



614 SOUTH 4th STREET, #510  
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777  
OFFICE: (215) 268-6151  
FAX: (215) 814-8941

EMAIL: Plans@HaverfordSq.com



FRANCESCO ZAMPETTI AIA RA013093X

Client: 4204 PARKSIDE DEVELOPMENT LLC

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ISSUED BY:  
HAVERFORD SQUARE DESIGNS  
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER  
CLIENT IS REQUIRED TO CHECK ONE BOX ONLY  APPROVED AS IS  APPROVED AS NOTED

CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

NAME (PLEASE PRINT) \_\_\_\_\_

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Project Name:  
4204-06 Parkside Ave,  
Philadelphia, PA 19104

Drawing Name:  
Proposed Floor Plans.

Drawing number: 4204-06 Parkside Ave  
Date: 4/29/2021 02:22:39 PM  
Drawn by: Alexandr Stralita  
Checked by: \_\_\_\_\_ FZ

Sheet Number:  
A-3  
Scale: 3/16" = 1'-0"

OCCUPANCY LOAD SCHEDULE

Number	Name	Area
Basement		
R135	Bedroom	154 SF
R136	Closet	24 SF
R137	Bedroom	154 SF
R138	Closet	24 SF
R139	Bedroom	39 SF
R140	Mech. Cl.	19 SF
R141	Mech. Cl.	19 SF
R142	Bathroom	39 SF
R143	Living Room / Kitchen	357 SF
R144	Living Room / Kitchen	357 SF
R145	Living Room / Kitchen	210 SF
R146	Living Room / Kitchen	210 SF
R147	Mech. Cl.	8 SF
R148	Mech. Cl.	8 SF
R149	Closet	8 SF
R150	Closet	8 SF
R151	Bedroom	130 SF
R152	Closet	20 SF
R153	Closet	20 SF
R154	Bedroom	130 SF
R155	Bathroom	48 SF
R156	Bathroom	48 SF
R157	Closet	13 SF
R158	Closet	13 SF
R159	Mech. Cl.	18 SF
R160	Mech. Cl.	18 SF
First Floor Level		
R161	Bedroom	113 SF
R162	Bedroom	113 SF
R163	Bathroom	33 SF
R164	Bathroom	33 SF
R165	W.I.C.	16 SF
R166	W.I.C.	16 SF
R167	Living Room / Kitchen	286 SF
R168	Living Room / Kitchen	286 SF
R169	W.I.C.	33 SF
R170	W.I.C.	33 SF
R171	Bathroom	35 SF
R172	Bathroom	35 SF
R173	Bedroom	111 SF
R174	Bedroom	111 SF
R175	Mech. Cl.	17 SF
R176	Mech. Cl.	17 SF
R177	Bedroom	118 SF
R178	Bedroom	118 SF
R179	Bathroom	33 SF
R180	Bathroom	33 SF
R181	Mech. Cl.	22 SF
R182	Closet	6 SF
R183	Closet	6 SF
R184	Mech. Cl.	22 SF
R185	Closet	13 SF
R186	Closet	13 SF
R187	Living Room / Kitchen	242 SF
R188	Living Room / Kitchen	241 SF
Second Floor Level		
R189	Bedroom	102 SF
R190	Closet	5 SF
R191	Bathroom	26 SF
R192	Closet	12 SF
R193	Bedroom	102 SF

Number	Name	Area
Basement		
R194	Bathroom	26 SF
R195	Closet	12 SF
R196	Closet	5 SF
R197	Living Room / Kitchen	296 SF
R198	Living Room / Kitchen	296 SF
R199	W.I.C.	32 SF
R200	Bathroom	35 SF
R201	Bathroom	35 SF
R202	W.I.C.	32 SF
R203	Bedroom	117 SF
R204	Mech. Cl.	18 SF
R205	Mech. Cl.	18 SF
R206	Bedroom	117 SF
R207	Bedroom	135 SF
R208	W.I.C.	16 SF
R209	Bathroom	38 SF
R210	Closet	8 SF
R211	Closet	7 SF
R212	Mech. Cl.	6 SF
R213	Bedroom	135 SF
R214	W.I.C.	16 SF
R215	Bathroom	38 SF
R216	Closet	8 SF
R217	Closet	7 SF
R218	Mech. Cl.	6 SF
R219	Living Room / Kitchen	341 SF
R220	Living Room / Kitchen	341 SF
Third Floor Level		
R221	Bedroom	102 SF
R222	Closet	5 SF
R223	Bathroom	26 SF
R224	Bedroom	102 SF
R225	Mech. Cl.	18 SF
R226	Bathroom	38 SF
R227	W.I.C.	27 SF
R228	Living Room / Kitchen	299 SF
R229	Living Room / Kitchen	299 SF
R230	Bathroom	38 SF
R231	W.I.C.	27 SF
R232	Bedroom	102 SF
R233	Mech. Cl.	18 SF
R234	Bedroom	102 SF
R235	Bathroom	26 SF
R236	Closet	6 SF
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R238	Living Room / Kitchen	338 SF
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R252	Closet	12 SF

