

CIVIC DESIGN REVIEW SUBMISSION
SEPTEMBER 17, 2019



OAKMONT

RESIDENTIAL COMPLEX

FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

2401-25 North 2nd Street
PHILADELPHIA, PA 19122

CONTENTS

The project is a new development on the site where my family has worked and been part of the community for close to 20 years. We are proposing a new residential housing project that we feel will bring life to the neighborhood, creating new jobs and new homes. The project combines a series of lots currently vacant or occupied by commercial buildings and creates a new complex with both apartments and row house living. Our intent was always to stay in this neighborhood which we consider our home and create a beautiful new destination with the help of the community. Our vision is described in the pages that follow.

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2401-25 North 2nd Street
PHILADELPHIA, PA 19122

BUILDING A			
Floor	Unit No.	SF (Rentable)	# of Bedrooms
2	1	846	2
	2	833	2
	3	765	2
	4	833	2
	5	842	2
	6	701	2
	7	546	1
	8	718	2
	9	660	2
	10	718	2
	11	718	2
	12	660	2
	13	718	2
	14	718	2
3	15	660	2
	16	803	2
	17	846	2
	18	833	2
	19	765	2
	20	833	2
	21	842	2
	22	701	2
	23	546	1
	24	718	2
	25	660	2
	26	718	2
	27	718	2
	28	660	2
4	29	718	2
	30	718	2
	31	660	2
	32	803	2
	33	846	2
	34	833	2
	35	765	2
	36	833	2
	37	842	2
	38	701	2
	39	546	1

BUILDING A				
Floor	Unit No.	SF (Rentable)	# of Bedrooms	
4	40	718	2	
	41	660	2	
	42	718	2	
	43	718	2	
	44	660	2	
	45	718	2	
	46	718	2	
	47	660	2	
	48	803	2	
	5	49	1,415	3
		50	765	2
		51	1,415	3
		52	701	2
		53	487	1
54		660	2	
55		660	2	
56		660	2	
57		660	2	
58		660	2	
6	59	660	2	
	60	660	2	
	61	660	2	
	62	714	2	
	63	770	2	
	64	1,240	2	
	65	918	2	
	66	918	2	
	67	918	2	
	68	918	2	
	69	1,001	2	
Unit Bedroom Breakdown				
One-Bedroom Unit			3	
Two-Bedroom Unit			66	
Total No. of Units			69	

Z O N I N G A N A L Y S I S

PROPERTY INFORMATION

Location	2401-25 North 2 nd Street		
Description	Corner thru-block site with frontages on York, N. 2 nd St and Palethorpe Street		
Dimension	248' x 110'		
Area (sf)	27,280		
Existing Zoning	CMX-2	19,880.64 SF	72.80%
	ICMX	2,200.00 SF	8.15%
	RSA-5	5,199.39 SF	19.05%

ZONING CODE ANALYSIS

CMX-2 can govern 80.95% of the site (combining the CMX-2 and ICMX portions of the site; RSA-5 can be limited to 19.05% of site)				
District	Required	Permitted	Reference	Proposed
CMX-2 (+ ICMX) 22,080.64 SF	Multi-family units permitted	480 SF of lot area required per unit = 46 units	Table 14-602-2 note 2.b	69 units
	Bonus units permitted	Green roof bonus – additional 25% = 12 units	Table 14-602-2 note 2.c	
	Parking	No parking required	Table 14-802-2	44 spaces
	Retail	Required at entire first floor	Table 14.602-2 note 3	No retail
	Max 80% lot coverage		Table 14-701-3	
	Max height	38 feet	Table 14-701-3	60 feet
	Rear yard – 10% of lot depth	11 feet required	Table 14-701-3	NA
RSA-5 5,199.39 SF	Single Family			3 - family
	Parking	No parking required		
	Max 75% lot coverage	NA	NA	NA
	Max height	38 feet		38 feet
	Rear yard – 10% of lot depth	11 feet required		
Proposed Scheme	Complex comprised of: <ul style="list-style-type: none"> • Building A- 68 feet tall, six stories, 67,221 SF total with (69) units on five residential levels (974 SF unit average); 80,896 Building total with first floor parking level • Building B – (4) levels at 643 SF/ea. = 2,572 SF; (3) residential units • Building C-L – (4) levels at 691 SF/ea. = 2,764 SF, (3) residential units • Buildings B-L residential units – (33) • Total Residential Units – (102) • 44 parking spaces 			

FIQIRI SKENDAJ
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2401-25 North 2nd Street
PHILADELPHIA, PA 19122

EXISTING CONDITIONS

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OWNER/DEVELOPER

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2401-25 North 2nd Street
PHILADELPHIA, PA 19122



1. VIEW AT 2ND AND YORK LOOKING NE

2. VIEW LOOKING AT YORK ST. AND PALETHORPE ST. LOOKING NW

FIQIRI SKENDAJ
OWNER/DEVELOPER

SITE LOCATION PHOTOS 1.00

T + ASSOCIATES
ARCHITECTS

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



VIEW AT 2ND ST. AND YORK ST. LOOKING NORTH



VIEW AT N. PALETHROPE ST. AND YORK ST. LOOKING NORTH



VIEW AT PALETHORPE ST. LOOKING SOUTH



VIEW AT PALETHORPE LOOKING SOUTH

FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

SITE PHOTOS 1.01

2401-25 North 2nd Street
PHILADELPHIA, PA 19122



VIEW OF 2ND ST. LOOKING NORTH



VIEW OF 2ND ST. LOOKING SOUTH



VIEW AT 2ND ST LOOKING EAST



VIEW OF 2ND ST. LOOKING SOUTH

FIQIRI SKENDAJ
OWNER/DEVELOPER

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SITE PHOTOS 1.02

2401-25 North 2nd Street
PHILADELPHIA, PA 19122

EXISTING NEARBY
6-STORY BUILDING



EXISTING 6-STORY
BUILDING ON
AMERICAN ST. - (2)
BLOCKS WEST OF SITE



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SITE CONTEXT 1.03

2401-25 North 2nd Street
PHILADELPHIA, PA 19122

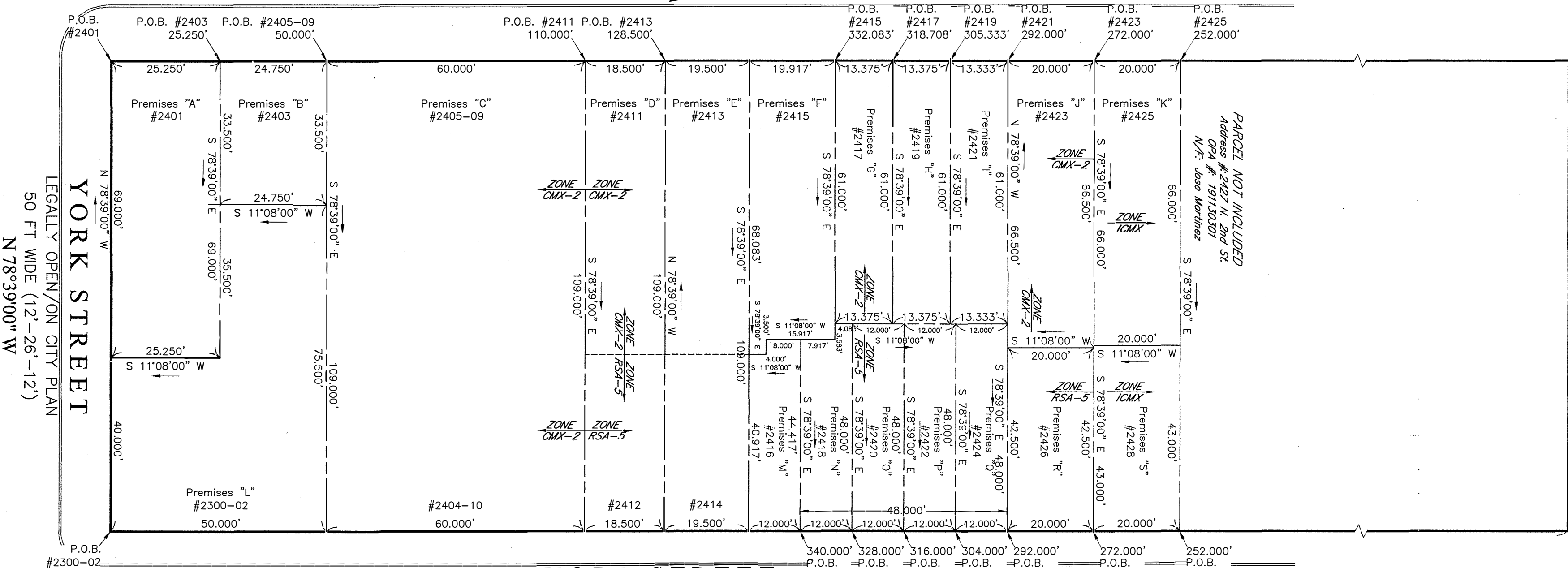
ZONING PACKAGE

FIQIRI SKENDAJ
OWNER/DEVELOPER

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ARCHITECTS

2401-25 North 2nd Street
PHILADELPHIA, PA 19122

2ND STREET
LEGALLY OPEN/ON CITY PLAN
60 FT WIDE (13'-34'-13')
N 11°08'00" E

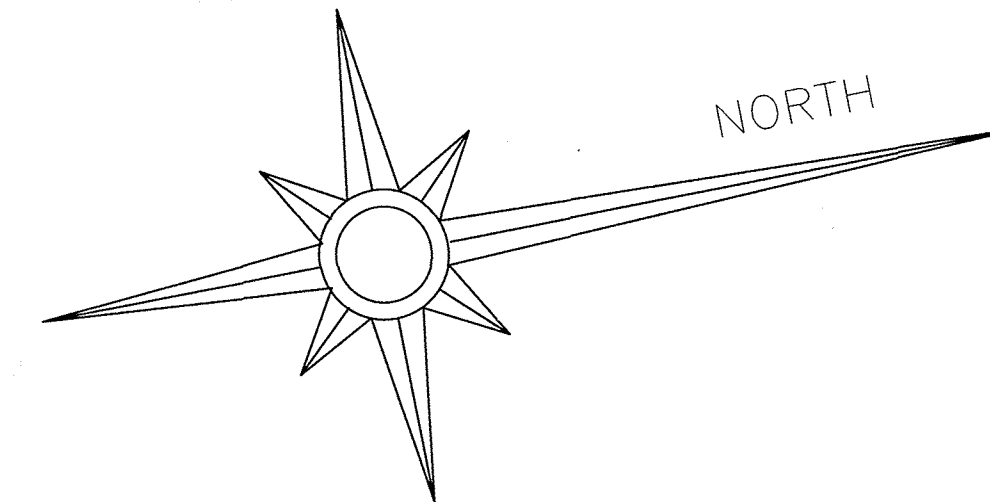


PALETHORP STREET
LEGALLY OPEN/ON CITY PLAN
30 FT WIDE (8'-14'-8")
S 11°08'00" W

EXISTING LOT DIMENSIONS
SCALE: 1:20

EXISTING LOT AREAS:

PREMISES	LOT AREA
PREMISES "A"	1,742.2 S.F. (0.040 AC.)
PREMISES "B"	829.1 S.F. (0.019 AC.)
PREMISES "C"	6,540.0 S.F. (0.150 AC.)
PREMISES "D"	2,016.5 S.F. (0.046 AC.)
PREMISES "E"	2,125.5 S.F. (0.049 AC.)
PREMISES "F"	1,300.3 F. (0.030 AC.)
PREMISES "G"	815.9 S.F. (0.019 AC.)
PREMISES "H"	815.9 S.F. (0.019 AC.)
PREMISES "I"	813.3 S.F. (0.019 AC.)
PREMISES "J"	1,330.0 S.F. (0.030 AC.)
PREMISES "K"	1,320.0 S.F. (0.030 AC.)
PREMISES "L"	2,878.6 S.F. (0.066 AC.)
PREMISES "M"	519.0 S.F. (0.012 AC.)
PREMISES "N"	547.6 S.F. (0.013 AC.)
PREMISES "O"	576.0 S.F. (0.013 AC.)
PREMISES "P"	576.0 S.F. (0.013 AC.)
PREMISES "Q"	576.0 S.F. (0.013 AC.)
PREMISES "R"	850.0 S.F. (0.019 AC.)
PREMISES "S"	860.0 S.F. (0.020 AC.)



- NOTES:
- Boundary Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS).
 - Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 - Refer to record of record and City of Philadelphia plan of record.
 - A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 - The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 - Plan prepared in accordance with the instructions of Elsid Skendaj.
 - A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 - The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
 - Address of Parcel "A" and "B" are to be determined by the Office of Property Assessment (OPA).
 - Upon the filing and recording of deeds prepared from this plan with the Department of Records of the City of Philadelphia, the lines shown proposed shall become actual and declared.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

CMX-2 (COMMERCIAL DISTRICT):

AREA REGULATIONS	REQUIRED	PARCEL-A
MIN. LOT AREA (S.F.)	N/A	27,031.8 S.F. (0.62056 Ac.)
MAX. OCCUPIED AREA (% OF LOT)	Intermediate: 75 Corner: 80	44.9% (±12,150 S.F.)
MIN. FRONT YARD (FT.)	N/A	0
MIN. SIDE YARD (FT.)	5 if used	0
MIN. REAR YARD (FT.)	The greater of 9 ft. or 10% of lot depth	0
MAX. HEIGHT (FT.)	38	15±

For information pertaining to bracketed numbers (e.g. "[1]" see Commercial District Dimensional Tables (b) notes for Table 14.701-3. For a definitive zoning decision, you must contact the Department of Licenses and Inspections. As Amended by Bill No. 110835-A, adopted by City Council on Dec. 15, 2011. * see Zoning Code, www.phila.gov for details and exceptions.

