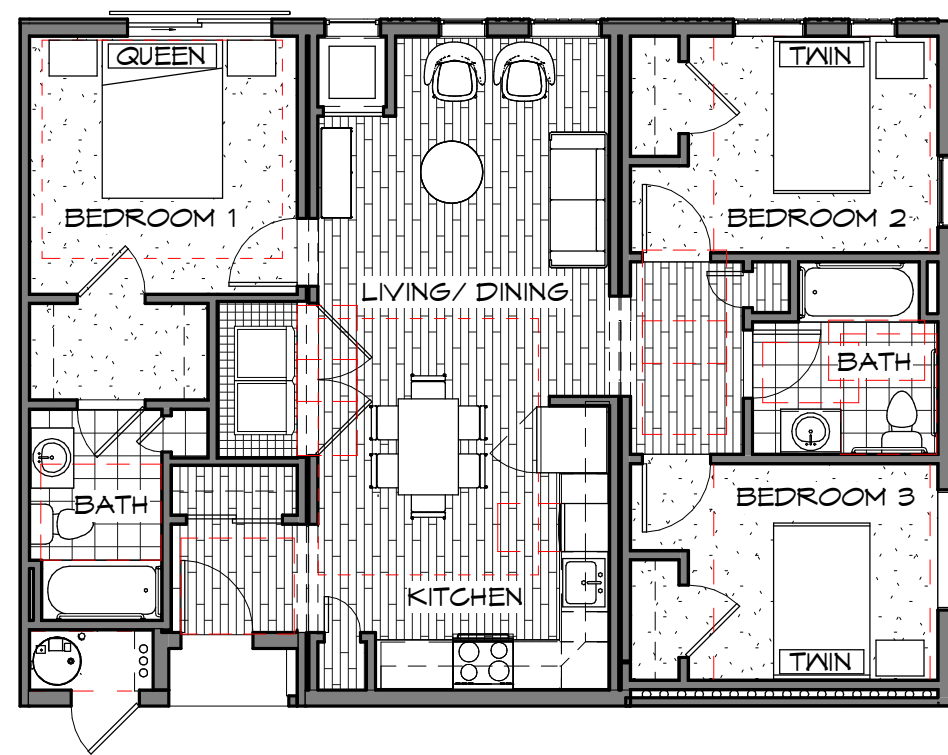
STUDIO UNIT
526 SF



ONE BEDROOM UNIT
614 SF



TWO BEDROOM UNIT
940 SF



THREE BEDROOM UNIT
1,007 SF

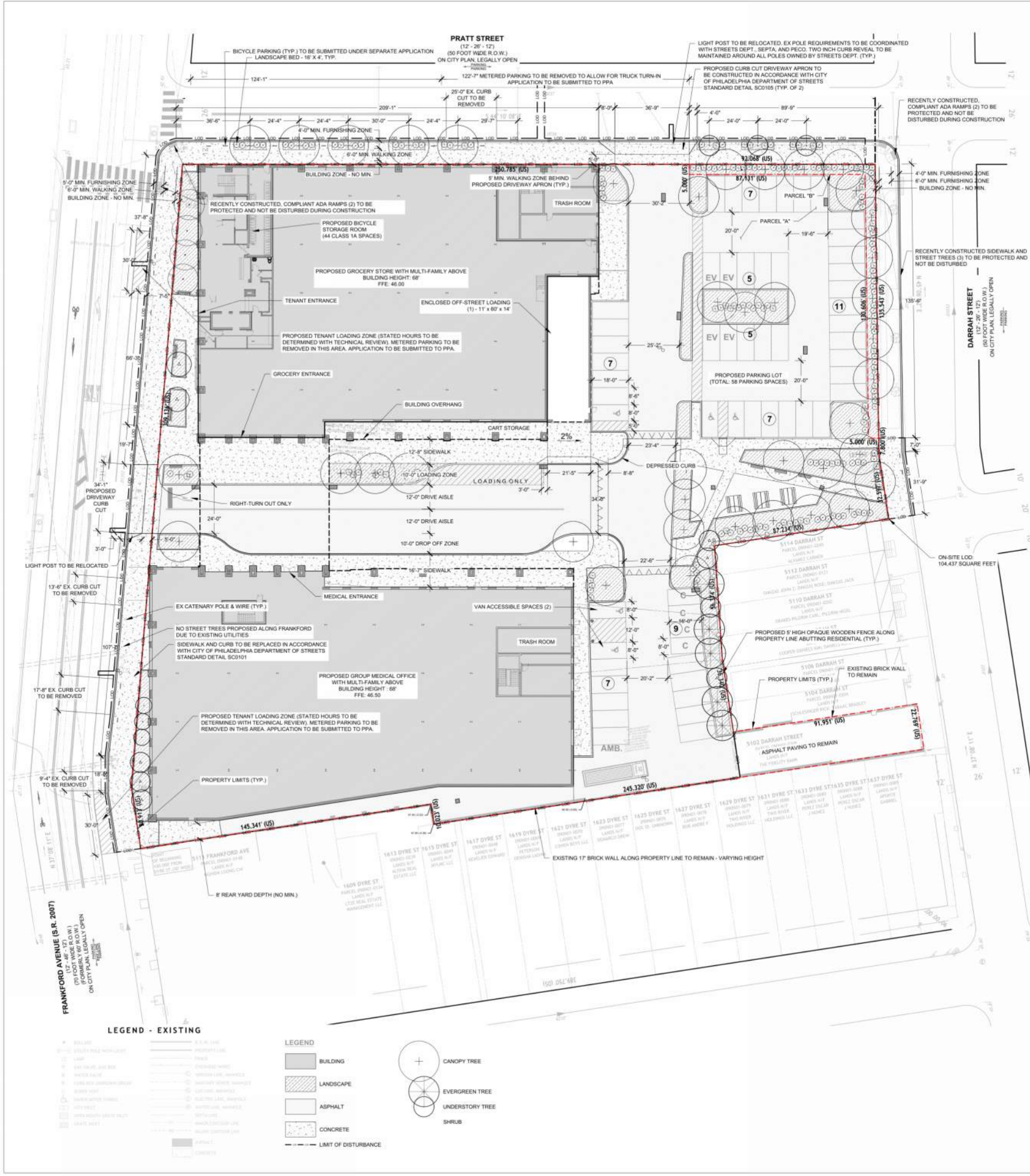


TABLE 1. ZONING COMPLIANCE TABLE, PARCEL A

CMX-3 BASE DISTRICT NEIGHBORHOOD COMMERCIAL MIXED-USE (APPROVED BILL NO. 230714)	PROPOSED	ALLOWABLE / REQUIRED
OVERLAY DISTRICTS: /100 TRANSIT-ORIENTED DEV. /MIN MIXED INCOME NEIGHBORHOODS		
USES:		
MULTI-FAM (# OF DWELLING UNITS) ⁽¹⁾	131	PERMITTED USE
RETAIL - GROCERY SQ. FT. ⁽²⁾	20,404	PERMITTED USE
OFFICE - GROUP MEDICAL SQ. FT. ⁽³⁾	43,815	PERMITTED USE
MAX. OCCUPIED AREA IN MIN (% OF LOT AREA)	45.9%	90%
MIN. SIDE YARD WIDTH (FT.)	NA	8
MIN. BUILDING HEIGHT (FT.)	68	25
MIN. PRIMARY STREET FRONTAGE (FT.)	80%	80%
MAX. PARKING ⁽⁴⁾	58	66
MIN. PARKING ⁽⁵⁾	58	26
MIN. ADA PARKING SPACES:	5 (2 VAN)	3 (1 VAN)
CLASS 1A BICYCLE SPACES ⁽⁶⁾	44	44
BICYCLE SPACES (ALL USES EXCEPT RES.) ⁽⁶⁾	8	7
ENCLOSED OFF-STREET LOADINGS ⁽⁷⁾	1	2

