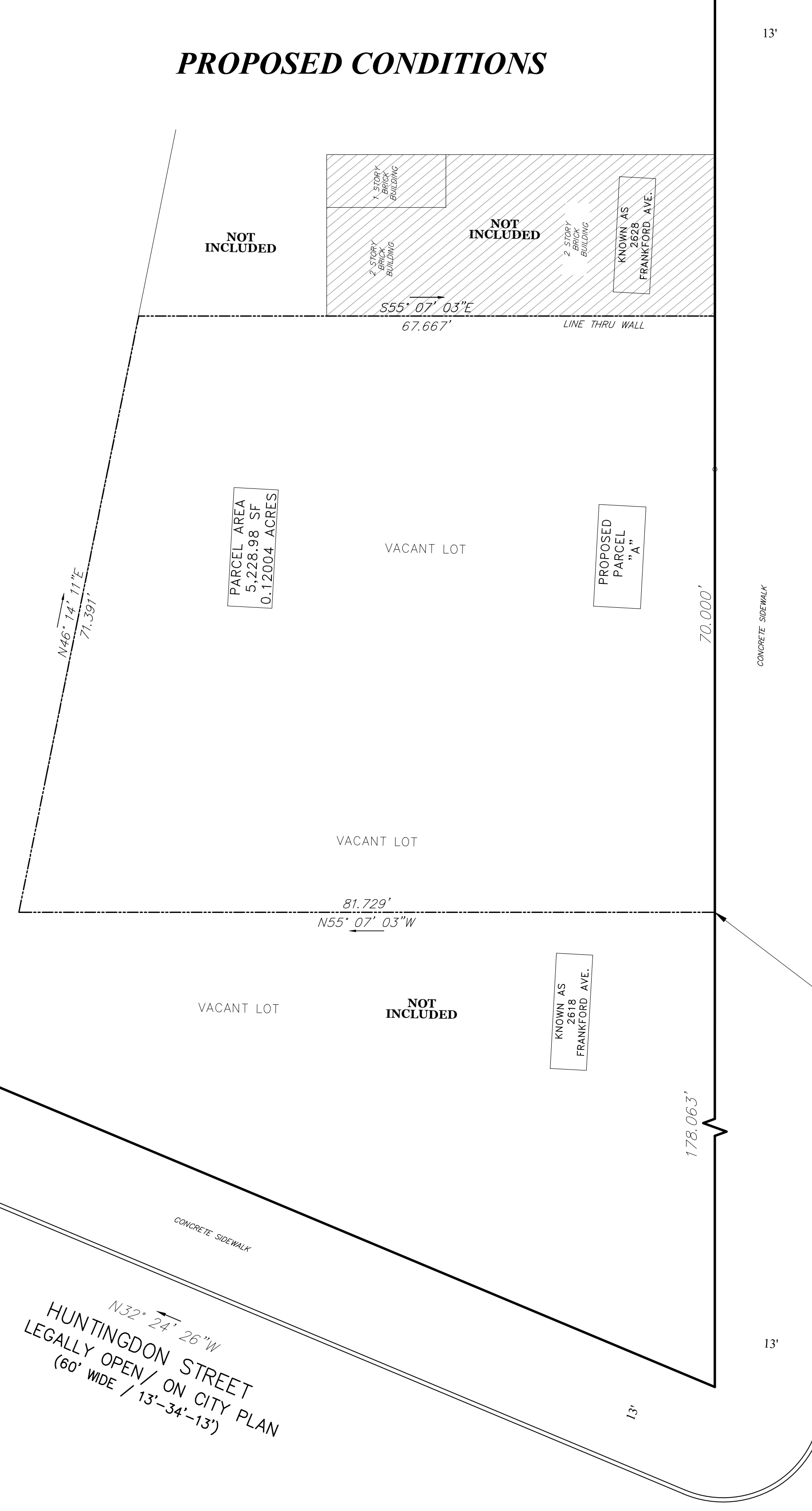
