

Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit LOT INFORMATION LOT ADDRESS(ES) 10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118 OPA NUMBER: #88-2722300 LOT AREA(S): 11,113 SF LOT AREA(S) - PDS: 11,058 SF BASE ZONING DISTRICT: CMX-2 OVERLAY ZONING DISTRICT: WWO WISSAHICKON WATERSHED OVERLAY DISTRICT **USE REGULATIONS** BASEMENT THRU 1ST RETAIL SALE OF FOOD & PROPOSED & PERMITTED USES: BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL 2ND THRU 5TH MULTI-FAMILY HOUSING DIMENSIONAL STANDARDS (14-701-3) DISTRICT & LOT DIMENSIONS REQUIRED PROPOSED MIN LOT WIDTH (FT) NO CHANGE N/A NO CNAMBE MIN LOT AREA (SF) MAX OCCUPIED AREA (% OF LOT 76.35% (8,443 SF BLDG) MAX UNITS ALLOWED 33 (see Note 1) MIN FRONT YARD DEPTH (FT) MIN SIDE YARD WIDTH, EACH (FT) 5 FT if used 5' - 0" MIN REAR YARD DEPTH (FT) 9'-0" (see Note 2) **HEIGHT** MAX HEIGHT (FT) 46'-9 1/2" (see Note 3) 46'-9 1/2" MAX FLOOR AREA (% OF LOT AREA) LANDSCAPE AND TREES (14-705(2)) STREET TREE REQUIREMENT 7 (See Note 4) OFF STREET PARKING REQUIREMENTS (14-802-2) CAR PARKING ACCESSIBLE SPACES COMPACT SPACE BICYCLE PARKING 12 (1 bicycle per 3 units) **OFF STREET LOADING REQUIREMENTS (14-806)** OFF-STREET LOADING 0 (See Note 6) **BAY WINDOWS (11603 (4))** BAY WINDOWS PERMITTED PROVIDED (See Note 6) ROOF DECK (14604(5)) **ROOF DECK** PERMITTED PROVIDED (See Note 7) PARKING LANDSCAPE AND SCREENING (14803(5)) PERIMETER SCREENING FROM PROVIDED (See Note 8) REQUIRED

AREA REGULATIONS

for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements. Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set permitted is provied for Moderate Income. Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3 units + 19 units = 22 units. Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units **Cost Calculation:** Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160 Unit Calculation: 6 units earned x \$25,000 =\$150,000 Payment will be based on the Lot Area Calculation Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'- 9" *Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Comission. Note 3: Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0" Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical distance from the average ground level at the base of the structure to the top of the Building Height= 38'-0" + 7'-0" (multi-family height bonus) = 45'-0" Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2' Average Grade = 438.61' = +1.81' (1'-9 1/2") Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2" **Note 4:** Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) Project provides 6 new trees and 1 existing to remain. Note 5: Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows. Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage) Level 3: 3 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed), Level 5: 1 bay provided (3 allowed) Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage) Level 3: 2 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed) Note 6: Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.) Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 sf. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard Note 8: Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be desiged to Note 9: Herbaceous plants or lawn installed in the required landscaped area shall be from the list of appropriate plantings per § 14705 of the Philadelphia Zening Code Note 10: WWO Wissahickon Watershead Overlay District 14-510 (6) Category 5 - No Limit to Impervious Ground Coverage Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping). A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished. Note 10: Steep Slope Protection 14-704 (2) (a.) A disturbance of lot area greater than 1,400 sq ft or on which the proposed activity will increase the impervious ground cover on the lot by more than 1,400 sq ft. Existing site has 551 sf of existing pervious ground cover. Impervious coverage will not be increased by more than 1,400 sq ft. (b.) Slopes of fifteen percent (15%) of greater on any lot of portion(s) thereof. Steep Slope Calculation Property Line 210'-10": Low Point = 437.8' High Point = 441.5', **Slope = 1.74%** ADJACENT RESIDENTIAL LOTS Property Line 66'-11": Low Point = 440.3' High Point = 441.5', **Slope = 1.79%** Property Line 88'-2": Low Point = 437.5' High Point = 440.3', **Slope = 2.74%** NTERIOR LANDSCAPE REQMNTS 660 SF OPEN PARKING 114 SF (See Note 9) Property Line 146'-8": Low Point = 436.36' High Point = 437.8', **Slope = 1% overall**, 3.8% at steepest point. Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope = Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.

COSCIA MOOS ARCHITECTURE Coscia Moos Architecture

Versions

lo. Date Description

03/03/2021 ZONING

00/00/0000 ASI 000

1616 Walnut Street, Suite 101 hiladelphia, PA 19103 267 761 9416 ivil Engineer



Maser Consulting 2 Penn Center, Suite 222 Philadelphia, PA 19102 215 861 9021

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10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

ZONING TABLES & PLANS

JAV As indicated

Z100

Per 14-701(1)(d)(.1), the City Planning Commission has determined that: Bethlehem _is the primary street;

 $\sqrt{2100} / 1/16" = 1'-0"$

Opposite of Summit Street is the rear;

Street is the rear street

Applied Electronically by: KEITH DAVIS April 12, 2021

PHILADELPHIA CITY PLANNING COMMISSION

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:



proved 0 - 24%

PROTECTION:

Applied Electronically by: KEITH DAVIS

April 12, 2021 PHILADELPHIA CITY PLANNING COMMISSION In accordance with the terms and provisions of Section 14-510 of the Philadelphia Code pertaining to:

WISSAHICKON WATERSHED OVERLAY DISTRICT

✓ APPROVED

DISAPPROVED

Cat 5

Applied Electronically by: **KEITH DAVIS**

April 12, 2021

PHILADELPHIA CITY PLANNING COMMISSION

Philadelphia City Planning Commission mixed income bonus

#Date 4/12/21 Keith F Davis

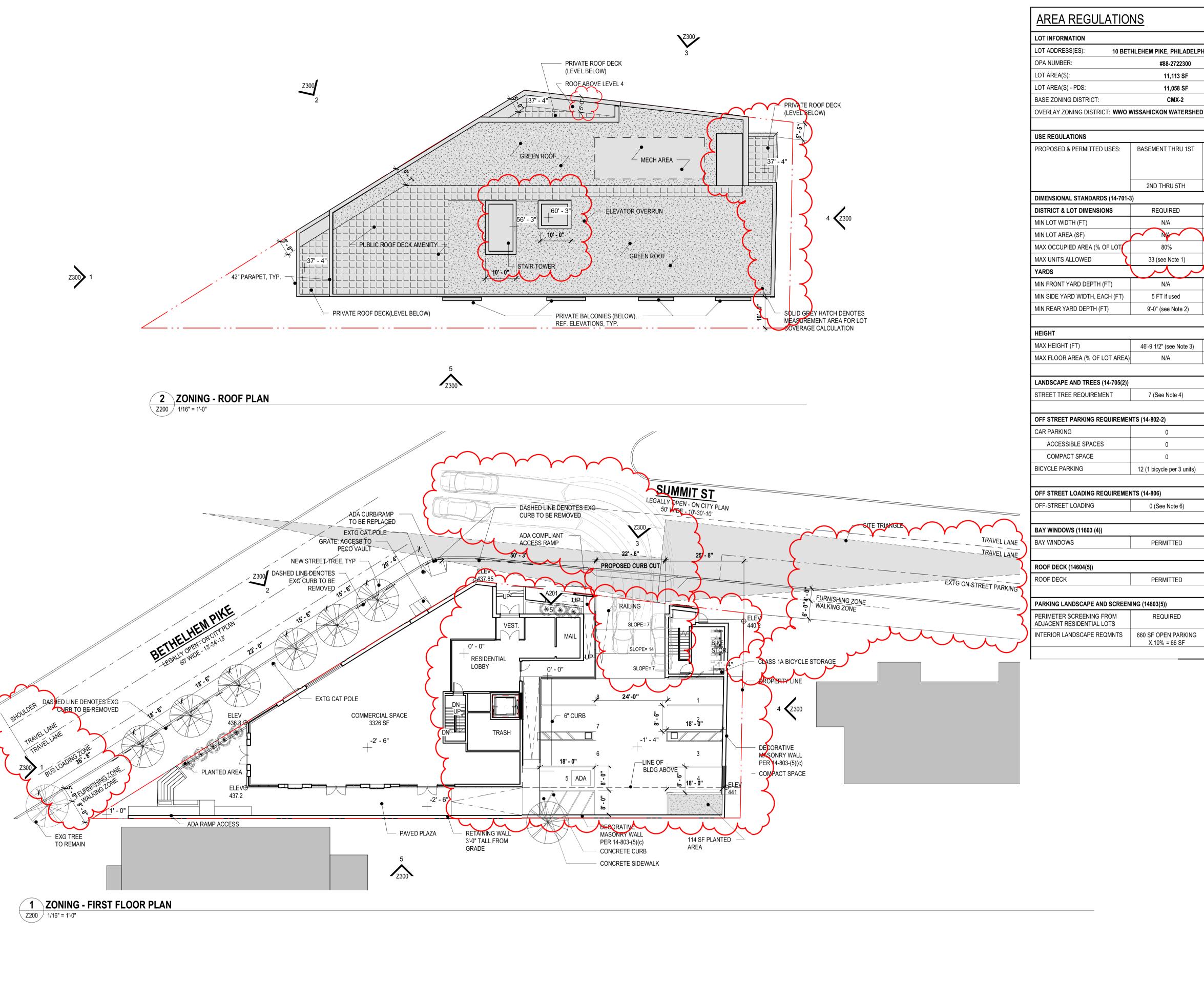
Development Planning



EXISTING SUMMIT ST STREET VIEW



EXISTING BETHLEHEM PIKE STREET VIEW



APPROVED R ZONING ONLY

Applied Electronically by L&I User:

10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118 #88-2722300 11,113 SF 11,058 SF CMX-2 OVERLAY ZONING DISTRICT: WWO WISSAHICKON WATERSHED OVERLAY DISTRICT

SE REGULATIONS			\
ROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL	
	2ND THRU 5TH	MULTI-FAMILY HOUSING	
IMENSIONAL STANDARDS (14-701-3	3)		
ISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED	
IN LOT WIDTH (FT)	N/A	NO CHANGE	
IN LOT AREA (SF)	My-	NO CHAMBE	
AX OCCUPIED AREA (% OF LOT	80%	76.35% (8,443 SF BLDG)	J
AX UNITS ALLOWED	33 (see Note 1)	33	
ARDS			
IN FRONT YARD DEPTH (FT)	N/A	0/20"	
IN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"	
IIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)		

HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A

	, ,	
OFF STREET PARKING REQUIREMEN	NTS (14-802-2)	
CAR PARKING	0	8
ACCESSIBLE SPACES	0	4
COMPACT SPACE	0	(0)
BICYCLE PARKING	12 (1 bicycle per 3 units)	42

DAY MIND CINO	0501417750		
BAY WINDOWS (11603 (4))			
OFF-STREET LOADING	0 (See Note 6)	0	
	, ,		

ROOF DECK (14604(5))		
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)

)	PARKING LANDSCAPE AND SCREEN	ING (14803(5))	
			(**************************************
)	ROOF DECK	PERMITTED	PROVIDED (See Note
`	· · · · · · · · · · · · · · · · · · ·		

ARKING LANDSCAPE AND SCREENING (14803(5))			
ERIMETER SCREENING FROM DJACENT RESIDENTIAL LOTS	REQUIRED	PROVIDED (See Note 8)	
NTERIOR LANDSCAPE REQMNTS	660 SF OPEN PARKING	114 SF (See Note 9)	

NOTES

Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements. Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set

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forth in subsection (-6). Per Housing Unit density Beguses table, 25% increase in units

Cost Calculation: Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160 Unit Calculation: 6 units earned x \$25,000 =\$150,000 Payment will be based on the Lot Area Calculation

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Note 4: Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.

234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) Project provides 6 new trees and 1 existing to remain.

Note 5: Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows. Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage) Level 3: 3 bays provided (3 allowed), Level 4: 2 bays provided (3 allowed), Level 5: 1 bay provided (3 allowed) Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage)

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Versions

No. Date Description 03/03/2021 ZONING 00/00/0000 ASI 000

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103 267 761 9416 Civil Engineer