NOTES:
 (1.1) THIS IS AN AFFORDABLE HOUSING PROPERTY IN ACCORDANCE WITH APPROVED BILL NO. 230776.
 (1.2) PER 14-51314(B), USES ARE INCLUDED UNDER REQUIRED GROUND FLOOR USES ALONG PRIMARY FRONTAGE. PRATT STREET IS PRIMARY FRONTAGE.
 (1.3) PER 14-51315(A)(4), MINIMUM BUILDING HEIGHT IS 25' IN A TOD.
 (1.4) PER 14-51315(A)(4), NEW BUILDINGS MUST BE BUILT TO THE STREET LINE AT GROUND LEVEL, ALONG AT LEAST 80% OF THE PRIMARY STREET FRONTAGE IN A TOD. PRATT STREET IS PRIMARY FRONTAGE.
 (1.5) PER 14-51315(B)(6)(7), FOR NON-RESIDENTIAL USES, ANY ACCESSORY PARKING REQUIREMENT MAY NOT BE EXCEEDED BY MORE THAN 50% IN A TOD. FOR RESIDENTIAL USES, NO MORE THAN ONE AUTO PARKING SPACE MAY BE PROVIDED PER EVERY TWO HOUSING UNITS, ROUNDING UP TO THE NEAREST WHOLE NUMBER.
 (1.6) PER TABLE 14-533-5, MINIMUM PARKING SPACES IN THE MIN IS 2 PER 10 UNITS IN CMX-3.
 (1.7) 1 PER 3 UNITS, CLASS 1A BICYCLE SPACES PROVIDED IN A BICYCLE STORAGE ROOM ACCESSIBLE FROM THE RIGHT-OF-WAY AND THROUGH THE INTERIOR CORRIDOR.
 (1.8) 1 PER EVERY 10,000 SQ. FT. FOR ALL USES OTHER THAN RESIDENTIAL.
 (1.9) CALCULATION PER TABLE 14-806-1, WAIVER ISSUED FROM THE STREETS DEPARTMENT FOR A REDUCTION IN ENCLOSED OFF-STREET LOADING SPACES FROM 2 SPACES TO 1 SPACE.

TABLE 2. GFA CHART, PARCEL A

FLOOR	RESIDENTIAL GFA	RETAIL + HEALTHCARE GFA	TOTAL GFA
FIRST FLOOR (SQ. FT.)	6,527	41,672	48,199
SECOND FLOOR (SQ. FT.)	19,542	22,548	42,090
THIRD FLOOR (SQ. FT.)	37,619		37,619
FOURTH FLOOR (SQ. FT.)	37,619		37,619
FIFTH FLOOR (SQ. FT.)	37,619		37,619
TOTAL (SQ. FT.)	138,926	64,220	203,146

TABLE 3. FAR CALCULATION, PARCEL A

TOTAL ALLOWABLE FAR (%) ⁽¹⁾	800%
TOTAL LOT AREA:	104,925.73
TOTAL ALLOWABLE GFA (SQ. FT.)	839,806
TOTAL PROPOSED GFA (SQ. FT.)	203,146

NOTES:
 (1) PER TABLE 14-533-4, FAR=800% FOR CMX-3 WITHIN MIN AND TOD.

TABLE 4. COMPLETE STREETS POLICY REQUIREMENTS

LOT FRONTAGE STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
FRANKFORD AVE.	WALKABLE COMMERCIAL CORRIDOR	6'	4'	No Min.
PRATT STREET	CITY NEIGHBORHOOD	6'	4'	No Min.
DARRAH STREET	CITY NEIGHBORHOOD	6'	4'	No Min.



- GENERAL NOTES:**
- SITE LOCATION: 5129-5135 FRANKFORD AVENUE, OPA #882096000; 5113-17 FRANKFORD AVENUE, OPA #885879000; 5118-25 FRANKFORD AVENUE, OPA #882754900; 5102 DARRAH STREET, OPA #82222400; PHILADELPHIA, PA 19124
 - REGISTERED OWNER/APPLICANT: KIMBERLY WASHINGTON; FRANKFORD COMMUNITY DEVELOPMENT CORPORATION; 4667-69 PAUL STREET, PHILADELPHIA PA 19124; 215-743-6880 ext. 102; KWASHINGTON_FCDC@GMAIL.COM
 - PLAN REFERENCES SURVEY BY: RODRIGUEZ CONSULTING; 100 W. FOXGROVE STREET, SUITE E-3100; PHILADELPHIA, PA 19102; PLAN DATED 01/30/2023
 - SUBJECT PROPERTY IS LOCATED WITHIN THE CMX-3 DISTRICT PER APPROVED BILL NO. 230714. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 - THE PROJECT PROPOSES LOT LINE RELOCATION OF FOUR EXISTING PARCELS TO TWO PARCELS: PARCELS 'A' AND PARCELS 'B'. DEMOLITION OF AN EXISTING STRUCTURE, AND CONSTRUCTION OF A 5-STORY MULTI-USE BUILDING, INCLUDING GROCERY STORE, HEALTH CARE, AND 131 AFFORDABLE HOUSING UNITS, DEVELOPMENT INCLUDES 58 ACCESSORY, 44 CLASS 1A BICYCLE PARKING SPACES, AND 7 OUTDOOR BICYCLE SPACES.
 - THE ON-SITE AREA OF DISTURBANCE IS 104,437 SQ. FT. (2.39 AC.). THE COMBINED AREA OF DISTURBANCE IS 114,136 SF (2.62 AC.).
 - THE ENTIRE SITE CONTAINS URBAN LAND SOIL (Uls)
 - THE PROJECT IS LOCATED WITHIN THE DELAWARE DIRECT WATERSHED. PWD ERSA TRACKING NUMBER: FY24-FRAN-7646-01.
 - SUBJECT PROPERTY TO BE SERVICED BY MUNICIPAL WATER AND SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT.
 - THE EXISTING CONDITIONS PLAN AND LOT CONSOLIDATION PLAN SHOWN HEREON WAS PREPARED BY RODRIGUEZ CONSULTING (DATED 01/30/2023 AND 04/07/2023) AND PROVIDED TO STUDIO SUSTENA FOR USE. THIS REFERENCE IS FOR ALL PROPERTY AND BOUNDARY INFORMATION PRESENTED ON THIS PLAN.
 - THE VERTICAL CONTROL NETWORK IS REFERENCED TO THE CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND NAVD83 IS +4.33 FEET. THE SITE BENCHMARK IS THE RIM OF A SEWER MANHOLE LOCATED ON THE INTERSECTION OF DARRAH STREET AND CONKIN STREET, EL. +43.67' (CITY OF PHILADELPHIA DATUM).
 - THERE ARE NO WATERBODIES/WATERCOURSES WITHIN 100 FEET OF THE SITE.
 - THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND LIMITS OF ALL EXISTING UTILITIES.
 - BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE 'X' PER FLOOD INSURANCE RATE MAP NUMBER: 420750114H, COMMUNITY NAME: CITY OF PHILADELPHIA, EFFECTIVE DATE: 11/18/2015

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PROJECT TEAM
 LANDSCAPE ARCHITECT:
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ARCHITECT:
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FRANKFORD PLAZA
 PHILADELPHIA, PA

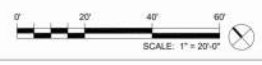


ISSUE BLOCK:

1	01/28/2024	ZONING 1ST SUB.
2	04/17/2024	ZONING 2ND SUB.
3	05/23/2024	ZONING 3RD SUB.
4	06/25/2024	ZONING 4TH SUB.
5	06/29/2024	CDR SUBMISSION