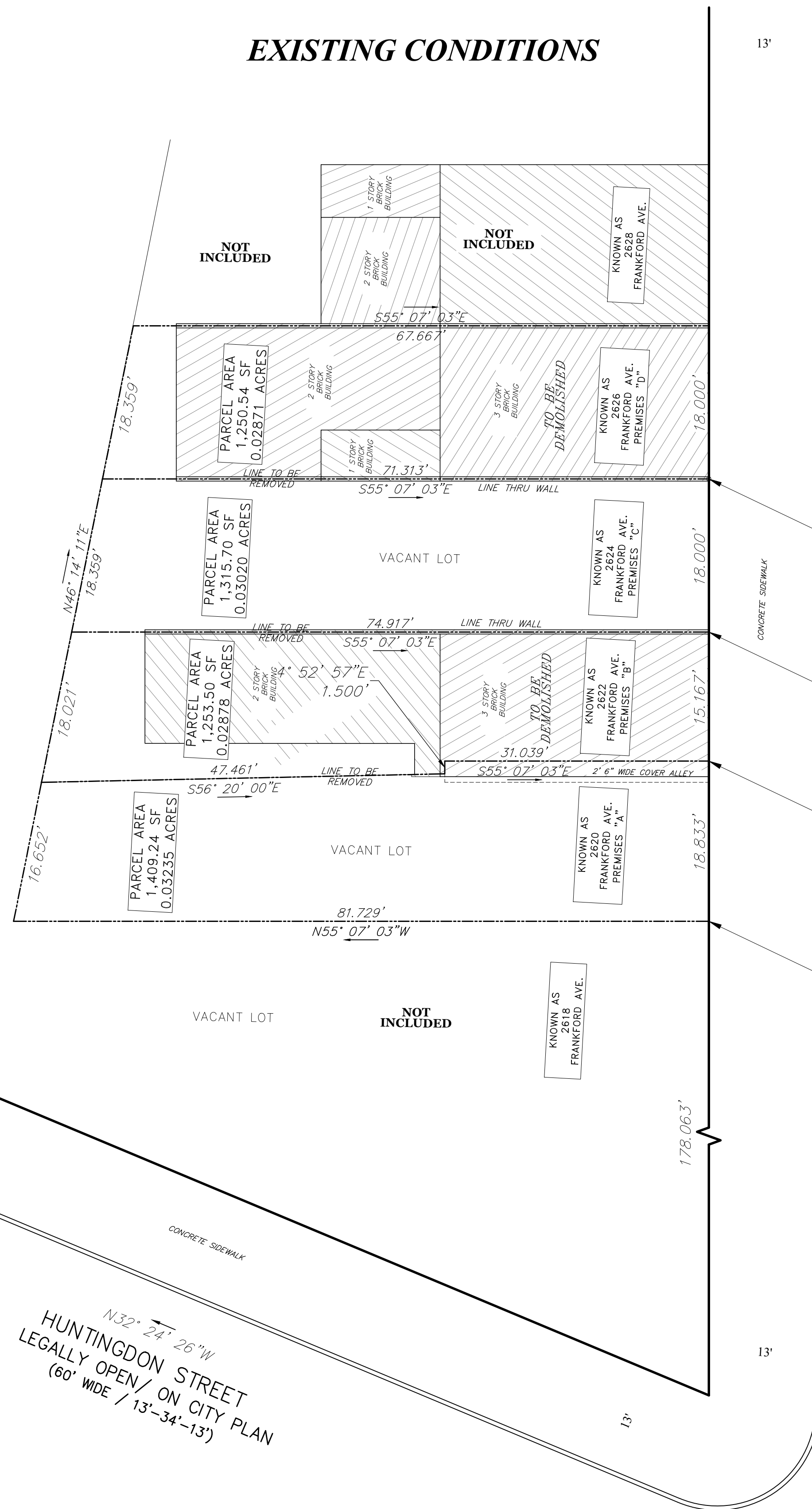


