

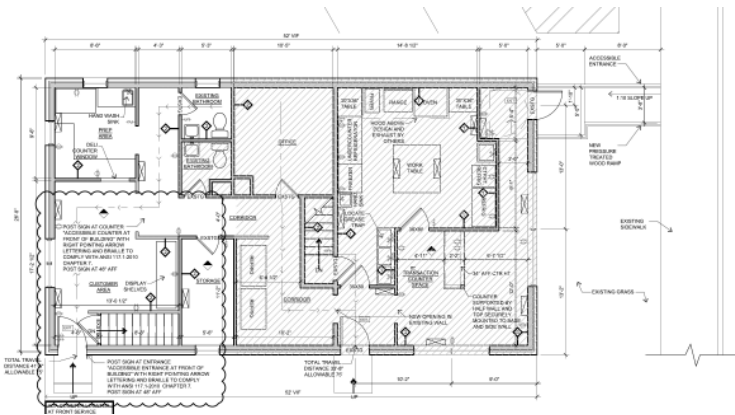
4235 EDMONT AVENUE

HISTORIC LAYOUT REFERENCE

Brookhaven, Pennsylvania 19015

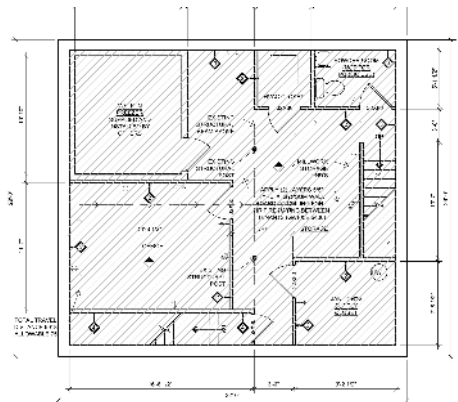
NOT AN AS-BUILT - NOT FOR CONSTRUCTION - NOT TO SCALE

PARTIAL MAIN-LEVEL PLAN



Tenant-fit-out area only; not a complete whole-building plan.

PARTIAL BASEMENT



Smaller basement footprint with historic room and utility labels.

SITE / PARKING CONTEXT



April 2018 deed-plot sketch with parcel lines and visible site context.

HOW TO USE THIS PACKAGE

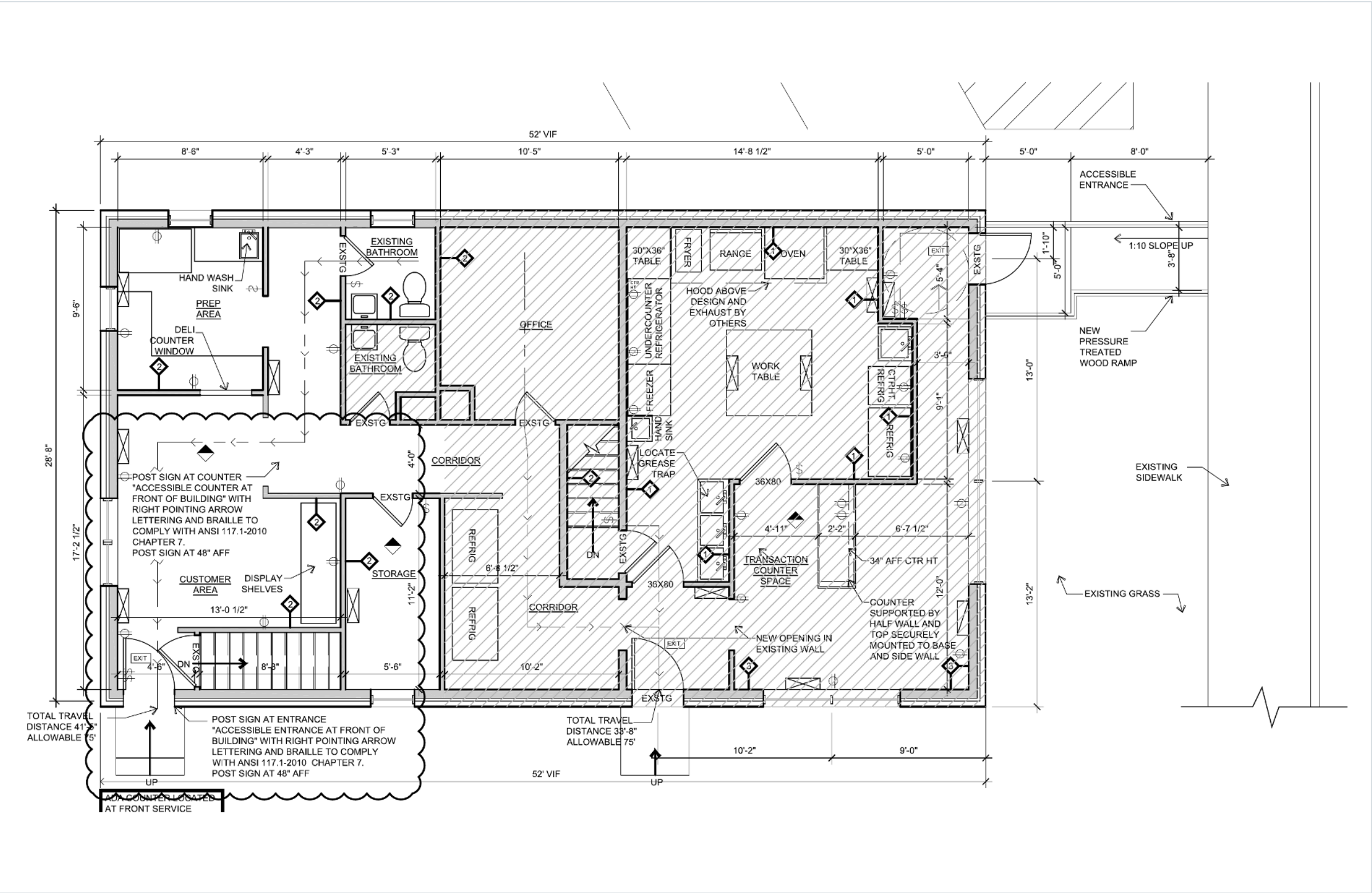
This package reorganizes two historic source drawings into a clearer buyer reference: an enlarged partial main-level tenant-fit-out plan, a separate partial-basement plan, and an aerial/deed-plot view. The 2015 source documents the kitchen/counter fit-out area and must not be treated as complete whole-building coverage.

