

MIXED-USE BUILDING
1600 N. FRONT ST.
PHILADELPHIA, PA 19122
OWNER/PROJECT CONTACT
1600 FRONT LLC

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SCALE: AS NOTED

CS 1

**DEPARTMENT OF
LICENSES & REGULATION**

04/18/25

**WHEN YOUR PLANS CONTAIN
DIVISION FROM THESE A
REQUIRE THE APPROVAL
LICENSES & REGISTRATION**

- 1.1 ALL NEW WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES.
- 1.2 CONTRACTOR TO HAVE ALL REQUIRED LOCAL LICENSES, PERMITS, AND CERTIFICATES, AND OBTAINING PERMITS.
- 1.3 CONTRACTOR TO OBTAIN SEPARATE PERMITS FOR ELECTRICAL, MECHANICAL, & PLUMBING WORK.
- 1.4 CONTRACTOR TO REPORT ANY DISCREPANCIES TO ARCHITECT. DO NOT SCALE DRAWINGS FOR CONSTRUCTION. ALL DIMENSIONS ARE FINISH DIMENSIONS UNLESS OTHERWISE NOTED.
- 1.5 CONTRACTOR TO LAYOUT PARTITIONS & ALL ROUGH WORK PRIOR TO ANY FINISH WORK OR BEFORE COMMENCING WORK. DO NOT PROCEED WITH INSTALLATION OF STUDS WITHOUT THIS REVIEW APPROVAL. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE CONTRACTOR'S DESIGN INTENT. IF DESIGN INTENT DOES NOT RELEASE CONTRACTOR FROM RESPONSIBILITY TO MAINTAIN CRITICAL DIMENSIONS AND CLEARANCES.
- 1.6 COORDINATE FINISH WALL DIMENSIONS WITH MILLWORK CONTRACTOR.
- 1.7 CONTRACTOR TO HAVE INSURANCE AS REQUIRED BY OWNER.
- 1.8 PROVIDE PORTABLE JOB TOLLET AND TELEPHONE ON SITE FOR THE DURATION OF THE PROJECT. (AS REQUIRED BY LOCAL CODES)
- 1.9 REMOVE ALL CONSTRUCTION DEBRIS FROM PROPERTY AND PROVIDE FINAL PROFESSIONAL CLEANING OF PROJECT.
- 1.11 GC TO PROVIDE TEMP. SHORING & BRACING AS REQ'D DURING GC & CONSTRUCTION PHASES.
- 1.12 PROVIDE TEMPORARY PROTECTION AS REQ'D THROUGH EXTENT OF PROJECT.
- 1.13 PROVIDE TEMPORARY PROTECTION THROUGH COMPLETION OF PROJECT.

[illegible]

NEELDING OF REINFORCEMENT IS NOT PERMITTED.
3.7. ALL JOISTS MUST BE 40 DIAMETERS, LAP ALL W/F A MINIMUM OF 6 INCHES.
3.8. REFER TO GEOTECHNICAL REPORT FOR FILL REQUIREMENTS
3.9. WHERE FOOTINGS & SLAB CAN BEAR ON UNDISTURBED SOIL, ALL FILL SHALL BE COMPACTED BY 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT, WITH A MINIMUM OF 90% OF MAXIMUM DENSITY.
3.9. FOUNDATION WALLS SUPPORTING WOOD FRAMED WALLS HAVE 1/2" ANCHOR BOLTS 6" MAXIMUM 48" ON CENTER. ALL OTHER BOLTS SHALL CONFORM TO ASTM F1554 GR. 36 UNLESS NOTED OTHERWISE.

