

NOTES

PROJECT TEAM

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PROJECT SUMMARY: THE TENANT SPACE WITH UNDERGO INTERIOR "ALTERATIONS" TO PROVIDE AN INTERIOR FIT-OUT OF AN EXISTING COMMERCIAL SPACE LOCATED ON THE GROUND FLOOR IN THE NORTHWEST CORNER OF AN EXISTING MIXED-USE BUILDING AT 834 CHESTNUT STREET IN PHILADELPHIA.

EXTERIOR WORK WILL INCLUDE THE FOLLOWING:
THE EXISTING EXTERIOR STOREFRONT WILL BE MODIFIED IN TWO LOCATIONS TO RELOCATE THE ENTRANCE FURTHER SOUTH ON 9TH STREET, AND SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH RULES AND REGULATIONS SPECIFIED BY THE BUILDING OWNER IN THE TENANT-LANDLORD AGREEMENT.

INTERIOR TENANT FIT-OUT WILL INCLUDE, BUT IS NOT LIMITED TO THE FOLLOWING:
INSTALLATION OF NEW FLOOR, WALL, AND CEILING FINISHES; NEW MILLWORK AND FURNISHINGS; NEW ELECTRICAL AND DATA WIRING TO ACCOMMODATE NEW TENANT'S LAYOUT AND EQUIPMENT; MODIFICATIONS TO EXISTING DUCTWORK TO ACCOMMODATE THE NEW TENANT'S LAYOUT; NEW PLUMBING AND MODIFICATIONS TO EXISTING PLUMBING TO ACCOMMODATE NEW TENANT'S LAYOUT.

BUILDING MAILING ADDRESS: BENJAMIN FRANKLIN HOUSE, 834 CHESTNUT STREET, PHILADELPHIA PA 19107

PARCEL ADDRESS: 822 CHESTNUT STREET, PHILADELPHIA PA 19107

PARCEL NUMBER: 001S180133

ZONING DISTRICT: CMX-5

PROJECT USE CLASSIFICATION: A-2 (ASSEMBLY); THE PREVIOUS TENANT WAS A2 USE GROUP, THEREFORE THERE IS NO CHANGE IN USE.

EXISTING BUILDING CONSTRUCTION CLASSIFICATION: 1B (EXISTING); IT IS ASSUMED THAT THE EXISTING FLOOR AND CEILING ASSEMBLY BETWEEN THE FIRST FLOOR TENANT SPACE AND THE SECOND FLOOR SPACE IS AN EXISTING FIRE RATED SEPARATION ASSEMBLY. CG SHALL MAINTAIN FIRE PROTECTION THROUGHOUT THE ENTIRE DEMO AND CONSTRUCTION PHASES OF THE PROJECT IN ACCORDANCE WITH ALL FIRE DEPARTMENT AND PHILADELPHIA CITY ORDINANCES. ALL PENETRATIONS AND PATCHING OF THIS SYSTEM ARE TO BE CONSTRUCTED USING THE SAME PROFILE, METHODS AND MATERIALS TO MAINTAIN EXISTING FIRE SEPARATION RATINGS.

SPRINKLERS: YES

BUILDING AREAS: EXISTING TO REMAIN, IMPROVEMENT OF GROUND FLOOR TENANT SPACE TOTALLING 2,406 SF.

APPLICABLE CODES (INCLUDING LOCAL AMENDMENTS):

- PHILADELPHIA AMENDMENTS TO THE INTERNATIONAL BUILDING CODE, PHILADELPHIA BUILDING CODE
- PHILADELPHIA EXISTING BUILDING CODE
- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL ELECTRICAL CODE (IEC)
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

OCCUPANCY LOAD TABULATIONS:
PER TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT:
ASSEMBLY WITHOUT FIXED SEATS, UNCONCENTRATED = 15 NET SF PER OCCUPANT
ASSEMBLY WITHOUT FIXED SEATS, CONCENTRATED = 7 NET SF PER OCCUPANT
KITCHENS, COMMERCIAL = 200 NET SF PER OCCUPANT

