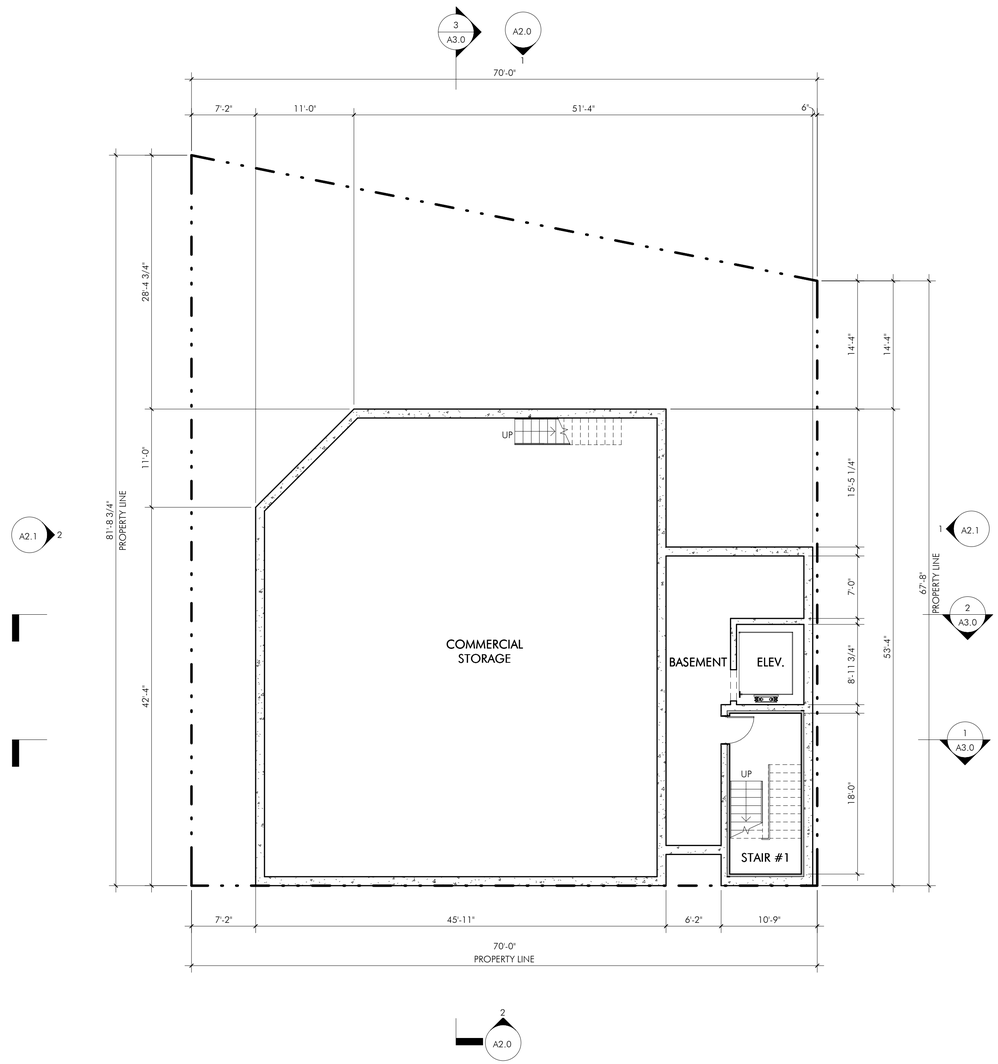
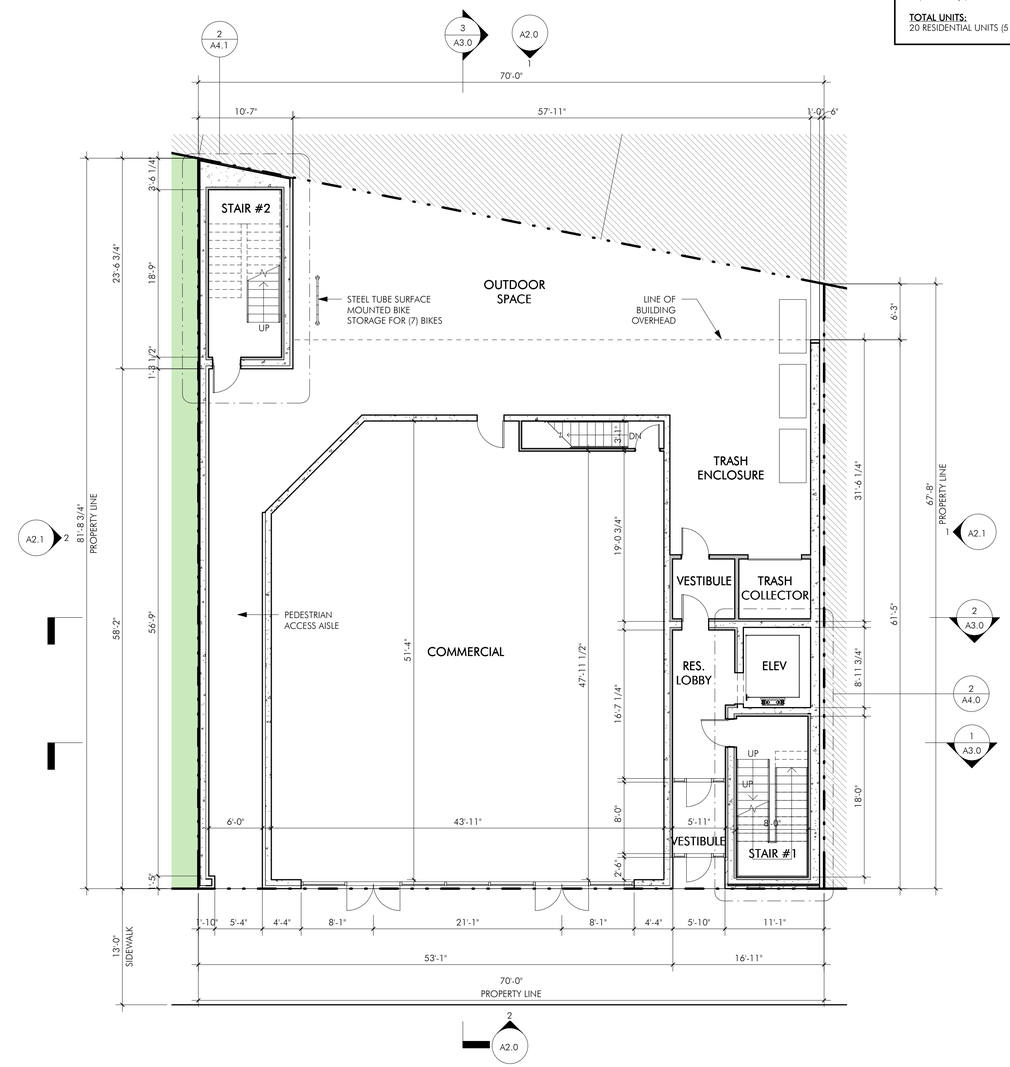
| BUILDING AREA CHART (G.S.F.) |
|---|
| CONSOLIDATED LOT AREA:<br>5,229 S.F.<br><br>LOT COVERAGE:<br>85% +/- OR 4,470 S.F.<br><br>NUMBER OF STORIES:<br>5 STORIES & CELLAR<br><br>COMMERICAL AREA:<br>5,738 S.F. (CELLAR & GROUND FLOOR)<br><br>OUTDOOR AREA:<br>1,695 S.F.<br><br>GROSS BUILDING RESIDENTIAL:<br>16,896 S.F. (4,224 S.F. PER FLOOR) |
| TOTAL UNITS:<br>20 RESIDENTIAL UNITS (5 PER FLOOR) |

