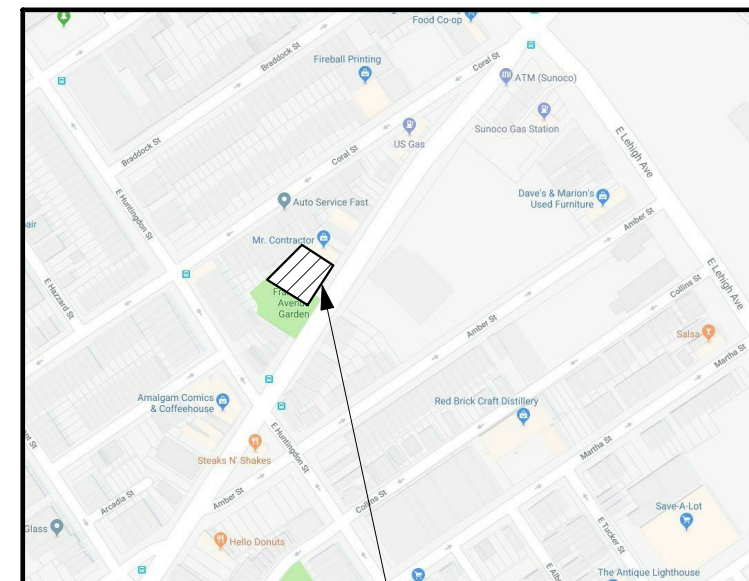


FRANKFORD FLATS MIXED-USE DEVELOPMENT

2620-2626 FRANKFORD AVENUE, PHILADELPHIA, PA 19125
 PROPOSED 5-STORY MIXED USE BUILDING WITH COMMERCIAL GROUND FLOOR & CELLAR W/ 4-STORIES OF (20) RESIDENTIAL UNITS ABOVE.
 OPA#s: 885374400, 311158700, 885374700, 311158900

ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2 DISTRICT SUMMARY FOR 2620-2626 FRANKFORD AVE.		
APPLICABLE REGULATIONS	PERMITTED/REQUIRED	OVERALL SITE PROPOSED
PERMITTED USE BY RIGHT	MULTI-FAMILY W/ 100% GROUND FLOOR FRONTAGE AS NON-RESIDENTIAL USE. BY RIGHT: 5,229 = TOTAL LOT 1,919 = (3) UNITS 5,229 / 1,919 = 3.310 / 480 = (6) UNITS (9) UNITS PERMITTED	PROPOSED MIXED-USE W/ GROUND FLOOR & CELLAR COMMERCIAL SPACE & 4-STORIES OF MULTI-FAMILY RESIDENTIAL ABOVE. PROPOSED (20) UNITS.
LOT WIDTH	N/A	70'-0"
LOT AREA	N/A	5,229 S.F.
MAX. OCCUPIED AREA (% OF LOT)	75% @ INTERMEDIATE LOT	4,470 / 5,229 = 85%
OPEN AREA	25% @ INTERMEDIATE LOT	759 / 5,229 = 15%
SIDE YARD DEPTH	5'-0" IF USED	N/A
REAR YARD DEPTH	9'-0" OR 10% OF LOT DEPTH	6'-9"
FRONT YARD DEPTH	N/A	N/A
HEIGHT REGULATIONS	38'-0" MAX.	53'-0"
OFF-STREET PARKING	N/A	6 PARKING STALLS INCLUDING (1) ADA COMPLIANT PARKING STALL
MAX FLOOR AREA (% OF LOT)	N/A	N/A

VICINITY MAP



PROJECT SITE
2620-2626 FRANKFORD AVE.

ZONING MAP



PROJECT SITE
2620-2626 FRANKFORD AVE.

