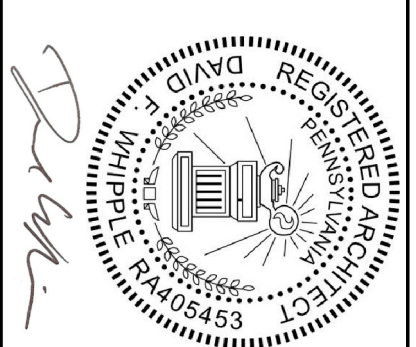


ASSIMILATION DESIGN LAB LLC
 515 S 48TH ST
 PHILADELPHIA, PA 19143

DAVID WHIPPLE
 C: 267.418.1354
 E: DPW@ASSIMILATIONDESIGNLAB.COM

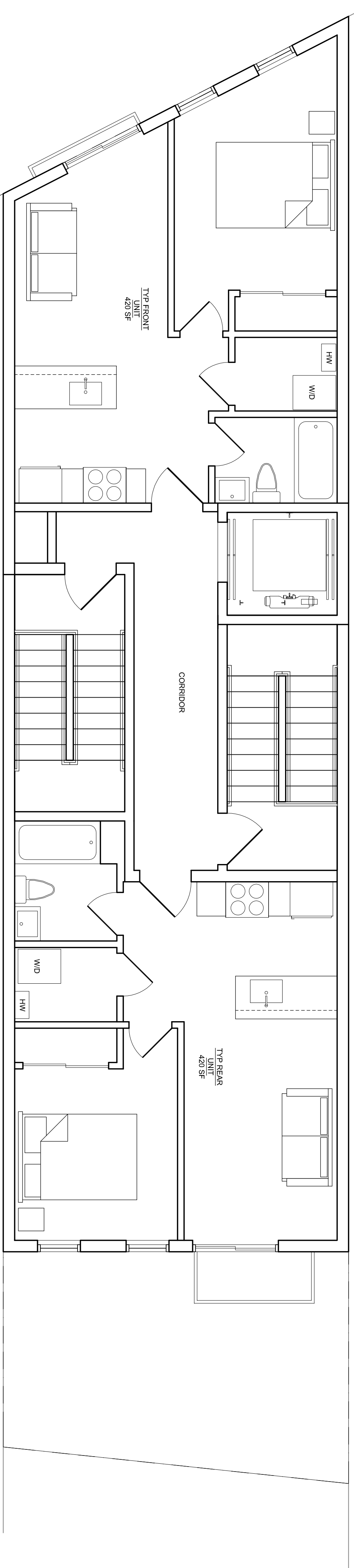
ARCHITECT



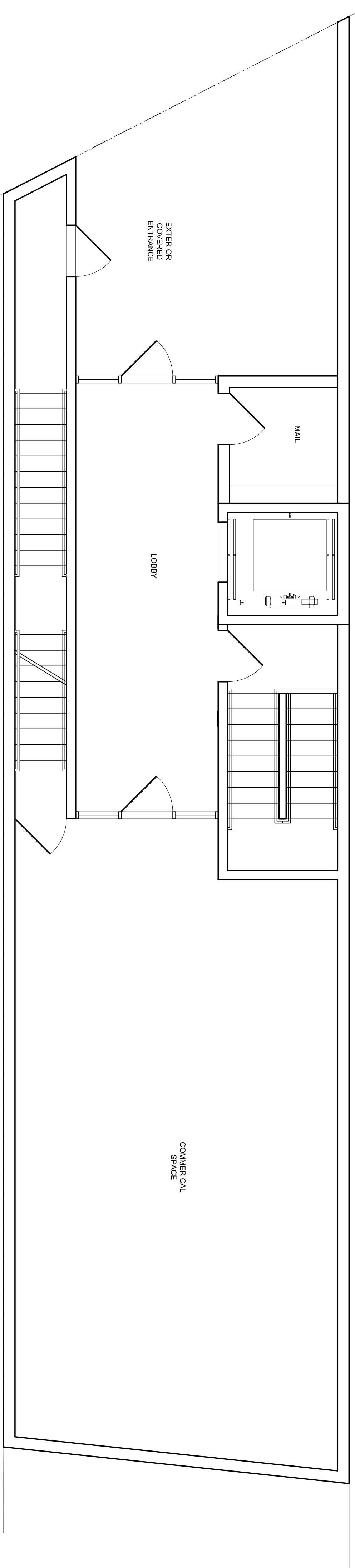
SEAL
 JOSEPH WALKER

14 BROOKSTONE DR
 SOKLENTVILLE NJ 08081
 JOSEPH WALKER
 T: 856.942.7921
 E: JOEWALKER@MICHAELSCONTRACTING.COM
 OWNER

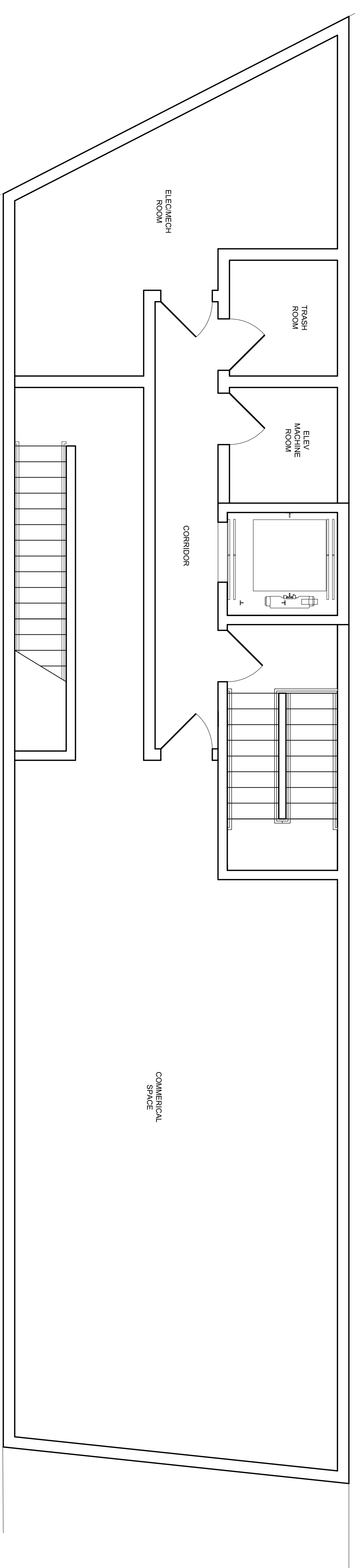
1 TYP RESIDENTIAL UNIT PLAN
 Z-102 1/4"=1'-0"



2 FIRST FLOOR PLAN
 Z-102 1/4"=1'-0"



3 BASEMENT FLOOR PLAN
 Z-102 1/4"=1'-0"



| REVISIONS | |
|-----------|-----------------|
| 1 | 01.28.23 ZONING |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

CONSTRUCTION SET

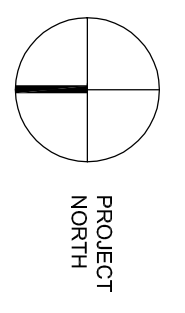