4. **FRAMING AND WOOD NOTES**
4.1. ALL POSTS AND MEMBER FRAMING TO BE INSTALLED IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE.
4.2. ALL JOIST CONNECTIONS TO BE MADE IN ACCORDANCE WITH GRADE NUMBER 2 OR BETTER WITH A REPETITIVE MEMBER FB=1,000 P.S.I. & E=1,300,000 P.S.I.
4.3. ALL JOIST CONNECTIONS TO BE MADE IN ACCORDANCE WITH THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION AND THE LOCAL BUILDING CODE.
4.3.1. PLYWOOD SHEATHING TO BE EXTERIOR PLYWOOD SHEATHING GRADE 2.
4.4. WALL SHEATHING TO BE 1" PLYWOOD SHEATHING INSTALLED PER MANUFACTURERS WRITTEN RECOMMENDATIONS.
4.5. ALL JOIST END BRACING TO BE INSTALLED AS REQUIRED. GLUE & SCREW PLYWOOD SHEATHING TO JOISTS.
4.6. ROOF SHEATHING TO BE 3/4" PLYWOOD SHEATHING GRADE 2.
4.7. ALL JOIST END BRACING TO BE INSTALLED AS REQUIRED STUDS AT 16" O.C., UNLESS NOTED OTHERWISE.

5. ROOFING AND WEATHER/WATERPROOFING

5.1. CONTRACTOR SHALL PROVIDE CONTINUOUS AIR/ WATER BARRIER AS REQUIRED BY CODE, TESTED IN ACCORDANCE WITH ASTM D 3175.

5.2. AIR/ WATER BARRIER SHALL BE SEALED TO PENETRATIONS AND EXTERIOR WALLS.

5.3. ALL PENETRATIONS OF AIR/ WATER BARRIER AND ROOF SHALL BE PROPERLY SEALED/FLASHED, "QUICKFLASH" TYPE, AS REQUIRED.

5.4. CONTRACTOR SHALL COORDINATE ALL PENETRATIONS AND FLASHINGS WITH SUBCONTRACTORS.

5.5. ALL WEATHER ALL, WALL, BASE, CAP, THROUGH-WALL, COUNTER FLASHINGS, GUTTERS & DOWNSPOUTS ETC. AS REQUIRED TO PREVENT THE ENTRANCE OF MOISTURE AND WATER.

5.6. ROOFING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND DETAILS.

5.7. CONTRACTOR SHALL PROVIDE STANDARD MANUFACTURER'S AND INSTALLER'S WARRANTY.

5.8. CONTRACTOR SHALL PLAN FOR ROOF INFORMATION & DETAILS.

5.9. ALL ARCHITECTURAL SHEET METAL WORK, COPING, FLASHING, ETC. SHALL BE IN ACCORDANCE WITH THE MANUAL IN CONFORMANCE W/ SHUACHA ARCHITECTURAL SHEET METAL MANUAL.

6. LICENSED AND INSURED HVAC CONTRACTOR

6.1. PROVIDE DESIGN BUILD PROPOSAL FOR NEW GAS FURNACE, GAS FURNACE, SPLIT SYSTEM A/C, AND DUCTWORK.

6.2. CONTRACTOR SHALL BE RESPONSIBLE FOR SYSTEM DESIGN, SIZING, AND INSTALLATION. SEE SHUACHA MANUAL BASED ON LOADS PER A/C MANUAL J OR OTHER APPROVED METHODS. DESIGN AND SPECIFICATION TO BE REVIEWED BY ARCHITECT.

WHERE ALL DUCTWORK IS NOT LOCATED WITHIN THE PERMITTED AREA, THE LEAKAGE SHALL BE TESTED IN ACCORDANCE WITH IECC.

8.8 WHERE THE AIR INFILTRATION RATE IN A DWELLING UNIT EXCEEDS 0.06 PER HOUR, THE CONTRACTOR SHALL ALLOW DOWN DOW AIR INFILTRATION WITH R402.4.1.2 OF THE IECC. THE DWELLING UNIT SHALL BE VENTILATED BY MEANS OF MECHANICAL EXHAUST IN ACCORDANCE WITH SECTION 403.4.1 OF THE IECC.

MECHANICAL NOTES

1.1 ALL MECHANICAL WORK TO BE DESIGN BUILD CONTRACTOR TO OBTAIN ALL PERMITS, OBTAIN APPROVAL FROM THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED.