#	NAME	AREA	OCC FACT	OCCUPANCY
101	ENTRY/HOST	117 SF	---	---
102	DINING SEATING	554 SF	1/15	37
103	BAR	202 SF	1/7	29
104	CONNECTION	177 SF	---	---
105	FRANKLIN ENTRY	211 SF	---	---
106	PRIVATE DINING	463 SF	1/15	31
107	PD ENTRY	72 SF	---	---
108	BAKERY	436 SF	1/200	3
110	ADA BATHROOM	52 SF	---	---
111	BATHROOM	32 SF	---	---
112	BATHROOM	32 SF	---	---
114	BATHROOM	54 SF	---	---
EXISTING KITCHEN TO REMAIN		1,275 SF	1/200	7
EXISTING BACK BAR TO REMAIN		180 SF	1/200	1
TOTAL FIT OUT		2,402 SF		100
TOTAL W/ EXISTING		3,857 SG		108

EGRESS WIDTH CALCULATIONS:

PER 1005.3.2 OTHER EGRESS COMPONENTS, CAPACITY = OCCUPANT LOAD x 0.2' PER OCCUPANT

111 MAX OCCUPANTS x 0.2' PER OCCUPANT = MIN 22.2' WIDTH CAPACITY

EXIT A DOOR = 34" WIDE

EXIT B DOOR = 34" WIDE

EXIT C DOOR = 34" WIDE

EXIT D DOOR = 36" WIDE

EGRESS DISTANCE CALCULATIONS:

PER TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE, A TYPE OCCUPANCY WITH SPRINKLER MAX TRAVEL DISTANCE IS 250.

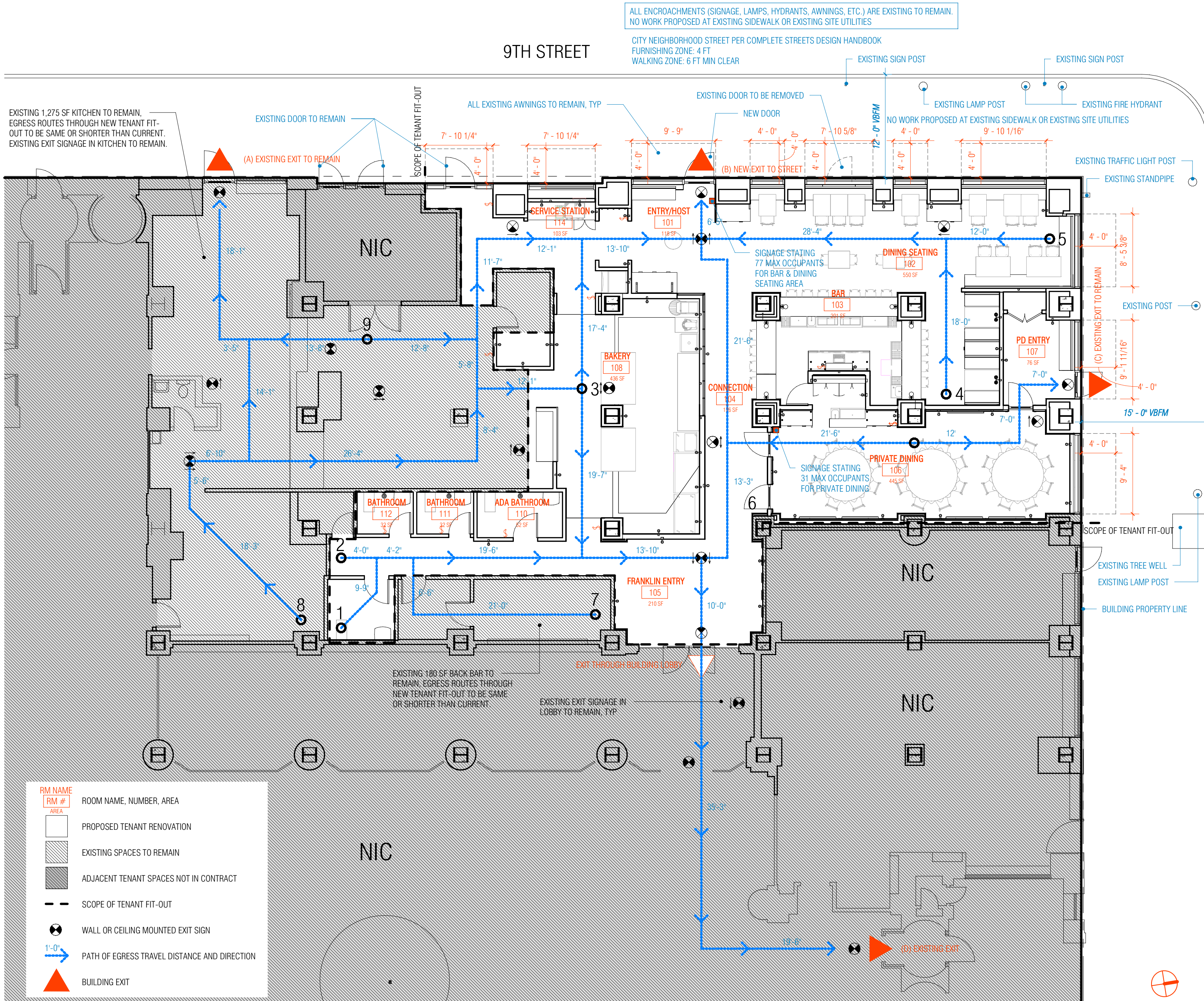
- LOCATIONS 1-5 ARE FROM CONNECTED SPACES ADDING TO 68 MAX OCCUPANTS USING EXITS B AND D.
- LOCATION 6 IS FROM A PRIVATE DINING ROOM WITH 35 MAX OCCUPANTS USING EXITS C AND D.
- LOCATION 7 IS FROM AN EXISTING 180 SF BACK BAR TO REMAIN WITH 1 OCCUPANT USING EXITS A AND D.
- LOCATIONS 8-9 ARE FROM AN EXISTING 1,275 SF KITCHEN TO REMAIN WITH 7 OCCUPANTS USING EXITS A, B, AND D.