CHECKED BY: SP
 DRAWN BY: CH
 SCALE: AS NOTED
 SHEET NAME: ZONING PLAN
 SHEET NUMBER: Z-100

PWD ERSA: FY24-FRAN-7646-01
 STREETS REVIEW: SR-2024-022360



LANDSCAPE PLAN
 Scale: 1" = 20'-0"
 Date: 06/28/2024
 Drawn By: Author



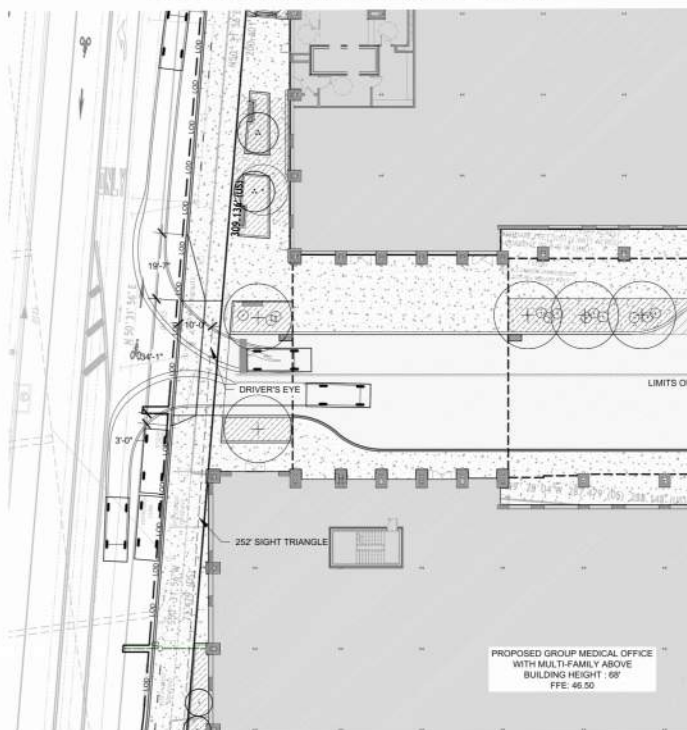
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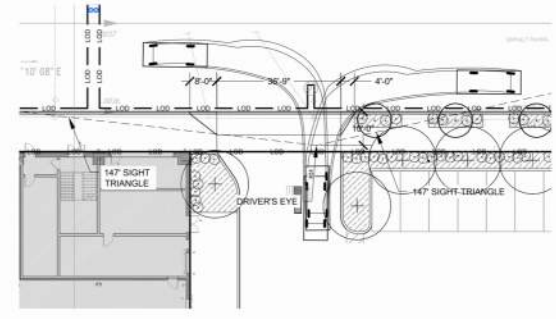
FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA
 DRAWINGS PREPARED FOR PRE-CDR MEETING



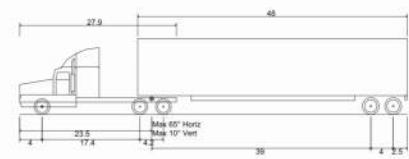
FRANKFORD AVE. TURNING PLAN



PRATT STREET TURNING PLAN



DESIGN VEHICLES FOR TURNING MOVEMENT



WB-62 - Interstate Semi-Trailer	
Overall Length	69.000ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	28.40°

P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.151ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°



- GENERAL NOTES:**
- SITE LOCATION:**
5128-5135 FRANKFORD AVENUE, OPA #882090000
5113-17 FRANKFORD AVENUE, OPA #888679000
5115-23 FRANKFORD AVENUE, OPA #882749000
5102 DARRAH STREET, OPA #822224000
PHILADELPHIA, PA 19124
 - REGISTERED OWNER/APPLICANT:**
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FRANKFORD COMMUNITY DEVELOPMENT CORPORATION
4687-69 PAUL STREET, PHILADELPHIA PA 19124
215-443-6800 ext. 102
KWASHINGTON.FCDC@GMAIL.COM
 - PLAN REFERENCES SURVEY BY:**
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100 W. OXFORD STREET, SUITE E-3100
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LEGEND - EXISTING

- SEWER
- WATER
- ASBESTOS
- UNDERGROUND UTILITIES
- EXISTING BUILDING
- EXISTING LANDSCAPE
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING LIMIT OF DISTURBANCE

LEGEND

- BUILDING
- LANDSCAPE
- ASPHALT
- CONCRETE
- LIMIT OF DISTURBANCE
- CANOPY TREE
- EVERGREEN TREE
- UNDERSTORY TREE
- SHRUB

PWD ERSA: FY24-FRAN-7646-01
STREETS REVIEW: SR-2024-022360



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215-985-0500 | WULFFARCHITECTS.COM

SEAL:
SARA PLAZAR PONDREXTER
PROFESSIONAL ENGINEER
PENNSYLVANIA

ISSUE BLOCK:

1	01/26/2024	ZONING 1ST SUB.
2	04/17/2024	ZONING 2ND SUB.
3	05/23/2024	ZONING 3RD SUB.
4	06/25/2024	ZONING 4TH SUB.
5	06/28/2024	CDR SUBMISSION

CHECKED BY: SP
DRAWN BY: CHLM
SCALE: AS NOTED

SHEET NAME:
ZONING TURNING PLAN

SHEET NUMBER:
Z-101

TURNING TEMPLATE

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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

Scale: 1" = 20'-0"

6-2

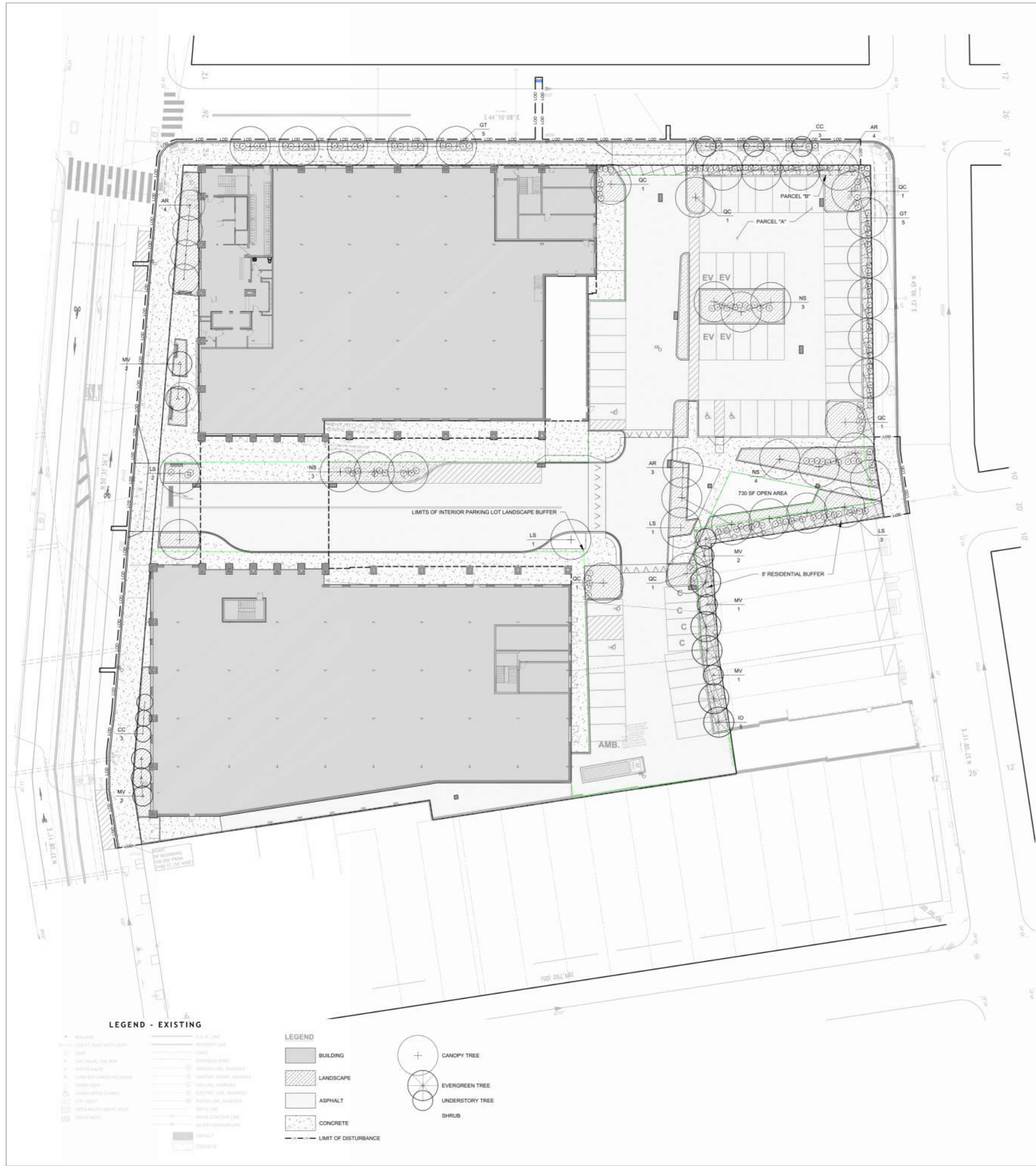


TABLE 1. YARD TREE REQUIREMENT, PARCEL A

YARD TREE	PROPOSED	REQUIRED
OPEN AREA ON-SITE (SQ. FT.):	17,029	NA
YARD TREES (14")	14	EXEMPT

NOTES:
 (1.1) PER 14-705(1)(A) & (C)(i): NO PROVISIONS OF 14-705(j) (ON-SITE LANDSCAPE AND TREE REQUIREMENTS) SHALL APPLY IF THE APPLICANT DEMONSTRATES TO THE SATISFACTION OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT THAT 51% OR MORE UNITS WILL MEET THE DEFINITION OF "AFFORDABLE HOUSING PROPERTY" UNDER SUBSECTION 7.202(1) OR THE DEVELOPMENT IS OTHERWISE SUBJECT TO A RECORDED INSTRUMENT SUCH THAT AVERAGE MONTHLY COSTS FOR ALL RENTAL UNITS MAY NOT EXCEED THE STANDARDS DESCRIBED UNDER 14-702(b)(1) & (2).
 (1.2) THERE ARE NO EXISTING TREES ON-SITE.