1.2 CONTRACTOR TO OBTAIN ALL PERMITS, OWNER TO OBTAIN APPROVAL FROM ALL NEIGHBORHOODS AND STYLES PRIOR TO INSTALLATION (INCLUDING ALL ATTENDANT EQUIPMENT AND SUPPLIES).

P.LUMBING NOTES

1.1 ALL PLUMBING WORK TO BE DESIGN BUILD; PLUMBING CONTRACTOR TO OBTAIN ALL PERMITS, OBTAIN APPROVAL FROM THE LOCAL MUNICIPALITY AND THE STATE AS REQUIRED; PLUMBING CONTRACTOR TO OBTAIN ALL PERMITS.

1.2 CONTRACTOR TO OBTAIN ALL PERMITS AND ALL PLUMBING CONTRACTOR TO OBTAIN APPROVAL FROM ALL NEIGHBORHOODS AS REQUIRED FOR ALL NEW FIXTURES. SCOPE OF WORK SHALL INCLUDE: ALL NEW TOILETS, SINKS, BATHTUBS, SINKS, TUBS, STACK & VENTS, SETTING OF FIXTURES, AND ALL HOOK-UP/UP/INS/INS AS REQUIRED.

ELECTRICAL NOTES

1.1 ALL ELECTRICAL WORK TO BE DESIGN BUILD. ELECTRICAL CONTRACTOR TO BE LICENSED AND INSURED IN ACCORDANCE WITH THE STATE OF CALIFORNIA. ELECTRICAL CONTRACTOR TO OBTAIN ALL PERMITS.

1.2 ELECTRICAL CONTRACTOR TO VERIFY CAPACITY OF

10.3 ALL FINISHES TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO INSTALLATION. VERIFY WITH OWNER THAT FINISHES ARE REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.

10.4 ALL ARCHITECTURAL SHEET METAL WORK, FASCIA, DOWNSPUTS, ETC. TO BE PERFORMED BY SHACARA ARCHITECTURAL SHEET METAL PANEL.

11. INTERIOR FINISHES

11.1 INTERIOR FINISHES TO BE PAINT GRADE FINGER JOINTED PINE (UNDO) INSTALLED, SANDED AND READY FOR FINISH. VERIFY WITH OWNER BEFORE PURCHASE, ANY SUBSTITUTIONS ARE REQUIRED TO MATCH EXISTING. SEE FINISH SCHEDULE (PAINT, GRADE, ETC.).

11.2 FILL, SPACKLE, SAND AND PRIME (PAINT ALL DRYWALL WORK IN PREPARATION FOR FINAL FINISH.

11.3 FINISHING TO MATERIAL: P.V.C. SHOE DOORS, STAIN GRAY, ETC.

11.4 ALL INTERIOR WALLS AND CEILINGS TO RECEIVE ONE COAT OF PRIMER AND MINIMUM 2 COATS FINISH.

11.5 OWNER TO APPROVE ALL FINISH FINISHES AND MATERIALS. VERIFY WITH OWNER THAT FINISHES ARE REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.

11.6 ALL TILE WORK, SUBSTRATES, SHOWER RECEPTORS AND DRAINAGE WORK TO BE IN ACCORDANCE WITH "TCNA HANDBOOK" RECOMMENDATIONS.

12. BATHROOM NOTES

12.1 CERAMIC TILE FLOORS(S) SET IN THIN-SHUT OVER 1/2" SUBSTRATE. VERIFY WITH OWNER THAT FINISHES ARE REQUIRED FOR APPROVAL. SEE FINISH SCHEDULE.

12.2 PATCH CEMENT B.D. SUBSTRATE FOR PROPER CERAMIC TILE. PROVIDE GROUT SEALER(S), G.C. TO PROVIDE LATCH CEMENT B.D. SUBSTRATE FOR PROPER CERAMIC TILE. PROVIDE GROUT SEALER(S), G.C. TO PROVIDE LATCH CEMENT B.D. SUBSTRATE FOR PROPER CERAMIC TILE.