Important: Prepared from historic documents located in seller records. For general marketing and layout reference only. This is not an as-built drawing, architectural or engineering plan, boundary survey, title report, or representation of current conditions. Dimensions, areas, uses, equipment, parking, access, utilities, code compliance, zoning, and property lines must be independently verified by the buyer and the buyer's professionals.

PARTIAL MAIN LEVEL - HISTORIC FIT-OUT

Kitchen/counter area enlarged from the February 21, 2015 tenant-fit-out drawing

HISTORIC REFERENCE - NOT TO SCALE



WHAT THE SOURCE SHOWS

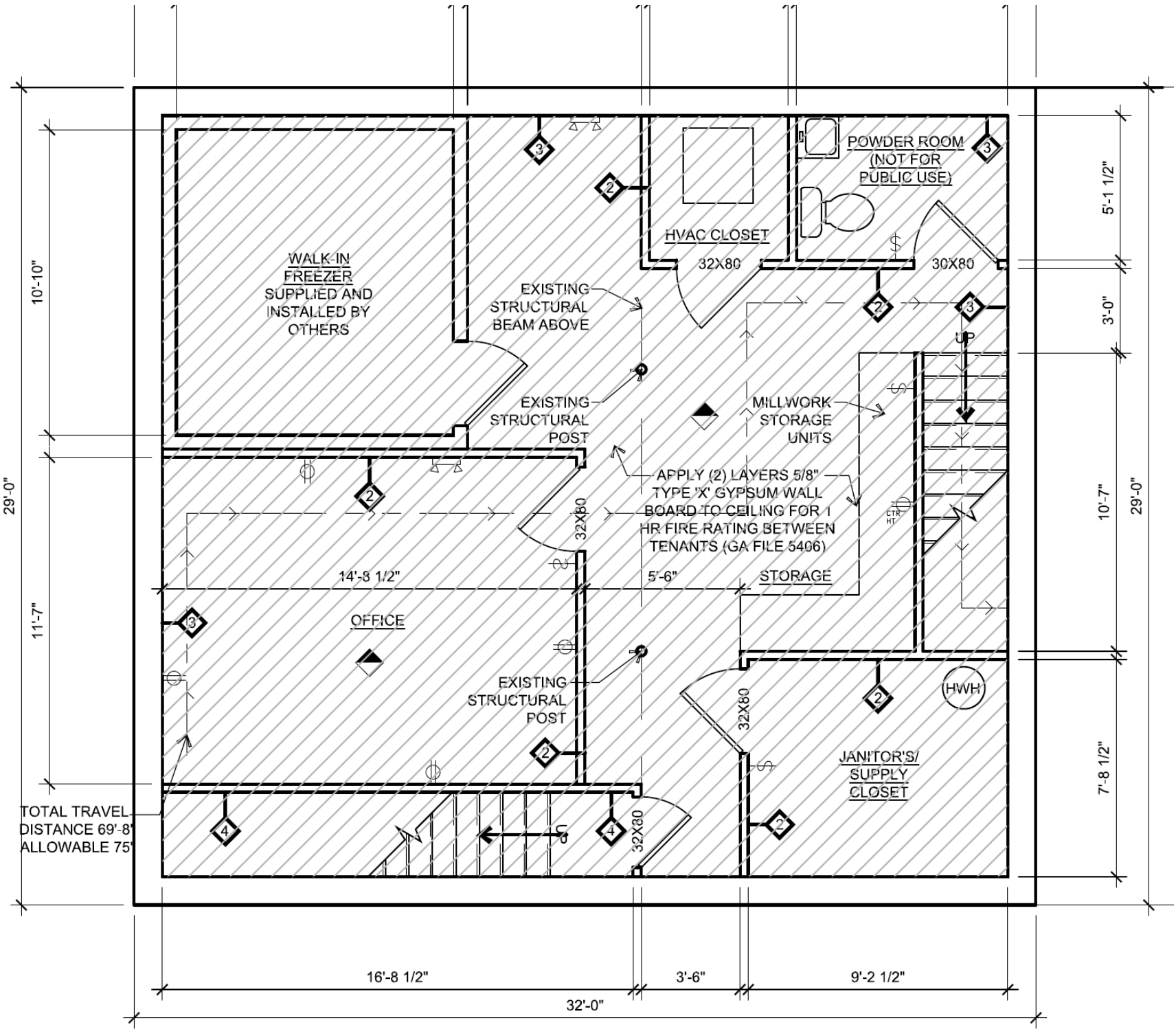
- **Depicted fit-out area**
Kitchen/counter tenant area only—not a complete whole-building plan. Dimensions are approximately 28'-8" by 52'-0" and marked VIF (verify in field).
- **Public/customer zone**
Customer/display area and transaction-counter space are labeled on the 2015 plan.
- **Work areas**
Historic plan labels include prep, office, kitchen/work-table, storage, and corridor areas.
- **Support spaces**
Two existing bathrooms, basement stair, entrance, ramp, and exterior openings are shown.