**1719 N 2ND
 MIXED USE**

1719 N 2ND ST
 PHILADELPHIA, PA 19122

PROJECT

ARCHITECTURAL
 FLOOR PLANS

| | |
|---------------------|--------------|
| SHEET TITLE | |
| PROJECT NUMBER -470 | |
| SCALE: AS NOTED | SHEET NO. |
| DRAWN BY: DPW | Z-102 |
| CHECKED BY: DPW | |
| FILE: | |



1719 N 2ND ST.
 THIS PROJECT IS FOR A NEW 6 STORY BUILDING WITH A SIT-DOWN RESTAURANT AT THE GROUND FLOOR SPACE AND 5 FLOORS OF RESIDENTIAL UNITS ABOVE FOR A TOTAL OF 10 RESIDENTIAL UNITS. ALONG THE GROUND FLOOR THERE WILL BE A SHARE LOBBY ENTRANCE. THE CELLAR WILL HAVE BUILDING MECHANICAL AND COMMERCIAL SPACES ASSOCIATED WITH IT.
 ALL COMMERCIAL SPACES TO BE REDESIGNED AS A WHITE BOX SPACE. FUTURE TENANTS TO OBTAIN USE PERMITS AT TIME OF FIT-OUT. DEMOLITION TO BE SUBMITTED UNDER SEPARATE PERMIT.