TABLE 2. PARKING LOT INTERIOR LANDSCAPE, PARCEL A

INTERIOR PARKING LOT	PROPOSED	REQUIRED
INTERIOR PARKING LOT AREA (SQ. FT.):	39,698	NA
INTERIOR LANDSCAPE AREA REQ. (10%):	3,970	3,970
SHADE TREES (1 PER 200 SF):	20	20
SHRUBS (3 PER 200 SF):	60	60
PERENNIALS OR GROUND COVER (15 PER SF):	298	298

NOTES:
 (2.1) PER 14-803(5)(e), 10% OF THE INTERIOR PARKING LOT SHALL BE LANDSCAPED. ONE SHADE TREE, THREE SHRUBS, AND 15 PERENNIALS OR GROUND COVER PER 200 SQ. FT. IS REQUIRED.
 (2.2) THERE ARE NO EXISTING TREES ON-SITE.
 (2.3) A WAIVER IS REQUESTED TO INCLUDE TREES WITHIN THE ADJACENT OPEN AREA WHICH ARE FURTHER THAN 10' FROM A PARKING SPACE.

TABLE 3. PARKING SCREENING LANDSCAPE, PARCEL A

PARKING LOT SCREENING	PROPOSED	REQUIRED
RES. BUFFER WIDTH ALONG PARCEL A (FT.):	8	8
RES. BUFFER LENGTH ALONG PARCEL A (FT.):	196	NA
ROW BUFFER WIDTH ALONG PARCEL A (FT.):	5	5
ROW BUFFER LENGTH ALONG PARCEL A (FT.):	62	NA
TREES (1 PER 20 LF):	14	13
EVERGREEN SPECIES (50% MIN OF RES.):	5	5
SHRUBS (4 PER 20 LF):	52	52

NOTES:
 (3.1) PER 14-803(5)(c), (1) A MIN. 8-FT WIDE BUFFER SHALL BE PROVIDED ALONG ABUTTING RESIDENTIAL ZONING DISTRICT. THE BUFFER SHALL CONSIST OF AT LEAST ONE TREE PER 20 LINEAR FEET, FOUR SHRUBS PER 20 LINEAR FEET, AND A MINIMUM 5-FT HIGH OPAQUE FENCE, WALL, OR BERM.
 (3.2) MIN. 50% OF TREES IN 8-FT BUFFER SHALL BE EVERGREEN SPECIES.
 (3.3) FENCE SHALL BE CONSTRUCTED OF WOOD OR ORNAMENTAL METAL; CHAIN-LINK AND BARBED WIRE ARE PROHIBITED.
 (3.4) PER 14-803(5)(d), (1) A MINIMUM 5-FT WIDE BUFFER IS REQUIRED ALONG STREET FRONTS. THE BUFFER SHALL CONSIST OF AT LEAST ONE SHADE TREE PER 20 LINEAR FEET AND FOUR SHRUBS PER 20 LINEAR FEET.
 (3.5) THERE ARE NO EXISTING TREES ON-SITE.

TABLE 4. LANDSCAPE, PARCEL B

LANDSCAPE	PROPOSED	REQUIRED
TREES:	9	NA

NOTES:
 (4.1) PARCEL B IS A SEPARATE 227' X 5' PARCEL WITH NO PROPOSED DEVELOPMENT. THEREFORE THERE ARE NO LANDSCAPE REQUIREMENTS.

PLANTING NOTES:

- TEST SUBGRADE SOIL FOR COMPACTION AND INFILTRATION RATES PRIOR TO PLACING PLANTING SOIL. NOTIFY LANDSCAPE ARCHITECT IF SOIL COMPACTION OR INFILTRATION DOES NOT MEET SPECIFICATIONS.
- COORDINATE LOCATIONS OF NEW PLANTINGS WITH UTILITIES. OBTAIN AS-BUILT PLAN OF UTILITIES BEFORE BEGINNING PLANTING. REVIEW WITH LANDSCAPE ARCHITECT.
- PROVIDE SLOPES IN PLANTING AREAS AS INDICATED ON GRADING PLANS.
- PROVIDE "QUALITY GRADE" PLANTS OF STRAIGHT SPECIES UNLESS INDICATED OTHERWISE ON PLANT SCHEDULE.
- PROVIDE THE QUANTITY OF EACH PLANT INDICATED ON THE PLANTING PLAN IF THOSE QUANTITIES DO NOT AGREE WITH THE QUANTITIES SHOWN IN THE PLANT SCHEDULE.
- PLANTING TO OCCUR ONLY DURING PLANTING WINDOW STATED WITHIN SPECIFICATIONS.
- STAKE LOCATIONS OF NEW PLANT MATERIALS FOR REVIEW IN FIELD WITH LANDSCAPE ARCHITECT BEFORE EXCAVATING PLANT PITS. ADJUST TREE AND SHRUB PLANTING LOCATIONS AS NEEDED TO COORDINATE WITH AS-BUILT UTILITIES.
- MOISTEN SOIL PRIOR TO PLANTING AND WATER AFTERWARD, PER THE SPECIFICATIONS.
- KEEP SEALS ON WOODY PLANTS UNTIL SUBSTANTIAL COMPLETION.
- CONTACT LANDSCAPE ARCHITECT TO REVIEW MOCK-UPS OF HERBACEOUS PLANT LAYOUT PRIOR TO HERBACEOUS PLANT INSTALLATION.
- REPAIR VEGETATIVE COVER OVER UTILITY TRENCHES NOT SHOWN ON THIS DRAWING BY PREPARING PLANTING SOIL AND SEEDING/SPRING PLANTING TO MATCH EXISTING CONDITION.
- PROVIDE TEMPORARY IRRIGATION DURING PLANT ESTABLISHMENT PER THE SPECIFICATIONS.
- MAINTAIN PLANTS PER THE SPECIFICATIONS.



GENERAL NOTES:

- SITE LOCATION:**
 5129-5135 FRANKFORD AVENUE, OPA #882096000
 5113-17 FRANKFORD AVENUE, OPA #888577000
 5119-25 FRANKFORD AVENUE, OPA #882754900
 5102 DARRAH STREET, OPA #622222400
 PHILADELPHIA, PA 19124
- REGISTERED OWNER/APPLICANT:**
 KIMBERLY WASHINGTON
 FRANKFORD COMMUNITY DEVELOPMENT CORPORATION
 4867-69 PAUL STREET, PHILADELPHIA PA 19124
 215-743-6580 ext. 102
 KWASHINGTON.FCDC@gmail.com
- PLAN REFERENCES SURVEY BY:**
 RODRIGUEZ CONSULTING
 100 W. OXFORD STREET, SUITE E-3100
 PHILADELPHIA, PA 19122
 PLAN DATED: 01/30/2023
- SUBJECT PROPERTY IS LOCATED WITHIN THE CMX-3 DISTRICT PER APPROVED BILL NO. 230714. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.**
- THE PROJECT PROPOSES LOT LINE RELOCATION OF FOUR EXISTING PARCELS TO TWO PARCELS (PARCEL "A" AND PARCEL "B"), DEMOLITION OF AN EXISTING STRUCTURE, AND CONSTRUCTION OF A 5-STORY MULTI-USE BUILDING, INCLUDING GROCERY STORE, HEALTH CARE, AND 131 AFFORDABLE HOUSING UNITS. DEVELOPMENT INCLUDES 58 ACCESSORY, 44 CLASS 1A BICYCLE PARKING SPACES, AND 7 OUTDOOR BICYCLE SPACES.**
- THE ON-SITE AREA OF DISTURBANCE IS 104,437 SQ. FT. (2.39 AC). THE COMBINED AREA OF DISTURBANCE IS 114,136 SQ. FT. (2.62 AC).**
- THE ENTIRE SITE CONTAINS URBAN LAND SOIL (U).**
- THE PROJECT IS LOCATED WITHIN THE DELAWARE DIRECT WATERSHED. PWD ERSA TRACKING NUMBER: FY24-FRAN-7846-01.**
- SUBJECT PROPERTY TO BE SERVICED BY MUNICIPAL WATER AND SEWER IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF PHILADELPHIA WATER DEPARTMENT.**
- THE EXISTING CONDITIONS PLAN AND LOT CONSOLIDATION PLAN SHOWN HEREON WAS PREPARED BY RODRIGUEZ CONSULTING (DATED 01/30/2023 AND 04/07/2023) AND PROVIDED TO STUDIO SUSTENA FOR USE. THIS REFERENCE IS FOR ALL PROPERTY AND BOUNDARY INFORMATION PRESENTED ON THIS PLAN.**
- THE VERTICAL CONTROL NETWORK IS REFERENCED TO THE CITY OF PHILADELPHIA DATUM. THE CONVERSION FACTOR BETWEEN CITY DATUM AND NAVD83 IS +4.33 FEET. THE SITE BENCHMARK IS THE RIM OF A SEWER MANHOLE LOCATED ON THE INTERSECTION OF DARRAH STREET AND CONKLIN STREET. EL. +43.87' (CITY OF PHILADELPHIA DATUM).**
- THERE ARE NO WATERBODIES/WATERCOURSES WITHIN 100 FEET OF THE SITE.**
- THE LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND LIMITS OF ALL EXISTING UTILITIES.**
- BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "X" PER FLOOD INSURANCE RATE MAP NUMBER: 4207570114H, COMMUNITY NAME: CITY OF PHILADELPHIA, EFFECTIVE DATE: 11/18/2015**