Buyer note
Room names, fixtures, equipment, entrances, accessibility details, and dimensions reflect a historic permit drawing. Verify all current conditions.

PARTIAL BASEMENT - HISTORIC LAYOUT

Basement area shown on the February 21, 2015 tenant-fit-out drawing

HISTORIC REFERENCE - NOT TO SCALE



BASEMENT REFERENCE

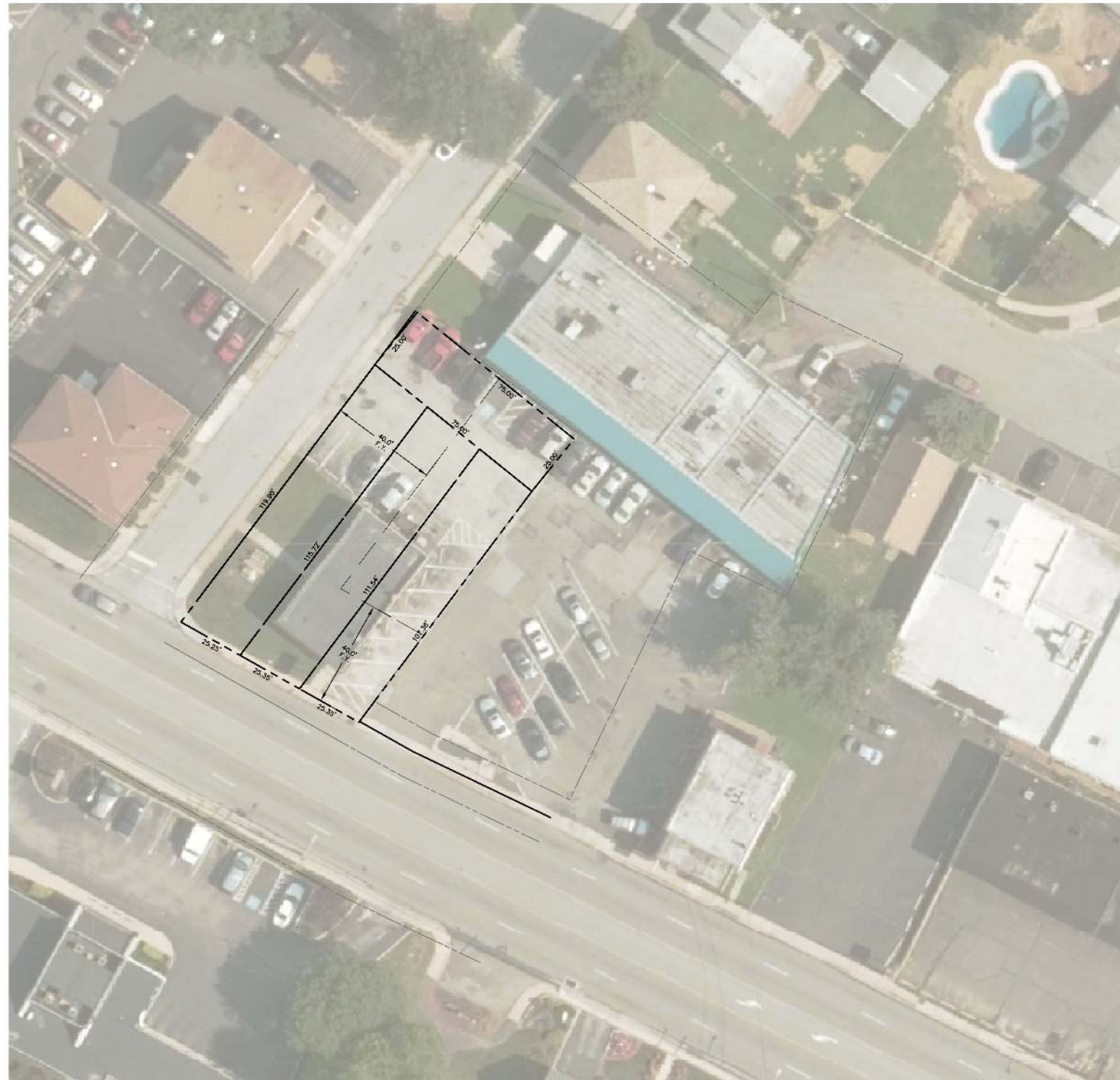
Approximate dimensions shown:
32'-0" by 29'-0". The basement footprint shown is smaller than the main-floor footprint.

HISTORIC LABELS VISIBLE

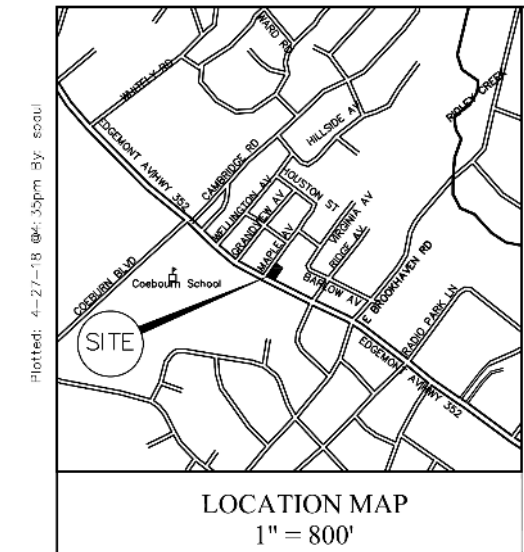
- Stair access**
Two stair areas are depicted on the plan.
- Rooms and storage**
Office, storage, millwork storage, walk-in freezer, and janitor/supply areas are labeled.
- Utility/support areas**
HVAC closet, hot-water heater, structural posts/beams, and a powder room are shown.