Maser Consulting 2 Penn Center, Suite 222 Philadelphia, PA 19102 215 861 9021



Signature and Seal

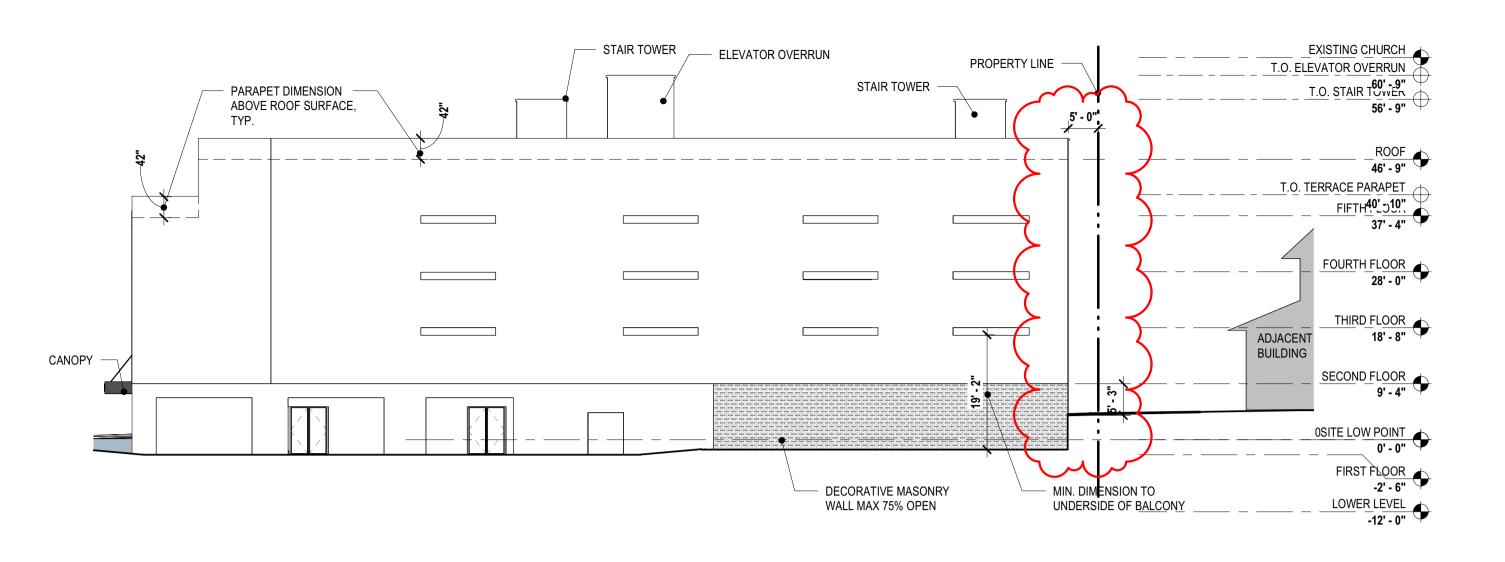
10 BETHLEHEM PIKE

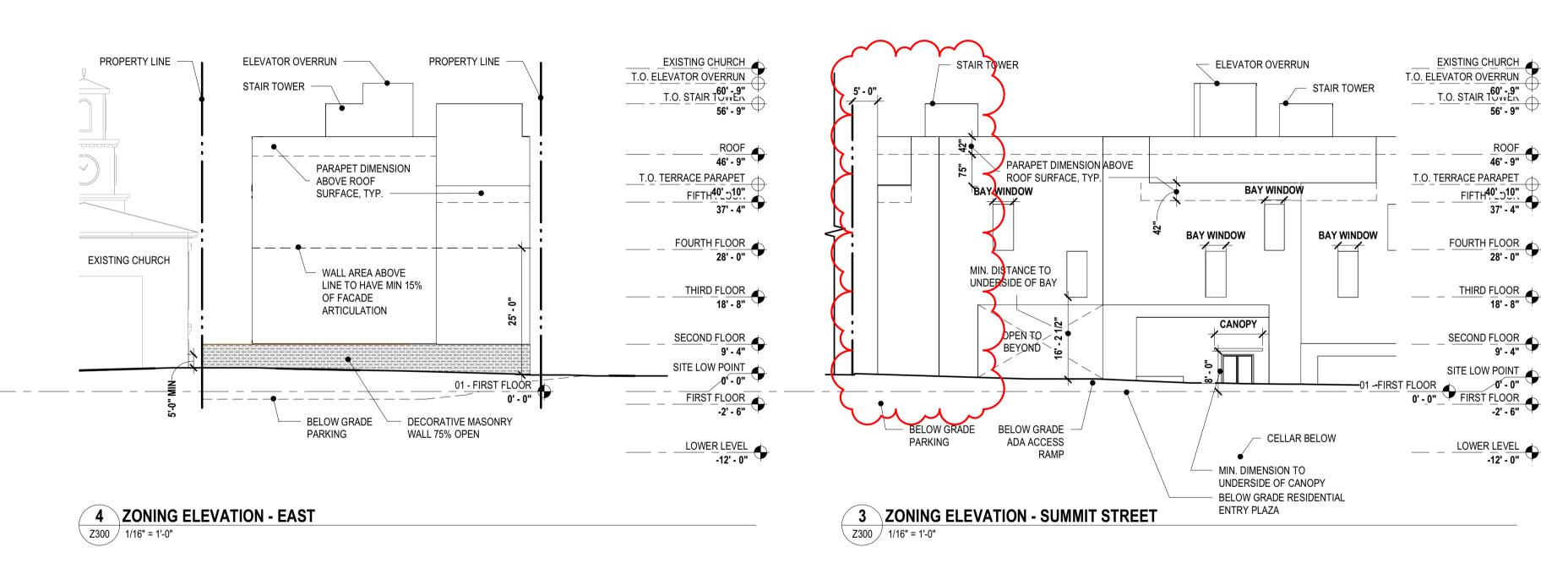
10 BETHLEHEM PIKE, PHILADELPHIA PA

ZONING TABLE AND PLANS

03/03/2021 JAV As indicated

Z200





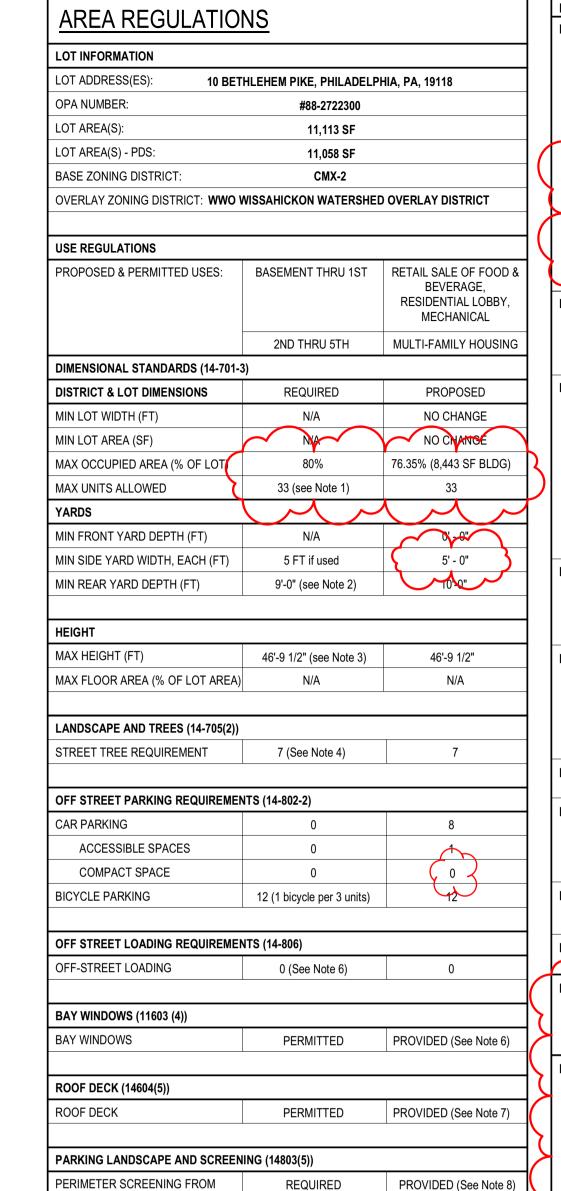
5 ZONING ELEVATION - SOUTH

X300 / 1/16" = 1'-0"

APPROVED

R ZONING ONLY

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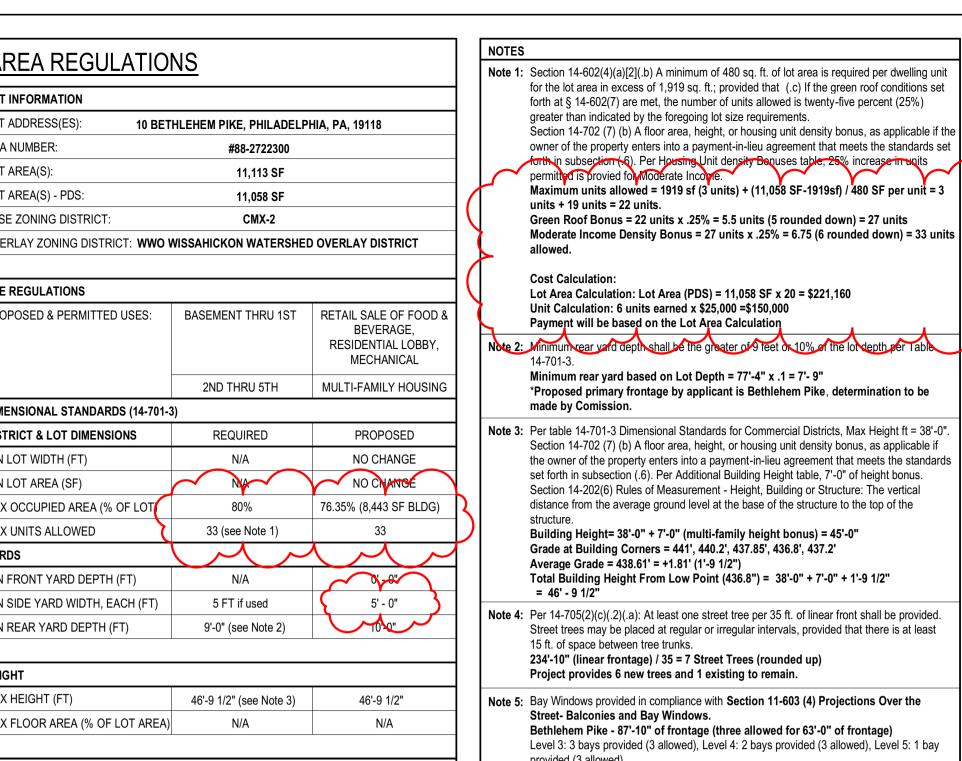


<u> </u>	<u>VS</u>		
LOT INFORMATION			
LOT ADDRESS(ES): 10 BETI	HLEHEM PIKE, PHILADELP	PHIA, PA, 19118	
OPA NUMBER:	#88-2722300		
LOT AREA(S):	11,113 SF		
LOT AREA(S) - PDS:	11,058 SF		
BASE ZONING DISTRICT:	CMX-2		V
OVERLAY ZONING DISTRICT: WWO V	VISSAHICKON WATERSHE	D OVERLAY DISTRICT	
USE REGULATIONS			
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL	
	2ND THRU 5TH	MULTI-FAMILY HOUSING	
DIMENSIONAL STANDARDS (14-701-3			
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED	
MIN LOT WIDTH (FT)	N/A	NO CHANGE	
MIN LOT AREA (SF)	Nya	NO CHANGE	
MAX OCCUPIED AREA (% OF LOT	80%	76.35% (8,443 SF BLDG)	
MAX UNITS ALLOWED	33 (see Note 1)	33	
YARDS	(ر بر بر	
MIN FRONT YARD DEPTH (FT)	N/A	0\-0"	
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"	
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)		
WINTER TO THE BETTING TO	0 0 (000 11010 2)		
HEIGHT			
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"	
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A	
LANDSCAPE AND TREES (14-705(2))			
STREET TREE REQUIREMENT	7 (See Note 4)	7	
OFF STREET PARKING REQUIREMEN			
CAR PARKING	0	8	
ACCESSIBLE SPACES	0	1	
COMPACT SPACE	0	(0)	
BICYCLE PARKING	12 (1 bicycle per 3 units)	12	
OFF STREET LOADING REQUIREMEN	ITS (14-806)		
OFF-STREET LOADING	0 (See Note 6)	0	
BAY WINDOWS (11603 (4))			
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)	X
ROOF DECK (14604(5))			\setminus
		PROVIDED (See Note 7)	
ROOF DECK	PERMITTED	PROMINED ISSENTED IN	

660 SF OPEN PARKING

X.10% = 66 SF

114 SF (See Note 9)



	Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2" = 46' - 9 1/2"
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1 1	

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Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping). A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished. 10: Steep Slope Protection 14-704 (2)

increase the impervious ground cover on the lot by more than 1,400 sq ft. Existing site has 551 sf of existing pervious ground cover. Impervious coverage

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No. Date Description 03/03/2021 ZONING 00/00/0000 ASI 000

Versions

Architect COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103 267 761 9416