| UNIT TYPE AREA CHART (G.S.F.) |
|---|
| UNIT TYPE A<br>590 S.F. EA (26 S.F. BALCONY EA)<br><br>UNIT TYPE B<br>577 S.F. EA (26 S.F. BALCONY EA)<br><br>UNIT TYPE C<br>585 S.F. EA (26 S.F. BALCONY EA)<br><br>UNIT TYPE D<br>660 S.F. EA (65 S.F. BALCONY EA)<br><br>UNIT TYPE E<br>667 S.F. EA (40 S.F. BALCONY EA) |
| GROSS BUILDING RESIDENTIAL:<br>16,896 S.F. (4,224 S.F. PER FLOOR)<br><br>TOTAL UNITS:<br>20 RESIDENTIAL UNITS (5 PER FLOOR) |




1 CELLAR FLOOR PLAN
1/8" = 1'-0"




FRANKFORD AVE.
60' WIDE: 13'-34'-13'
(LEGALLY OPEN)
TWO WAY

2 FIRST FLOOR PLAN
1/8" = 1'-0"

N

8/29/2019 15:00:49


ARCHITECT

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Stephen J. Maffei, Principal


PROJECT

# FRANKFORD FLATS MIXED-USE DEVELOPMENT

2620-2626 FRANKFORD AVENUE,
PHILADELPHIA, PA 19125

CLIENT

2626 FRANKFORD, LLC.
93-16 71ST DRIVE
FOREST HILLS, NY 11375
CONACT: SAUL MAZOR & ALEX HALIMI
PHONE: 917-418-7007 & 718-930-4449
EMAIL: SAUL718@ICLOUD.COM
GOTHAMDEEDS@GMAIL.COM

CONSULTING ENGINEERS:

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JURON SURVEYING & MAPPING
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STRUCTURAL

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

NOTES

| REV | DATE | DESCRIPTION |
|---|---|---|
| | 08/22/19 | ISSUE FOR ZONING |
| 1 | 08/07/19 | REVISED BUILDING HEIGHT |

SEAL

ERIC M. OLDS
RA013027-X


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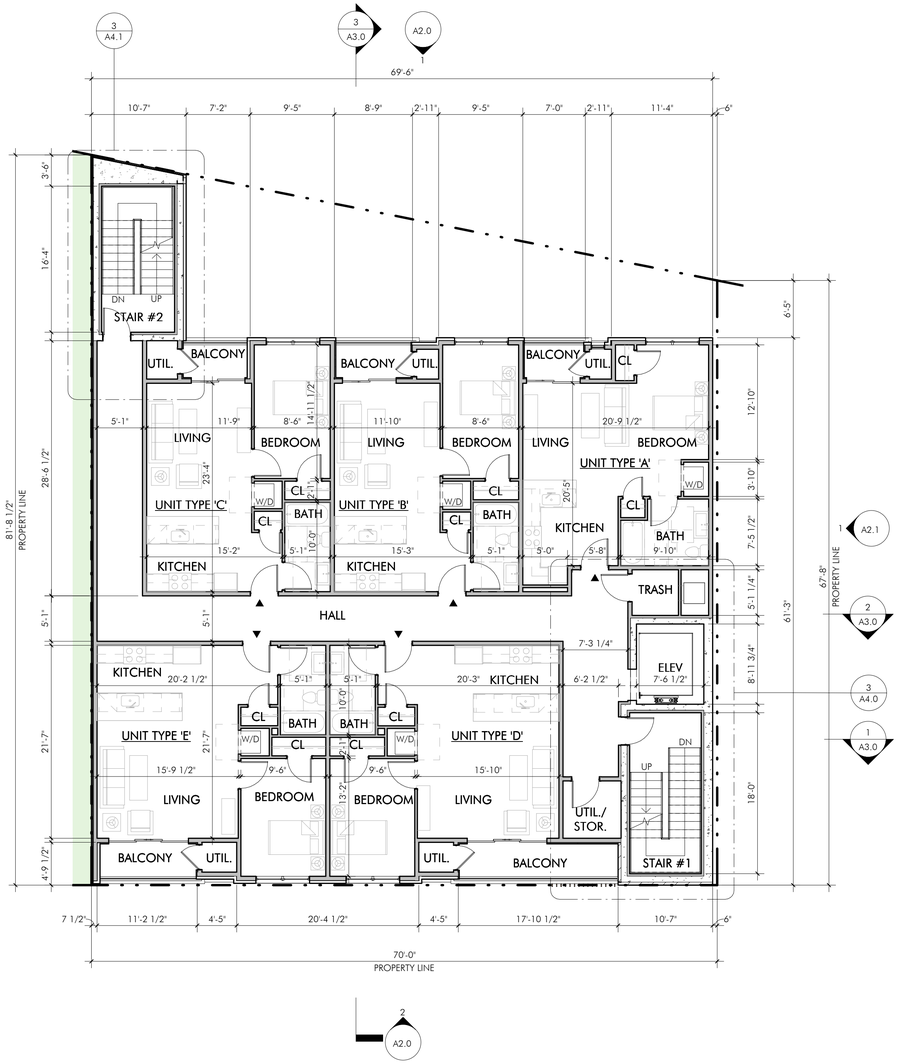
SCALE: As indicated
DATE: 08-29-2019