ZONING NOTES

1,684 SF

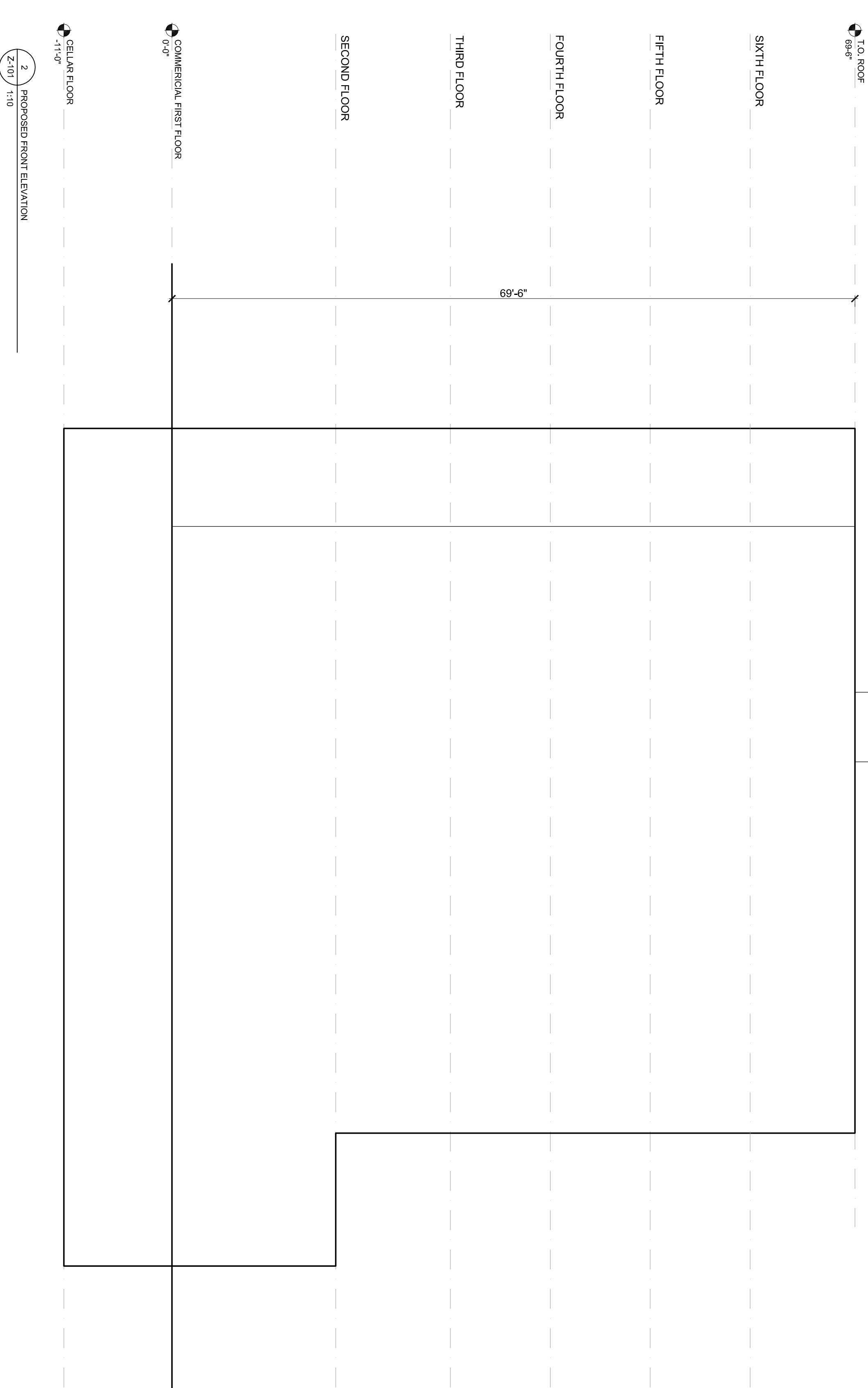
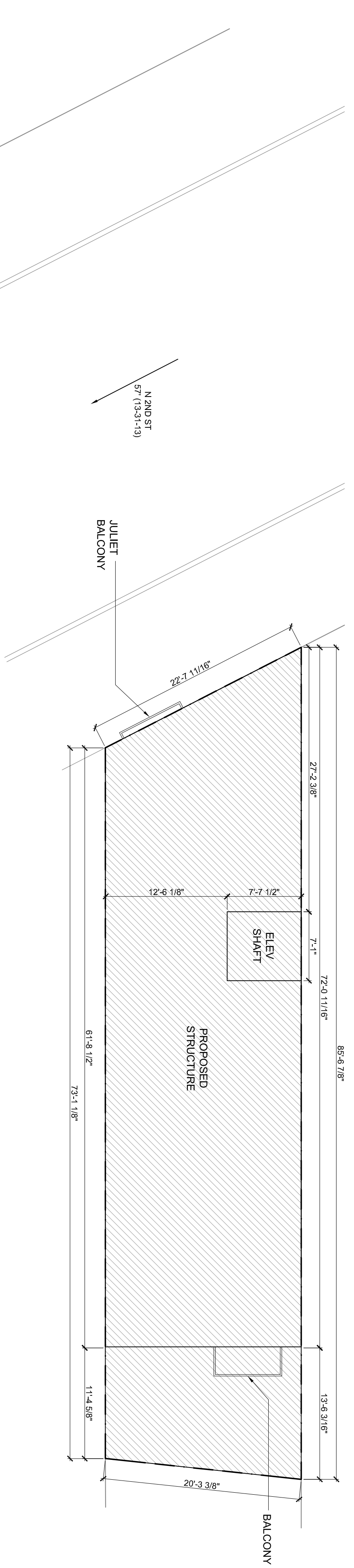
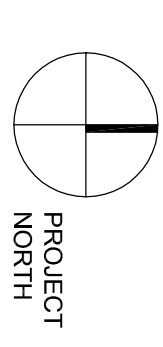
| | REQUIRED | PROPOSED |
|---|---------------------------|-----------------------------|
| BUILDING HEIGHT: | 60'-0" | 69'-6" |
| MIN REAR YARD SETBACK | 0'-0" | 0'-0" |
| FRONT YARD SETBACK | 0'-0" | 0'-0" |
| SIDE YARD SETBACK | 0'-0" | 0'-0" |
| MAX LOT COVERAGE | 100% | 100% |
| MAX SF | 8,420 | 8,419 |
| COMMERCIAL AREA | 100% OF BUILDING FRONTAGE | 100% |
| PARKING | 50 OF MIN 50 SF/UNIT | 50 MIN |
| ACCESSIBLE PARKING SPACES - TABLE 4602C | 1-5 = 1 UNRESERVED SPACE | 1 UNRESERVED SPACE PROVIDED |