SITE PHOTOS



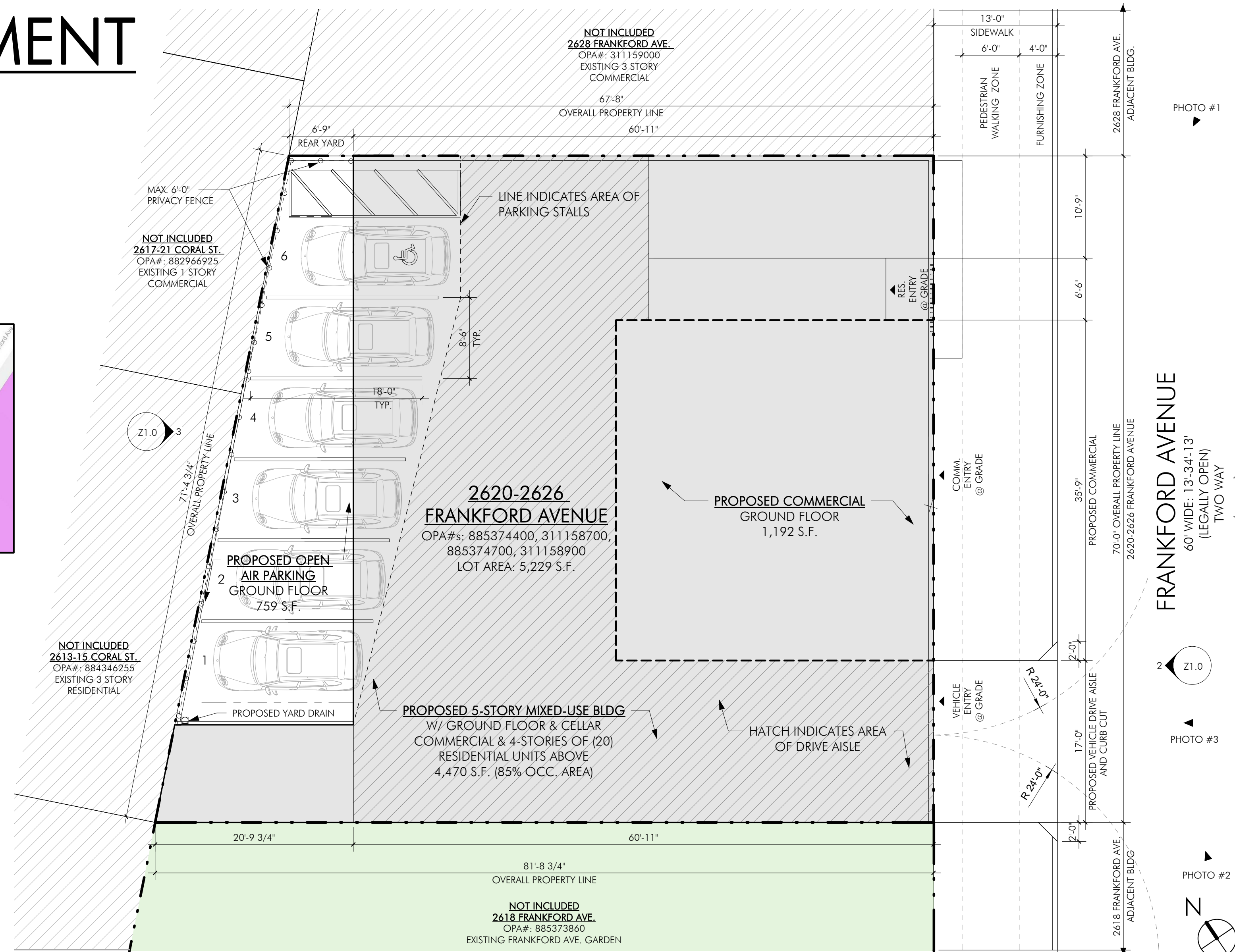
1. FRANKFORD AVE. VIEW LOOKING SOUTH



2. FRANKFORD AVE. VIEW LOOKING NORTH



3. FRANKFORD AVE. FRONT FACADE



ARCHITECT

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Stephen J. Maffei, Principal

FRANKFORD FLATS MIXED-USE DEVELOPMENT

2620-2626 FRANKFORD AVENUE, PHILADELPHIA, PA 19125

CLIENT
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CONSULTING ENGINEERS:
CIVIL

STRUCTURAL

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

NOTES

REV	DATE	DESCRIPTION
03-06-19		ISSUE FOR ZONING

SEAL

ERIC M. OLDS
RA013027-X

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SCALE: As indicated DATE: 03-29-2019

PROJECT NO. 177.004

DRAWING TITLE ZONING PLAN & ELEVATIONS

DRAWING NUMBER

Z1.0