Buyer note
The present basement extent, headroom, condition, moisture, utilities, egress, permitted use, and code status have not been verified. Field verification is required.

Reorganized from the April 20, 2018 discussion sketch



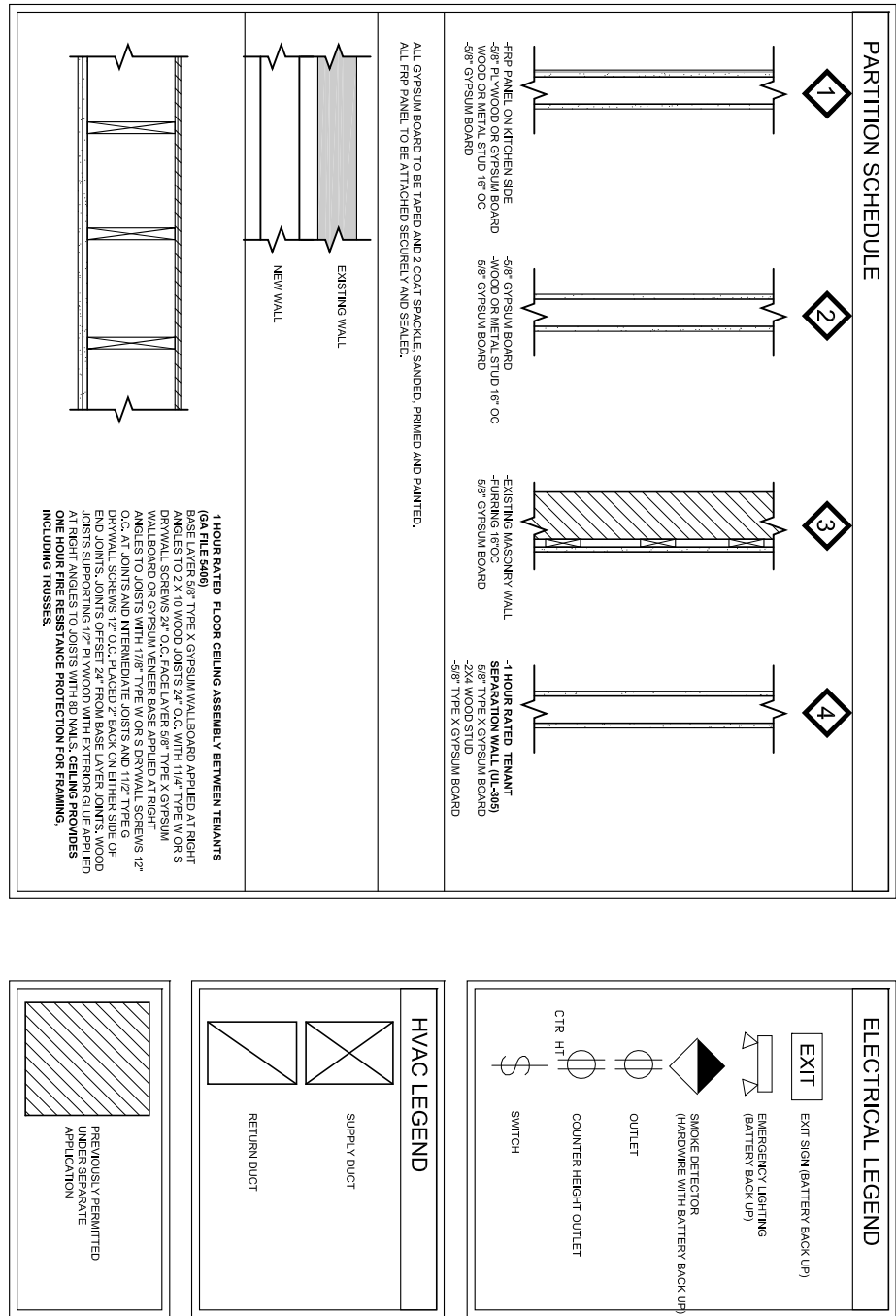
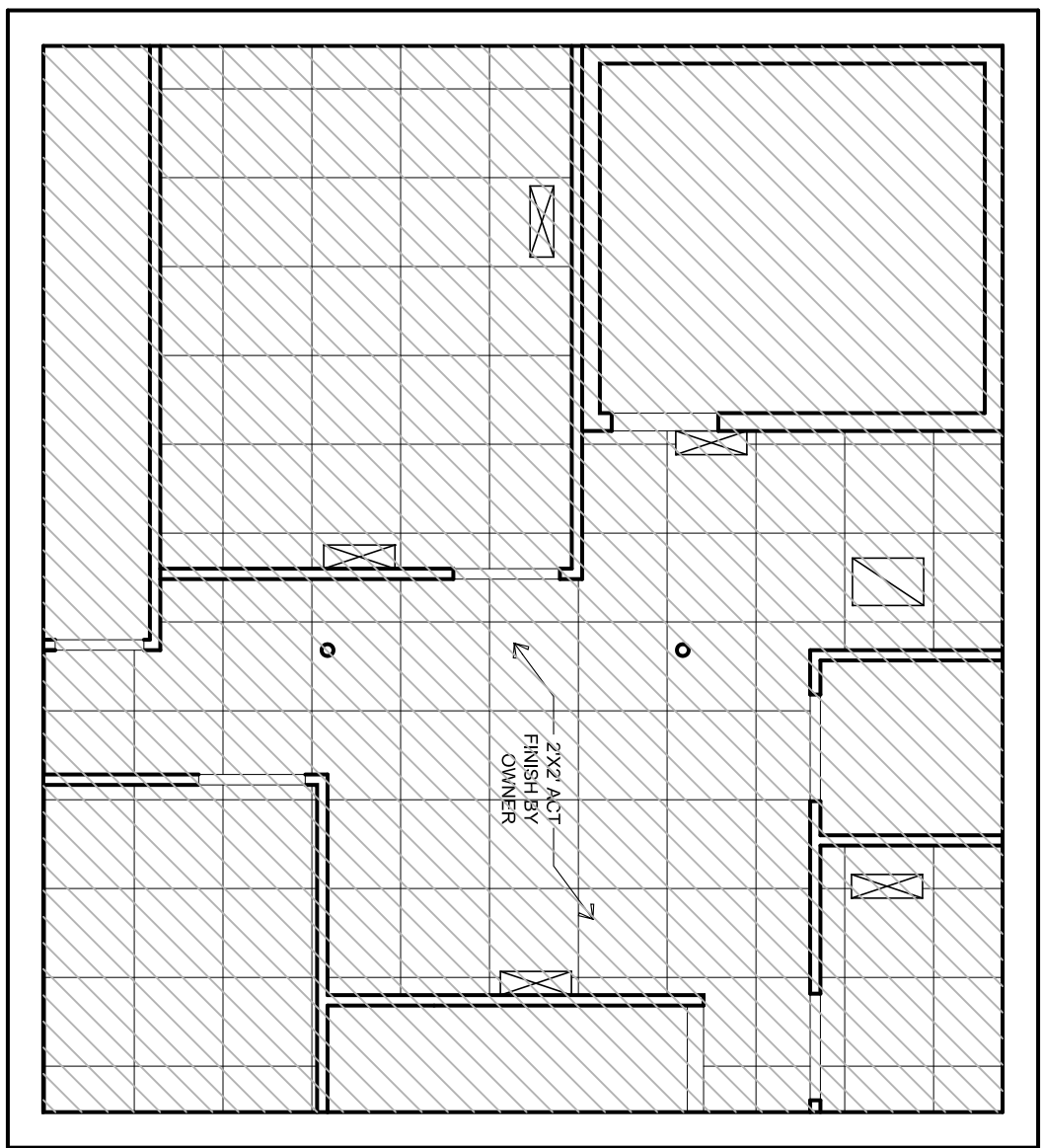
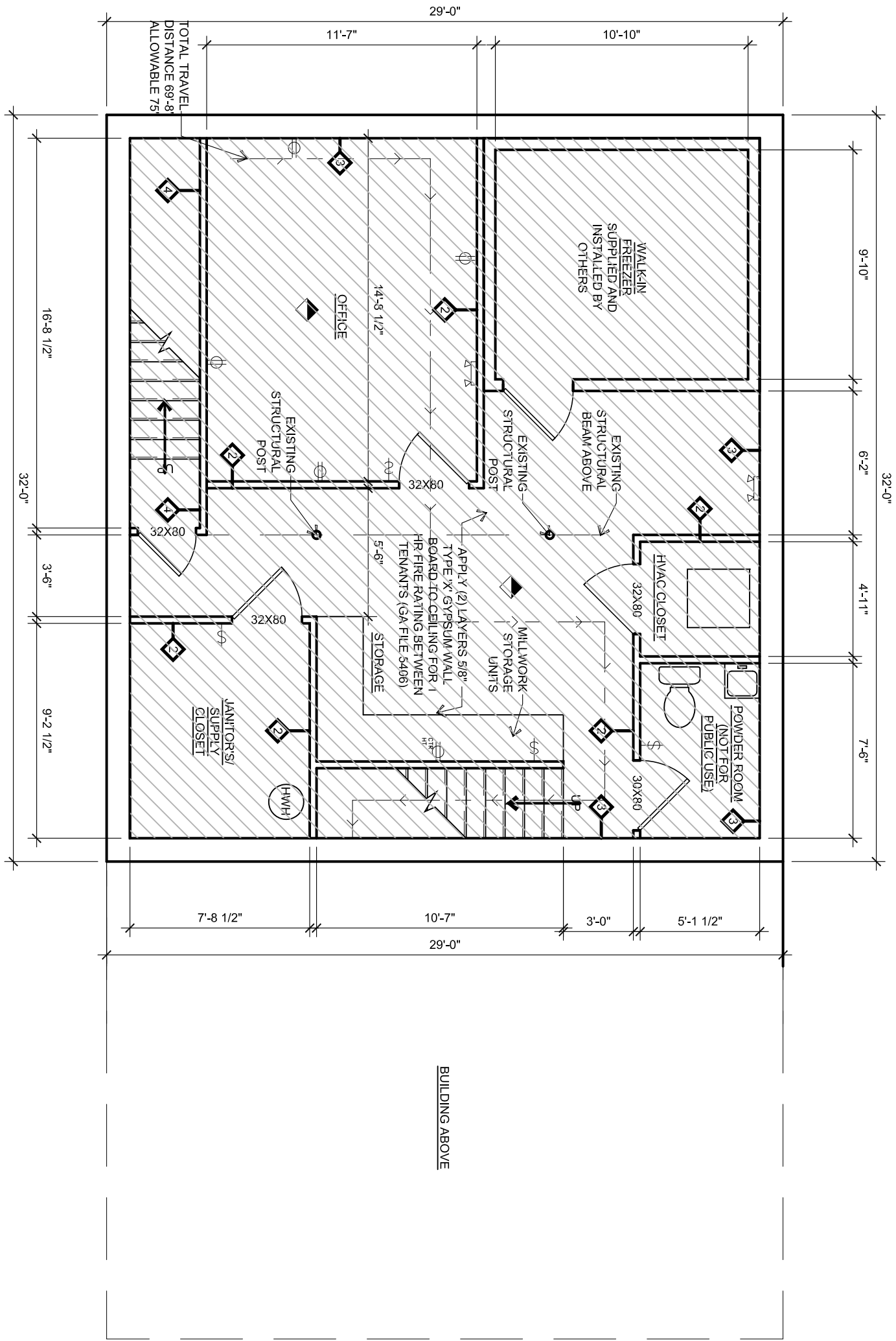
LOCATION AND SITE CONTEXT