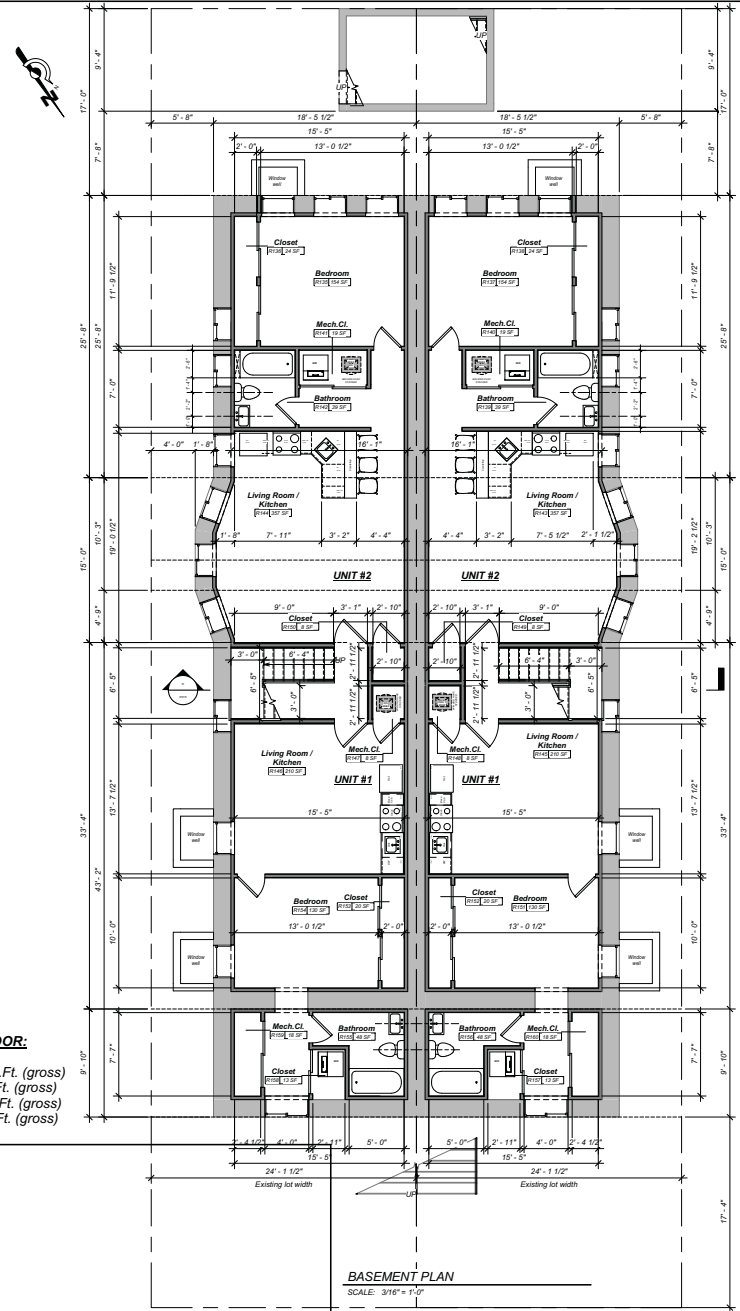
NOTE:  
• NO EXTERIOR MODIFICATIONS ON THE FRONT ELEVATION  
• NO MODIFICATIONS TO BEARING WALLS