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ARCHITECT:
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 1515 LOCUST STREET, 2ND FLOOR
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FRANKFORD PLAZA
 PHILADELPHIA, PA

DATE: 06/28/2024
 SCALE: AS NOTED

CHECKED BY: SP
 DRAWN BY: LM
 SHEET NAME: ZONING PLANTING PLAN

SHEET NUMBER: Z-130

ISSUE BLOCK:

NO.	DATE	DESCRIPTION
1	01/26/2024	ZONING 1ST SUB.
2	04/17/2024	ZONING 2ND SUB.
3	05/23/2024	ZONING 3RD SUB.
4	06/25/2024	ZONING 4TH SUB.
5	06/28/2024	CDR SUBMISSION



ZONING PLANS-PLANTING
 DATE: 06/28/2024
 SCALE: AS NOTED



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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

6-3

Frankford Plaza – Plant-Selection Memo
6/24/24

Studio Sustena prepared a Zoning submission for Frankford Plaza dated 5/23/24. This submission incorporated some plant species that are not included on the 2022 PCPC Plant List, but we would like to request that they are considered for approval for this project. Our in-house landscape architects believe that most of these species should be considered because the species: 1) Are native or adapted to Pennsylvania (and therefore not invasive); 2) Are appropriate for an urban landscape; 3) Fulfill specific ecosystem roles when interplanted as a plant community, thereby leading to higher resilience and lower maintenance; and 4) Are critical to the overall planting composition.

Trees

- N/A

Shrubs

- *Fothergilla gardenia* – Dwarf, native shrub that provides critical early-season pollen and nectar to pollinators. It's hard to find a shade-tolerant shrub that blooms as early as *F. gardenia*.

Perennials

- *Bouteloua gracilis* 'Blonde ambition' – Native, warm-season grass that performs very well in dry locations. The plant provides shelter for ground-nesting birds and is the host plant for several types of butterflies. The seed heads provide food for certain songbirds. We'd recommend that you consider adding this species to your list.
- *Echinacea pallida* – Native Echinacea that is more long-lived than *E. purpurea*, and therefore a critical long-term species within the plant mix. The PCPC Plant List contains *E. purpurea*, so we'd recommend that you consider adding this species to the list.
- *Salvia nemorosa* 'May Night' – This is a dependable species, but we switched it out for *Physostegia virginiana*, which is native, serves the same ecosystem role as *S. nemorosa*, and appears on the PCPC Plant List.
- *Sesleria autumnalis* – Non-native, adapted, cool-season grass that withstands road salt and is highly reliable. Having a tough species like this in the mix can help protect to more delicate or ephemeral species
- *Solidago caesia* – Shade-tolerant goldenrod species that provides critical late-season pollen and nectar to pollinators. We listed *S. odora* (which is on the PCPC Plant List) as an acceptable alternate, but find that *S. caesia* is generally more horticulturally available

Bulbs

- N/A



PLANT SCHEDULE

Canopy Trees								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	
AR	12	Acer rubrum	Red Maple	3'-3.5' cal	B&B	As shown		
GT	10	Gleditsia triacanthos f. inermis	Thornless Honey Locust	3'-3.5' cal	B&B	As shown		
LS	7	Liquidambar styraciflua 'Rotundiloba'	Round-lobed Sweetgum	3'-3.5' cal	B&B	As shown		
NS	10	Nyssa sylvatica	Black Tupelo	3'-3.5' cal	B&B	As shown		
OC	6	Quercus coccinea	Scarlet Oak	3'-3.5' cal	B&B	As shown	Fall Hazard Species-do not dig in fall	
Total	45							
Evergreen Trees								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	
ID	5	Ilex opaca	American Holly	8-10' Ht.	B&B	As shown		
Total	5							
Understory Trees								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	
CC	6	Cercis canadensis	Eastern Redbud	8-10' Ht.	B&B	As shown	Multi-stem, 3 trunks minimum	
MV	10	Magnolia virginiana	Sweetbay Magnolia	8-10' Ht.	B&B	As shown	Multi-stem, 3 trunks minimum	
Total	16							
Shrubs								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	
Am		Aronia melanocarpa 'Vigorous Beauty'	Black Chokeberry	2-3' Ht.	Cont.	As shown		
Calh		Caltha alifolia 'Hummingbird'	Sweet Pepperbush	2-3' Ht.	Cont.	As shown		
Fg		Fothergilla gardenii	Fothergilla	2-3' Ht.	Cont.	As shown		Species not on PCPC plant list but species is native or adapted to PA
Ha		Hydrangea aborescens 'Annabelle'	Smooth Hydrangea	2-3' Ht.	Cont.	As shown		
Iv		Ilex verticillata 'Nana' Red Sprite	Winterberry	2-3' Ht.	Cont.	As shown	Female plant, provide 1 male for 6-10 females	
Iv		Ilex verticillata 'Jim Dandy'	Winterberry	2-3' Ht.	Cont.	As shown	Male plant	
Ra		Rhus aromatica 'Gro-Low'	Fragrant Sumac	2-3' Ht.	Cont.	As shown		
Total	202							
Herbaceous Perennials								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES	
at		Achillea tuberosa	Butterfly Weed	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
bd		Bouteloua gracilis 'Blonde ambition'	Blue Gamma	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
ep		Echinacea pallida	Pale Purple Coneflower	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
ep		Echinacea purpurea	Purple Coneflower	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
iv		Iris versicolor	Blue Flag	#SP5	Cont.	10' o.c.		
je		Juncus effusus	common rush	#SP5	Cont.	10' o.c.		
ls		Liatris spicata	Spike Gayfeather	#SP5	Cont.	10' o.c.		
ls		Lobelia siphilitica	Great Blue Lobelia	#SP5	Cont.	10' o.c.		
pd		Penstemon digitalis	Beardtongue	#SP5	Cont.	10' o.c.		
pv		Physostegia virginiana 'Mae Menners'	Obedient Plant	#SP5	Cont.	10' o.c.		
rh		Ruellia humilis	Wild Petunia	#SP5	Cont.	10' o.c.		
sa		Schizachyrium scoparium	Little Bluestem	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
sa		Sesleria autumnalis	Autumn Moor Grass	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
sh		Sporobolus heterolepis	Prairie Dropseed	#SP5	Cont.	10' o.c.		Species not on PCPC plant list but species is native or adapted to PA
sc		Solidago caesia	Bluestem Goldenrod	#SP5	Cont.	10' o.c.	Acceptable alt: Solidago odora	Species not on PCPC plant list but species is native or adapted to PA
Total	15,500							
Bulbs								ZONING NOTES
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DEPTH	SPACING	NOTES	
ap		Allium 'Purple Sensation'	Ornamental Onion	3"	3"	4" O.C.	Supplier: Breck's. Plant in loosely spaced cluster of 3-4. (*) Plant roots down, with top of bulb at specified depth below finish grade	Species not on PCPC plant list but species is native or adapted to PA
ct		Crocus tommasinianus 'Ruby Giant'	Ruby Giant Snow Crocus	3"	3"	4" O.C.	Supplier: Breck's. Plant in loosely spaced cluster of 3-4. (*) Plant roots down, with top of bulb at specified depth below finish grade	Species not on PCPC plant list but species is native or adapted to PA
cv		Crocus vernus 'Flower Record'	Flower Record Giant Dutch Crocus	3"	3"	4" O.C.	Supplier: Breck's. Plant in loosely spaced cluster of 3-4. (*) Plant roots down, with top of bulb at specified depth below finish grade	Species not on PCPC plant list but species is native or adapted to PA
ri		Narcissus large-cupped 'Sweetest Dream'	Sweetest Dream Daffodil	6"	6"	6" O.C.	Supplier: Breck's. Plant in loosely spaced cluster of 3-5. (*) Plant roots down, with top of bulb at specified depth below finish grade	Species not on PCPC plant list but species is native or adapted to PA
ns		Narcissus 'Silver Chimes'	Silver Chimes Daffodil	6"	6"	6" O.C.	Supplier: Breck's. Plant in loosely spaced cluster of 3-5. (*) Plant roots down, with top of bulb at specified depth below finish grade	Species not on PCPC plant list but species is native or adapted to PA
Total	1,500							

