

	ROOF SURFACE		EXISTING STRUCTURE
	ROOF DECK ACCESS STRUCTURE		PROPERTY LINE
	SHARED RESIDENTIAL ROOF TERRACE		SPOT ELEVATION
	GREEN ROOF		
	ADJACENT BUILDING(S)		

ZONING SUMMARY				
		CMX-2.5 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA	SF	-	10,176SF	-
OCCUPIED AREA OF EXISTING BUILDING (% OF LOT AREA)	%	8,140SF (80% MAX)	10,176SF (100%)	EXISTING, NON-CONFORMING
OCCUPIED AREA OF PROPOSED 4TH & 5TH FLOOR ABOVE EXISTING BUILDING	%	8,140SF (80% MAX)	8,135SF (79.9%)	CONFORMING
OPEN AREA OF PROPOSED 4TH & 5TH FLOOR ABOVE EXISTING BUILDING	%	2,036SF (20% MIN)	2,041SF (20.1%)	CONFORMING
FRONT YARD SETBACK	FT	0'	N/A	CONFORMING
SIDE YARD(S) SETBACK	FT	5' IF USED	N/A	CONFORMING
REAR YARD SETBACK	FT	9' OR 10%	N/A	CONFORMING
BUILDING HEIGHT	FT	55'-0"	55'-0"	CONFORMING
PARKING	#	0	0	CONFORMING
BICYCLE PARKING	#	16 (1)	16 (2)	CONFORMING
RESIDENTIAL UNITS	#	46 (3)	46	CONFORMING

(1) PER 14-804-1, 1:3 OF (46) DWELLING UNITS = 16 BICYCLE PARKING SPACES
 (2) ALL BICYCLE PARKING SPACES ARE CLASS 1A, LOCATED ON AN ACCESSIBLE ROUTE
 (2) SEE "RESIDENTIAL DENSITY" CALCULATIONS CHART FOR ALLOWABLE RESIDENTIAL UNIT CALCULATIONS

AREA SUMMARY & BUILDING USES		
	GSF PER 14-202 (4) (a)	PROPOSED USE
CELLAR	N/A	VACANT COMMERCIAL ACCESSORY STORAGE SPACE, BUILDING MECHANICALS & UTILITIES
FIRST FLOOR	10,176SF	THREE (3) VACANT NON-RESIDENTIAL SPACES, THREE (3) RESIDENTIAL DWELLING UNITS, RESIDENTIAL LOBBY, BUILDING TRASH ROOM, CLASS 1A BICYCLE PARKING, MAIL ROOM
SECOND FLOOR	10,176SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
THIRD FLOOR	10,176SF	TEN (10) RESIDENTIAL DWELLING UNITS
FOURTH FLOOR	8,135SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
FIFTH FLOOR	8,135SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
ROOF	1,663SF	SHARED RESIDENTIAL ROOF DECK, ROOF DECK ACCESS STRUCTURES, GREEN ROOF, MECHANICAL UNITS
TOTALS	48,461SF	THREE (1) VACANT COMMERCIAL SPACES FORTY SIX (46) RESIDENTIAL DWELLING UNITS

AVERAGE GROUND LEVEL CALCULATION	
	ELEVATION ABOVE SEA LEVEL
NORTHEAST CORNER	22.68'
SOUTHEAST CORNER	23.06'
SOUTHWEST CORNER	22.88'
NORTHWEST CORNER	23.85'
AVERAGE GROUND LEVEL	23.12' OR 23' - 4 1/8"

ARCHITECT
CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
TEL: (215) 977-7075