Pennsylvania One Call System, Inc.
 Call 3 Business Days Before You Dig!
 1-800-342-1776 or 8-1-1
 POCs Serial NO.:
 Date: / /

BUILDING FLOOR BREAKDOWN:

| LEVEL | PROPOSED BLDG SF |
|--------------|------------------|
| FIRST FLOOR | 1684 |
| SECOND FLOOR | 1347 |
| THIRD FLOOR | 1347 |
| FOURTH FLOOR | 1347 |
| FIFTH FLOOR | 1347 |
| SIXTH FLOOR | 1347 |
| TOTAL | 8419 |

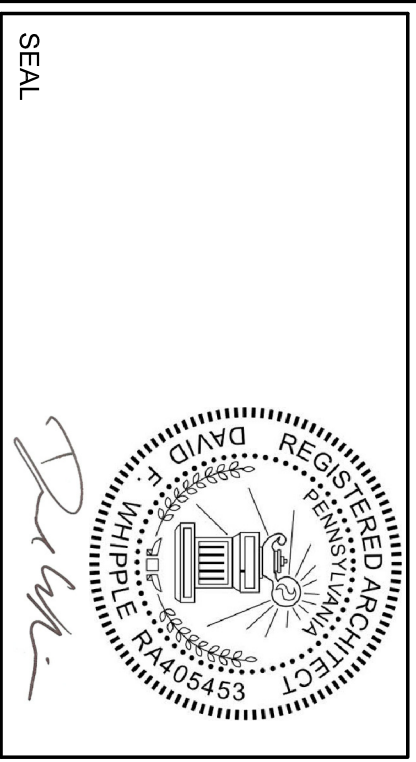
1 PROPOSED SITE PLAN
 Z-101 1:10



2 PROPOSED FRONT ELEVATION
 Z-101 1:10

ASSIMILATION DESIGN LAB LLC
 515 S 48TH ST
 PHILADELPHIA, PA 19143
 DAVID WIMPEL
 C: 267.418.1354
 E: PDW@ASSIMILATIONDESIGNLAB.COM

ARCHITECT



JOSEPH WALKER

14 BROOKSTONE DR
 SICKLEVILLE NJ 08081
 JOSEPH WALKER
 T: 856.942.7921
 E: JOEWALKER@MICHAELSCONTRACTING.COM
 OWNER

REVISIONS

| | | |
|---|----------|--------------------|
| 1 | 07.26.22 | ZONING |
| 2 | 08.26.22 | ZONING - REVISIONS |
| 3 | 01.28.23 | ZONING - REVISIONS |

CONSTRUCTION SET

1719 N 2ND
 MIXED USE

1719 N 2ND ST
 PHILADELPHIA, PA 19122

PROJECT

ZONING
 PLANS

| | | |
|-----------------|----------------------|-----------|
| SHEET TITLE | PROJECT NUMBER - 470 | SHEET NO. |
| SCALE: AS NOTED | | |
| DRAWN BY: DEW | | |
| CHECKED BY: DRW | | |
| FILE: | | |
| Z-101 | | |