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Landscape Architecture Reimagined

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LANDSCAPE PLAN

Scale: _____
Date: 06/28/2024
Drawn By: _____
Author: _____



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FRANKFORD PLAZA
PHILADELPHIA, PA



ISSUE BLOCK:

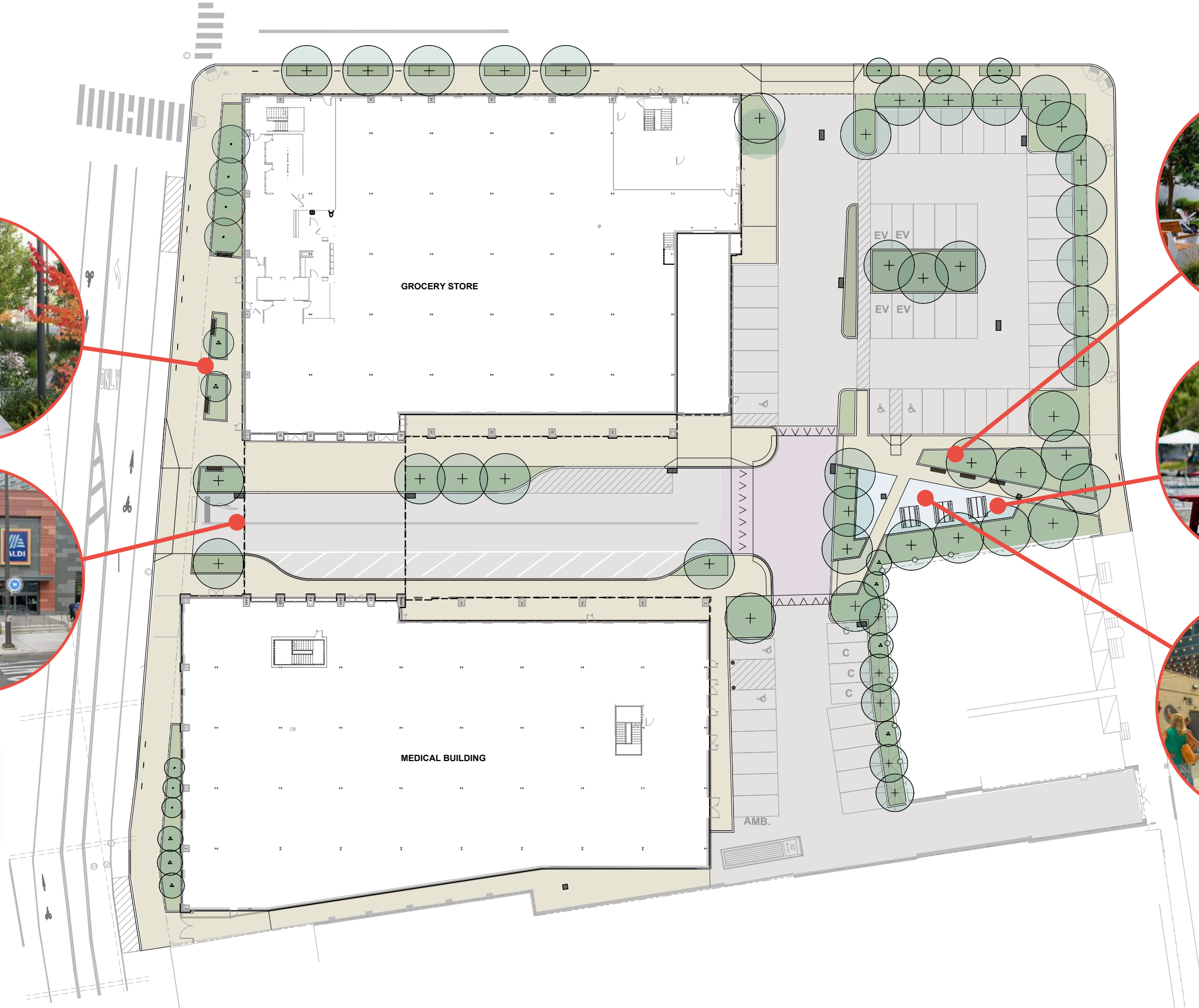
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2	04/17/2024	ZONING 2ND SUB.
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4	06/25/2024	ZONING 4TH SUB.
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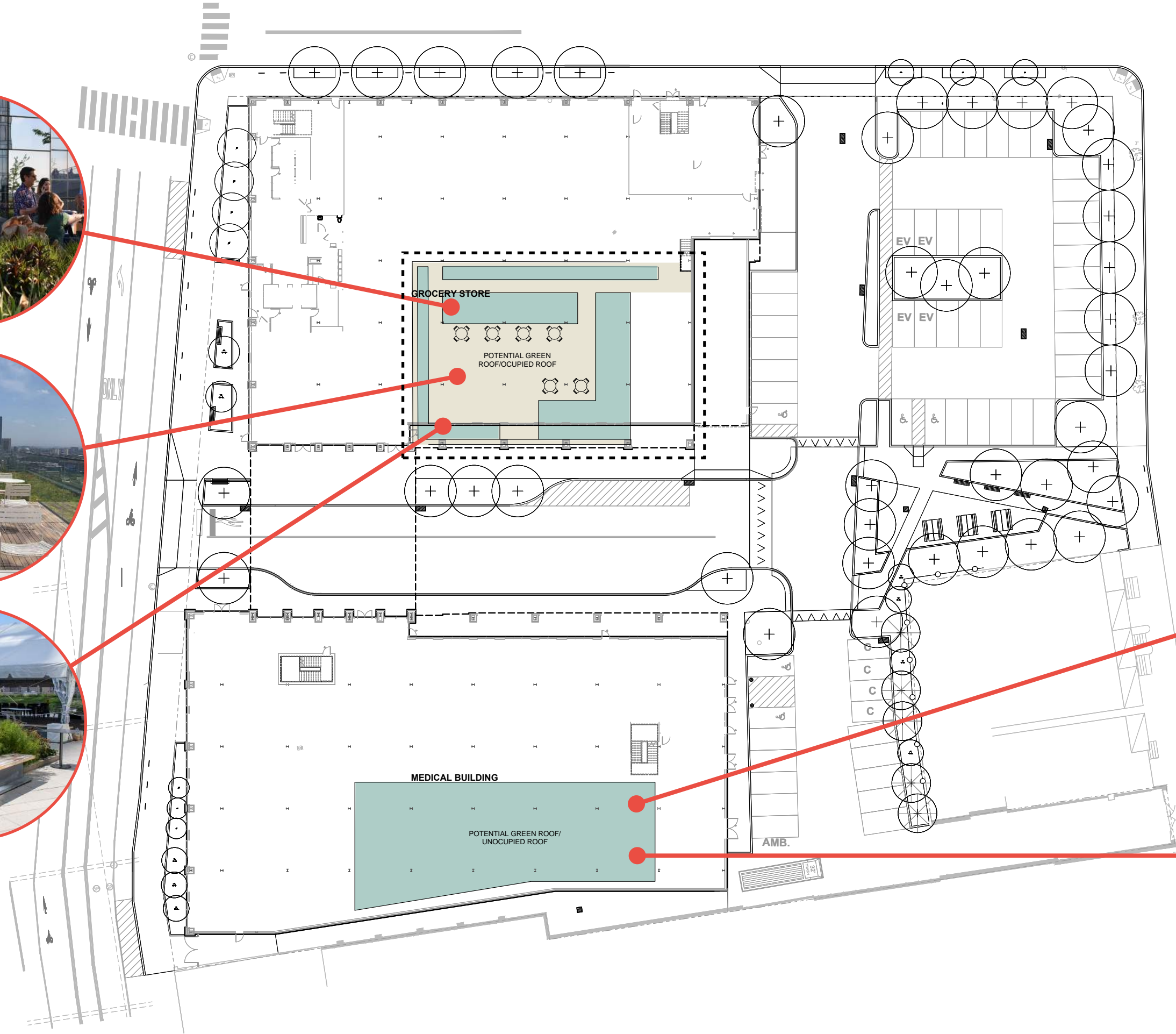
CHECKED BY: SP
DRAWN BY: LM
SCALE: AS NOTED
SHEET NAME: ZONING PLANT SCHEDULE
SHEET NUMBER: Z-131

FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING

6-4





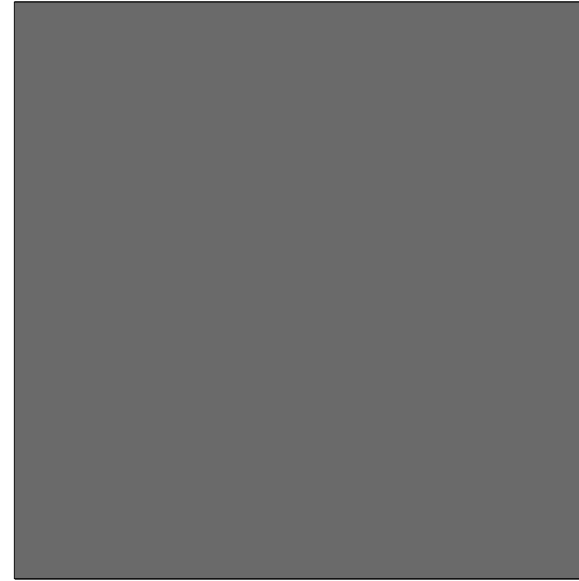
01 BRICK - STANDARD SIZE
COLOR: EBONITE VELOUR
SMOOTH



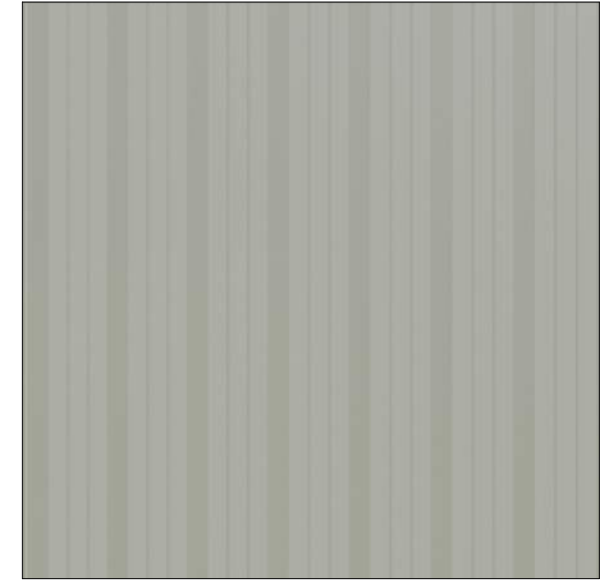
02 BRICK - STANDARD SIZE
COLOR: BLACK PEARL
SMOOTH



03 PANEL SYSTEM FOR BUILDING
EDGES
NIGHT GRAY PANELS



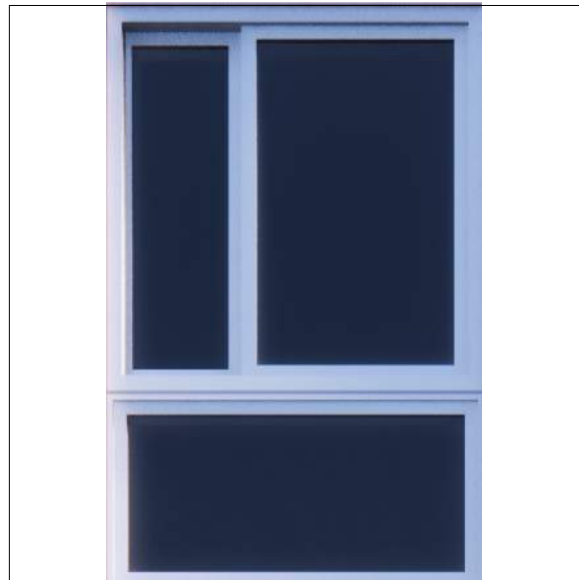
04 CORRUGATED METAL
PANELS - ATAS
DESIGN WALL
COLOR: ASH GREY



05 CLEAR ANODIZED ALUMINUM
(STOREFRONTS)



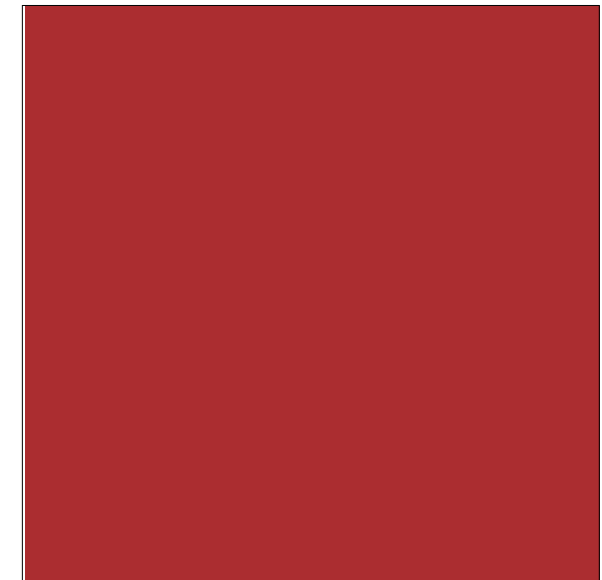
06 VINYL WINDOWS WITH
WHITE TRIM
COLOR: WHITE