4204 PARKSIDE AVE  
TOTAL AREA PER FLOOR:

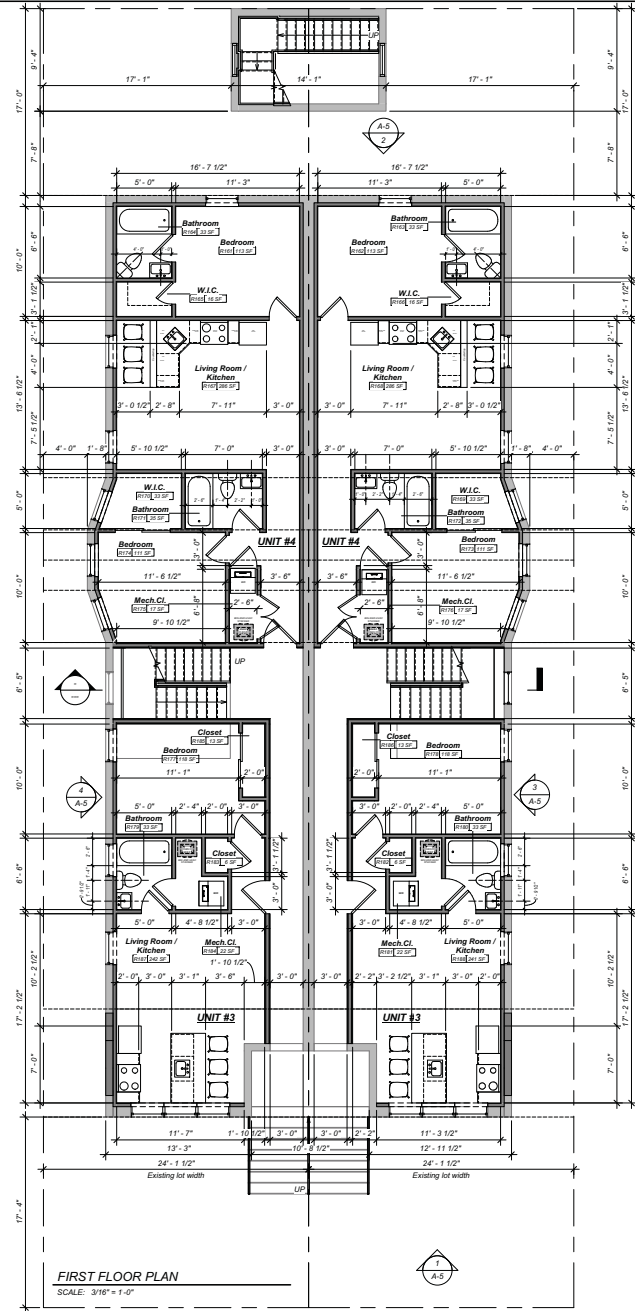
- Basement = 1221.4 Sq.Ft. (gross)
- 1st Floor = 1356.8 Sq.Ft. (gross)
- 2nd Floor = 1440.3 Sq.Ft. (gross)
- 3rd Floor = 1403.4 Sq.Ft. (gross)

4206 PARKSIDE AVE  
TOTAL AREA PER FLOOR:

- Basement = 1221.4 Sq.Ft. (gross)
- 1st Floor = 1356.8 Sq.Ft. (gross)
- 2nd Floor = 1440.3 Sq.Ft. (gross)
- 3rd Floor = 1403.4 Sq.Ft. (gross)



BASEMENT PLAN  
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



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Project Name:

4204-06 Parkside Ave,  
Philadelphia, PA 19104

Drawing Name:

Proposed Floor Plans.

Project number 4204-06 Parkside Ave

Date 4/29/2021 02:22:40 PM

Drawn by \_\_\_\_\_ Author

Checked by \_\_\_\_\_ Checker

Sheet Number:

A-4

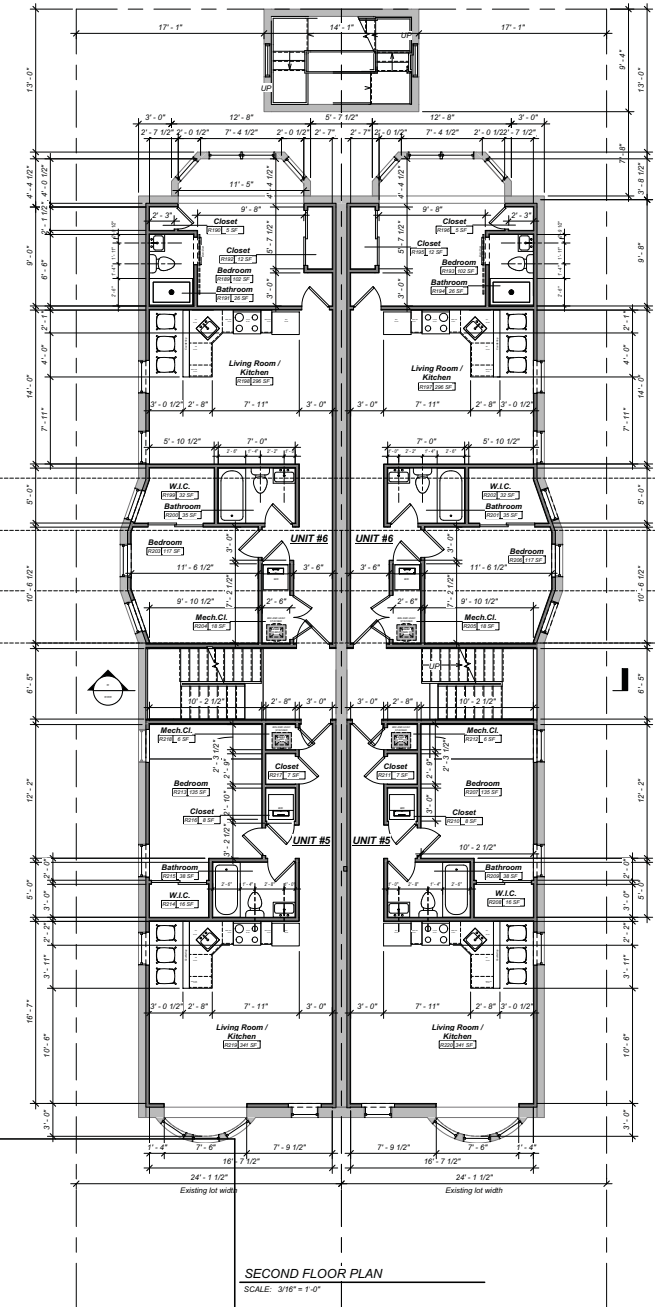
Scale 3/16" = 1'-0"

OCCUPANCY LOAD SCHEDULE

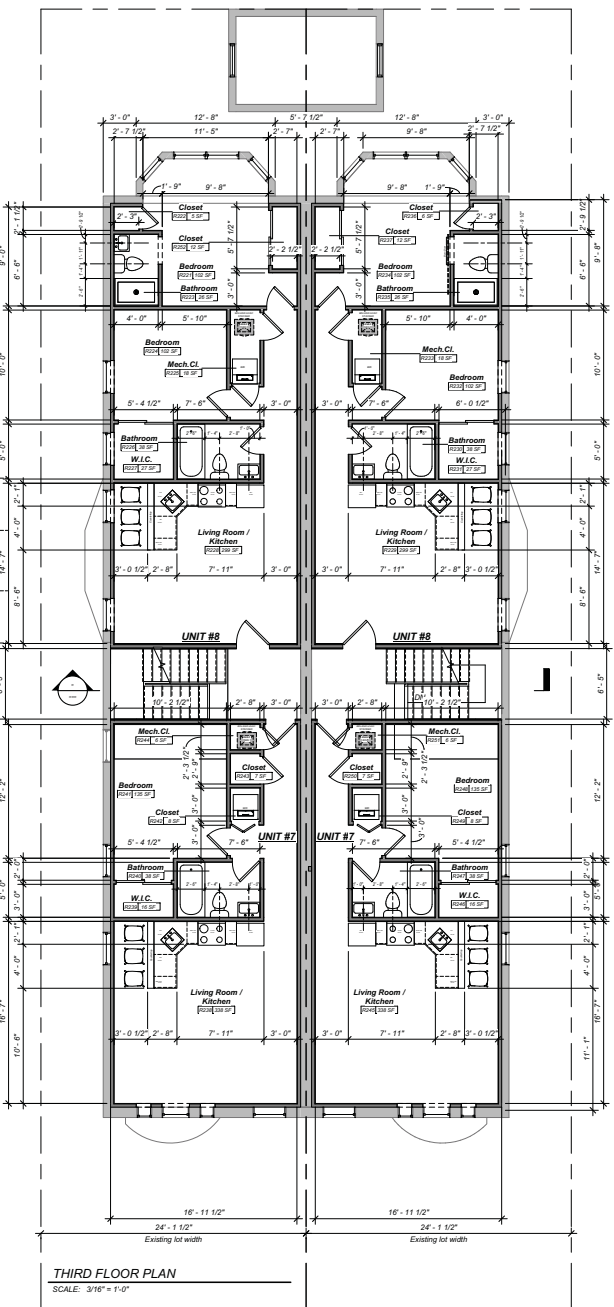
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R152	Closet	20 SF
R153	Closet	20 SF
R154	Bedroom	130 SF
R155	Bathroom	48 SF
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OCCUPANCY LOAD SCHEDULE