RSA-5 (RESIDENTIAL DISTRICT):

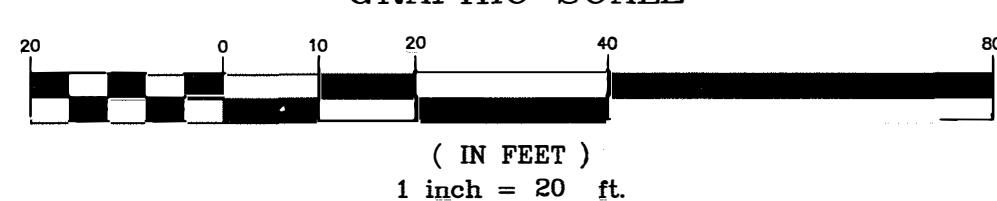
AREA REGULATIONS	REQUIRED
MIN. LOT WIDTH (FT.)	16'
MIN. LOT AREA (SQ.FT.)	1,440 [2]
MIN. OPEN AREA (% OF LOT)	Intermediate: 25; Corner: 20 [3]
MIN. FRONT YARD SETBACK (FT.)	[4] [5]
MIN. SIDE YARD WIDTH, EACH (FT.)	N/A
MIN. REAR YARD DEPTH (FT.)	9' [7]
MAX. HEIGHT (FT.)	38

For information pertaining to bracketed numbers (e.g. "[1]" see Lower Density Residential District Dimensional Tables (b) notes for Table 14.701-1. For a definitive zoning decision, you must contact the Department of Licenses and Inspections. As Amended by Bill No. 110835-A, adopted by City Council on Dec. 15, 2011. * see Zoning Code, www.phila.gov for details and exceptions.

LEGEND:

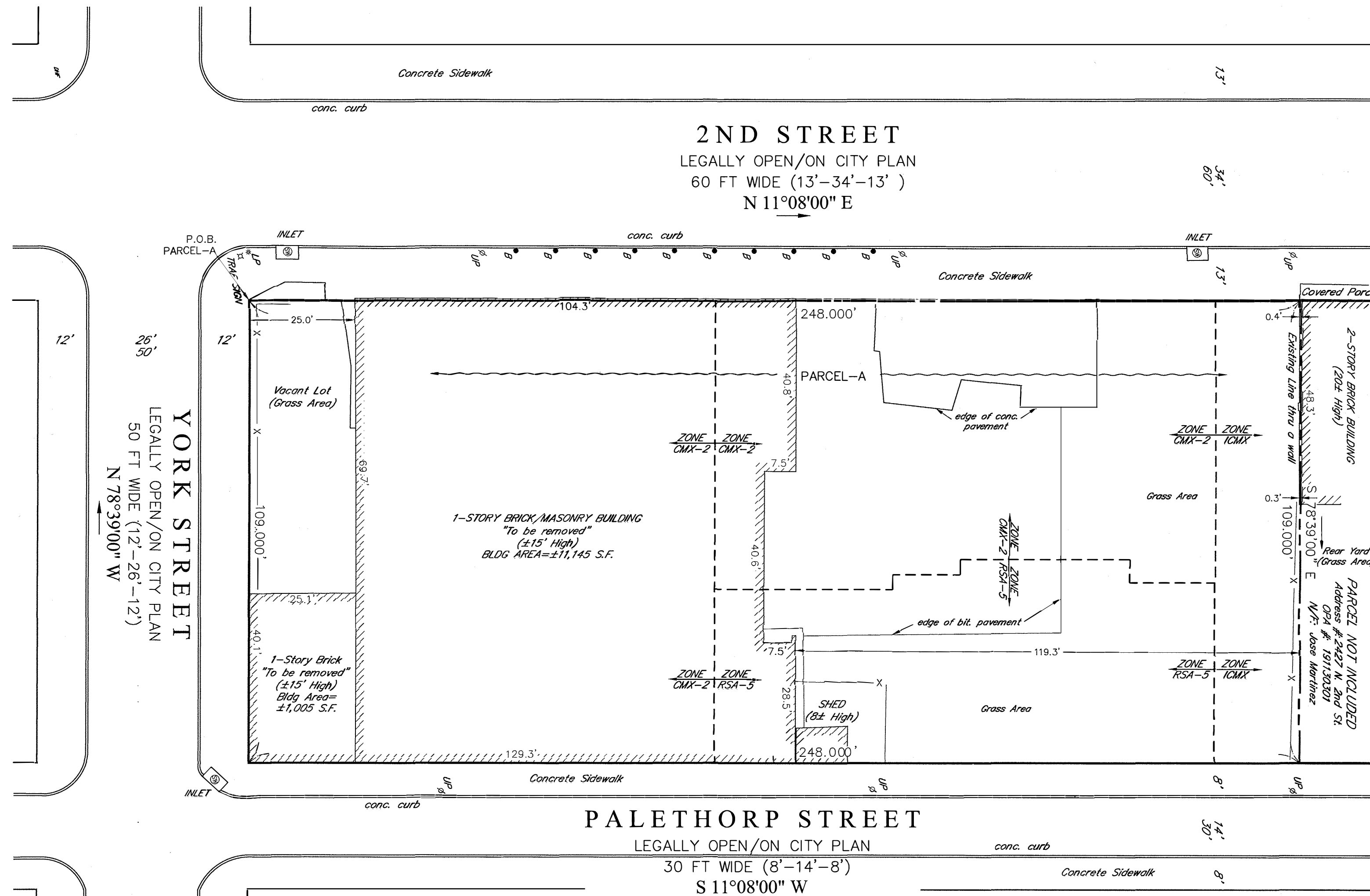
- BOUNDARY LINES
- x- 5' HIGH CHAINLINK FENCE
- UTILITY POLE
- ⊙ TRAFFIC LIGHT POLE
- BOLLARD
- P.O.B. POINT OF BEGINNING PER DEED

GRAPHIC SCALE



Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

Surveyor & Regulator District Date



EXISTING CONDITION AND PROPOSED CONSOLIDATION

SCALE: 1:20

PROJECT: 2401-2425 N. 2nd Street
Philadelphia, PA 19133
(19th Ward)

PLAN MADE FOR:
Elsid Skendaj
2403 N. 2nd Street
Philadelphia, PA 19133

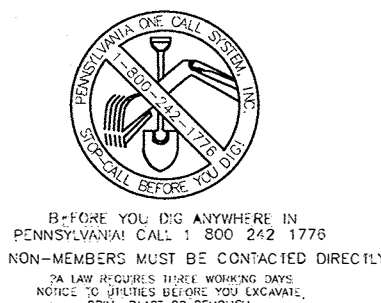
REV.	DATE	REVISION
1	06/08/18	Updated
2	07/24/18	review per S & R
3	03/22/19	revised subdivision
4	06/18/19	revised consolidation

DESIGNED: [Signature]
DRAWN: PA
CHECKED: MK
APPROVED: MK
APPROVED: Marcus Kaplan, PLS 011417-E

SHEET TITLE:
PROPERTY SURVEY
AND CONSOLIDATION PLAN

SCALE: 1" = 20'
PROJECT #: S19-6758
DATE: 11/16/18
SHEET NO.: 1

2.00



STATE YOU ARE APPROVED BY
PENNSYLVANIA CALL 1 800 242 1778
NON-MEMBERS MUST BE CONTACTED DIRECTLY
IN ALL INSTANCES UNLESS NOTICED OTHERWISE
CALL 717 763 8888 FOR DETAILS
DMS, STATE OF PENNSYLVANIA



IMAGE #1: VIEW FROM N. 2ND ST & W. YORK ST INTERSECTION LOOKING NORTHEAST (EXISTING CONDITIONS)



IMAGE #2: VIEW FROM W. YORK ST & N. PALETHORP ST INTERSECTION LOOKING NORTH (EXISTING CONDITIONS)



IMAGE #3: VIEW FROM N. 2ND ST LOOKING SOUTHEAST (EXISTING CONDITIONS)



IMAGE #4: VIEW FROM N. 2ND ST LOOKING SOUTHEAST (EXISTING CONDITIONS)



IMAGE #5: VIEW N. PALETHORP ST LOOKING SOUTH (EXISTING CONDITIONS)

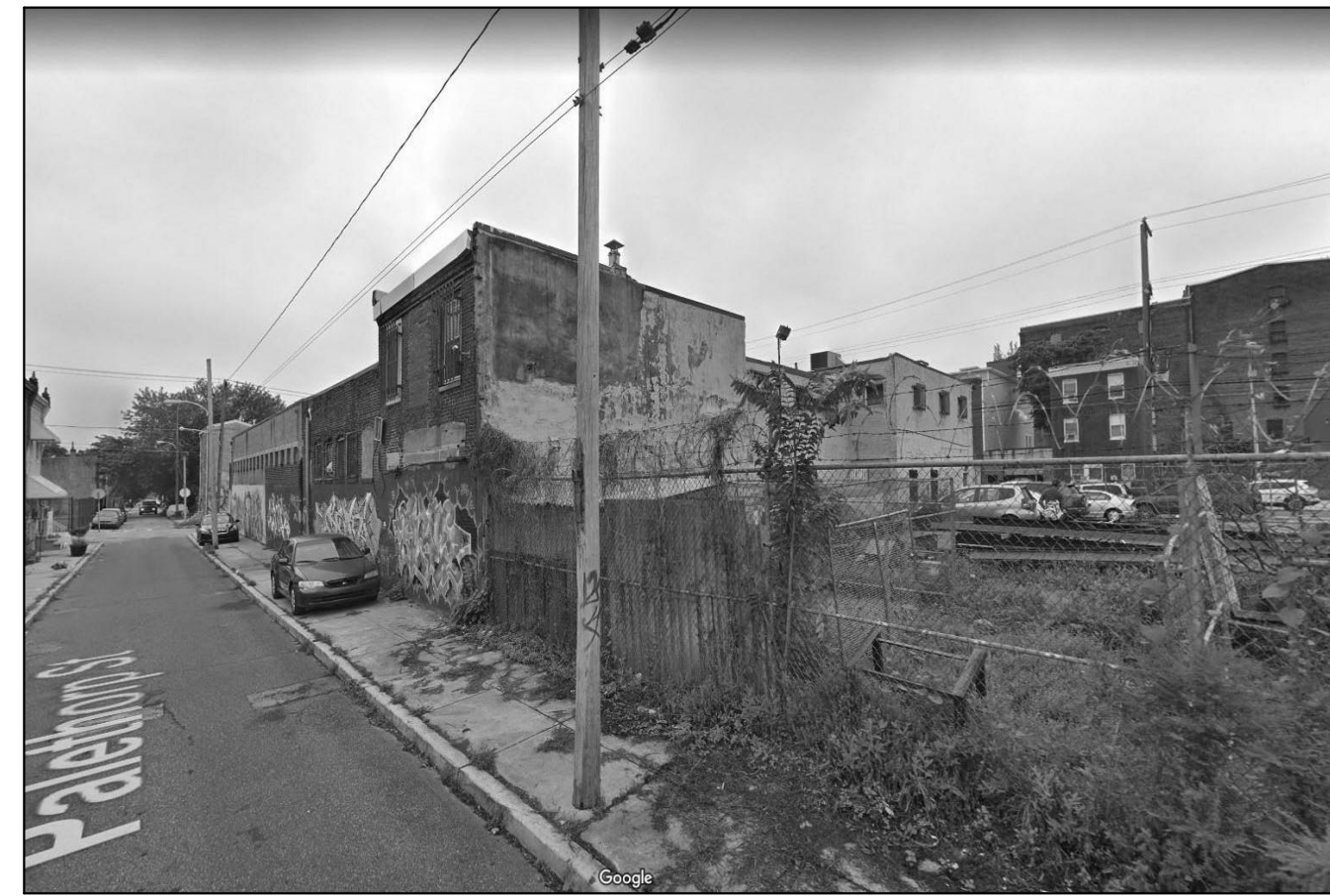


IMAGE #6: VIEW FROM N. PALETHORP ST LOOKING SOUTHWEST (EXISTING CONDITIONS)

ZONING ANALYSIS: 2401-25 NORTH 2ND ST. PHILADELPHIA, PA 19133

DISTRICT:	CMX-2	19,880.64 SF	72.80%
	ICMX	2,200.00 SF	8.15%
	RSA-5	5,199.39 SF	19.05%

LOT DIMENSIONS:	248'-0" x 110'-0"
EXISTING LOT AREA:	27,280 SF

PROPOSED COVERAGE:	78.1% (21,307 SF)
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PROPOSED FLOOR AREA:	98,434 SF
PROPOSED F.A.R.:	361%

PROPOSED AREA PER BUILDING	
BUILDING 'A'	73,498 SF
BUILDING 'B'	2,097 SF (3) UNITS
BUILDING 'C' - 'L'	2,263 SF (3) UNITS EACH (30) TOTAL
TOTAL	98,225 SF

PROPOSED HEIGHT/STORIES:	
BUILDING 'A'	60' - 0" / 6 STORIES
BUILDING 'B'	33' - 8" / 3 STORIES
BUILDING 'C' - 'L'	33' - 8" / 3 STORIES

PROPOSED # OF UNITS:	102 RESIDENTIAL
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PROPOSED # OF PARKING SPACES:	41
PROPOSED # OF EVP PARKING SPACES:	3
PROPOSED # OF BICYCLE PARKING:	34

VICINITY MAP



WORK LIMITS:

WEST YORK STREET FROM NORTH 2ND STREET TO NORTH PALETHORP STREET

MANDATORY NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM # 20172961247 AND WARD # 39.
3. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
4. PGW CONFIRMED EXISTING GAS LINES ARE NOT LOCATED ON THE PROPERTY. NEAREST GAS LINES ARE ACROSS ALL (3) ADJOINING STREETS AND UNDER THE SIDEWALKS.
5. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE [2] HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
6. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
7. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
8. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK, THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
9. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
10. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

DEPARTMENT OF STREETS PLAN REVIEW CHECKLIST

GENERAL REQUIREMENTS INFORMATION:

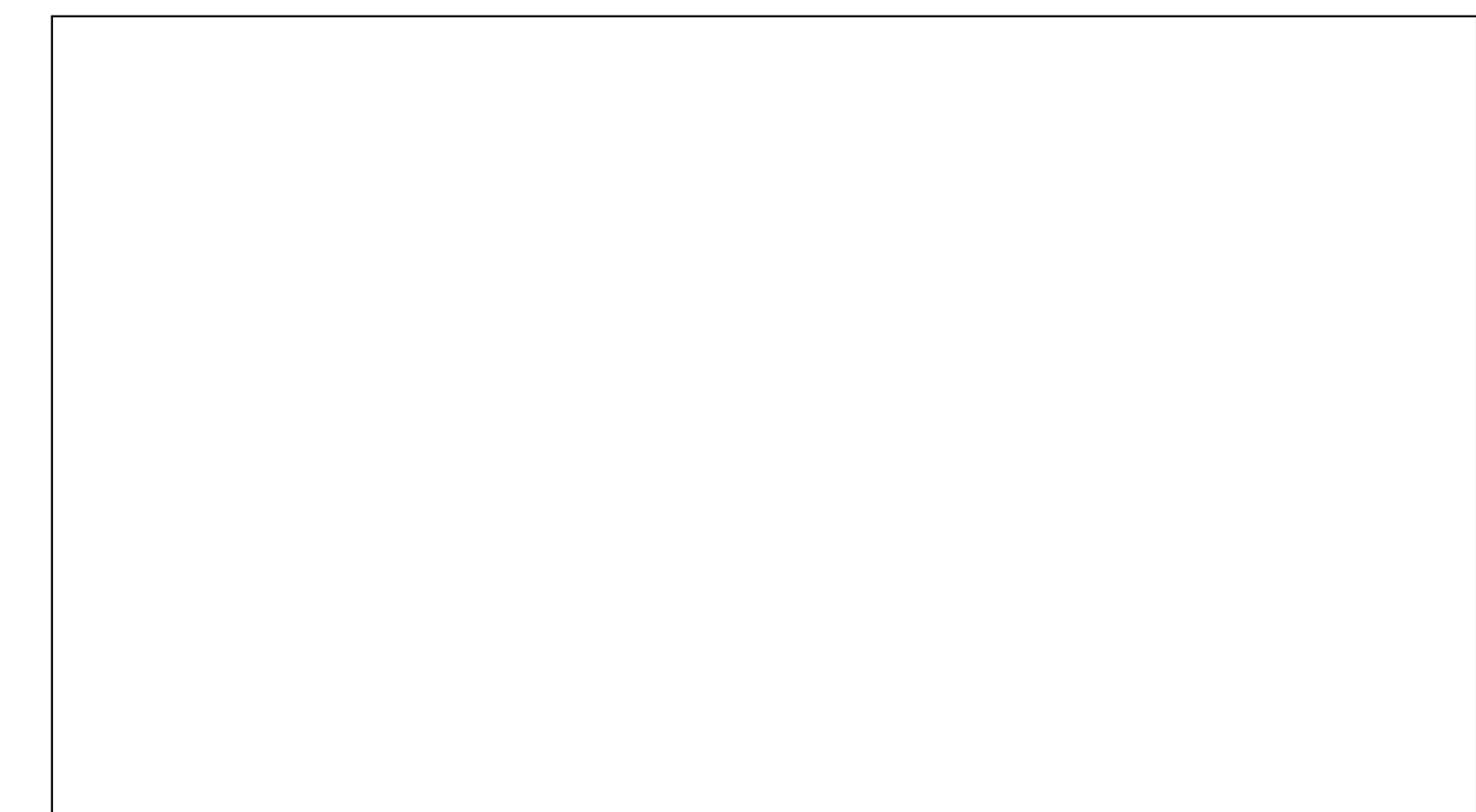
- LOT AREA = 27,280 SF
- PA ONE CALL NO. _____

SITE PLAN LEGEND

	EXISTING BUILDING		ADJACENT PROPERTY
	NEW ADDITION		STREET TREE W/ PIT
	NEW ADDITION OVER EXISTING BLDG		BUILDING ENTRY/EXIT
	COMMERCIAL SPACE	ALL PROPERTY LINES (LOT DIMENSIONS) ARE DIMENSIONED IN DISTRICT STANDARD. SEE ALSO SHEET	
	STAIR/ELEVATOR SHAFT ENCLOSURE		
	EXISTING UNDERGROUND EASEMENT		

ROW LOG NO.

DEPT. OF STREETS STAMP



OVERALL LOT
27,280.22 SF

N. 2ND ST.

248.002

228.002

20.000

CMX-2
19,880.64 SF

ICMX-5
2,200 SF

42.000 15.917 40.081 20.000

3.500' 3.583' 5.500'

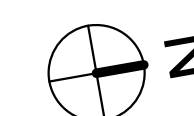
RSA-5
5,199.39 SF

40.917

117.998

20.000

N. PALETHORP ST.



W. YORK ST.

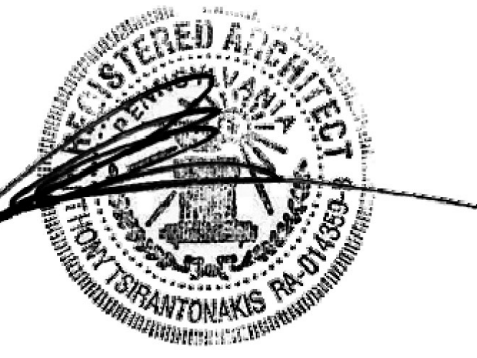
110.000

110.004

T+ASSOCIATES INC. ARCHITECTS

525 S. 4TH ST. STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S SEAL:



MEP ENGINEER:

STRUCTURAL ENGINEER:

ZONING SUBMISSION

8/1/19

RESIDENTIAL COMPLEX

2403 N. 2ND ST.
PHILADELPHIA, PA 19133

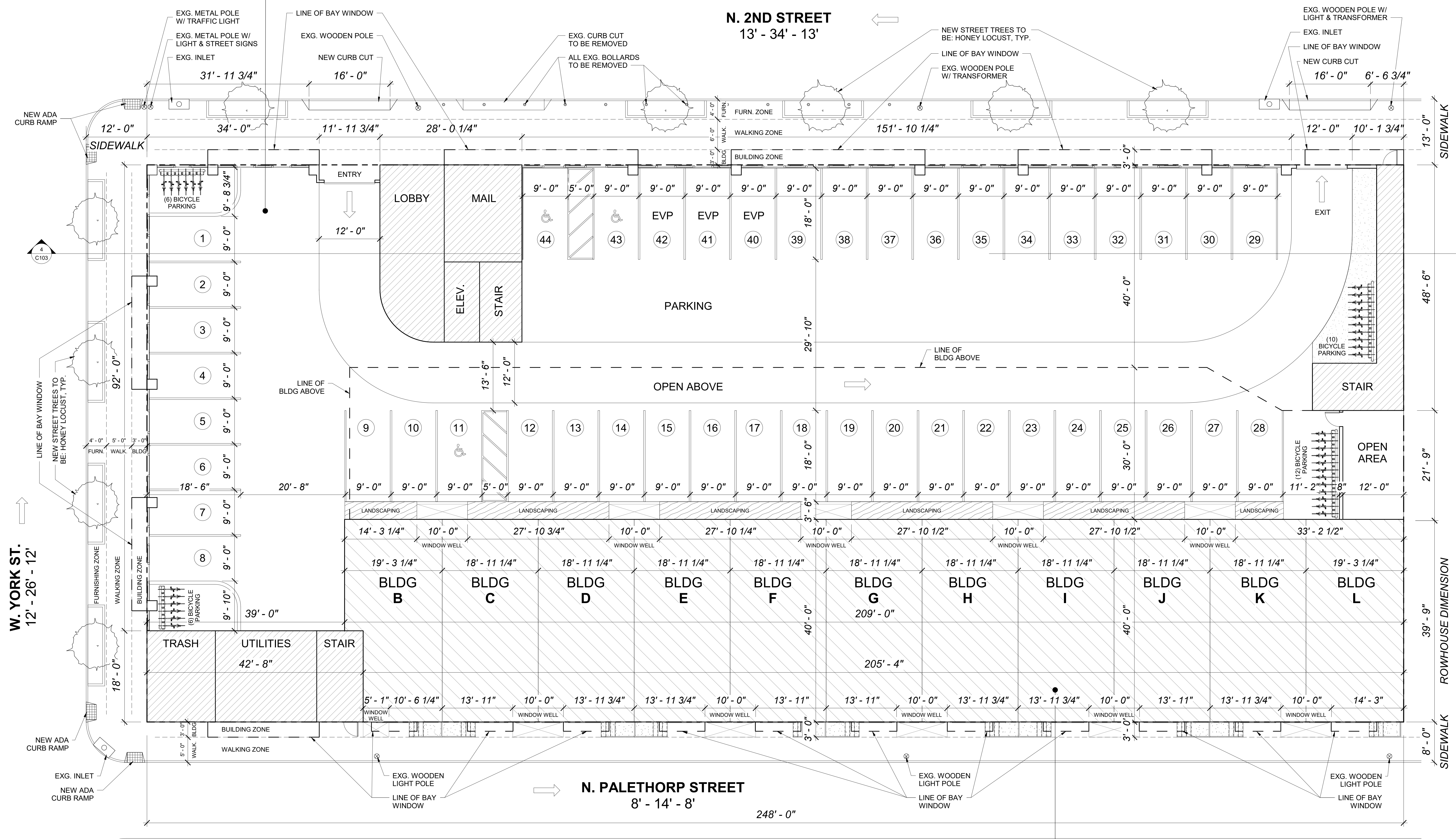
EXISTING SITE PLAN

DRAWN BY: PM
APPROVED BY: AT
SCALE: As indicated
JOB#: 1903-006

DWG. NO. **C100 2.01**

TITLE:

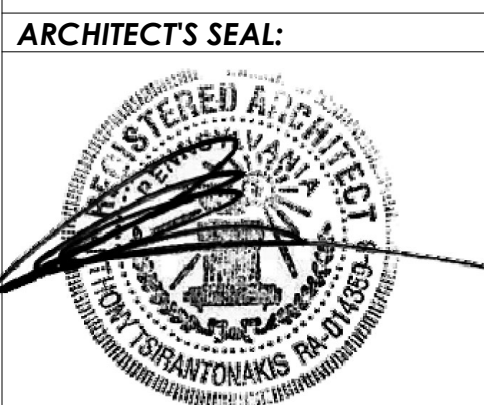
BUILDING 'A' - (6) STORIES @ 60'-0"H
69 UNITS; 80,896 SF



BUILDING'S 'B' - 'L'
(11) ROWHOUSES
(3) STORIES @ 33'-8"H
3 UNITS @ 3,064 GSF EACH HOUSE

1 ZONING SITE PLAN
 C101 SCALE: 1/8" = 1'-0"

T+ASSOCIATES INC.
ARCHITECTS
 525 S. 4TH ST. STE 591
 PHILADELPHIA, PA 19147
 T: 215.629.6374



MEP ENGINEER:

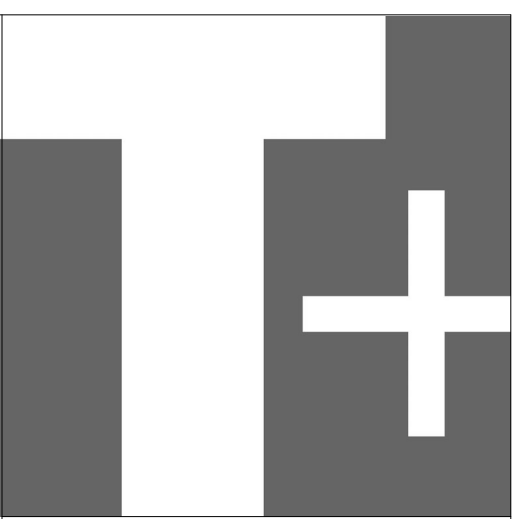
STRUCTURAL ENGINEER:

ZONING SUBMISSION
8/1/19

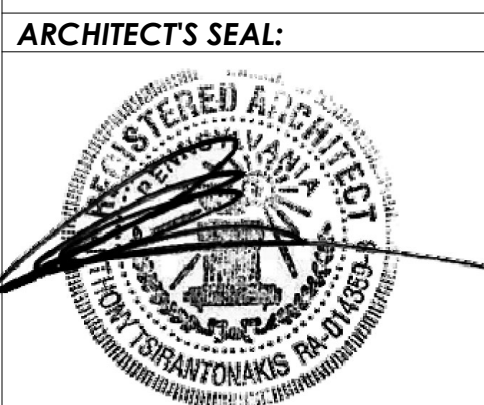
RESIDENTIAL COMPLEX
 2403 N. 2ND ST.
 PHILADELPHIA, PA 19133

DRAWN BY: PG
 APPROVED BY: AT
 SCALE: 1/8" = 1'-0"
 JOB#: 1803-006

TITLE: **PROPOSED ZONING SITE PLAN**
 DWG. NO. **C101 2.02**



T+ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



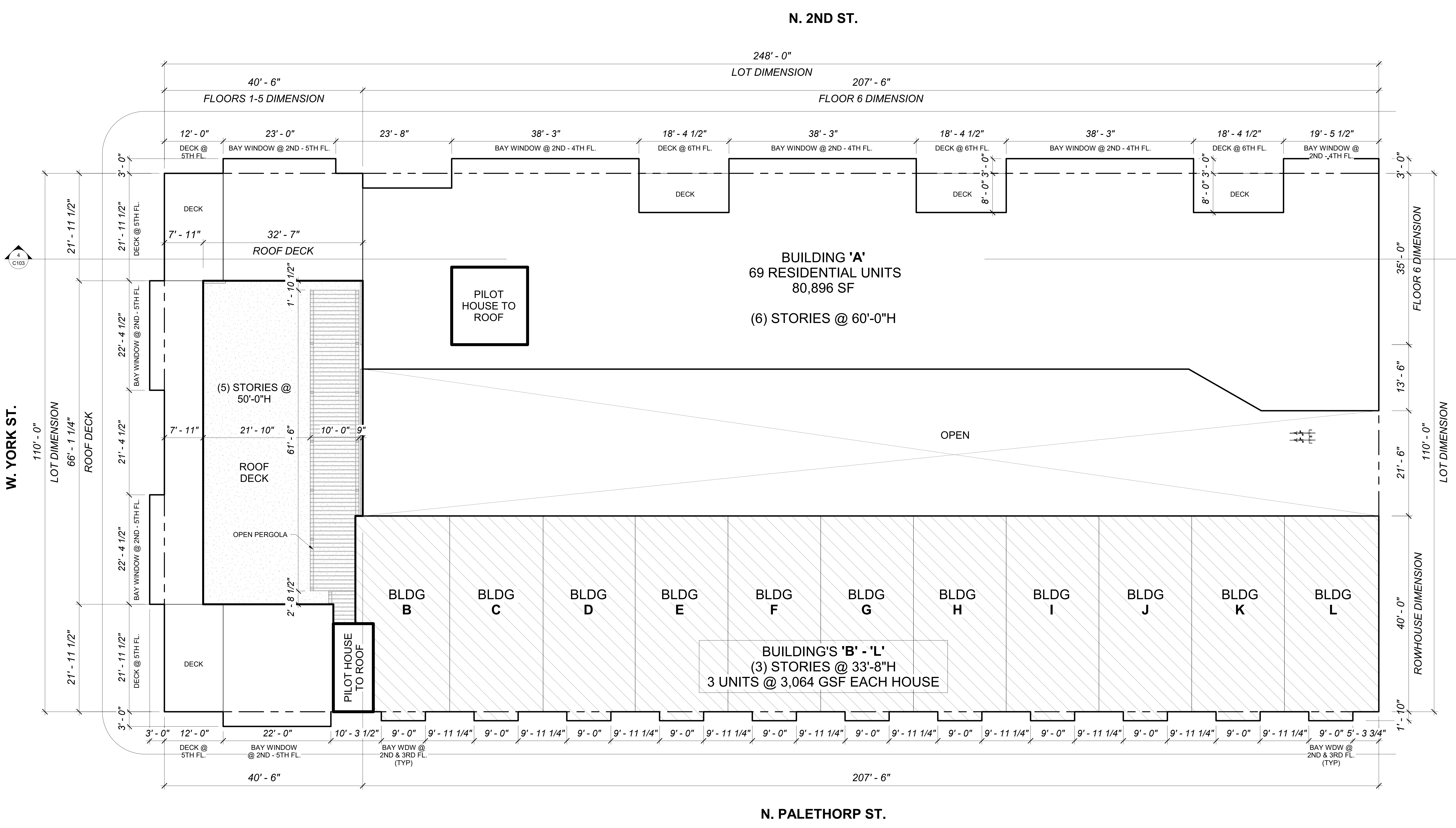
MEP ENGINEER:
STRUCTURAL ENGINEER:

ZONING
SUBMISSION
8/1/19

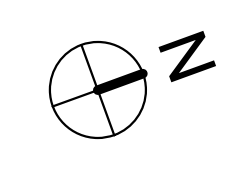
RESIDENTIAL COMPLEX
2403 N. 2ND ST.
PHILADELPHIA, PA 19133

DRAWN BY: PM
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1803-006

TITLE:
ZONING SITE PLAN 2
DWG. NO.
C102 2.03



1 SITE PLAN
C102 SCALE: 1/8" = 1'-0"

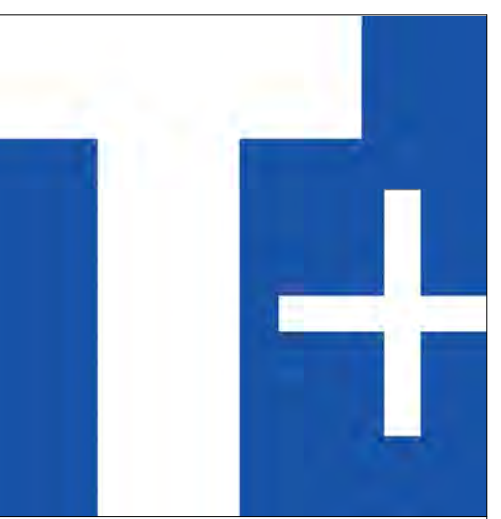


DESIGN PLANS

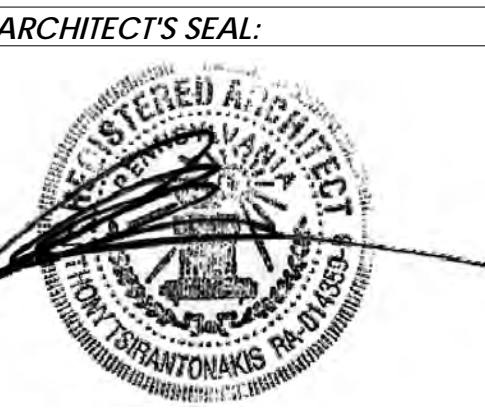
FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

2401-25 North 2nd Street
PHILADELPHIA, PA 19122



T+ ASSOCIATES INC.
ARCHITECTS
525 S. 4TH ST, STE 591
PHILADELPHIA, PA 19147
T: 215.629.6374



MEP ENGINEER:

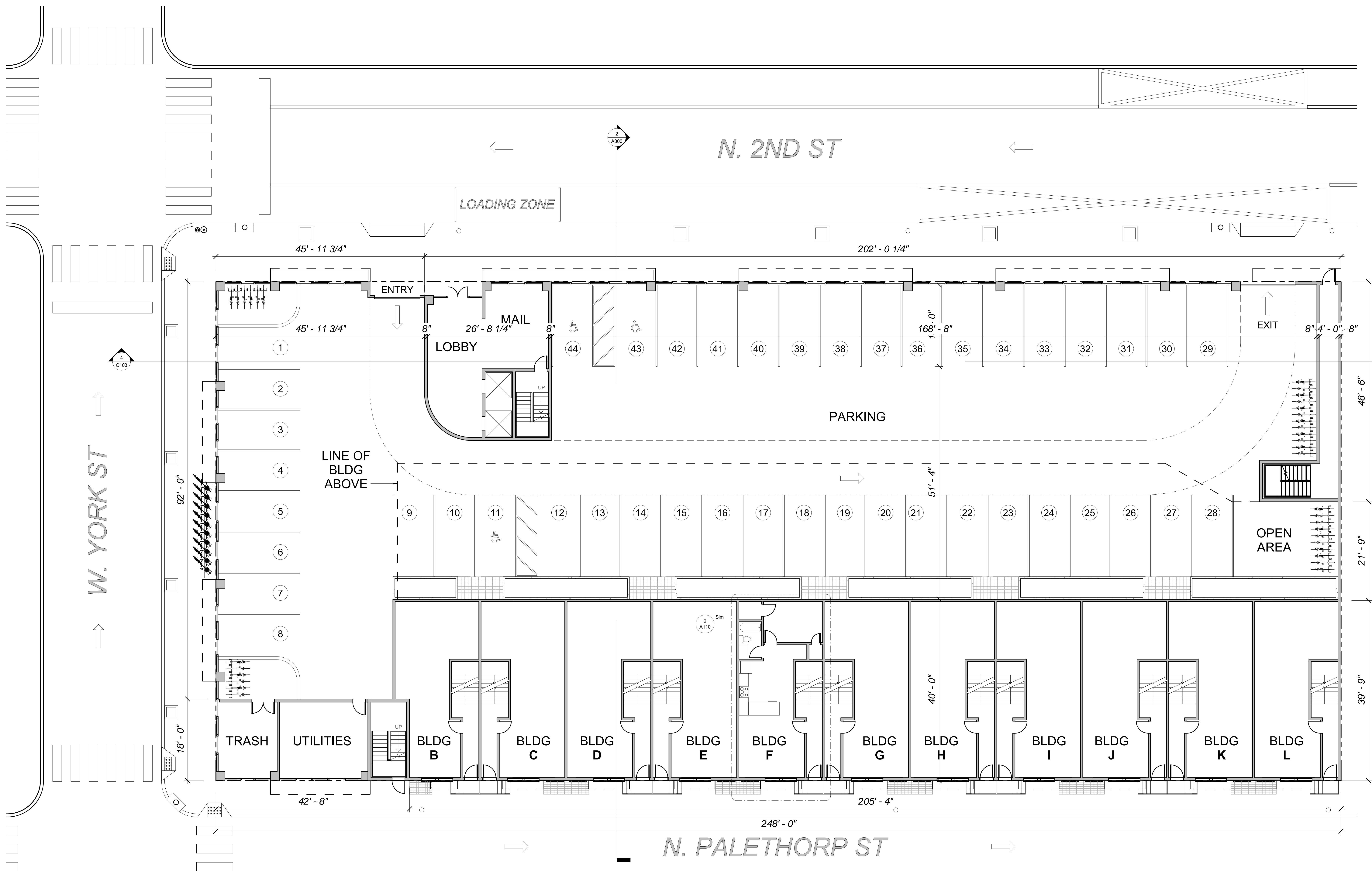
STRUCTURAL ENGINEER:

CDR
SUBMISSION
9/17/19

RESIDENTIAL COMPLEX
2403 N. 2ND ST.
PHILADELPHIA, PA 19133

DRAWN BY: PG
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1803-006

TITLE:
FIRST FLOOR PLAN
DWG. NO. **A101** 3.00

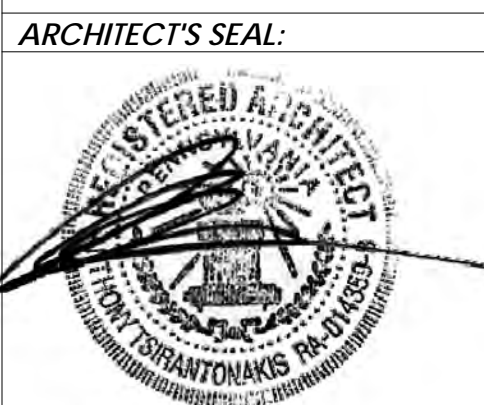


1 FIRST FL. - (BLDG A)
A101 SCALE: 1/8" = 1'-0"





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MEP ENGINEER:

STRUCTURAL ENGINEER:

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SUBMISSION

9/17/19

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2403 N. 2ND ST.
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DRAWN BY: PG
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1803-006

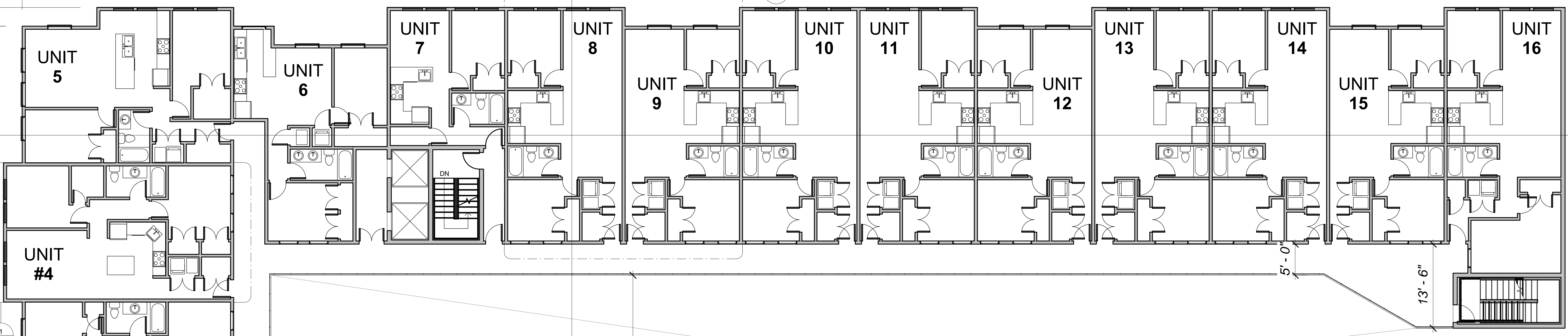
TITLE:
SECOND FLOOR PLAN
DWG. NO.
A102 3.01

N. 2ND STREET

BUILDING A - (6) STORIES @ 60'-0"H
69 UNITS; 80,896 SF

248' - 0"

34' - 0" 24' - 8" 19' - 1 1/2" 19' - 1 1/2" 18' - 4 1/2" 19' - 1 1/2" 19' - 1 1/2" 18' - 4 1/2" 19' - 1 1/2" 19' - 1 1/2" 18' - 4 1/2" 19' - 5 1/2"



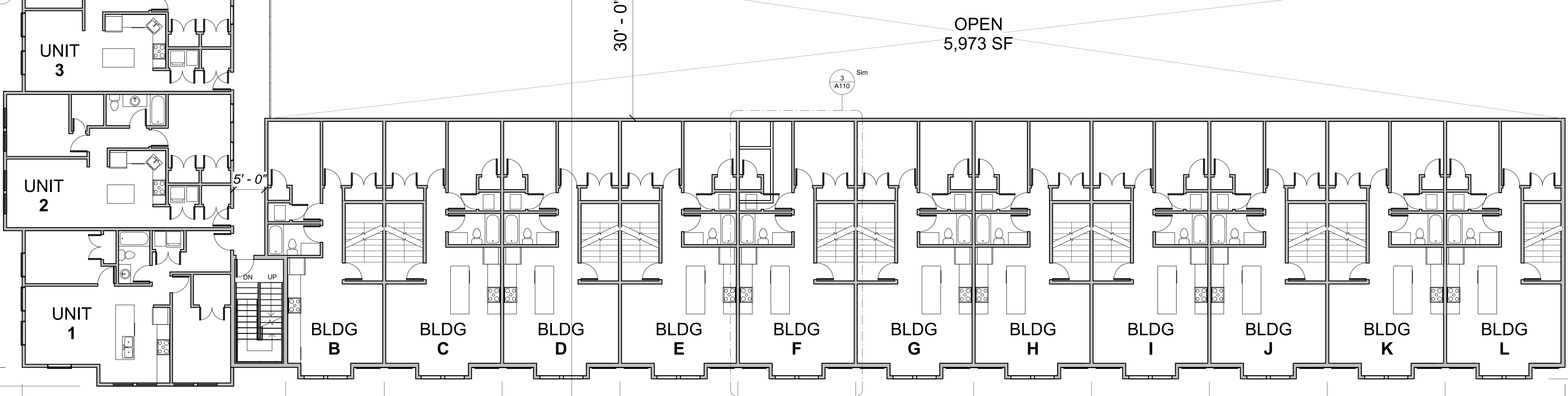
OPEN
5,973 SF

W. YORK STREET

BUILDING A - (6) STORIES @ 60'-0"H
69 UNITS; 80,896 SF

110' - 0"

3' - 0" 21' - 11 1/2" 22' - 4 1/2" 21' - 4 1/2" 22' - 4 1/2" 21' - 11 1/2" 3' - 0"



BLDG B BLDG C BLDG D BLDG E BLDG F BLDG G BLDG H BLDG I BLDG J BLDG K BLDG L

34' - 0" 8' - 4" 15' - 10 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 18' - 11 1/4" 19' - 3 1/4" 248' - 0"