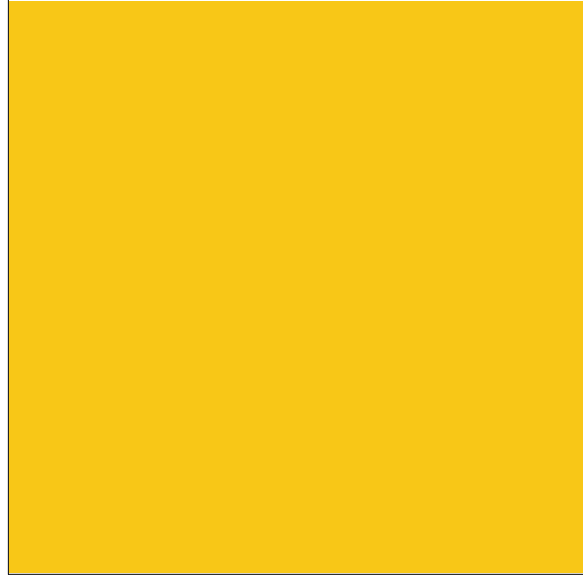
07 METAL PANEL: INTENSE
TEAL



08 METAL PANEL: POSITIVE
RED



09 ATAS PANELS
COLOR-BRILLIANT YELLOW



10 ATAS PANELS
COLOR-JITTERBUG GREEN



11 ATAS PANELS
COLOR-BRILLIANT BLUE



12 HARDIE PANEL - WOOD LOOK
COLOR:



13 BRICK PAVER-GREY



FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

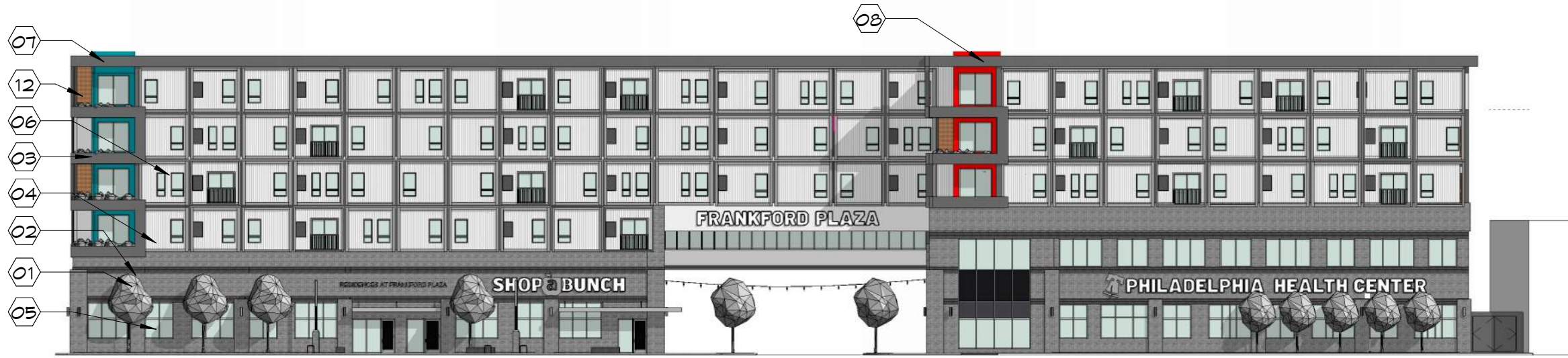
DRAWINGS PREPARED FOR PRE-CDR MEETING

WA
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PROPOSED BUILDING
MATERIALS

Scale:
Date: 06/28/2024
Drawn By: RK



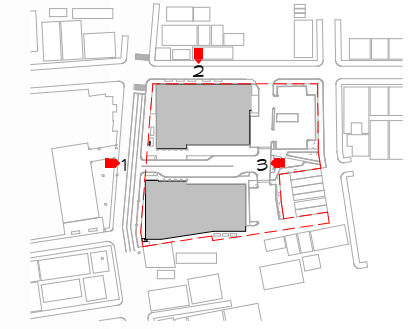
1 NORTH ELEVATION (ALONG FRANKFORD AVENUE)
8-1 1" = 30'-0"



2 WEST ELEVATION (ALONG PRATT STREET)
8-1 1" = 30'-0"



3 SOUTH ELEVATION
8-1 1" = 30'-0"



ELEVATIONS



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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA
DRAWINGS PREPARED FOR PRE-CDR MEETING

08-1-1

Date: 06/28/2024
Drawn By: RK



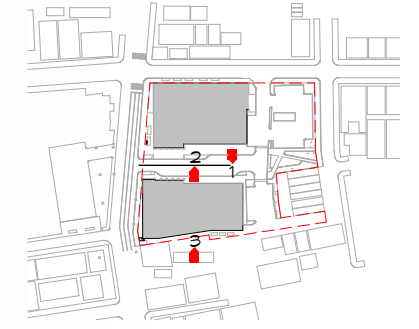
1 WEST ELEVATION
8-2 1" = 30'-0"



2 EAST ELEVATION-COURTYARD
8-2 1" = 30'-0"



3 EAST ELEVATION
8-2 1" = 30'-0"



ELEVATIONS

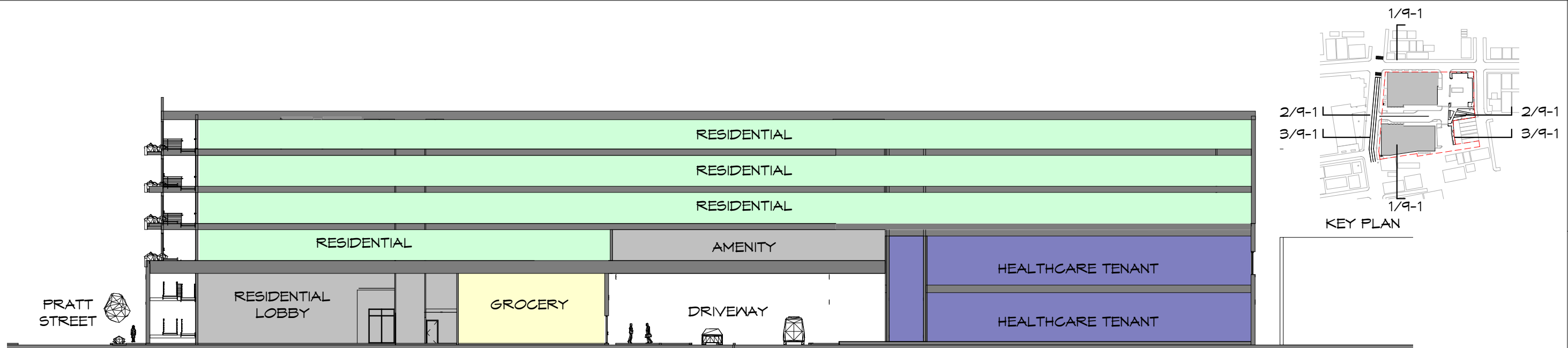


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FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA
DRAWINGS PREPARED FOR PRE-CDR MEETING

8-2

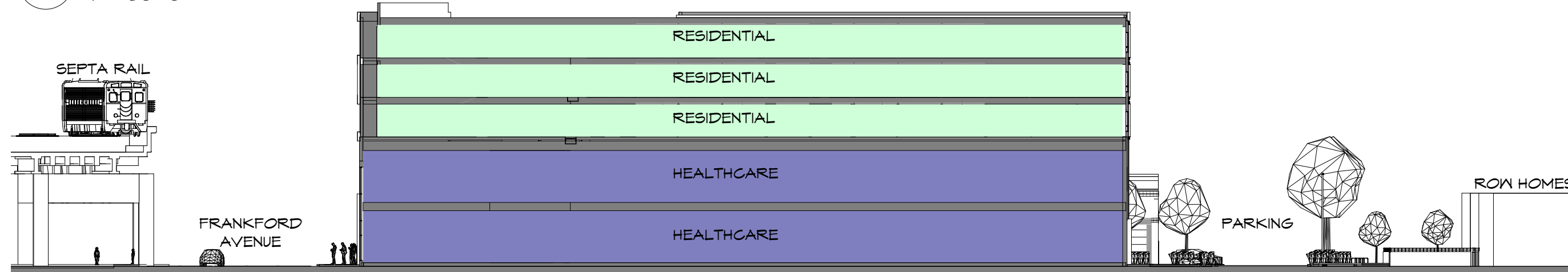
Scale:
Date: 06/28/2024
Drawn By: RK



1 SECTION-1 THROUGH GROCERY STORE AND HEALTHCARE PART CDR
 9-1 1" = 30'-0"



2 SECTION THROUGH TRANSIT
 9-1 1" = 30'-0"



3 SECTION THROUGH HEALTHCARE
 9-1 1" = 30'-0"

LEGEND:

 RETAIL	 HEALTHCARE	 COMMON	 RESIDENTIAL
---	---	---	--

SITE SECTIONS



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FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

9-1

Date: 06/28/2024
 Drawn By: HC

DRAWINGS PREPARED FOR PRE-CDR MEETING



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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3D MASSING MODEL

Scale:

Date: 06/28/2024

Drawn By: RK



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERING 1-FRANKFORD
 AVENUE

Scale:
 Date: 06/28/2024
 Drawn By: RK



FRANKFORD PLAZA

FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERING 2

Date: 06/28/2024
 Drawn By: RK



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERING 3

Scale:

Date: 06/28/2024

Drawn By: RK



NCES AT FRANKFORD PLAZA

BUNCH

FRANKFORD PLAZA

FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERING 4

Scale:

Date: 06/28/2024

Drawn By: RK



FRANKFORD PLAZA
5113-35 FRANKFORD AVENUE
PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERING VIEW FROM
DARRAH STREET

Scale:
Date: 06/28/2024
Drawn By: RK



FRANKFORD PLAZA
 5113-35 FRANKFORD AVENUE
 PHILADELPHIA, PA

DRAWINGS PREPARED FOR PRE-CDR MEETING



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RENDERINGS-NIGHT

Scale:

Date: 06/28/2024

Drawn By:

RK