PROJECT NO. 177.004

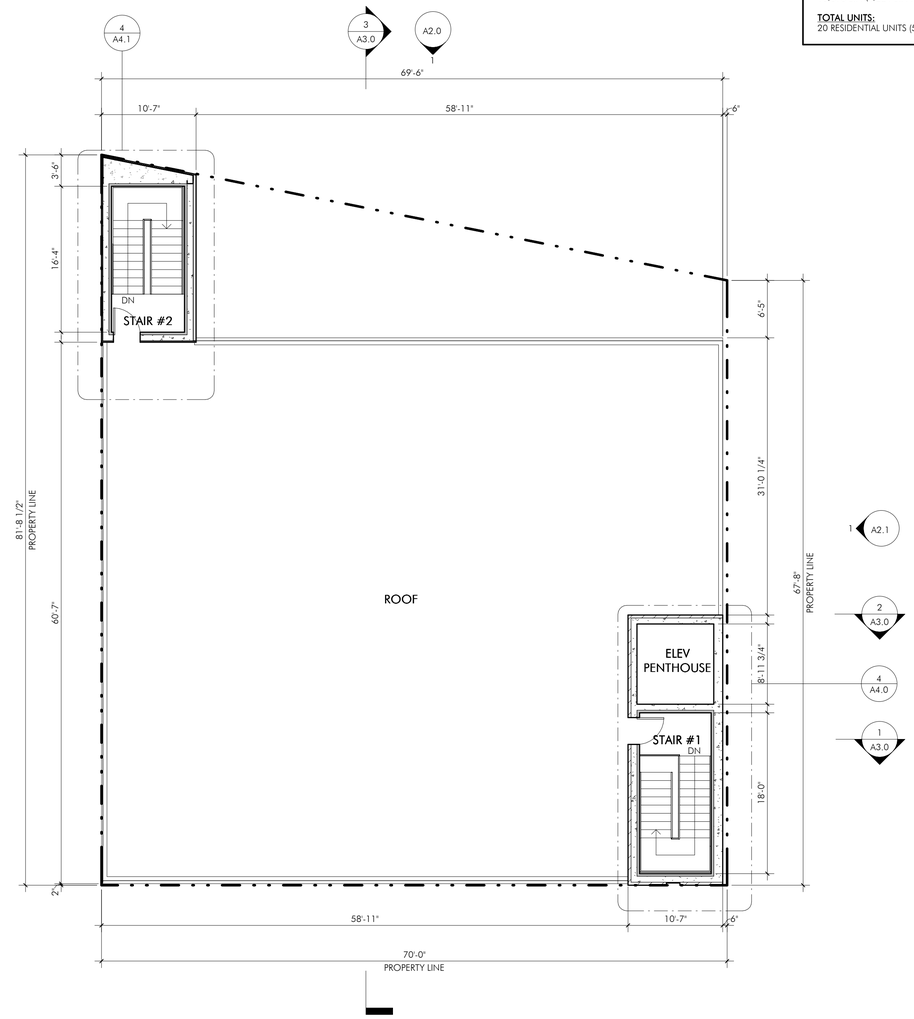
DRAWING TITLE
BUILDING FLOOR PLANS

DRAWING NUMBER
A1.1




1 TYPICAL FLOOR PLAN: 2ND-5TH FLOOR

1/8" = 1'-0"




2 PILOT HOUSE/ROOF PLAN

1/8" = 1'-0"