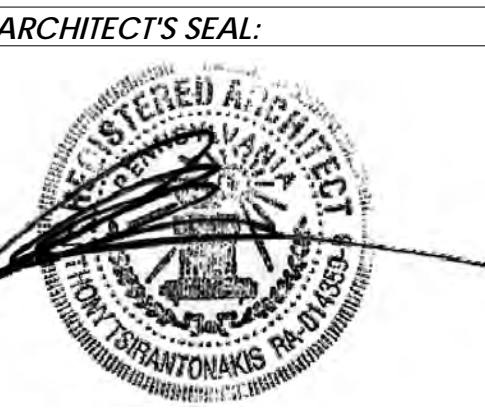
BLDG'S B-L
(3) STORIES @ 38'-0"H
3 UNITS @ 3,064 GSF EACH HOUSE

N. PALETHORP STREET

1 SECOND FL - (BLDG A)
SCALE: 1/8" = 1'-0"



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MEP ENGINEER:

STRUCTURAL ENGINEER:

**CDR
SUBMISSION**

9/17/19

RESIDENTIAL COMPLEX

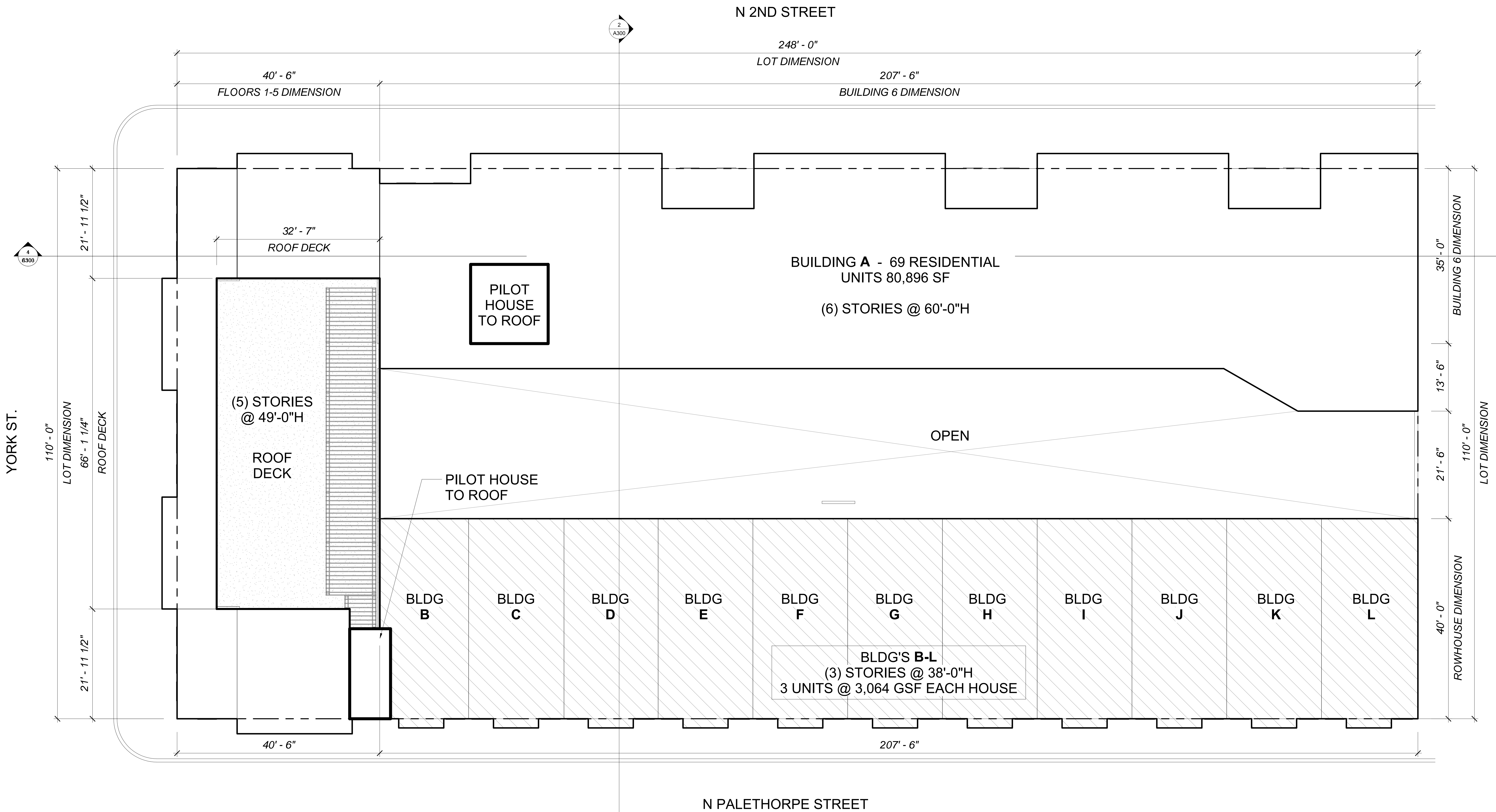
2403 N. 2ND ST.
PHILADELPHIA, PA 19133

DRAWN BY: Author
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1803-006

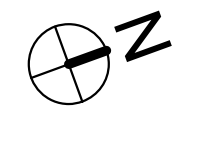
TITLE:
ROOF PLAN

DWG. NO.
A107

3.02

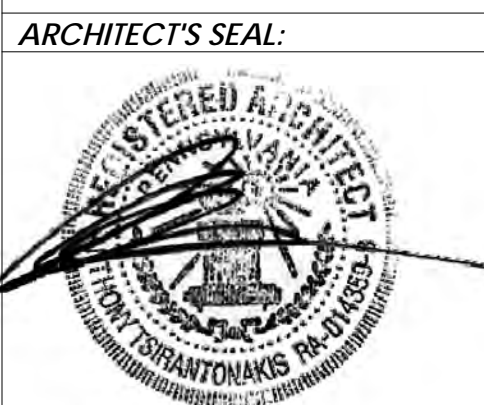


1 ROOF PLAN
A107 SCALE: 1/8" = 1'-0"





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MEP ENGINEER:

STRUCTURAL ENGINEER:

CDR SUBMISSION

9/17/19

RESIDENTIAL COMPLEX
 2403 N. 2ND ST.
 PHILADELPHIA, PA 19133

DRAWN BY: Author
 APPROVED BY: AT
 SCALE: 1/8" = 1'-0"
 JOB#: 1903-006

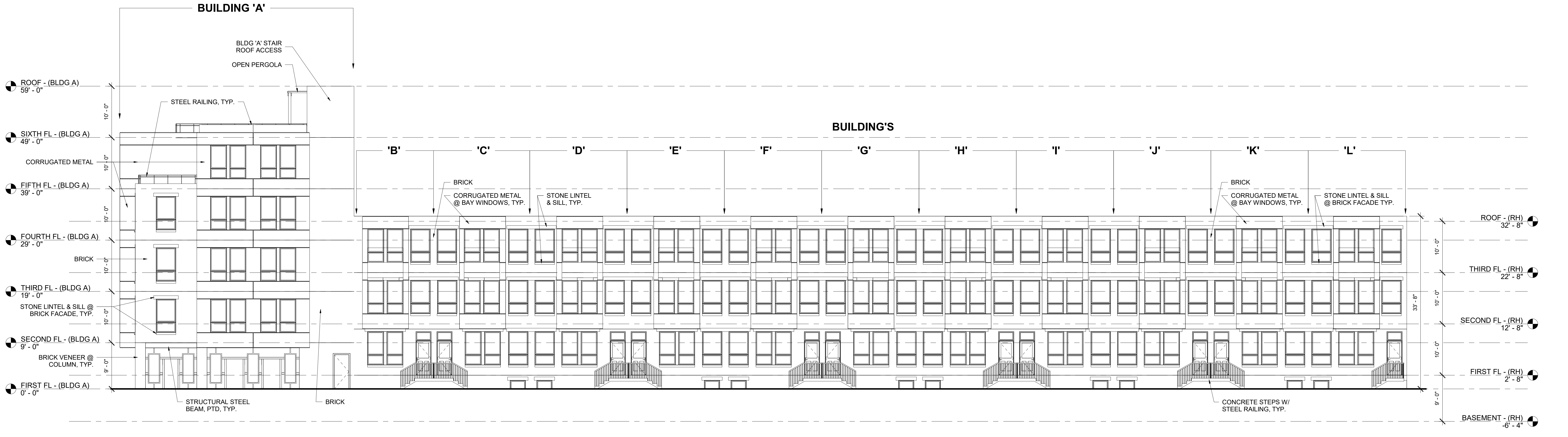
TITLE:
EXTERIOR ELEVATIONS
 DWG. NO. **A200 3.03**

BUILDING 'A'



1 WEST ELEVATION - N. 2ND ST
 A200 SCALE: 1/8" = 1'-0"

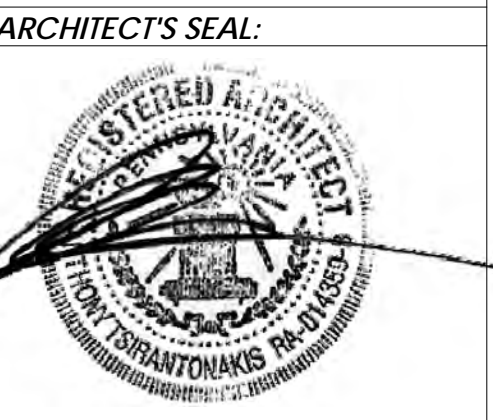
BUILDING 'A'



2 EAST ELEVATION - N. PALETHORP ST
 A200 SCALE: 1/8" = 1'-0"



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MEP ENGINEER:

STRUCTURAL ENGINEER:

**CDR
SUBMISSION**

9/17/19

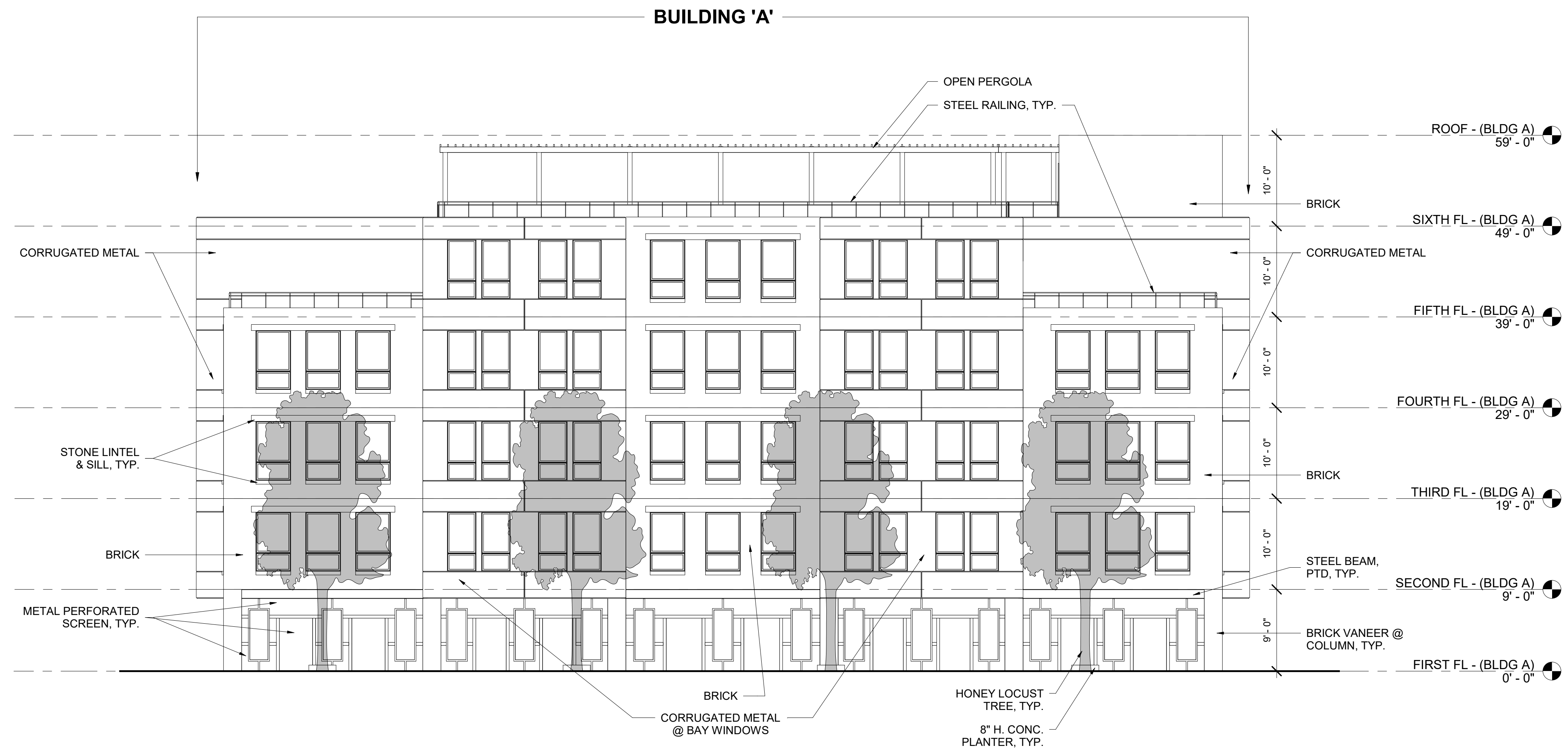
RESIDENTIAL COMPLEX

2403 N. 2ND ST.
PHILADELPHIA, PA 19133

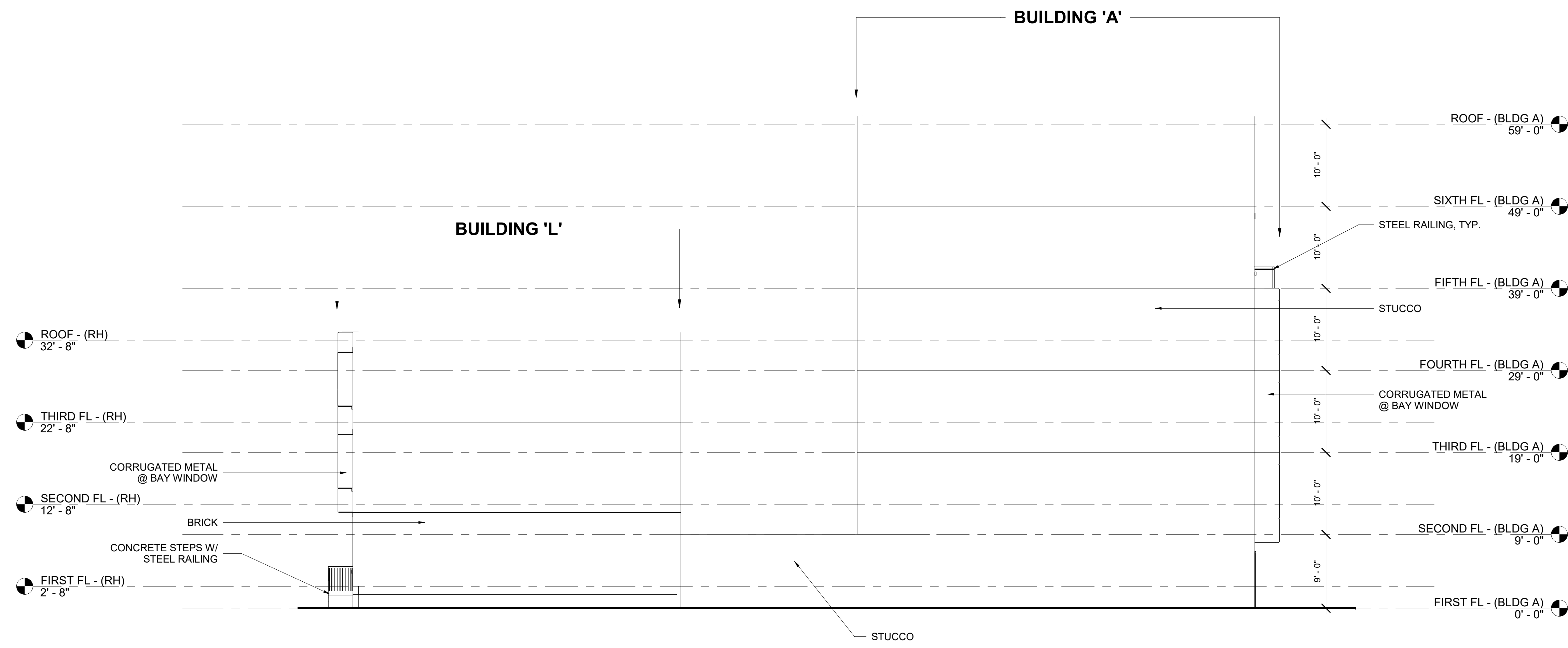
TITLE:
EXTERIOR ELEVATIONS

DRAWN BY: AUTHOR
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1803-006

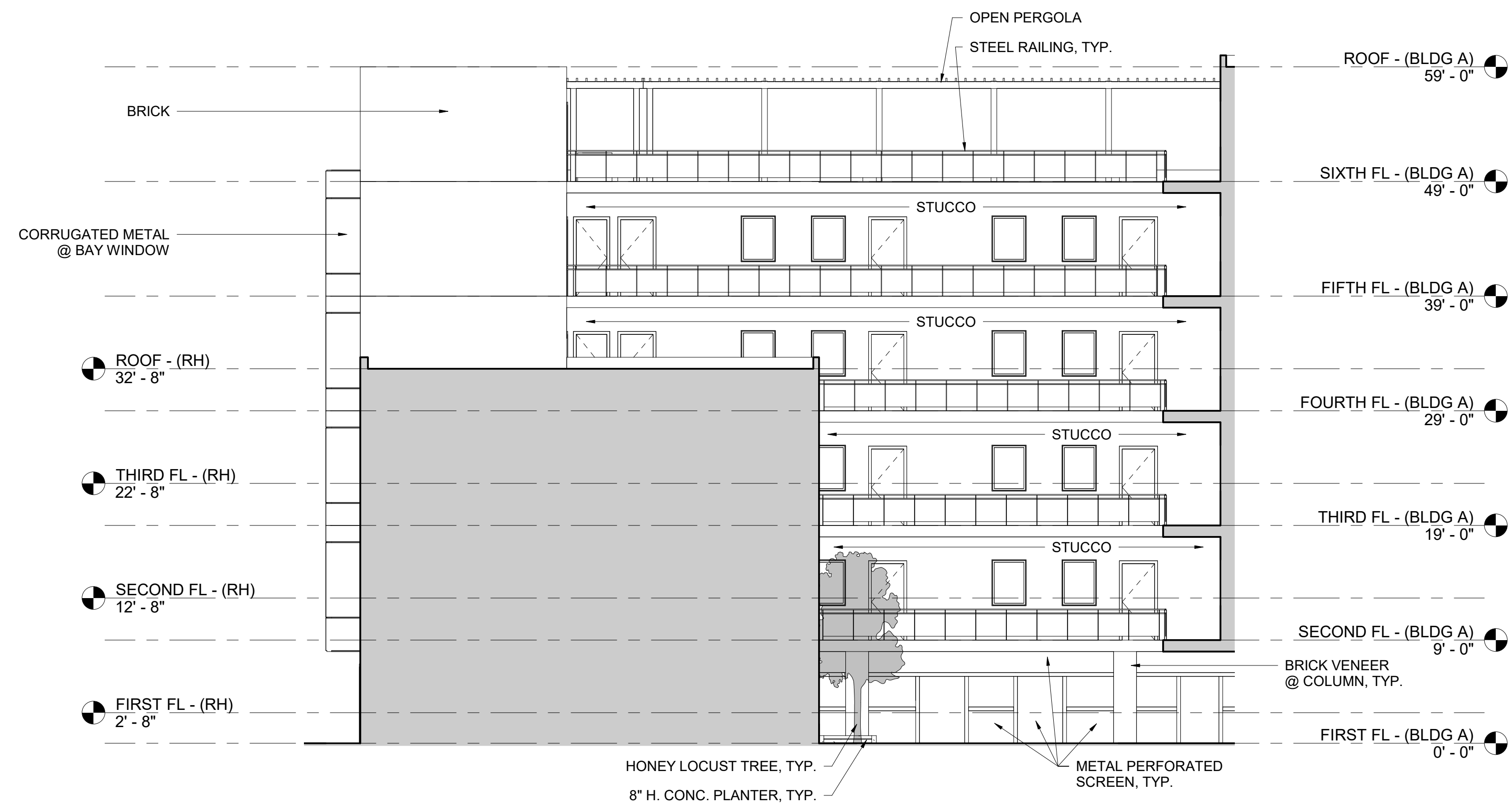
DWG. NO.
A201 3.04



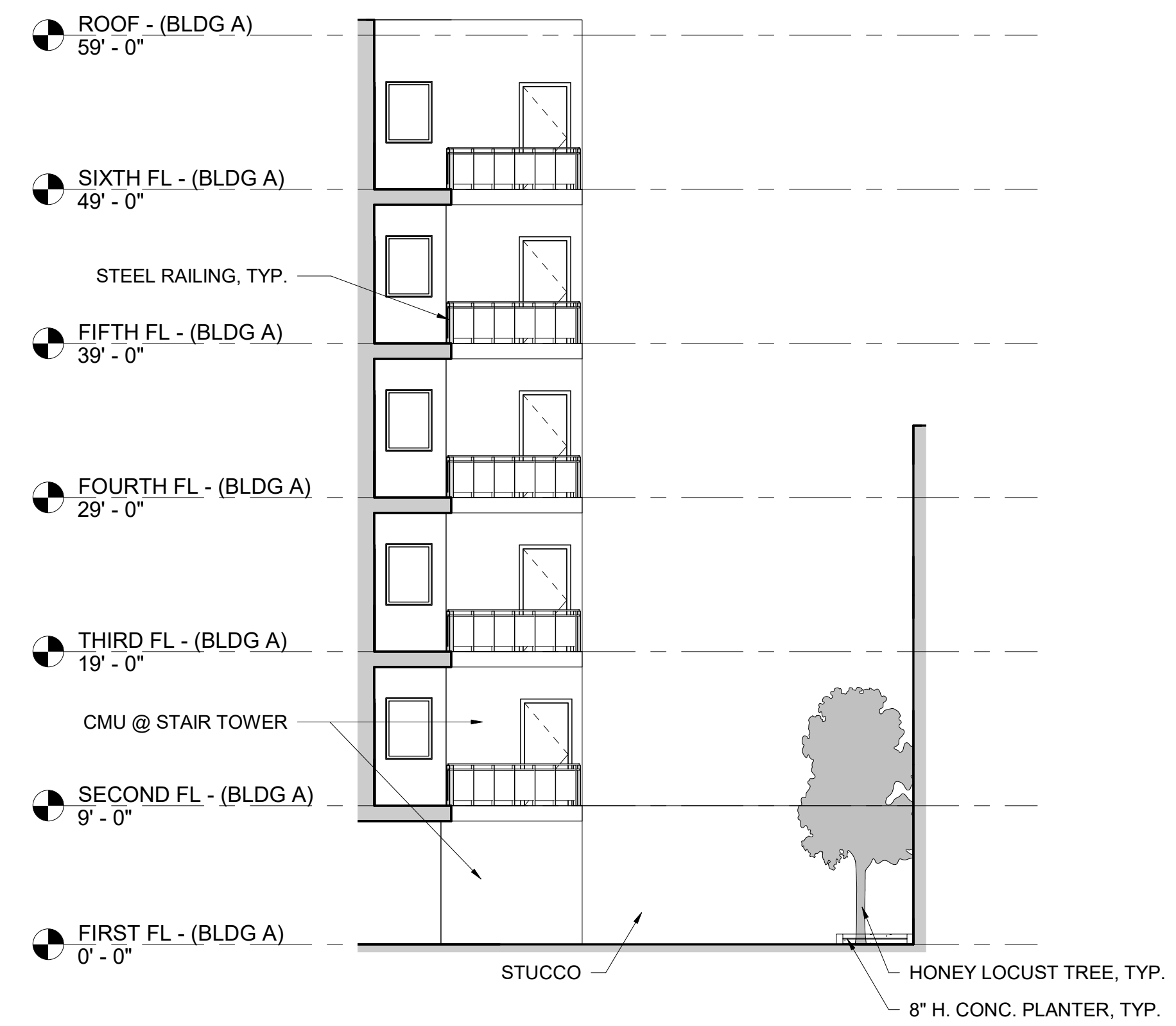
1 SOUTH ELEVATION - W. YORK ST
A201 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
A201 SCALE: 1/8" = 1'-0"



4 SOUTH ELEVATION - ATRIUM
SCALE: 1/8" = 1'-0"



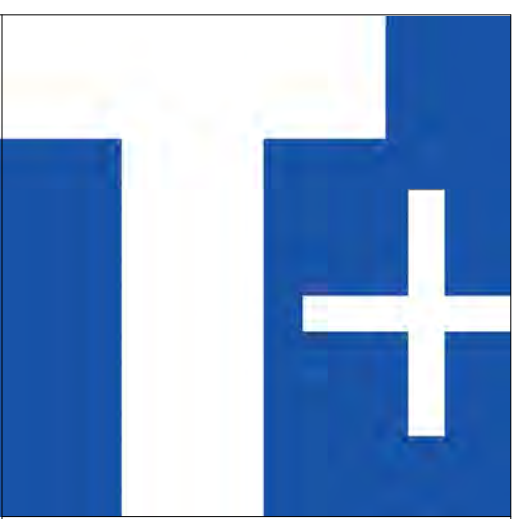
3 NORTH ELEVATION - ATRIUM
SCALE: 1/8" = 1'-0"



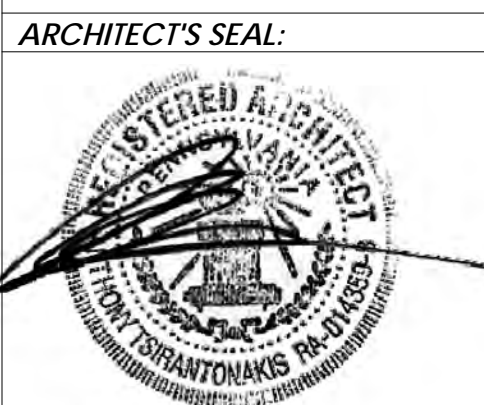
1 WEST ELEVATION - ATRIUM
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - ATRIUM
SCALE: 1/8" = 1'-0"



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MEP ENGINEER:

STRUCTURAL ENGINEER:

CDR SUBMISSION

9/17/19

RESIDENTIAL COMPLEX

2403 N. 2ND ST.
PHILADELPHIA, PA 19133

ATRium ELEVATIONS

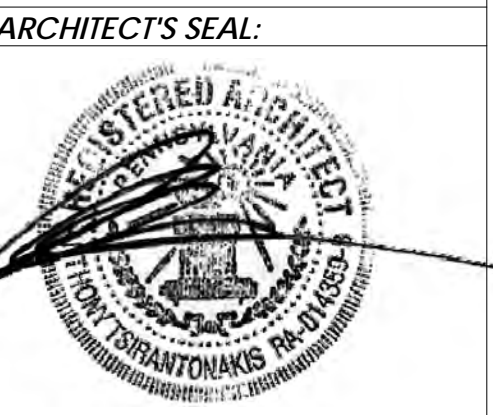
DRAWN BY: Author
APPROVED BY: AT
SCALE: 1/8" = 1'-0"
JOB#: 1903-006

DWG. NO. A202 3.05

TITLE:



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ARCHITECTS
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MEP ENGINEER:

STRUCTURAL ENGINEER:

CDR
SUBMISSION

9/17/19

RESIDENTIAL COMPLEX

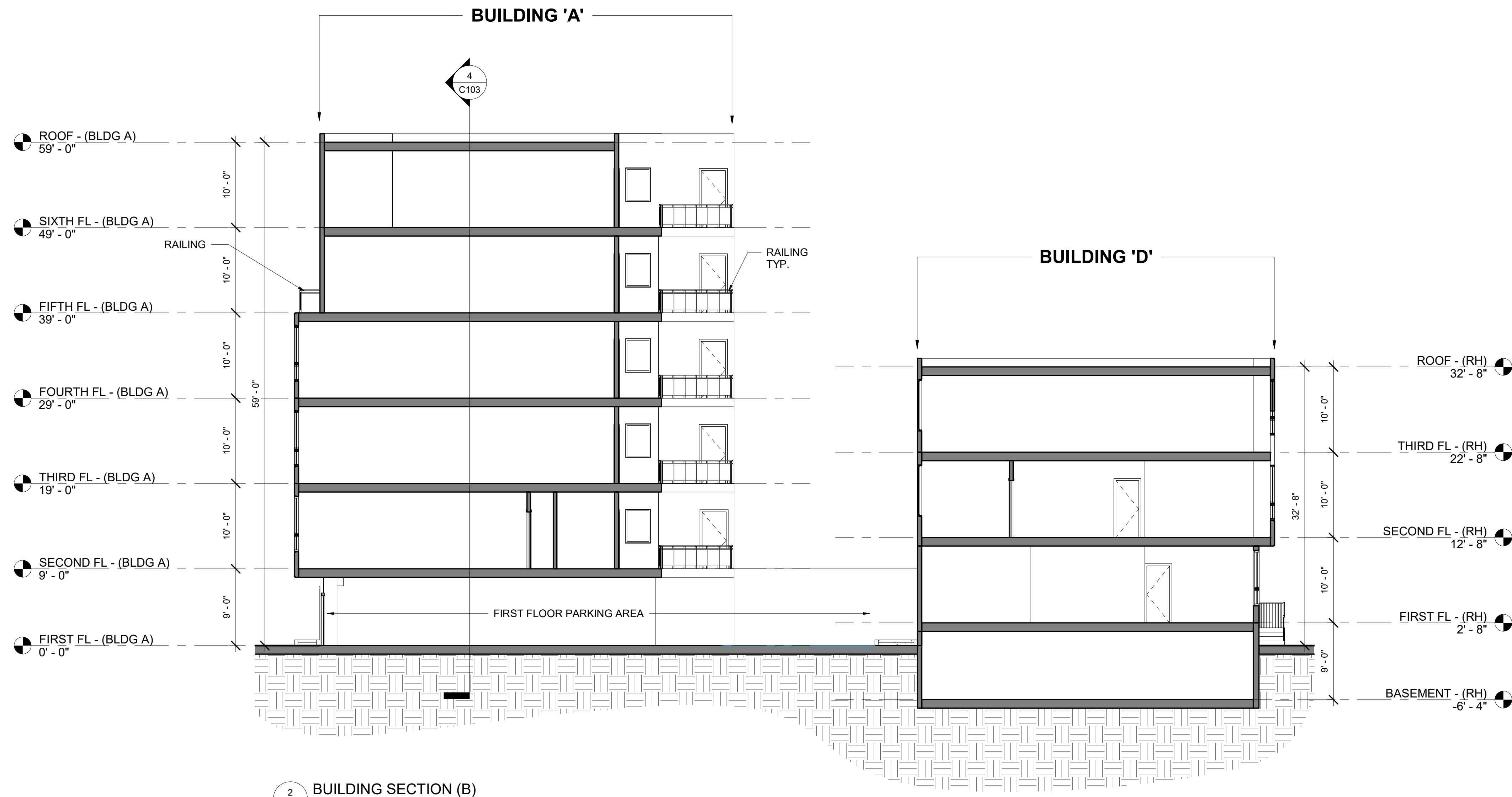
2403 N. 2ND ST.
 PHILADELPHIA, PA 19133

DRAWN BY: AUTHOR
 APPROVED BY: AT
 SCALE: 1/8" = 1'-0"
 JOB#: 1803-006

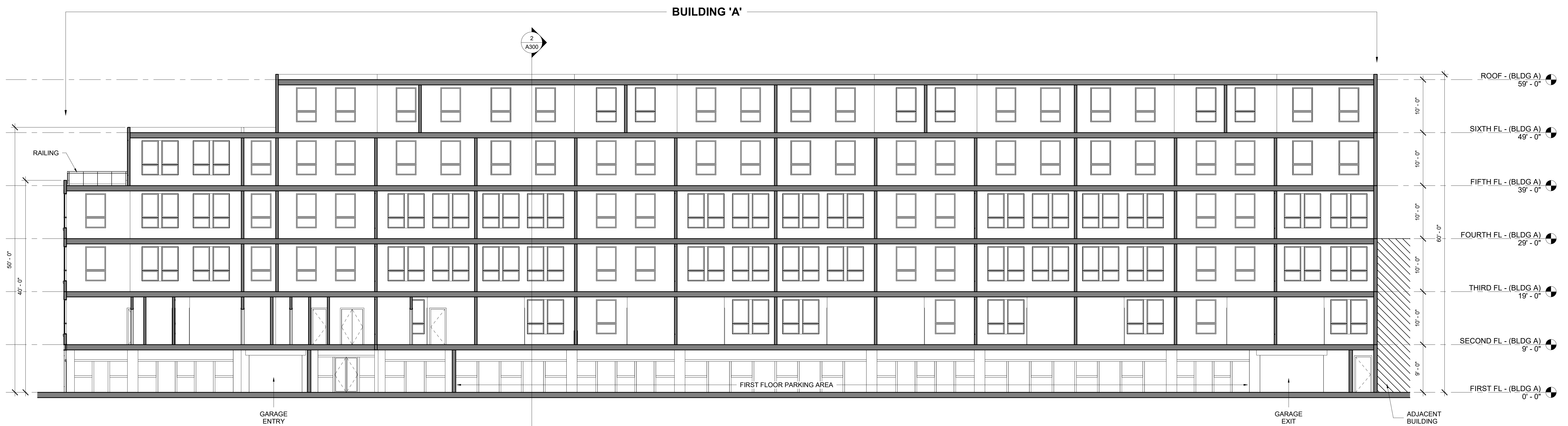
BUILDING SECTIONS

DWG. NO.
A300

3.06



2 BUILDING SECTION (B)
 A300 SCALE: 1/8" = 1'-0"



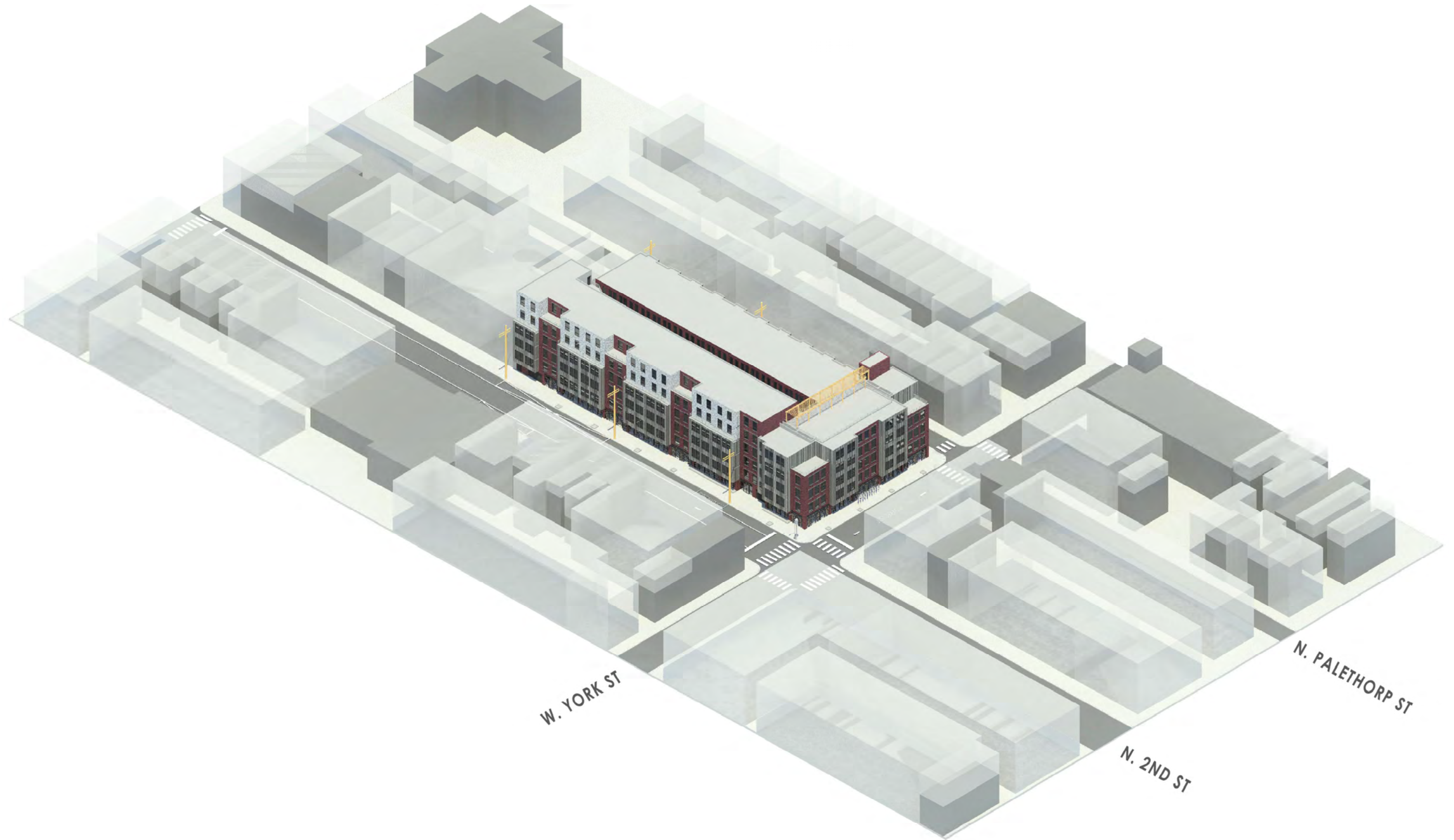
1 BUILDING SECTION (A)
 A300 SCALE: 1/8" = 1'-0"

RENDERINGS

FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

2401-25 North 2nd Street
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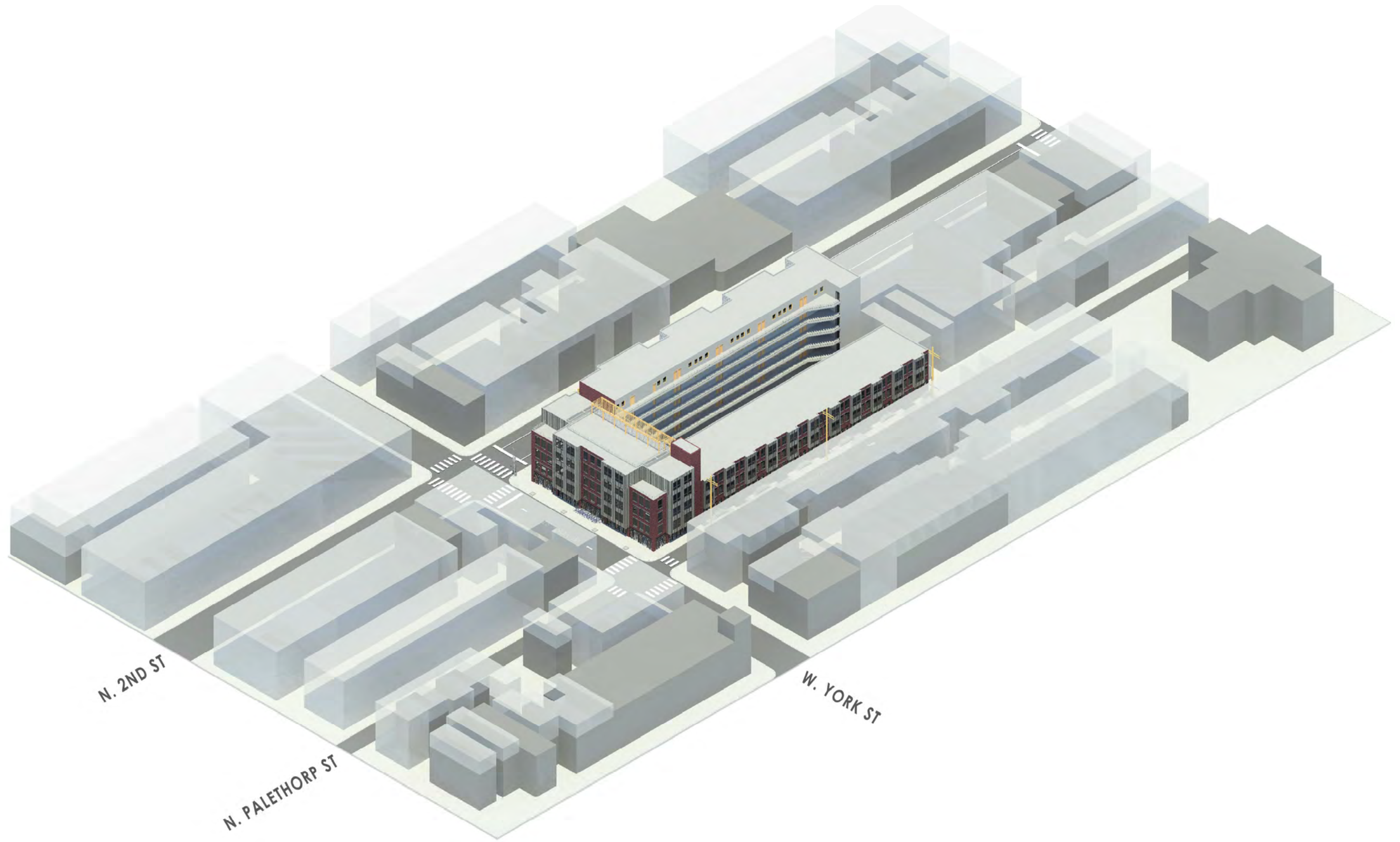
FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