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R251	Mech. Cl.	6 SF
R252	Closet	12 SF



SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



THIRD FLOOR PLAN  
SCALE: 3/16" = 1'-0"

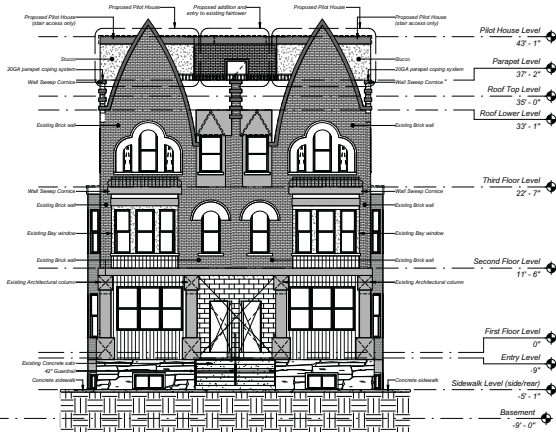
NOTE:  
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• NO MODIFICATIONS TO BEARING WALLS

TOTAL AREA PER FLOOR:

- Basement = - Sq.Ft. (gross)
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**NOTE:**

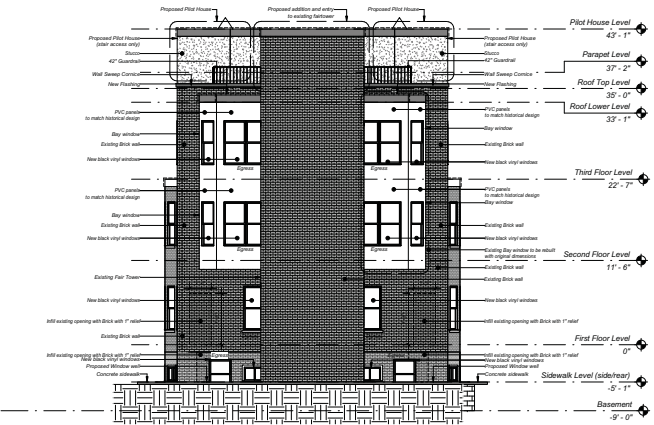
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Front elevation  
SCALE: 1/8" = 1'-0"



Right side elevation  
SCALE: 1/8" = 1'-0"



Rear elevation  
SCALE: 1/8" = 1'-0"



Left side elevation  
SCALE: 1/8" = 1'-0"



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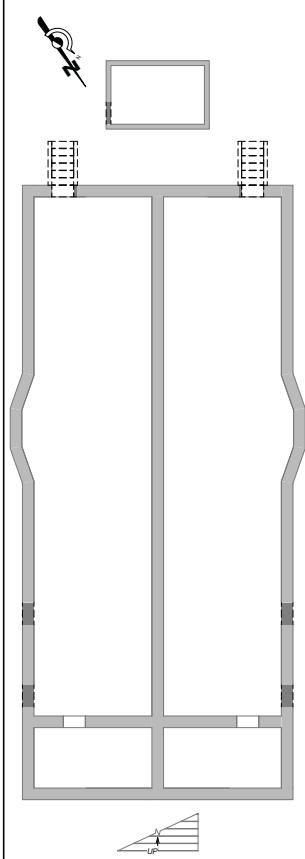
Elevations.