Maser Consulting 2 Penn Center, Suite 222 Philadelphia, PA 19102 215 861 9021



Signature and Seal

10 BETHLEHEM PIKE

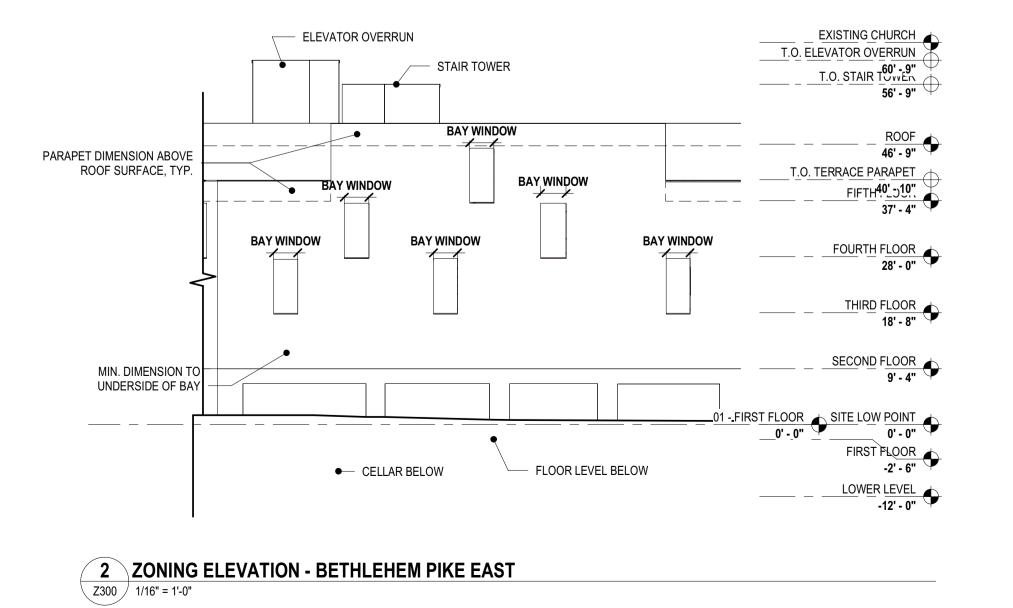
10 BETHLEHEM PIKE, PHILADELPHIA PA

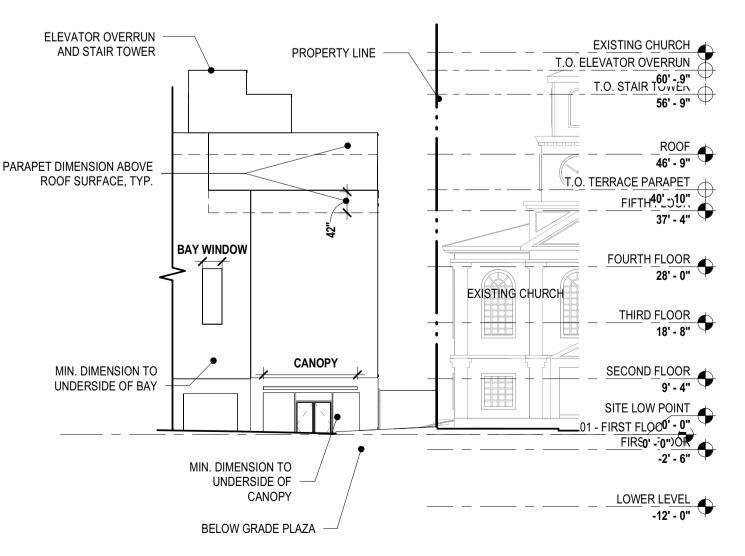
Sheet Title **ZONING TABLES & ELEVATIONS**

03/03/2021 JAV As indicated

Sheet No.

Z300

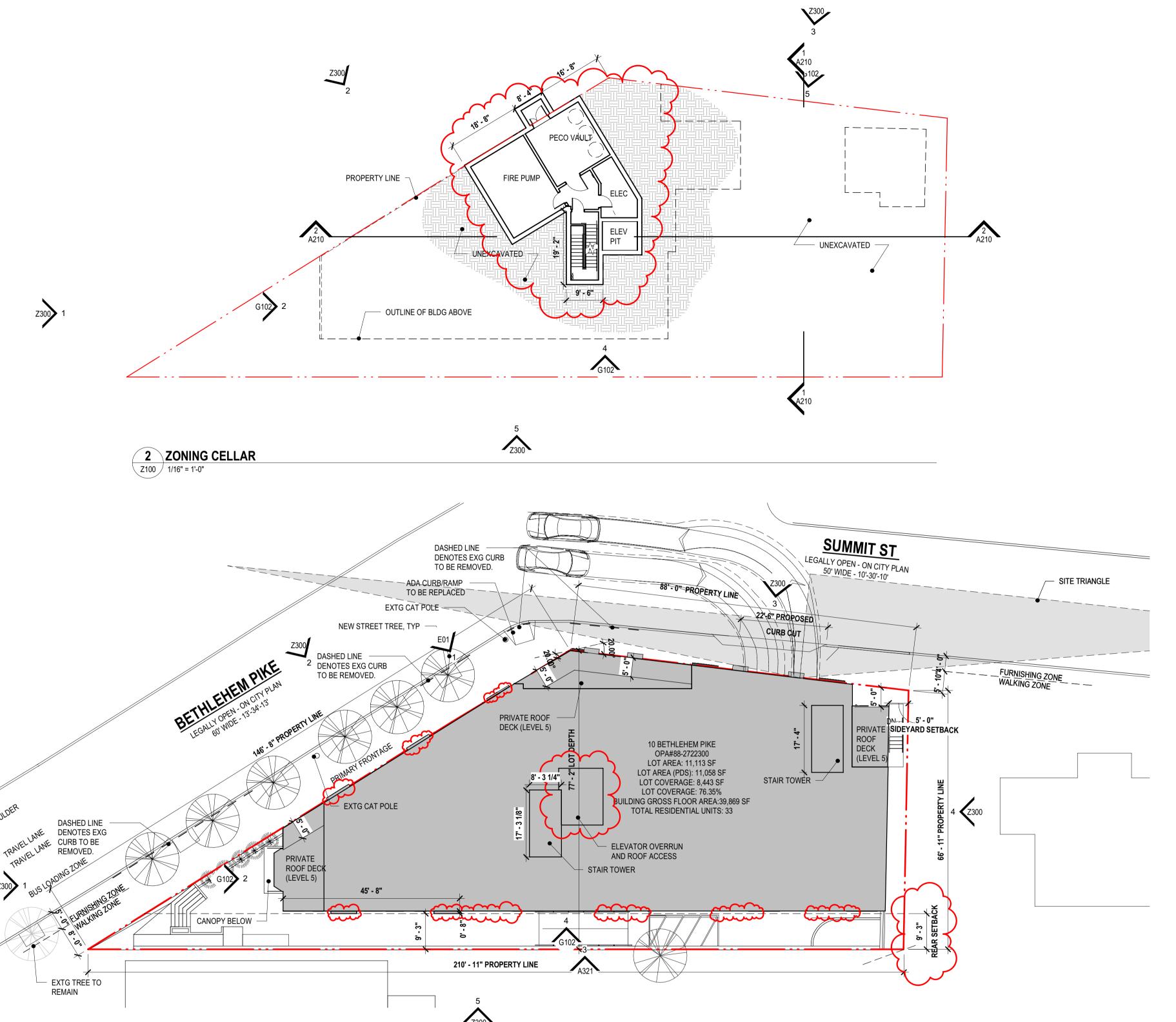




ADJACENT RESIDENTIAL LOTS

INTERIOR LANDSCAPE REQMNTS

1 ZONING ELEVATION - BETHLEHEM PIKE NORTH Z300 1/16" = 1'-0"



1 ZONING SITE PLAN

Z100 1/16" = 1'-0"

APPROVED FOR ZONING ONLY

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

LOT INFORMATION		
LOT ADDRESS(ES): 10 BET	HLEHEM PIKE, PHILADELP	HIA, PA, 19118
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OVERLAY ZONING DISTRICT: WWO V	VISSAHICKON WATERSHED	OVERLAY DISTRICT
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MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"
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HEIGHT		
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MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
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OFF STREET PARKING REQUIREMEN	ITS (14-802-2)	
CAR PARKING	0	8
ACCESSIBLE SPACES	0	1
COMPACT SPACE	0	(0)
BICYCLE PARKING	12 (1 bicycle per 3 units)	12
	ITS (14-806)	
OFF STREET I OADING REQUIREMEN		
OFF STREET LOADING REQUIREMEN		0
OFF-STREET LOADING OFF-STREET LOADING	0 (See Note 6)	0
OFF-STREET LOADING		0
OFF-STREET LOADING BAY WINDOWS (11603 (4))	0 (See Note 6)	
OFF-STREET LOADING		PROVIDED (See Note 6)
OFF-STREET LOADING BAY WINDOWS (11603 (4))	0 (See Note 6)	
OFF-STREET LOADING BAY WINDOWS (11603 (4)) BAY WINDOWS	0 (See Note 6)	PROVIDED (See Note 6
DFF-STREET LOADING BAY WINDOWS (11603 (4)) BAY WINDOWS ROOF DECK (14604(5))	0 (See Note 6) PERMITTED PERMITTED	
BAY WINDOWS (11603 (4)) BAY WINDOWS ROOF DECK (14604(5)) ROOF DECK	0 (See Note 6) PERMITTED PERMITTED	PROVIDED (See Note 6

NOTES	
Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set	CIVIA
forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.	CosciaMoos

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units

Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3

Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units

Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table

*Proposed primary frontage by applicant is Bethlehem Pike, determination to be

Note 3: Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0". Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical

distance from the average ground level at the base of the structure to the top of the

Building Height= 38'-0" + 7'-0" (multi-family height bonus) = 45'-0" Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'

234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up)

Project provides 6 new trees and 1 existing to remain.

Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2"

Note 4: Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least

Note 5: Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows.

Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage)

Note 6: Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if

Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line.

structures housing elevators are an exception to dimensional standard

Note 9: Herbaceous plants or lawn installed in the required landscaped area shall be from

increase the impervious ground cover on the lot by more than 1,400 sq ft.

(b.) Slopes of fifteen percent (15%) of greater on any lot of portion(s) thereof.

Property Line 210'-10": Low Point = 437.8' High Point = 441.5', Slope = 1.74%

Property Line 66'-11": Low Point = 440.3' High Point = 441.5', **Slope = 1.79%**

Property Line 146'-8": Low Point = 436.36' High Point = 437.8', **Slope = 1% overall**,

Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope =

Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.