- **Parcel outline**
Bold deed-derived lines identify the subject area on the 2018 aerial.
- **Street frontage**
Edgmont Avenue frontage and the surrounding block are visible.
- **Parking context**
Parking and drive areas are visible in the 2018 aerial; no stall count or access rights are represented here.

Original source note: This sketch is for discussion purposes only. This sketch should not be used for construction. Property boundaries are based on deeds of record.

Not a boundary survey. Verify title, access, easements, parking rights, and zoning.

[illegible]

FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAMED CONSTRUCTION IN THE FOLLOWING LOCATIONS:

1. PROVIDE FIRELOOKING IN ALL PURERD AND CONCEALED SPACES OF WALLS AND PARTITIONS AT EACH FLOOR LEVEL, AND AT CEILING LEVEL, AND AT 10' FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL WITH 2" WOOD BLOCKING OR NONCOMBUSTIBLE MATERIALS ACCURATELY FITTED TO CLOSE PURERD SPACES.
2. PROVIDE CONT. HORIZONTAL BLOCKING AT MIDHEIGHT OF ALL WALLS AND PARTITIONS MORE THAN 96" HIGH, USE 2" NOMINAL THICKNESS AND OR SAME WIDTH AS WALL.
3. PROVIDE FIRELOOKING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACE SUCH AS SLOTTIS, DROP CEILINGS AND COVE CEILINGS.
4. PROVIDE FIRELOOKING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
5. PROVIDE FIRELOOKING AT OPENINGS AROUND VENTS, PIPES, AND DUCTS AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME.

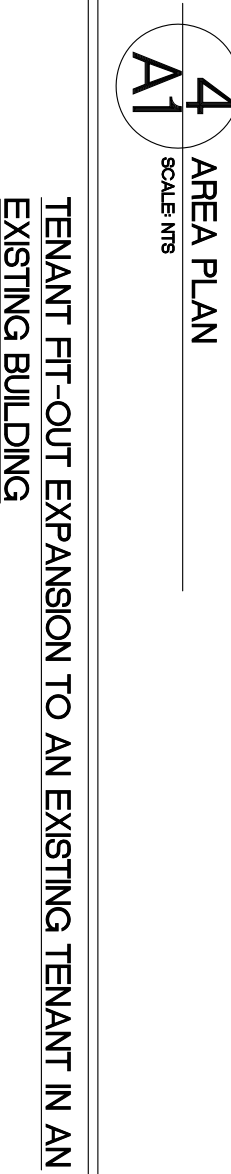
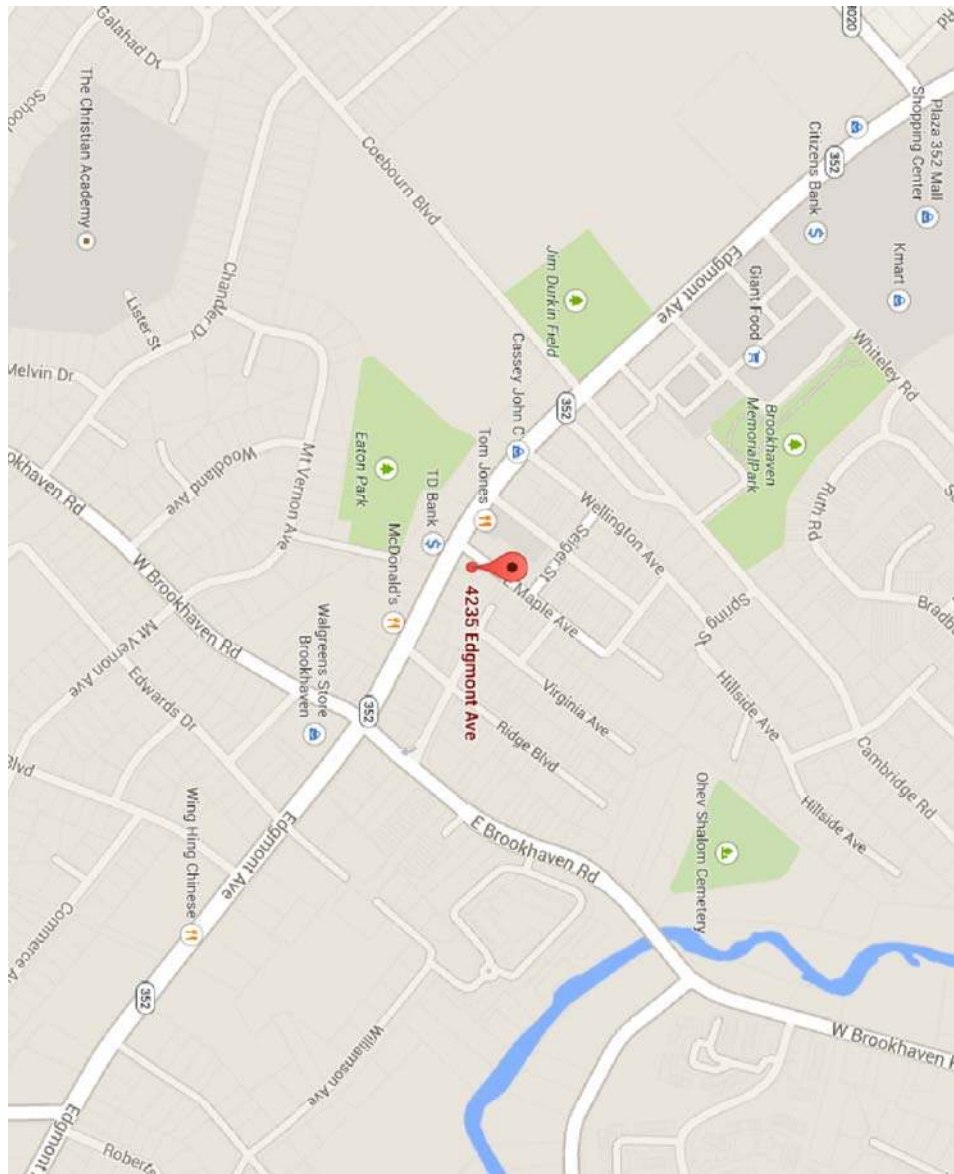
1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL MEET ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE COORDINATION BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE SATISFACTION OF THE ARCHITECT.
2. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" APPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