N

## BUILDING AREA CHART (G.S.F.)

**CONSOLIDATED LOT AREA:**
5,229 S.F.

**LOT COVERAGE:**
85% +/- OR 4,470 S.F.

**NUMBER OF STORIES:**
5 STORIES & CELLAR

**COMMERICAL AREA:**
5,738 S.F. (CELLAR & GROUND FLOOR)

**OUTDOOR AREA:**
1,695 S.F.

**GROSS BUILDING RESIDENTIAL:**
16,896 S.F. (4,224 S.F. PER FLOOR)

**TOTAL UNITS:**
20 RESIDENTIAL UNITS (5 PER FLOOR)

## UNIT TYPE AREA CHART (G.S.F.)

**UNIT TYPE A**
590 S.F. EA (26 S.F. BALCONY EA)

**UNIT TYPE B**
577 S.F. EA (26 S.F. BALCONY EA)

**UNIT TYPE C**
585 S.F. EA (26 S.F. BALCONY EA)

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660 S.F. EA (65 S.F. BALCONY EA)

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667 S.F. EA (40 S.F. BALCONY EA)

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**TOTAL UNITS:**
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PROJECT

# FRANKFORD FLATS MIXED-USE DEVELOPMENT

2620-2626 FRANKFORD AVENUE,
PHILADELPHIA, PA 19125

CLIENT

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STRUCTURAL

MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION

NOTES

| REV | DATE | DESCRIPTION |
|---|---|---|
| | 02/11/18 | ISSUE FOR ZONING |
| 1 | 08/07/19 | REVISED BUILDING HEIGHT |

SEAL

ERIC M. OLDS
RA013027-X


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SCALE: As indicated

DATE: 08-29-2019

PROJECT NO. 177.004

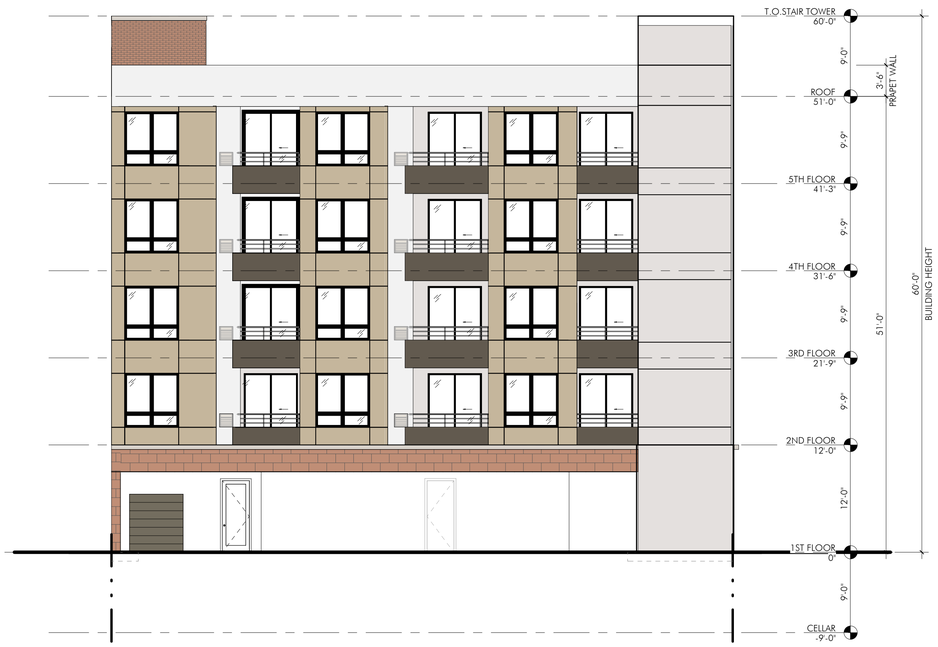
DRAWING TITLE

BUILDING FLOOR PLANS

DRAWING NUMBER

A1.2

8/29/2019 15:00:50




1 REAR ELEVATION
1/8" = 1'-0"

2 FRONT ELEVAITON
1/8" = 1'-0"

8/29/2019 15:00:53

ARCHITECT

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| REV | DATE | DESCRIPTION |
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SCALE: 1/8" = 1'-0"
DATE: 08-29-2019

PROJECT NO. 177.004

DRAWING TITLE
BUILDING ELEVATIONS

DRAWING NUMBER
A2.0