BIRD'S EYE VIEW 1 4.00

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



FIQIRI SKENDAJ
OWNER/DEVELOPER

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BIRD'S EYE VIEW 2 4.01

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



VIEW AT YORK AND PALETHORPE LOOKING NORTH-WEST

FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

RENDERED PERSPECTIVE 1 4.02

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



VIEW AT 2ND ST. AND YORK ST. LOOKING NORTH-EAST

FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

RENDERED PERSPECTIVE 2 4.03

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



VIEW AT PALETHORPE STREET

FIQIRI SKENDAJ
OWNER/DEVELOPER

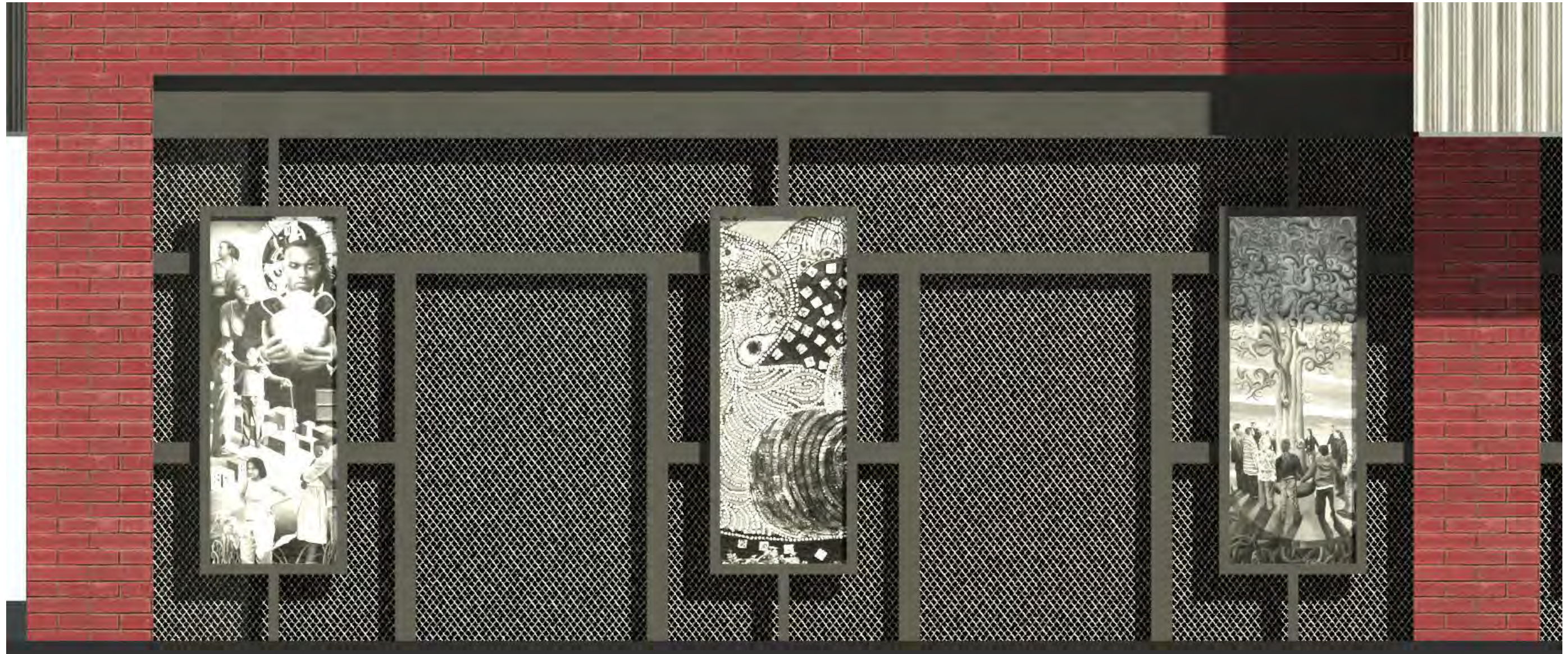
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RENDERED PERSPECTIVE 3

4.04

2401-25 North 2nd Street

PHILADELPHIA, PA 19122



FIQIRI SKENDAJ
OWNER/DEVELOPER

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ARTWORK ELEVATION DETAIL 4.05

2401-25 North 2nd Street

PHILADELPHIA, PA 19122

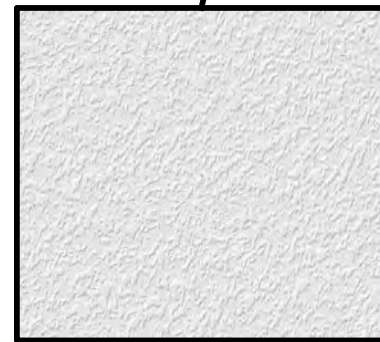
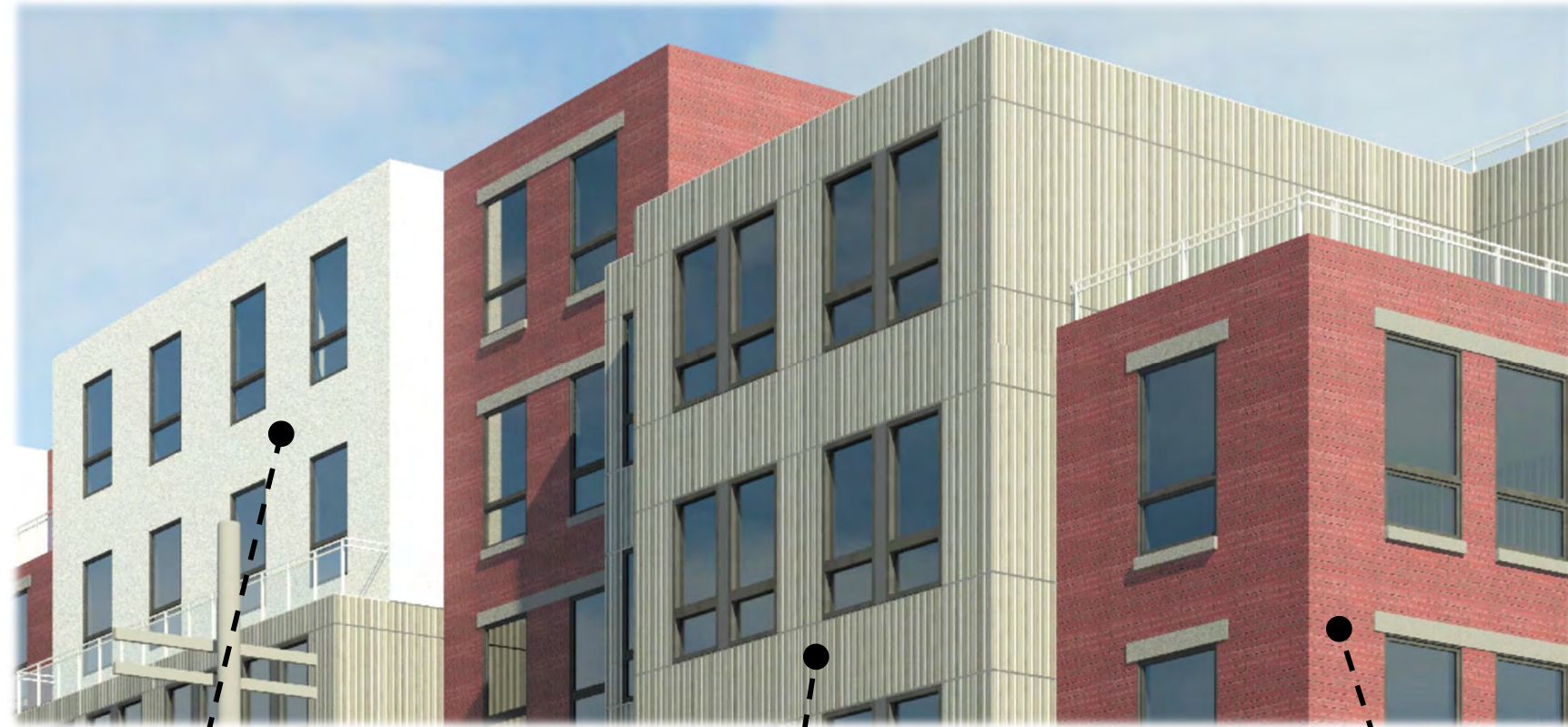


FIQIRI SKENDAJ
OWNER/DEVELOPER

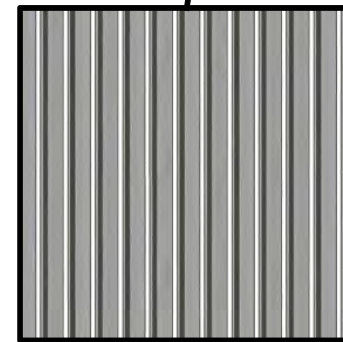
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ARTWORK PERSPECTIVE **4.06**

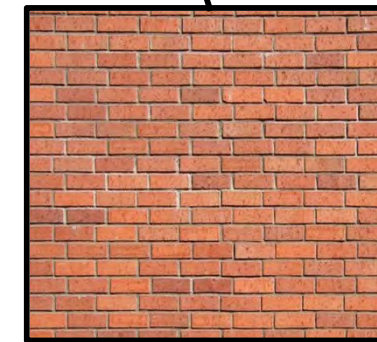
2401-25 North 2nd Street
PHILADELPHIA, PA 19122



Stucco
• White



Corrugated Metal
• Gray



Brick
• Red

FIQIRI SKENDAJ
OWNER/DEVELOPER

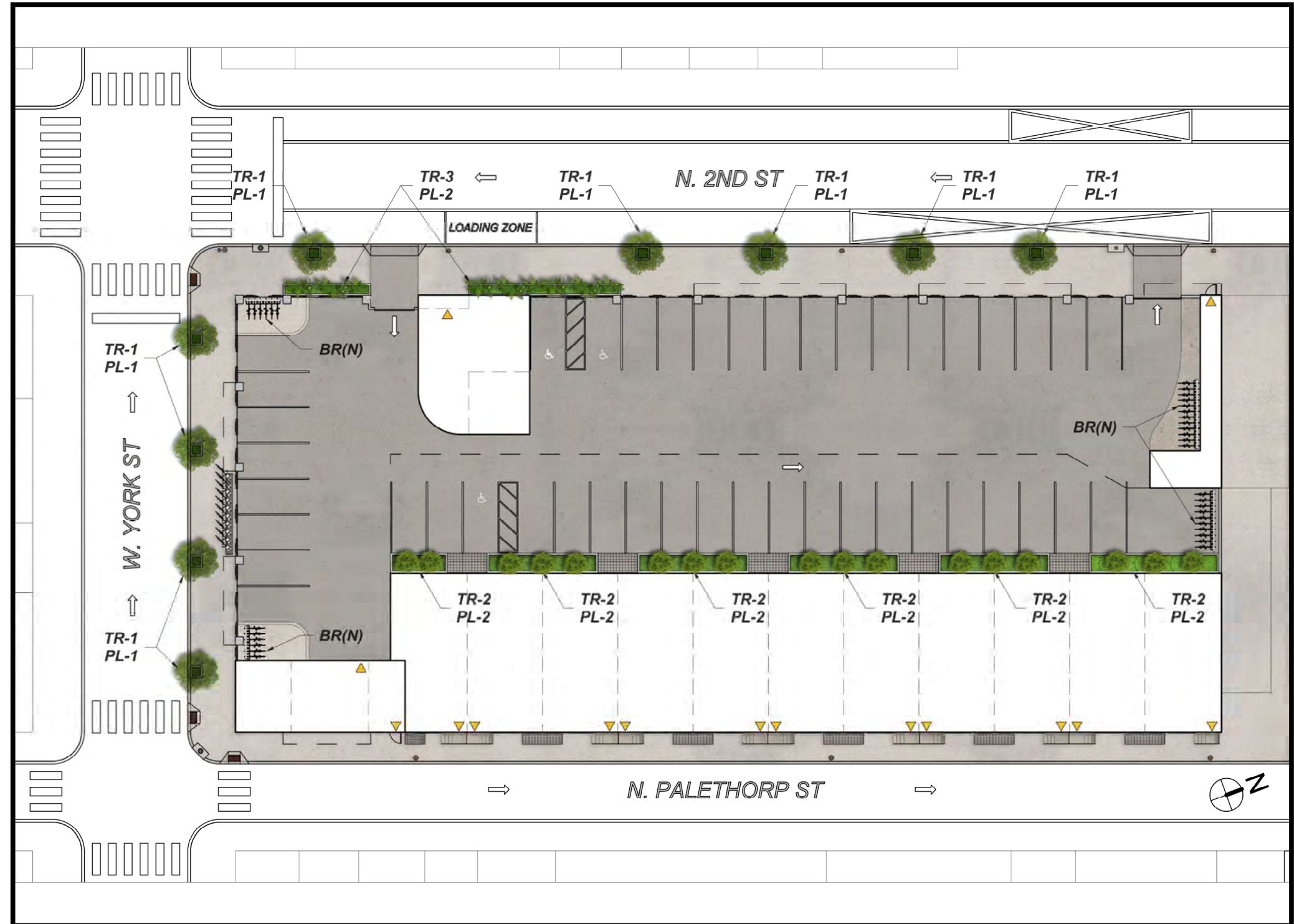
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BUILDING MATERIALS 4.0

2401-25 North 2nd Street

PHILADELPHIA, PA 19122

LANDSCAPE FEATURES LEGEND		
	DOOR ENTRANCE TO BUILDING	
	NEW ADA CURB RAMP	
	NEW BIKE RACKS FOR (34) BICYCLES	
	NEW CONCRETE SIDEWALK	
	NEW ASPHALT PAVING @ PARKING	
STREET TREE PLANTING SCHEDULE: (PER DEPT. OF PARKS & RECREATION, STREET TREE MGMT. DIV. 2)		
LEGEND	SPECIFICATION	QTY.
	GLEDITSIA TRIACANTHOS VAR. INERMIS - THORNLESS HONEYLOCUST	9
	PRUNUS SARGENTII "SPIRE" - COLUMNAR SARGENT CHERRY	17
	PLANTS & SHRUBS @ BUILDING ENTRANCE	13+/-
	NEW TREE PLANTER 3'-0" X 3'-0"	9
	NEW TREE PLANTER 5'-0" X 32'-0" (MAX DIMENSIONS)	10



FIQIRI SKENDAJ
OWNER/DEVELOPER

T + ASSOCIATES
ARCHITECTS

LANDSCAPE PLAN 4.0

2401-25 North 2nd Street

PHILADELPHIA, PA 19122

LANDSCAPE FEATURES	
SPECIFICATION	QTY. OR LOC.
NEW SEDUM GREEN ROOF	2 LOCATIONS
NEW BIKE SHARE	1 LOCATION
NEW PLANTERS @ ROOF DECK	2



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SUSTAINABILITY PLAN 4.0

2401-25 North 2nd Street

PHILADELPHIA, PA 19122