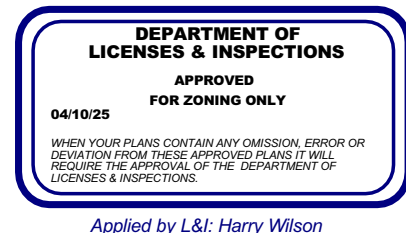
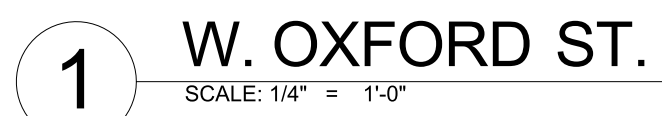
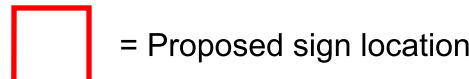
CODE REVIEW

BUILDING TO BE FULLY SPRINKLERED: NFPA13
USE GROUP: MIXED USE
R-2 MULTI-FAMILY
VACANT COMMERCIAL/S-2 OPEN PARKING GARAGE

CS

CS
CS1 - 3
CS - 3
A100
A101
A102
A103
A104
A105
A106
A200
A201
A203
A203 - 06
A300
A400
A401
A402
A402
A500
A501
A502

- COVER SHEET
- EGRESS PLANS
- EXTERIOR OPENING
- BASEMENT PLAN
- 1ST FLOOR PLAN
- 2ND FLOOR PLAN
- 3RD FLOOR PLAN
- 4TH FLOOR PLAN
- 5TH FLOOR PLAN
- ROOF PLAN
- EAST ELEVATION & WINDOW/ SCH.D.
- NORTH & SOUTH ELEVATION
- WEST ELEVATION
- BUILDING SECTIONS
- ACCESSIBILITY DETAILS
- PARTITION TYPES & ASSEMBLIES
- DOOR SCHEDULE
- DOOR SCHEDULE
- UNIT SCHEDULE
- DETAILS
- DETAILS
- DETAILS



CHANNEL LETTERS

OXFORD STREET



FRONT STEET



PROJECT DETAILS:

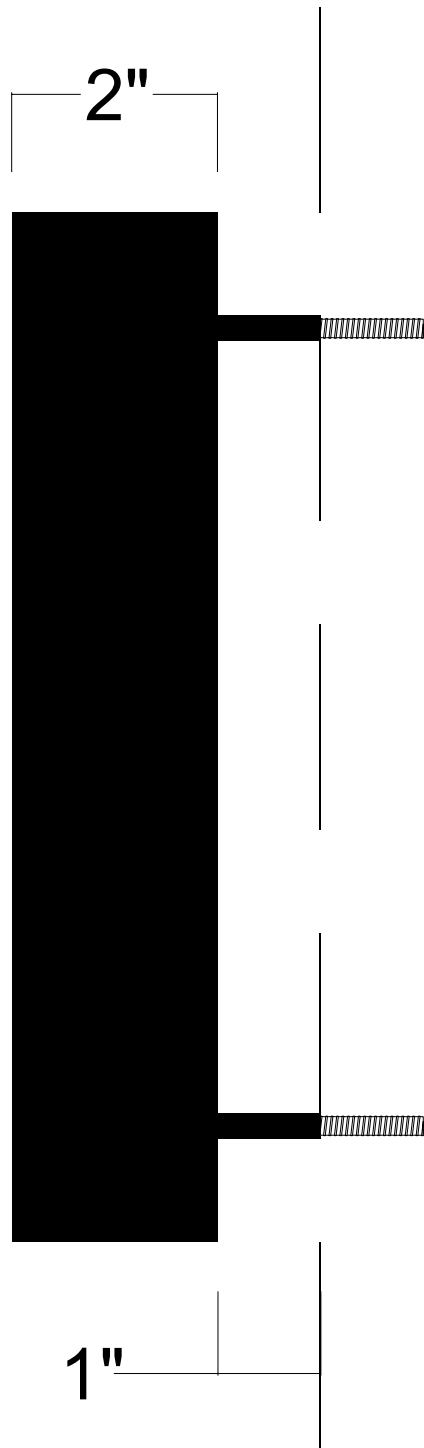
- A - 10"(h) x 27"(w) x 2"(deep) **"Ama"** Halo-Lit Channel Letters (*Statically Illuminated*)
- Stainless-Steel Faces & Returns | Painted: "Matte Black"
- * Letters are Internally Illuminated & Halo-Lit with "White" LEDs
- ** **Quantity of: (2) Sets of Channel Letters to be Fabricated & Installed to these Dimensions**