Property Line 88'-2": Low Point = 437.5' High Point = 440.3', **Slope = 2.74**%

Note 10: WWO Wissahickon Watershead Overlay District 14-510 (6)

will not be increased by more than 1,400 sq ft.

Category 5 - No Limit to Impervious Ground Coverage

A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished.

the list of appropriate plantings per § 14-705 of the Philadelphia Zoning Code

Roof access structures can exceed 125 sf. Stairs do not exceed 10 ft in height above the

surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof

Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping).

(a.) A disturbance of lot area greater than 1,400 sq ft or on which the proposed activity will

Existing site has 551 sf of existing pervious ground cover. Impervious coverage

Note 8: Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be desiged to

Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)

Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage)

Average Grade = 438.61' = +1.81' (1'-9 1/2")

15 ft. of space between tree trunks.

3 bays provided (3 allowed)

provide 75% opacity.

Note 10: Steep Slope Protection 14-704 (2)

Steep Slope Calculation

3.8% at steepest point.

Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160

Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'- 9"

Unit Calculation: 6 units earned x \$25,000 =\$150,000 Payment will be based on the Lot Area Calculation

permitted is provied for Moderate Income.

units + 19 units = 22 units.

Cost Calculation:

made by Comission.

= 46' - 9 1/2"



Signature and Seal

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

PROJECT NO: 567 Client Name

Client URL

Client Phone

Client Address

ARCHITECT: Coscia Moos Architecture

1616 Walnut Street Philadelphia, PA 19103 www.cosciamoos.com 267-761-9416

CIVIL ENGINEER:

Consultant 1 Address Consultant 1 URL

STRUCTURAL ENGINEER:

Consultant 1 Phone

Consultant 2 Consultant 2 Address

Consultant 2 URL Consultant 2 Phone

MEPFP ENGINEER: Consultant 3 Consultant 3 Address

Consultant 3 URL Consultant 3 Phone

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ZONING TABLES & PLANS

ISSUED FOR CONSTRUCTION

SCALE: As indicated

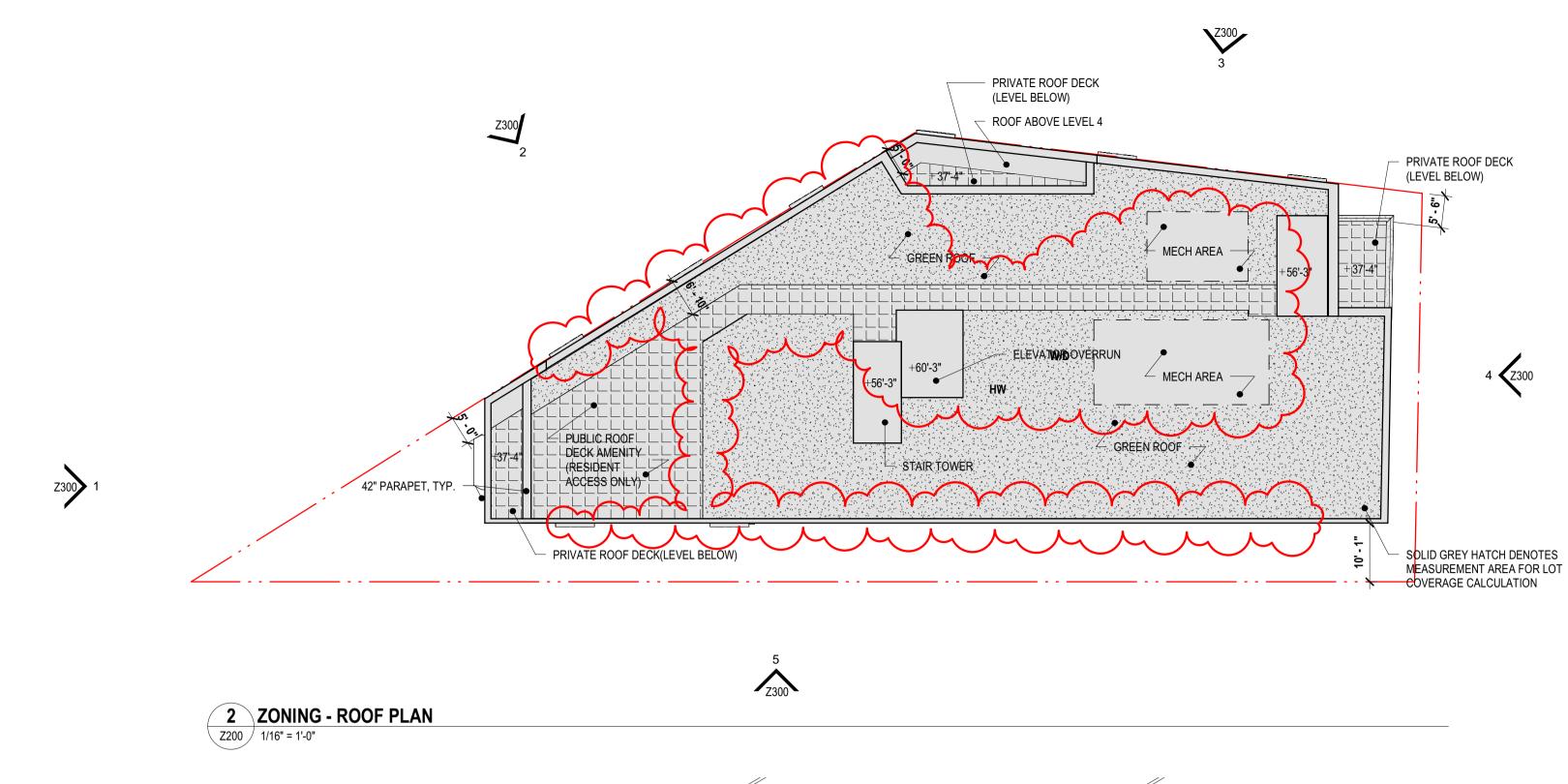
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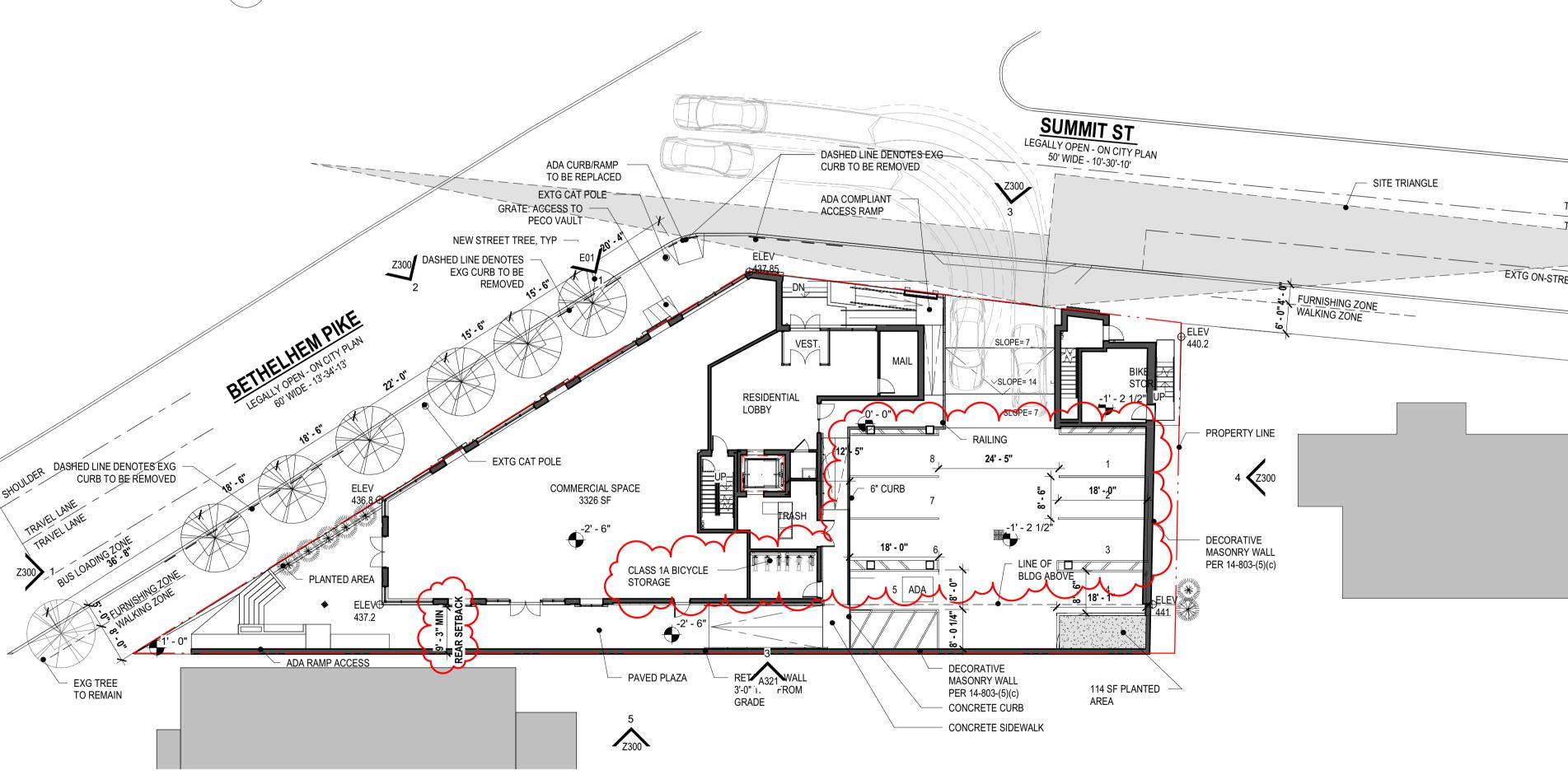
ZONING