Project number 4204-06 Parkside Ave  
Date 4/29/2021 02:22:44 PM  
Drawn by Alexandr Stratis  
Checked by FZ

Sheet Number:

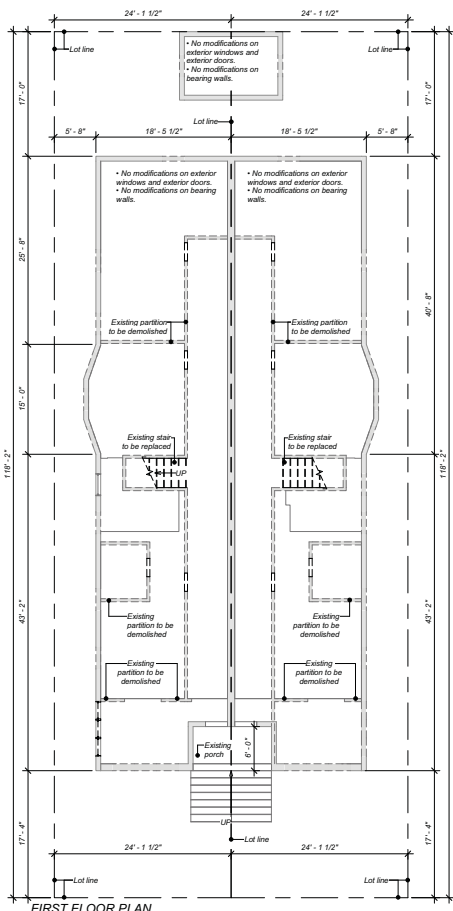
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Scale 1/8" = 1'-0"



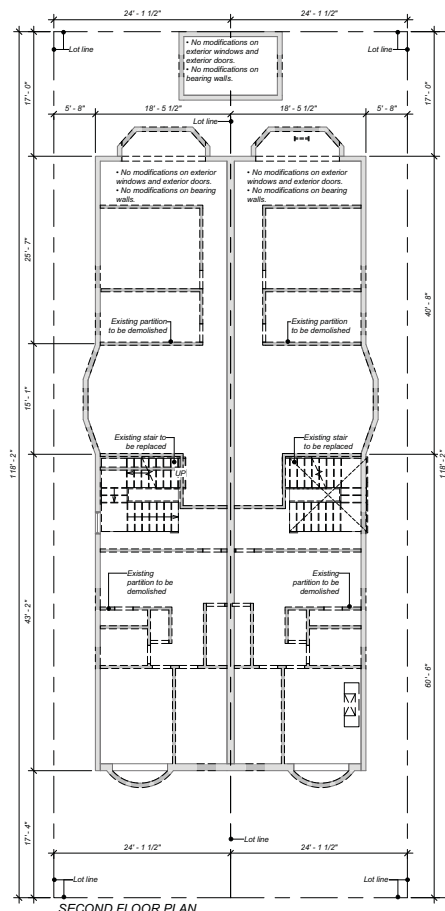
**BASEMENT PLAN**

SCALE: 1/8" = 1'-0"



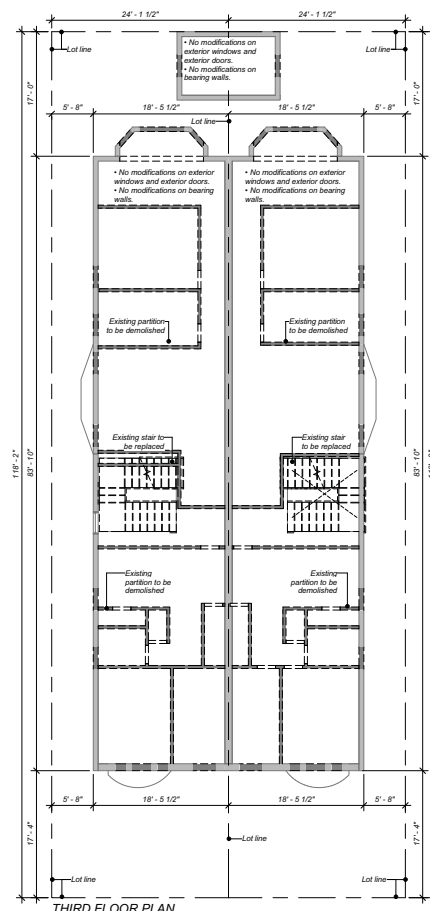
**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**THIRD FLOOR PLAN**

SCALE: 1/8" = 1'-0"



**SATELLITE VIEW**



**STREET VIEW 1**



**STREET VIEW 2**



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**4204-06 Parkside Ave,  
Philadelphia, PA 19104**