PLUMBING FIXTURE REQUIREMENTS

PER PHILADELPHIA PLUMBING CODE TABLE 403.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES FOR ASSEMBLY - RESTAURANTS, MINIMUM FIXTURES ARE AS FOLLOWS:

FIXTURE TYPE	QUANTITY REQUIRED PER OCCUPANT	QUANTITY REQUIRED VS. PROVIDED
MINIMUM WATER CLOSETS	1 PER 75 FOR MALE AND FEMALE	111/75 = 2 REQUIRED < 3 PROVIDED
MINIMUM LAVATORIES	1 PER 200 FOR MALE AND FEMALE	111/200 = 1 REQUIRED < 3 PROVIDED
DRINKING FOUNTAINS	1 PER 500 OCCUPANTS	111/500 = 1 REQUIRED, TO BE PROVIDED BY FREE WATER DISPENSER AT BAR

PER IBC 1109.2, EXCEPTION 3, 1 ACCESSIBLE TOILET ROOM IS REQUIRED.



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

PROJECT

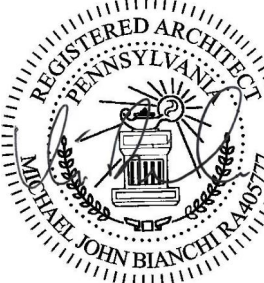
NEW RESTAURANT AT THE FRANKLIN

101 S 9TH STREET, PHILADELPHIA PA 19107

SHEET TITLE

CODE SHEET

SEAL



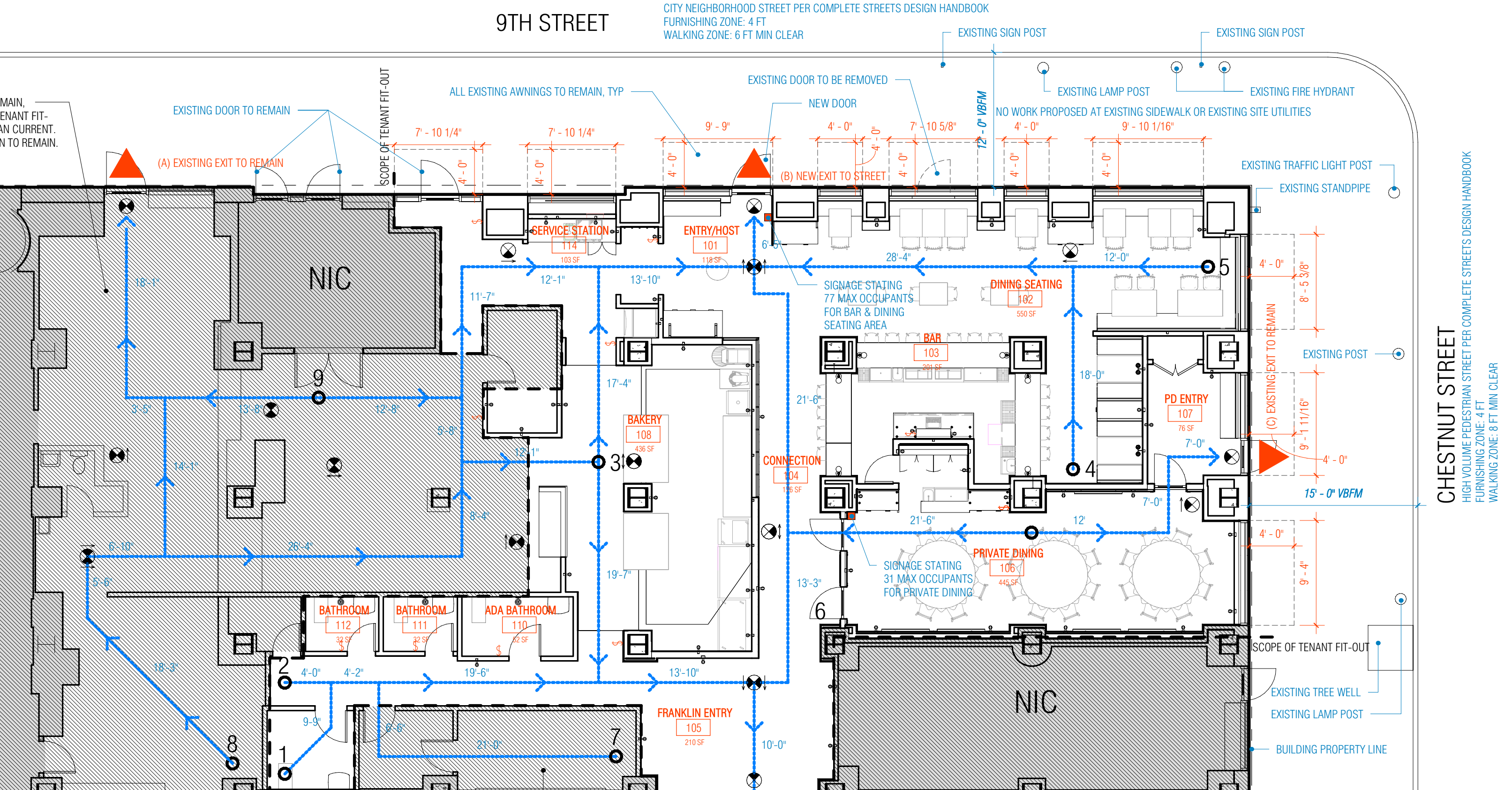
SHEET ID

ISSUE DATE: 08/17/2023
CHECKED BY: PA
AUTHOR: PA
PROJ NO: 101 S 9th
DRAWING NUMBER:

T-200.4

CITY DEPARTMENT APPROVAL STAMPS

CITY NEIGHBORHOOD STREET PER COMPLETE STREETS DESIGN HANDBOOK
FURNISHING ZONE: 4 FT
WALKING ZONE: 6 FT MIN CLEAR



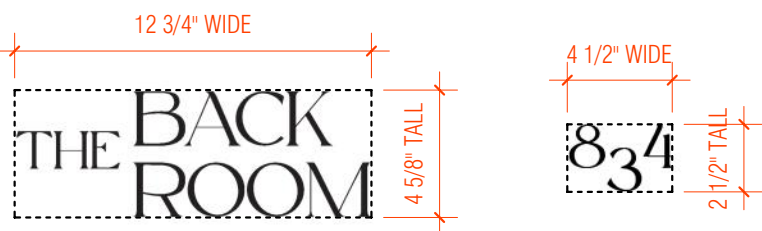
(A) TYPICAL WINDOW SIGN -
BLACK VINYL ON GLASS



(B) TYPICAL AWNING SIGNS -
WHITE VINYL ON EXISTING BLACKAWNING



(C) GOLD VINYL DOOR
SIGN AND ADDRESS
GRAPHICS



REVIEW RESPONSES:

PLEASE SEE THE FOLLOWING RESPONSES TO PHILADELPHIA ART COMMISSION CHANGEMARKS PROVIDED ON 1/24/2023:
CHANGEMARK #1: "PLEASE NOTE IF THERE IS ANY TREATMENT PLANNED FOR THE AWNING FABRIC, ARE THEY BEING REPLACED TOOT?"
RESPONSE: EXISTING FABRIC AWNINGS ARE TO REMAIN AS IS, NEW WHITE VINYL LETTERING TO BE APPLIED AS INDICATED ON DRAWINGS.
CHANGEMARK #2: "PLEASE NOTE IF ANY OF THE EXISTING WINDOW VINYL GRAPHICS WILL STAY, PLEASE SHOW THEM ON THE DRAWING SET IF SO."
RESPONSE: ALL EXISTING WINDOW GRAPHICS CURRENTLY INSTALLED BY BUILDING OWNER WILL BE REMOVED, NEW WINDOW GRAPHICS TO BE APPLIED TO GLASS AS INDICATED ON DRAWINGS.
CHANGEMARK #3: "PLEASE CONFIRM IF ANY FACADE ALTERATIONS HAVE ALSO BEEN PROPOSED."
RESPONSE: NO FACADE ALTERATIONS HAVE BEEN PROPOSED WITHIN THIS APPLICATION.

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REVISIONS

NO.	DATE	DESCRIPTION
A	08/03/2023	SIGNAGE/ZONING PERMIT - ART COMMISSION RESPONSES

PROJECT

NEW RESTAURANT AT THE FRANKLIN
101 S 9TH STREET, PHILADELPHIA PA 19107

SHEET TITLE

EXTERIOR SIGNAGE

SEAL

ISSUE DATE: 08/17/2023
CHECKED BY: Checker
AUTHOR: Designer
PROJ NO: 101 S 9th
DRAWING NUMBER:
A-800.A

CITY DEPARTMENT APPROVAL STAMPS

ADDRESS NUMBER (SEE TYPE C)
APPLIED WINDOW GRAPHICS, TYP (SEE TYPE C)
EXISTING GLASS AND ALUMINUM ENTRY DOOR

CHESTNUT STREET

NEW VINYL GRAPHICS ON EXISTING AWNINGS, TYP (SEE TYPE B)

9TH STREET

APPLIED WINDOW GRAPHICS, TYP (SEE TYPE A)