 2333 Cottman Road Chester, PA 19013 Office: (610) 494-1415 Fax: (610) 494-2476 AerialDesignDPT@gmail.com This design/engineer drawing is to remain exclusive property of AS&A, Inc. until accepted & approved thru purchase with clients name on drawing.	DATE:	CUSTOMER JOB NAME:	APPROVAL SIGNATURE:	VINYL COLORS:
	3/31/25	Ama:		
	DESIGNER:	Halo-Lit Channel Letters		
	Dan Minnis	ADDRESS:	APPROVAL DATE:	PAINT COLORS:
	DRAWING NUMBER:	101 W. Oxford St, Philadelphia, PA 19122		Black

CHANNEL LETTERS

SIDE PROFILE

PROPOSED LOOK



PROJECT DETAILS:

 - 10"(h) x 27"(w) x 2"(deep) **"Ama"** Halo-Lit Channel Letters (*Statically Illuminated*)

- Stainless-Steel Faces & Returns | Painted: "Matte Black"
- * Letters are Internally Illuminated & Halo-Lit with "White" LEDs
- ** **Quantity of: (2) Sets of Channel Letters to be Fabricated & Installed to these Dimensions**



 2333 Concord Road Chester, PA 19013 Office: (610) 494-1415 Fax: (610) 494-2476 AerialDesignDPT@gmail.com This design/engineer drawing is to remain exclusive property of AS&A, Inc. until accepted & approved thru purchase with clients name on drawing.	DATE:	CUSTOMER JOB NAME:	APPROVAL SIGNATURE:	VINYL COLORS:
	2/19/25	Ama:		
	DESIGNER:	Halo-Lit Channel Letters		
	Dan Minnis	ADDRESS:	APPROVAL DATE:	PAINT COLORS:
	DRAWING NUMBER:	101 W. Oxford St, Philadelphia, PA 19122		 Black
	1			

Zoning Permit

Permit Number ZP-2025-001592

LOCATION OF WORK 101 W OXFORD ST, Philadelphia, PA 19122-3909 1st Floor Corner Unit	PERMIT FEE \$506.00	DATE ISSUED 4/10/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5 RM1	

PERMIT HOLDER ZCA FRONT STREET QOZB LLC	101 W OXFORD ST PHILADELPHIA, PA 19122-
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OWNER CONTACT 1 Jay Freebery	4001 Kennett Pike, Suite 206 Wilmington, DE 19807
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OWNER CONTACT 2	
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TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF TWO (2) STATIC ILLUMINATED WALL SIGNS BELOW THE SECOND FLOOR WINDOW SILL OF AN EXISTING STRUCTURE. SIZE/LOCATION AS SHOWN ON THE APPLICATION/PLANS.

APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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 CONDITIONS AND LIMITATIONS: - Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions: 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively. 3-years from issuance or date of decision by ZBA for Zoning Permits involving development. 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals. - Any Permit issued for construction or demolition is valid for no more than five (5) years. - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code. - The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2025-001592

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

101 W OXFORD ST, Philadelphia, PA 19122-3909

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

SIGNS ACCESSORY TO USE AS PREVIOUSLY APPROVED.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.