5. GENERAL CONTRACTOR SHALL BUILD CHASES AND RECESSES AS SHOWN AND AS NEEDED TO CONCEAL THE WORK OF OTHER TRADES (PLUMBING, MECHANICAL, ELECTRICAL) AS DIRECTED BY ARCHITECT TO MATCH SURROUNDING MATERIALS.

6. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSED RELATITS, BOLT SETTINGS, SLEEVES, ETC.
7. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETEIORATION OR DAMAGE.
8. THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
9. CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
10. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENTS, TO WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
11. THE CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

1. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH NDS STANDARDS AND AFPA WFCM GUIDE. WHERE CONNECTIONS OF MEMBERS ARE NOT DETAILED, PROVIDE MINIMUM CONNECTIONS PER TABLES INCLUDED IN REFERENCED BUILDING CODE.

2. MEMBERS ARE TO BE DRILLED OR NOTCHED IN EXCESS OF BUILDING CODE REQUIREMENTS. EDGE DIMENSION BETWEEN HOLE AND WOOD SURFACE SHALL BE SUFFICIENT TO RECEIVE SHEATHING MATERIAL ANCHORS. INSTALL SHEET METAL PROTECTIVE DEVICES WHERE REQUIRED TO AVOID PENETRATING THE HOLE OR NOTCH.
3. BEARING ARE INDICATED ON THE DRAWINGS. BUILDING WALLS NOT HIGHLIGHTED ON THE DRAWINGS ARE NOT USED FOR STRUCTURAL PURPOSES AND SHALL BE CONSTRUCTED AS DESCRIBED ON THE DRAWINGS.
4. WALL, STUD TYPE AND SPACING IS INDICATED ON THE DRAWINGS. PROVIDE BRACING AND FIRESTOPPING WHERE REQUIRED BY REFERENCED BUILDING CODES. GENERAL CONTRACTOR TO COORDINATE WITH ARCHITECTURAL DRAWINGS.
5. DOUBLE 2X PLATES SHALL BE PROVIDED AT THE TOP OF ALL WALL CONSTRUCTION. SINGLE 2X PLATES SHALL BE PROVIDED AT THE BASE OF ALL WALL CONSTRUCTION. SPLICE DOUBLE TOP PLATES PER THE REFERENCED BUILDING CODE, OR AS INDICATED IN DETAILS, WHICHEVER IS MORE STRINGENT.



2009 INTERNATIONAL BUILDING CODE	TENANT FIT-OUT EXPANSION TO AN EXISTING TENANT IN PLACE
2009 INTERNATIONAL EXISTING BUILDING CODE	EXISTING BUILDING
2009 INTERNATIONAL BUILDING CODE	NO CHANGE TO BUILDING HEIGHT, AREA, OR STRUCTURE OCCUPANCY- 1M MERCHANTILE (NO CHANGE)
2009 INTERNATIONAL PLUMBING CODE	TYPE OF CONSTRUCTION- 1IB
2008 NATIONAL ELECTRIC CODE	ALLOWABLE FLOOR AREA- 12,500
2009 INTERNATIONAL FUEL GAS CODE	PROPOSED FLOOR AREA- 439 SF 1ST
2009 INTERNATIONAL ENERGY CONSERVATION CODE	MEANS OF EGRESS (1) REQUIRED (2) PROVIDED
2009 INTERNATIONAL FIRE CODE	OCCUPANT LOAD FOR EXPANSION
2009 ANSI/ICC A17.1 ACCESSIBILITY	2 EMPLOYEES 11 CUSTOMERS
2009 UNIFORM CONSTRUCTION CODE	EMPLOYEE AREA- 1st- 279 SF 200 = 2