ZONING SUMMARY				
		CMX-2.5 DIMENSIONAL STANDARD	PROPOSED	CONFORMING/ NON-CONFORMING
LOT AREA	SF	-	10,176SF	-
OCCUPIED AREA OF EXISTING BUILDING (% OF LOT AREA)	%	8,140SF (80% MAX)	10,176SF (100%)	EXISTING, NON-CONFORMING
OCCUPIED AREA OF PROPOSED 4TH & 5TH FLOOR ABOVE EXISTING BUILDING	%	8,140SF (80% MAX)	8,135SF (79.9%)	CONFORMING
OPEN AREA OF PROPOSED 4TH & 5TH FLOOR ABOVE EXISTING BUILDING	%	2,036SF (20% MIN)	2,041SF (20.1%)	CONFORMING
FRONT YARD SETBACK	FT	0'	N/A	CONFORMING
SIDE YARD(S) SETBACK	FT	5' IF USED	N/A	CONFORMING
REAR YARD SETBACK	FT	9' OR 10%	N/A	CONFORMING
BUILDING HEIGHT	FT	55'-0"	55'-0"	CONFORMING
PARKING	#	0	0	CONFORMING
BICYCLE PARKING	#	16 (1)	16 (2)	CONFORMING
RESIDENTIAL UNITS	#	46 (3)	46	CONFORMING

(1) PER 14-804-1, 1:3 OF (46) DWELLING UNITS = 16 BICYCLE PARKING SPACES
 (2) ALL BICYCLE PARKING SPACES ARE CLASS 1A, LOCATED ON AN ACCESSIBLE ROUTE
 (2) SEE "RESIDENTIAL DENSITY" CALCULATIONS CHART FOR ALLOWABLE RESIDENTIAL UNIT CALCULATIONS

ALLOWABLE RESIDENTIAL DENSITY	
ZONING REFERENCE	CALCULATIONS
Per 14-602-2 [8] (b): A minimum of 270 sq. ft. of lot area is required per dwelling unit for buildings greater than 45 ft. in height.	10,176sf / 270sf = 37.6 or 37 Units
Per 14-702 (16) (b): If the conditions set forth in section (a), above, are met, the number of units allowed is twenty-five percent (25%) greater than would otherwise be permitted rounded down to the nearest whole number and applied prior to the inclusion of any other applicable increases in allowable units.	37.6 Units x 25% = 9.4 or 9 Additional Units
Total Allowable Residential Dwelling Units	37 Units + 9 Units = 46 Units

AREA SUMMARY & BUILDING USES		
	GSF PER 14-202 (4) (a)	PROPOSED USE
CELLAR	N/A	VACANT COMMERCIAL ACCESSORY STORAGE SPACE, BUILDING MECHANICALS & UTILITIES
FIRST FLOOR	10,176SF	THREE (3) VACANT NON-RESIDENTIAL SPACES, THREE (3) RESIDENTIAL DWELLING UNITS, RESIDENTIAL LOBBY, BUILDING TRASH ROOM, CLASS 1A BICYCLE PARKING, MAIL ROOM
SECOND FLOOR	10,176SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
THIRD FLOOR	10,176SF	TEN (10) RESIDENTIAL DWELLING UNITS
FOURTH FLOOR	8,135SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
FIFTH FLOOR	8,135SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
ROOF	1,663SF	SHARED RESIDENTIAL ROOF DECK, ROOF DECK ACCESS STRUCTURES, GREEN ROOF, MECHANICAL UNITS
TOTALS	48,461SF	THREE (1) VACANT COMMERCIAL SPACES FORTY SIX (46) RESIDENTIAL DWELLING UNITS

AVERAGE GROUND LEVEL CALCULATION	
	ELEVATION ABOVE SEA LEVEL
NORTHEAST CORNER	22.68'
SOUTHEAST CORNER	23.06'
SOUTHWEST CORNER	22.88'
NORTHWEST CORNER	23.85'
AVERAGE GROUND LEVEL	23.12' OR 23' - 4 1/8"

ARCHITECT
CANNO DESIGN
109 S 13TH STREET
2ND FLOOR
PHILADELPHIA, PA 19107
TEL: (215) 977-7075

CANNO design
09 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Date: JULY 23, 2021