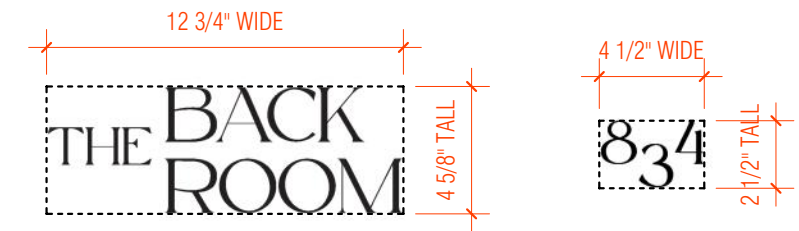
(A) TYPICAL WINDOW SIGN -
BLACK VINYL ON GLASS



(B) TYPICAL AWNING SIGNS -
WHITE VINYL ON EXISTING BLACKAWNING



(C) GOLD VINYL DOOR
SIGN AND ADDRESS
GRAPHICS





NEW VINYL GRAPHICS ON
EXISTING AWNINGS, TYP
(SEE TYPE B)

EXISTING FABRIC AWNINGS
TO REMAIN, TYP

★ HIGH STREET ★

EXISTING STOREFRONT GLAZING, TYP

EXISTING LIMESTONE FACADE, TYP

INTERIOR CAFE CURTAINS, TYP

EXISTING GRANITE WATER TABLE, TYP

834
THE BACK ROOM

ADDRESS NUMBER (SEE TYPE C)

APPLIED WINDOW GRAPHICS, TYP (SEE TYPE C)

EXISTING GLASS AND ALUMINUM ENTRY DOOR

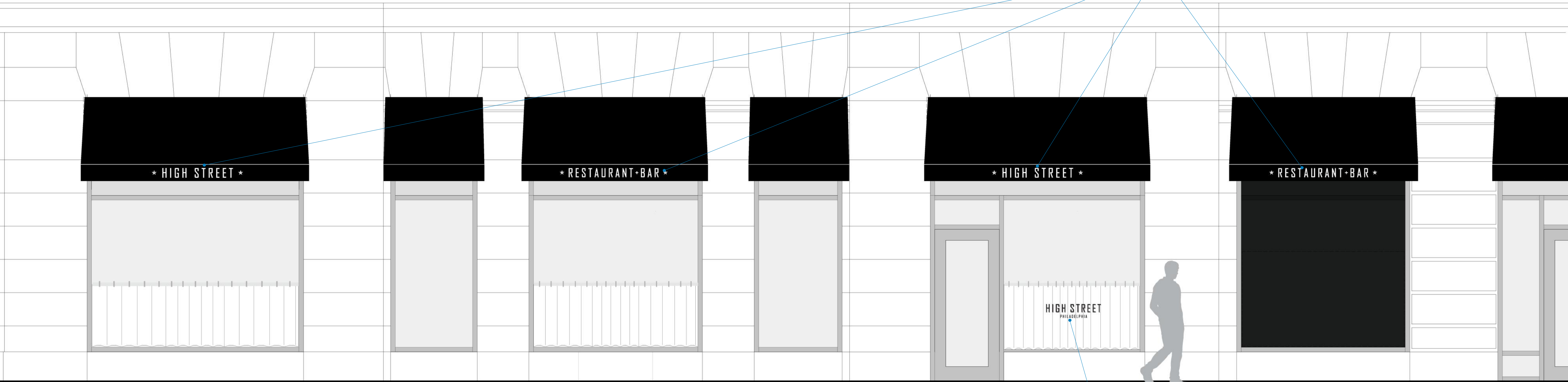
NEW VINYL GRAPHICS ON EXISTING AWNINGS, TYP (SEE TYPE B)

CHESTNUT STREET

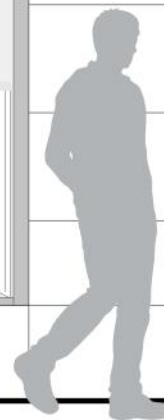
EXISTING GLASS AND ALUMINUM ENTRY DOOR

NEW VINYL GRAPHICS ON EXISTING AWNINGS, TYP (SEE TYPE B)

CHESTNUT STREET



HIGH STREET
PHILADELPHIA



APPLIED WINDOW GRAPHICS, TYP (SEE TYPE A)

9TH STREET



101 S 9th Street (left side)



101 S 9th Street (right side)



Corner of 9th and Chestnut Street