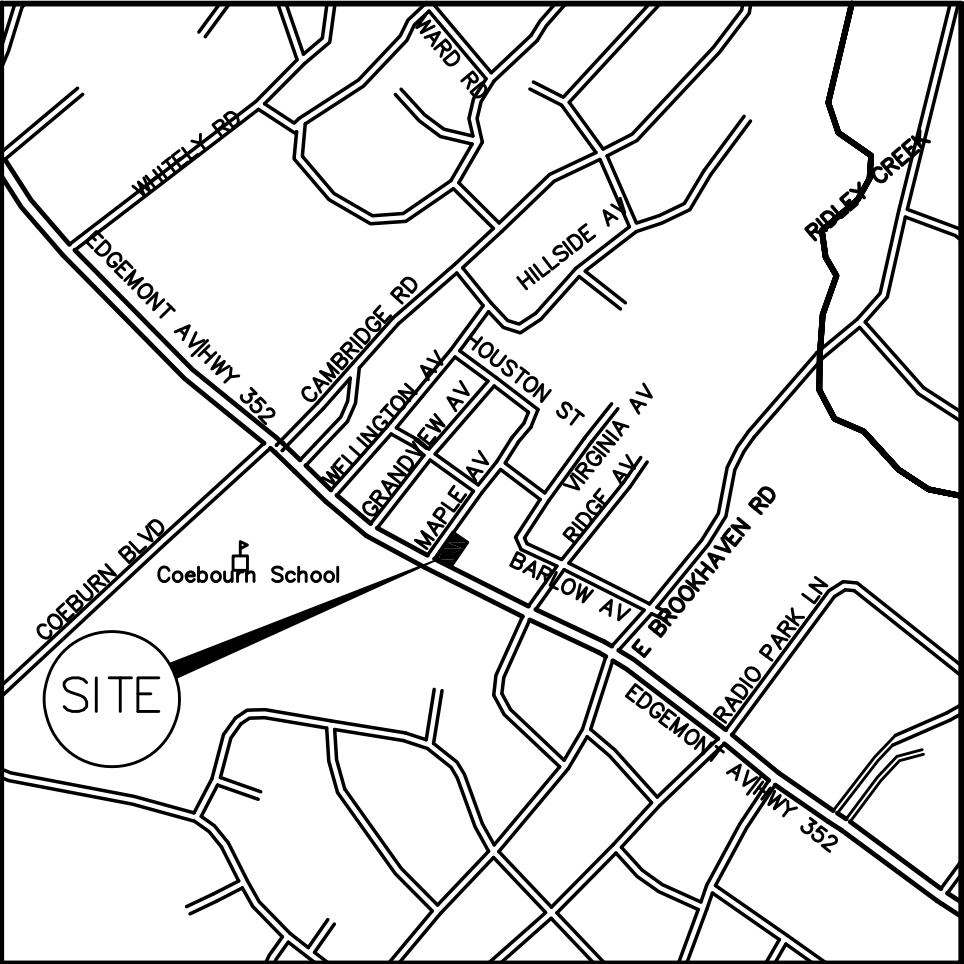
The technical drawing shows a Z-profile in two views. The top view is a perspective drawing of the profile, showing its characteristic Z-shape with a central vertical web and two horizontal flanges. The bottom view is a cross-section of the profile, showing the thickness of the flanges and the web, and the rounded corners at the junctions.

WHAT A CROCK TENANT FIT OUT
4235 EDMONT AVE
BROOKHAVEN, PA 19015

DRAWN BY: J. WATSON
DATE: 12/15/2014
REV. 02/21/15
SCALE: NOTED

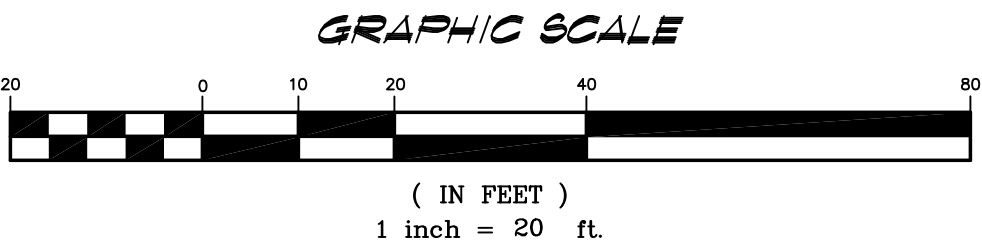
SHEET TITLE:
NOTES

1503



LOCATION MAP
1" = 800'

- SKETCH NOTES**
1. THIS SKETCH IS FOR DISCUSSION PURPOSES ONLY. THIS SKETCH SHOULD NOT BE USED FOR CONSTRUCTION.
 2. PROPERTY BOUNDARIES BASED OF DEEDS OF RECORD.



DATE : 042018		REVISIONS		DEED PLOT				LINN ARCHITECTS	
SCALE: 1"=20'		DESCRIPTION		DATE		FOR		ARCHITECTURE	
DRAWN BY: SFP						WHAT A CROCK		ENGINEERING	
CHECKED BY:						4235 EDGMONT AVENUE		SITE PLANNING	
PROJ. NO.: 18086						BROOKHAVEN BOROUGH DELAWARE COUNTY, PA		INTERIOR DESIGN	
SHEET NO.						SK-1		140 N. PROVIDENCE ROAD MEDIA, PENNSYLVANIA 19063 TEL: 610-566-7044 FAX: 610-566-3258	
SHEET OF									