Drawing Name:  
**Existing conditions /  
Demo plans.**

Project number: **4204-06 Parkside Ave**

Date: **4/29/2021 02:22:46 PM**

Drawn by: **Alexandr Stratila**

Checked by: **FZ**

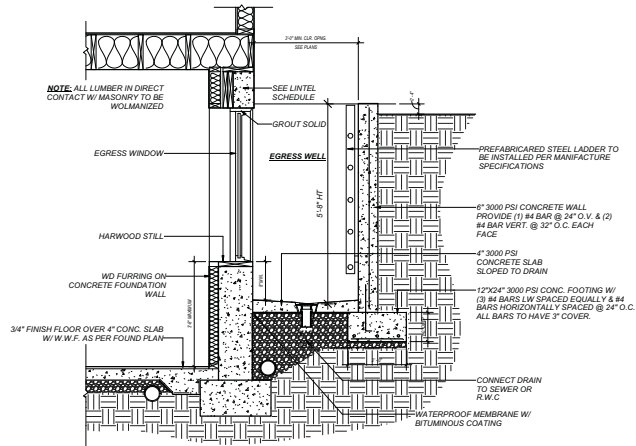
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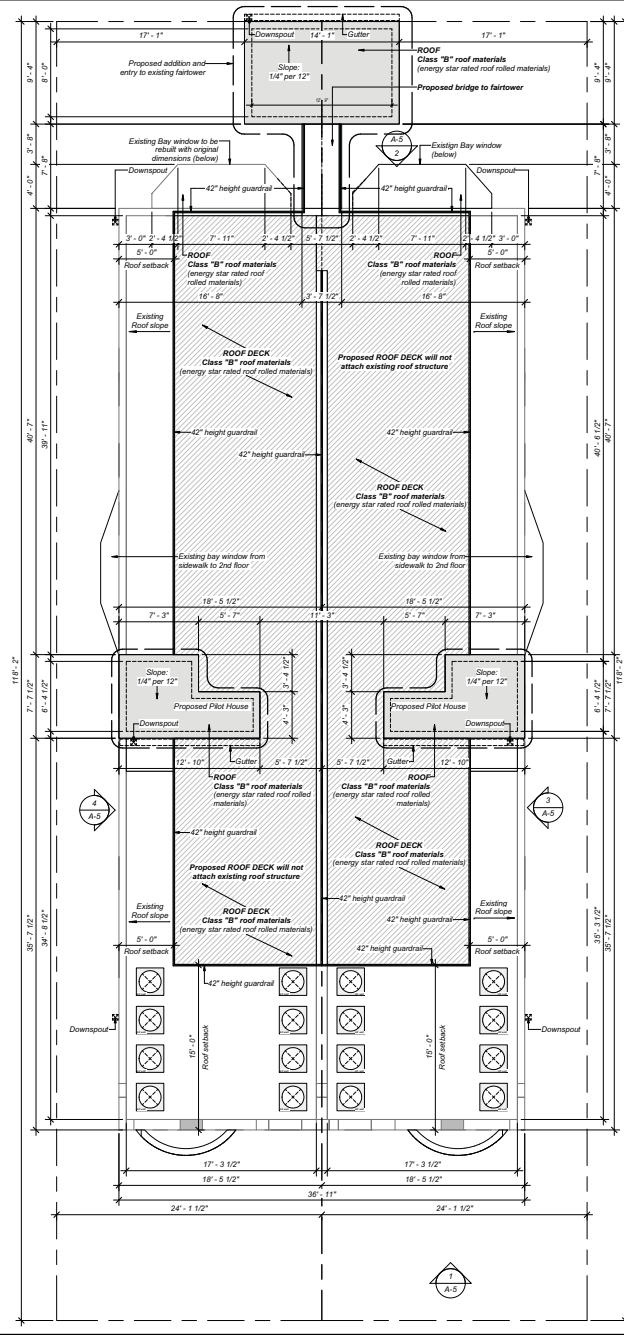
**NOTE:**

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EGRESS WINDOW WELL @ typical detail

SCALE: 1/2" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"



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Drawing Name:

Roof Plan.

Project number: 4204-06 Parkside Ave

Date: 4/29/2021 02:22:46 PM

Drawn by: Alexandr Stralita

Checked by: FZ

Sheet Number:

A-7

Scale: As indicated