EXISTING CONDITIONS

PROPOSED CONDITIONS



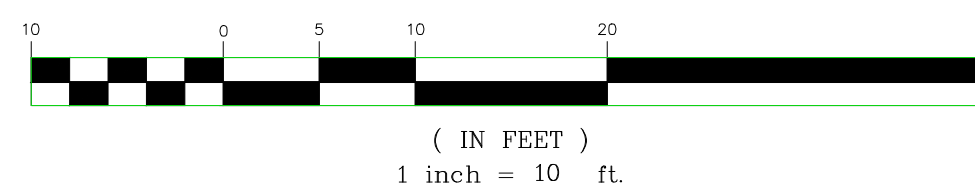
FRANKFORD AVENUE
LEGALLY OPEN / ON CITY PLAN
(60' WIDE / 13'-34'-13')

FRANKFORD AVENUE
LEGALLY OPEN / ON CITY PLAN
(60' WIDE / 13'-34'-13')

HUNTINGDON STREET
LEGALLY OPEN / ON CITY PLAN
(60' WIDE / 13'-34'-13')

HUNTINGDON STREET
LEGALLY OPEN / ON CITY PLAN
(60' WIDE / 13'-34'-13')

GRAPHIC SCALE



GENERAL NOTES

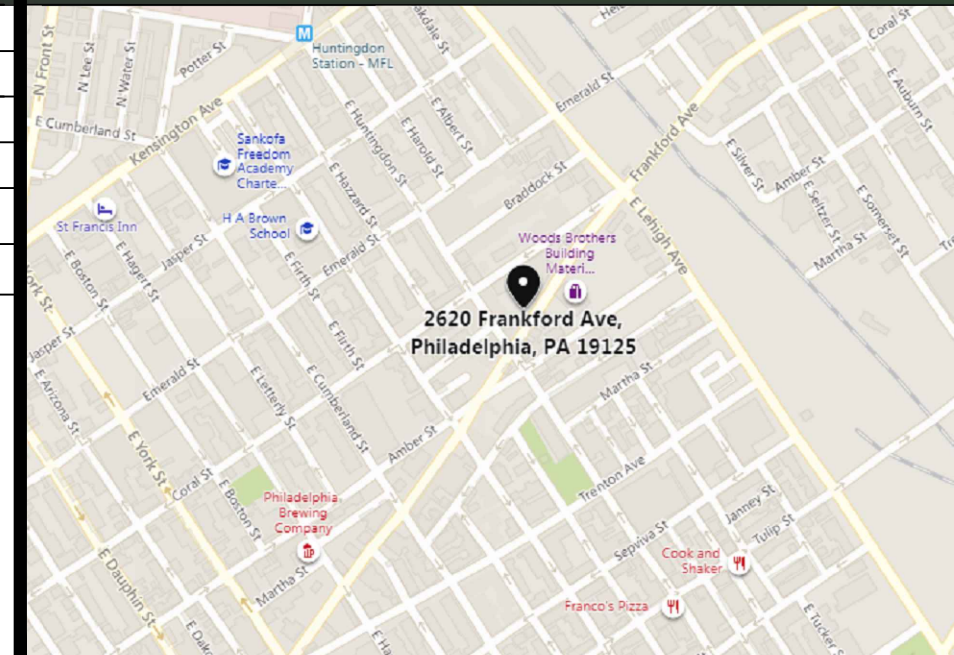
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE CITY OF PHILADELPHIA CODE AS AMENDED.
- PLAN MADE AS PER INSTRUCTIONS OF ALEX HALIMI, APPLICANT.
- ALL DIMENSIONS SHOWN ON PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS A VALID TITLE REPORT WOULD DISCLOSE.
- RECORDED LEGAL DESCRIPTIONS SUPPLIED.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
- ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (O.P.A.).
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH THE PENNSYLVANIA ACT NO 287.
- THE INFORMATION ON THIS PLAN IS FOR TITLE CONVEYANCE PURPOSES ONLY. PROPERTY LINES MUST BE CONFIRMED BY THE SURVEY DISTRICT PRIOR TO ANY CONSTRUCTION VIA A STAKEOUT.

ZONING SUMMARY: ZONE CMX-2*

ZONING REQUIREMENTS	REQUIRED/ALLOWED
MAX. OCCUPIED AREA	INTERMEDIATE: 75% CORNER: 80%
MIN. FRONT YARD DEPTH	N/A
MIN. SIDE YARD WIDTH	5 FT. IF USED
MIN. REAR YARD DEPTH	THE GREATER OF 9 FT. OR 10% OF LOT DEPTH
MAX. HEIGHT	38 FT.

** MIN. OF 360 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR THE FIRST 1,440 SQ. FT. OF LOT AREA; AND 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT THEREAFTER.

LOCATION MAP (NTS)



SYMBOLS/LEGEND

IRON ROD/PIPE	STREET LIGHT
BENCH MARK	FIRE HYDRANT
PK SET (NAIL)	WATER SHUT-OFF
HUB	UTILITY POLE
INSTRUMENT	UTILITY POLE
DRILL HOLE	DRAIN VENT
GAS VALVE	WATER VALVE
TRAFFIC SIGNAL	UNKNOWN VALVE
HYD ELEVATION	WELL
SEWER MANHOLE	ACCESS RAMP
EXISTING TREE	CITY INLET
STREET SIGN	STORM MANHOLE

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PROPERTY CONSOLIDATION
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 PHILADELPHIA, PA 19125
 OWNER:
 FRANKFORD PROJECT II LLC
 270 MADISON AVE 13TH FL
 NEW YORK NY 10016

Ramon A. Rondon, P.L.S.
 PA LICENSE No. SU075296

Scale: 1"=10' Drawing #20191202SP Date: 02-12-2019
 Drawn by: HMS Checked by: RAR Sheet 1 of 1