EXISTING SUMMIT ST STREET VIEW





AREA REGULATIONS LOT INFORMATION LOT ADDRESS(ES): 10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118 OPA NUMBER: #88-2722300 LOT AREA(S): 11,113 SF LOT AREA(S) - PDS: 11,058 SF BASE ZONING DISTRICT: CMX-2 OVERLAY ZONING DISTRICT: WWO WISSAHICKON WATERSHED OVERLAY DISTRICT **USE REGULATIONS** PROPOSED & PERMITTED USES: BASEMENT THRU 1ST RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL 2ND THRU 5TH MULTI-FAMILY HOUSING **DIMENSIONAL STANDARDS (14-701-3)** REQUIRED PROPOSED DISTRICT & LOT DIMENSIONS MIN LOT WIDTH (FT) NO CHANGE MIN LOT AREA (SF) NO CHANGE MAX OCCUPIED AREA (% OF LOT) 76.35% (8,443 SF BLDG) 80% MAX UNITS ALLOWED 33 (see Note 1) YARDS MIN FRONT YARD DEPTH (FT) 0' - 0" MIN SIDE YARD WIDTH, EACH (FT) 5 FT if used 5' - 0" MIN REAR YARD DEPTH (FT) 10'-0" 9'-0" (see Note 2) HEIGHT MAX HEIGHT (FT) 46'-9 1/2" (see Note 3) 46'-9 1/2" MAX FLOOR AREA (% OF LOT AREA) N/A LANDSCAPE AND TREES (14-705(2)) STREET TREE REQUIREMENT 7 (See Note 4) **OFF STREET PARKING REQUIREMENTS (14-802-2) CAR PARKING** ACCESSIBLE SPACES COMPACT SPACE **BICYCLE PARKING** 12 (1 bicycle per 3 units) OFF STREET LOADING REQUIREMENTS (14-806) OFF-STREET LOADING 0 (See Note 6) **BAY WINDOWS (11603 (4))** BAY WINDOWS PERMITTED PROVIDED (See Note 6) **ROOF DECK (14604(5))** ROOF DECK PERMITTED PROVIDED (See Note 7) PARKING LANDSCAPE AND SCREENING (14803(5)) PERIMETER SCREENING FROM REQUIRED PROVIDED (See Note 8) ADJACENT RESIDENTIAL LOTS INTERIOR LANDSCAPE REQMNTS 660 SF OPEN PARKING 114 SF (See Note 9)

X.10% = 66 SF

Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements. Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set

forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units permitted is provied for Moderate Income. Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3

units + 19 units = 22 units. Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units

Cost Calculation: Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160 Unit Calculation: 6 units earned x \$25,000 =\$150,000 Payment will be based on the Lot Area Calculation

Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3. Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'- 9" *Proposed primary frontage by applicant is Bethlehem Pike, determination to be

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Note 4: Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) Project provides 6 new trees and 1 existing to remain.

Note 5: Bay Windows provided in compliance with Section 11-603 (4) Projections Over the Street- Balconies and Bay Windows. Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage) 3 bays provided (3 allowed) Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage)

Note 6: Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.)

Note 7: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 sf. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard

Note 8: Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be desiged to provide 75% opacity.

Note 9: Herbaceous plants or lawn installed in the required landscaped area shall be from the list of appropriate plantings per § 14-705 of the Philadelphia Zoning Code

Note 10: WWO Wissahickon Watershead Overlay District 14-510 (6) Category 5 - No Limit to Impervious Ground Coverage Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping). A green roof is being provided to decrease surface water runoff. The infiltration capacity of the site will be increased not diminished.

lote 10: Steep Slope Protection 14-704 (2) (a.) A disturbance of lot area greater than 1,400 sq ft or on which the proposed activity will increase the impervious ground cover on the lot by more than 1,400 sq ft. Existing site has 551 sf of existing pervious ground cover. Impervious coverage will not be increased by more than 1,400 sq ft.

(b.) Slopes of fifteen percent (15%) of greater on any lot of portion(s) thereof. Steep Slope Calculation Property Line 210'-10": Low Point = 437.8' High Point = 441.5', **Slope = 1.74%** Property Line 66'-11": Low Point = 440.3' High Point = 441.5', **Slope = 1.79%** Property Line 88'-2": Low Point = 437.5' High Point = 440.3', **Slope = 2.74**% Property Line 146'-8": Low Point = 436.36' High Point = 437.8', **Slope = 1% overall**, 3.8% at steepest point.

Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope =

Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.



Signature and Seal

10 BETHLEHEM

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

PROJECT NO: 567

Client Name Client Address

> Client URL Client Phone

Coscia Moos Architecture 1616 Walnut Street Philadelphia, PA 19103

www.cosciamoos.com

ARCHITECT:

267-761-9416 **CIVIL ENGINEER:**

Consultant 1 Address

Consultant 1 URL

STRUCTURAL ENGINEER: Consultant 2

Consultant 2 Address

Consultant 1 Phone

Consultant 2 URL Consultant 2 Phone

MEPFP ENGINEER: Consultant 3 Consultant 3 Address

Consultant 3 URL Consultant 3 Phone

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ISSUED FOR CONSTRUCTION

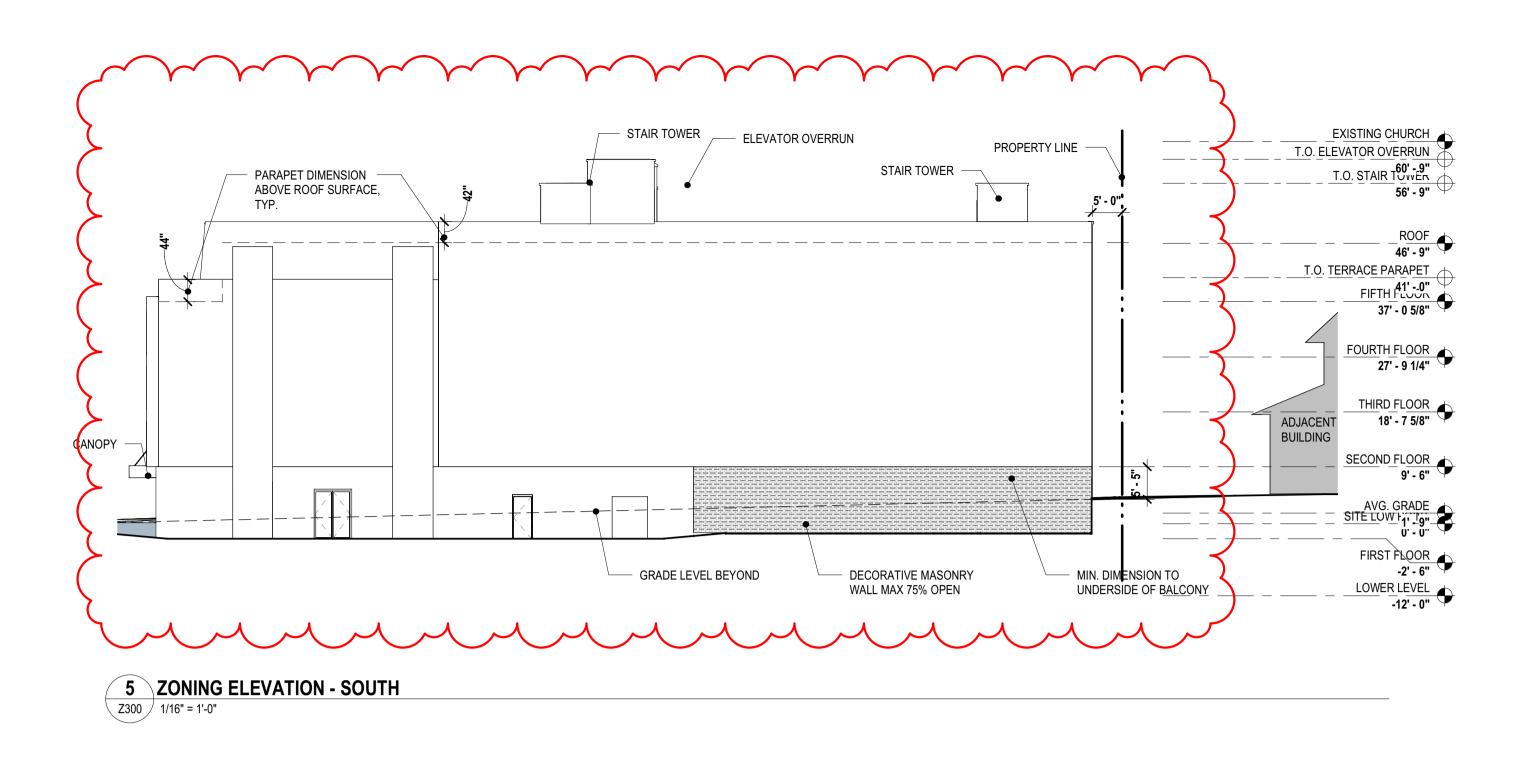
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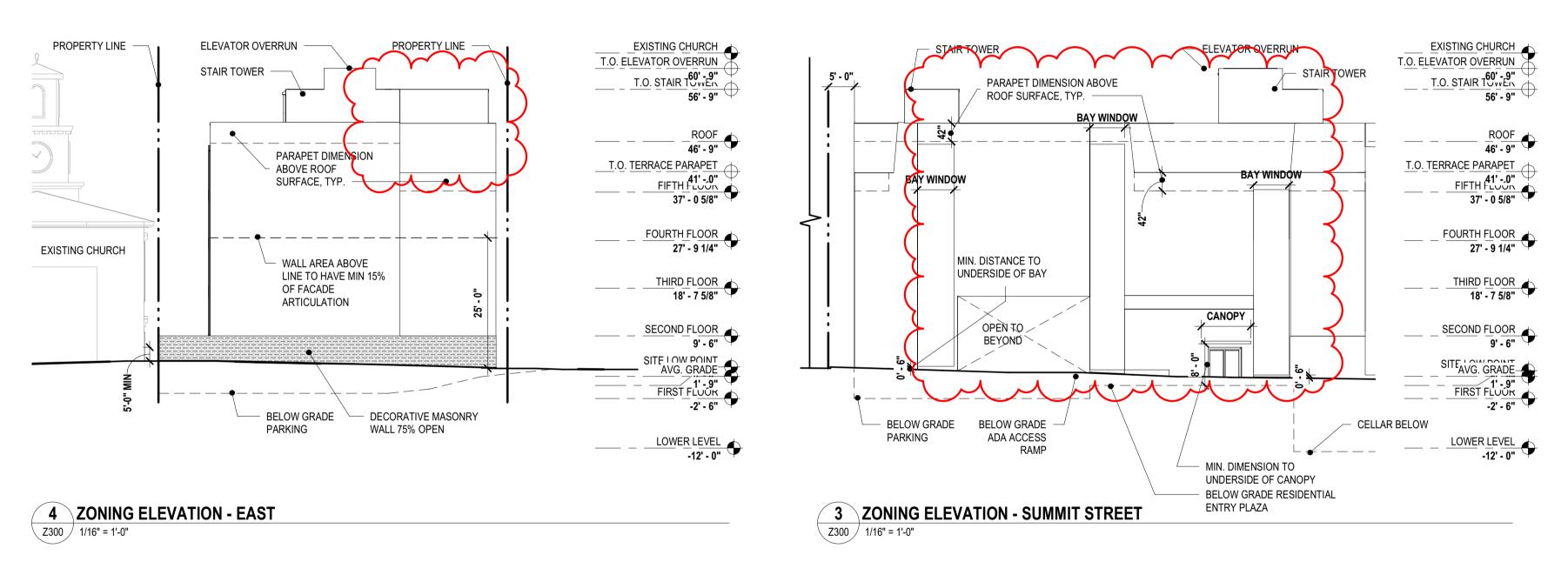
ZONING TABLE AND PLANS



1 ZONING - FIRST FLOOR PLAN

Z200 / 1/16" = 1'-0"





∠ Z300 / 1/16" = 1'-0"

LOT AREA(S) - PDS:	11,058 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT: WWO	WISSAHICKON WATERSHEE	O OVERLAY DISTRICT
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD OF BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DIMENSIONAL STANDARDS (14-701-	3)	
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	76.35% (8,443 SF BLDG)
MAX UNITS ALLOWED	33 (see Note 1)	33
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		I
MAX HEIGHT (FT) MAX FLOOR AREA (% OF LOT AREA)	46'-9 1/2" (see Note 3) N/A	46'-9 1/2" N/A
,		
LANDSCAPE AND TREES (14-705(2))		
STREET TREE REQUIREMENT	7 (See Note 4)	7
OFF STREET PARKING REQUIREMEN	NTS (14-802-2)	
CAR PARKING	0	8
ACCESSIBLE SPACES	0	1
COMPACT SPACE	0	
BICYCLE PARKING	12 (1 bicycle per 3 units)	12
OFF STREET LOADING REQUIREMEN	, ,	
OFF-STREET LOADING	0 (See Note 6)	0
BAY WINDOWS (11603 (4))		
BAY WINDOWS	PERMITTED	PROVIDED (See Note 6)
POOE DECK (44604/E))		
ROOF DECK (14604(5))	DEDINITED	DDOV/IDED (Oss Note T)
ROOF DECK	PERMITTED	PROVIDED (See Note 7)
PARKING LANDSCAPE AND SCREEN	IING (14803(5))	
PERIMETER SCREENING FROM ADJACENT RESIDENTIAL LOTS	REQUIRED	PROVIDED (See Note 8)
INTERIOR I ANDSCADE REOMNITS	660 SE ODEN DADKING	114 SE (See Note 0)

INTERIOR LANDSCAPE REQMNTS 660 SF OPEN PARKING 114 SF (See Note 9)

X.10% = 66 SF

AREA REGULATIO	NS		NOTES						
LOT INFORMATION				: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set					
	HI EHEM DIVE DUILADELD	UIA DA 10110		forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.					
OPA NUMBER: #88-2722300				Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set					
LOT AREA(S): 11,113 SF LOT AREA(S) - PDS: 11,058 SF BASE ZONING DISTRICT: CMX-2				forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units permitted is provied for Moderate Income. Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3 units + 19 units = 22 units. Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units					
					OVERLAY ZONING DISTRICT: WWO V		D OVERLAY DISTRICT		Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units allowed.
									Cost Calculation:
USE REGULATIONS				Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160 Unit Calculation: 6 units earned x \$25,000 =\$150,000					
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL		Payment will be based on the Lot Area Calculation					
			Note 2:	Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.					
	2ND THRU 5TH	MULTI-FAMILY HOUSING		Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'- 9" *Proposed primary frontage by applicant is Bethlehem Pike, determination to be					
DIMENSIONAL STANDARDS (14-701-3	3)			made by Comission.					
DISTRICT & LOT DIMENSIONS	REQUIRED	PROPOSED	Note 3:	Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0". Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if					
MIN LOT WIDTH (FT)	N/A	NO CHANGE		the owner of the property enters into a payment-in-lieu agreement that meets the standard					
MIN LOT AREA (SF)	N/A	NO CHANGE		set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical					
MAX OCCUPIED AREA (% OF LOT)	80%	76.35% (8,443 SF BLDG)		distance from the average ground level at the base of the structure to the top of the structure.					
MAX UNITS ALLOWED	33 (see Note 1)	33		Building Height= 38'-0" + 7'-0" (multi-family height bonus) = 45'-0"					
YARDS									
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"		Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2"					
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"	Note 4						
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"	Note 4:	Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks.					
HEIGHT				234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) Project provides 6 new trees and 1 existing to remain.					
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"	Note 5:	Bay Windows provided in compliance with Section 11-603 (4) Projections Over the					
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A		Building Height= 38'-0" + 7'-0" (multi-family height bonus) = 45'-0" Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2' Average Grade = 438.61' = +1.81' (1'-9 1/2") Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2" = 46' - 9 1/2" Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) Project provides 6 new trees and 1 existing to remain. Bay Windows provided in compliance with Section 11-603 (4) Projections over the Street-Balconies and Bay Windows. Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage) 3 bays provided (3 allowed)					
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STREET TREE REQUIREMENT	7 (See Note 4)	7							
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CAR PARKING	0	8		Roof deck setback is greater than 5 ft from the front building line. Roof access structures can exceed 125 sf. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standard					
ACCESSIBLE SPACES	0	1							
COMPACT SPACE	0	(0)							
BICYCLE PARKING	12 (1 bicycle per 3 units)	12	Note 8:	Per 14-803 (5) (c) (1) When a parking lot abuts a residential district, a continuous screening wall at least five ft tall shall be provided. The screening material shall be desiged to provide 75% opacity.					
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Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements. Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units permitted is provied for Moderate Income. Maximum units allowed = 1919 sf (3 units) + (11,058 SF-1919sf) / 480 SF per unit = 3 units + 19 units = 22 units. Green Roof Bonus = 22 units x .25% = 5.5 units (5 rounded down) = 27 units Moderate Income Density Bonus = 27 units x .25% = 6.75 (6 rounded down) = 33 units allowed. **Cost Calculation:** Lot Area Calculation: Lot Area (PDS) = 11,058 SF x 20 = \$221,160 Unit Calculation: 6 units earned x \$25,000 =\$150,000 Payment will be based on the Lot Area Calculation **Note 2:** Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3. Minimum rear yard based on Lot Depth = 77'-4" x .1 = 7'- 9" *Proposed primary frontage by applicant is Bethlehem Pike, determination to be made by Comission. Note 3: Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0" Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus. Section 14-202(6) Rules of Measurement - Height, Building or Structure: The vertical distance from the average ground level at the base of the structure to the top of the Building Height= 38'-0" + 7'-0" (multi-family height bonus) = 45'-0" Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2' 10 BETHLEHEM Average Grade = 438.61' = +1.81' (1'-9 1/2") Total Building Height From Low Point (436.8") = 38'-0" + 7'-0" + 1'-9 1/2" = 46' - 9 1/2" **Note 4:** Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 10 BETHLEHEM PIKE, 15 ft. of space between tree trunks. 234'-10" (linear frontage) / 35 = 7 Street Trees (rounded up) PHILADELPHIA PA Project provides 6 new trees and 1 existing to remain. Note 5: Bay Windows provided in compliance with Section 11-603 (*) Projections Over the Street- Balconies and Bay Windows. Bethlehem Pike - 87'-10" of frontage (three allowed for 63'-0" of frontage) 3 bays provided (3 allowed) Summit Street - 67'-0" of frontage (three allowed for 63'-0" of frontage) 3 bays provided (3 allowed) Note 6: Per Table 14-803-1: Off Street Loading, Loading Spaces are not required if Residential use is less than 100,000 Gross Floor Area (Sq. Ft.) **Note 7:** Per 14-604(5), roof decks are permitted for residential use in all zoning districts.