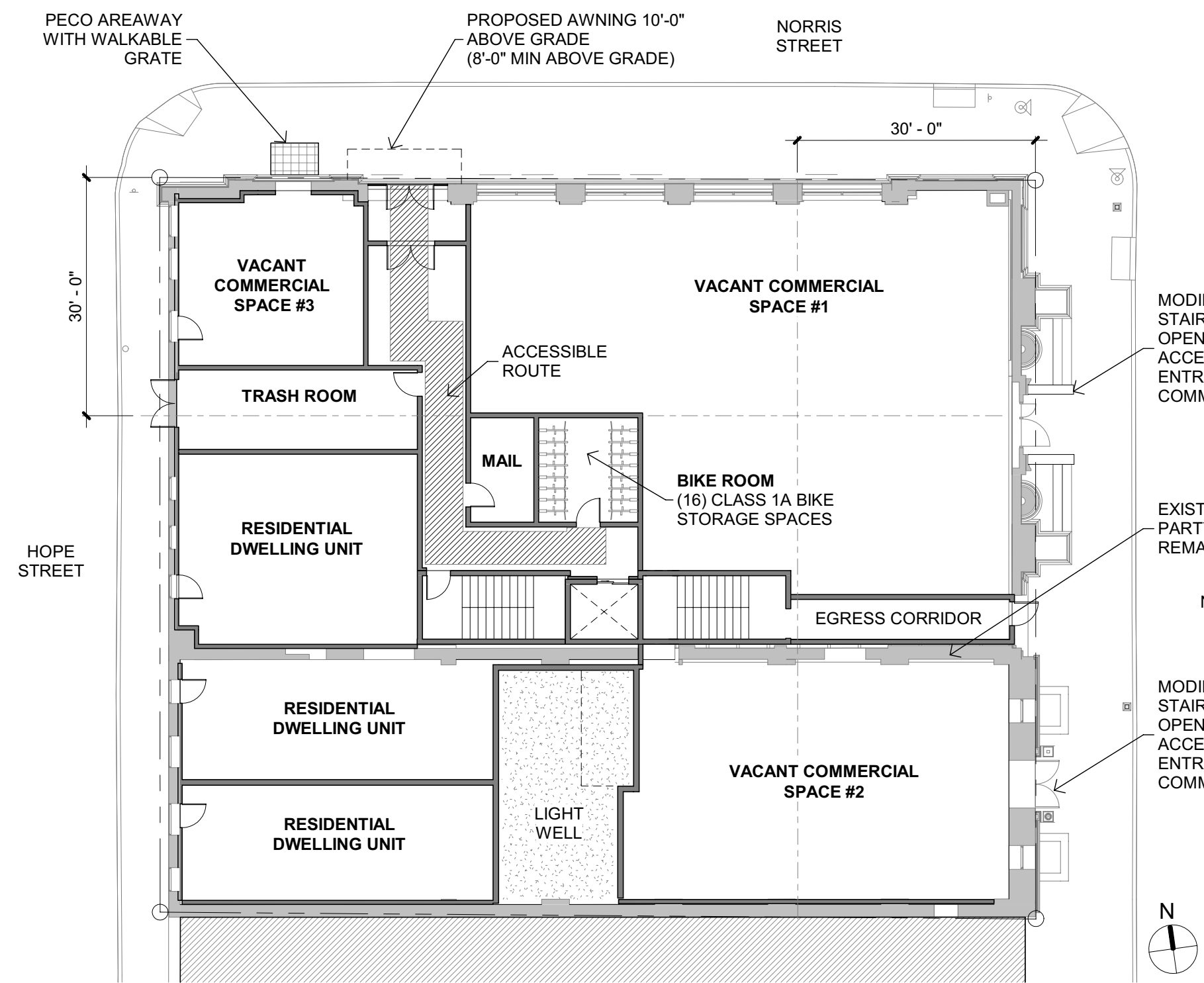
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Checked By: CJY