Note 10: Steep Slope Protection 14-704 (2)

Steep Slope Calculation

3.8% at steepest point.

Existing site is currently 95% Impervious (11,058 SF (PSD) with 551 Sq Ft of landscaping).

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Existing site has 551 sf of existing pervious ground cover. Impervious coverage

the list of appropriate plantings per § 14-705 of the Philadelphia Zoning Code

Note 10: WWO Wissahickon Watershead Overlay District 14-510 (6) Category 5 - No Limit to Impervious Ground Coverage

will not be increased by more than 1,400 sq ft.

A green roof is being provided to decrease surface water runoff.

The infiltration capacity of the site will be increased not diminished.

increase the impervious ground cover on the lot by more than 1,400 sq ft.

(b.) Slopes of fifteen percent (15%) of greater on any lot of portion(s) thereof.

Property Line 210'-10": Low Point = 437.8' High Point = 441.5', **Slope = 1.74%**

Property Line 66'-11": Low Point = 440.3' High Point = 441.5', **Slope = 1.79**%

Property Line 88'-2": Low Point = 437.5' High Point = 440.3', **Slope = 2.74**%

Property Line 146'-8": Low Point = 436.36' High Point = 437.8', **Slope = 1% overall**,

Maximum Steep Slope calculated at 3.8%, steep slope provisions do not apply.

Slope from Site Lowpoint to High Point: Low Point = 436.36' High Point = 441.5', Slope =

Client URL Client Phone

19118

Client Name

ARCHITECT:

Client Address

PROJECT NO: 567

Signature and Seal

Coscia Moos Architecture 1616 Walnut Street Philadelphia, PA 19103 www.cosciamoos.com 267-761-9416

> **CIVIL ENGINEER:** Consultant 1 Address

Consultant 1 URL Consultant 1 Phone

STRUCTURAL ENGINEER:

Consultant 2 Consultant 2 Address

Consultant 2 URL

Consultant 2 Phone MEPFP ENGINEER:

Consultant 3 Consultant 3 Address

Consultant 3 Phone

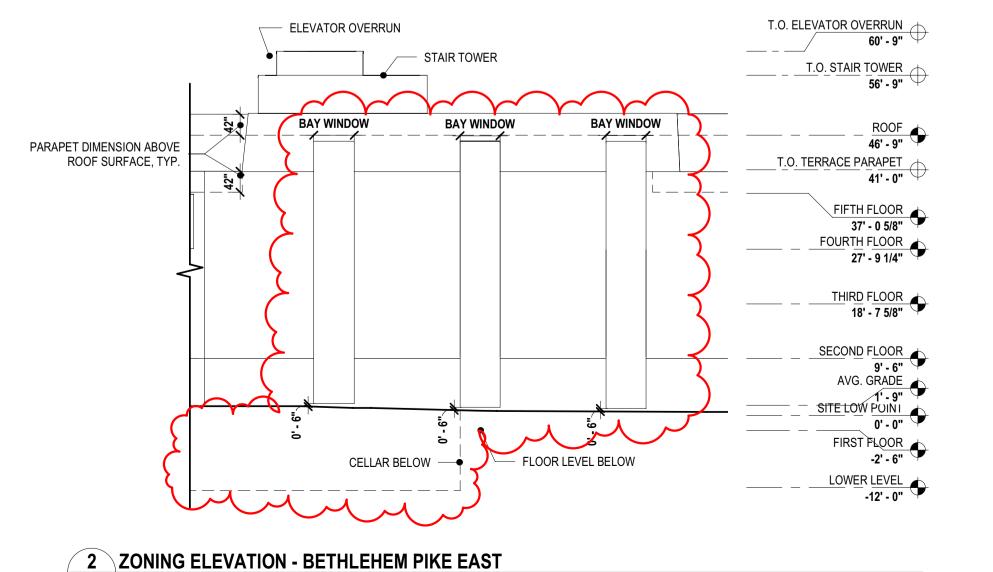
Consultant 3 URL

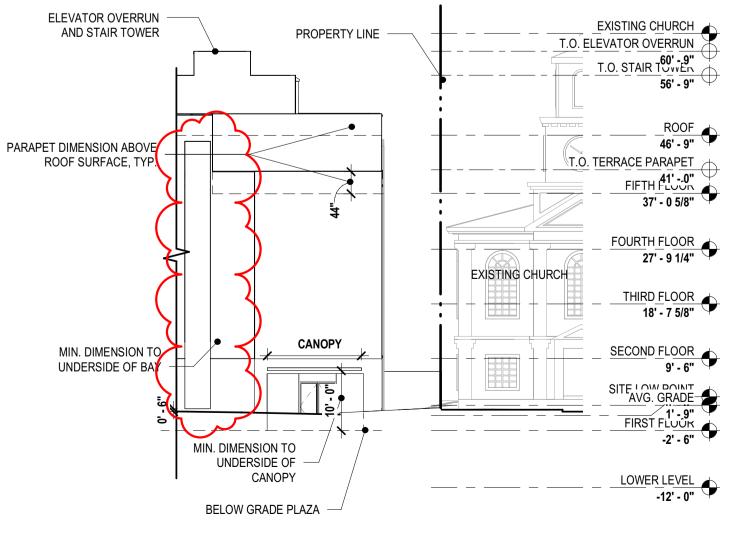
1 ASI 000 00/00/0000 ZONING 03/03/2021 07/30/2021

ISSUED FOR CONSTRUCTION

SCALE: As indicated DRAWN BY: JAV

ZONING TABLES & ELEVATIONS





1 ZONING ELEVATION - BETHLEHEM PIKE NORTH

Z300 / 1/16" = 1'-0"





Zoning Permit

Permit Number ZP-2021-002274

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
10 BETHLEHEM PIKE, Philadelphia, PA 19118-2821	\$2,129.00	4/26/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	
	CMX2	

PERMIT HOLDER

10 Bethlehem Pike Property Owner LLC

1845 Walnut Street Suite 910 Philadelphia, Pennsylvania 19103

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE(45' HIGH) (USING 7' HEIGHT MIXED INCOME LOW HOUSING BONUS AS PER CODE SECTION 14-702(7) WITH ROOF DECK ACCESSES BY A ROOF ACCESS STRUCTURE; GREEN ROOF AND WITH BALCONIES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S)

Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than five (5) years.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.



Zoning Permit

Permit Number ZP-2021-002274

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

10 BETHLEHEM PIKE, Philadelphia, 19118-2821

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR A RETAIL SALE OF FOOD, BEVERAGES AND GROCERIES FROM BASEMENT THRU FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (THIRTY-THREE(33) DWELLING UNITS) (FIVE(5) UNITS USING GREEN ROOF BONUS (AS PER CODE SECTION 14-602(7) AND 14-602(4)(a)[8](.C); SIX(6) UNITS USING MODERATE INCOME DENSITY BONUS AND MAXIMUM TWENTY-TWO(22) UNITS ALLOWED AS PER LOT SIZE) FROM SECOND(2ND) FLOOR THROUGH FIFTH(5TH) FLOORS WITH TWELVE(12) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND WITH EIGHT(8) UNDERGROUND PARKING SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE. "AMENDED APPLICATION": ELEVATOR OVERRUN/ROOF ACCESS STRUCTURE WAS MOVED TO THE STAIR; BALCONIES WERE REMOVED FROM THE REAR OF THE BUILDING; PREVIOUS APPROVED BAYS WERE REMOVED AND CONTINEOUS VERTICAL BAYS WERE ADDED; PARKING SPACES WERE RECONFIGURED TO ACCOMMODATE RELOCATED COLUMNS; ROOF DECK SIZE DECREASED AND EGRESS PATHWAY RECONFIGURED AND BICYCLE SPACES WERE RELOCATED.-

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.