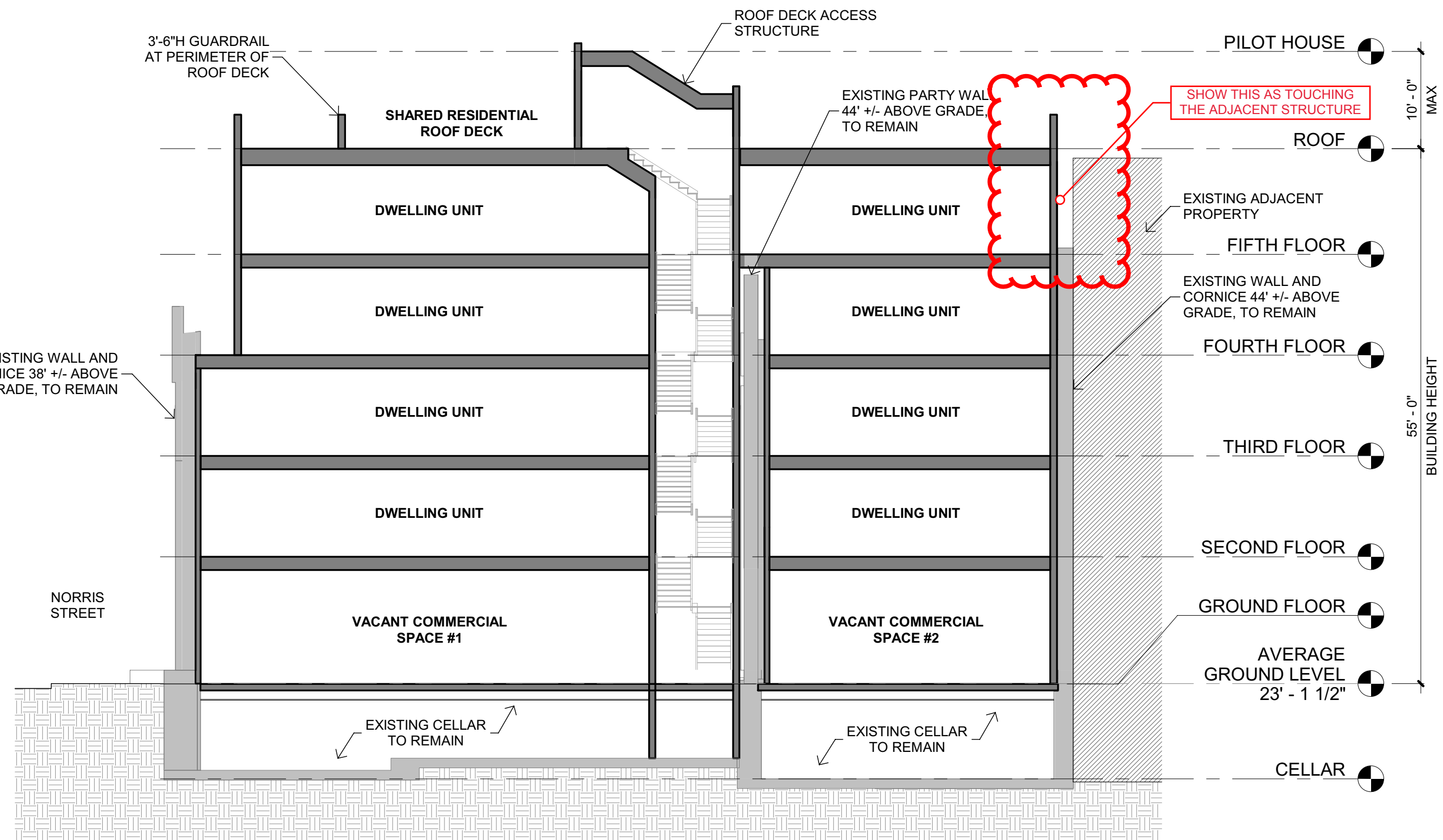
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Z-1

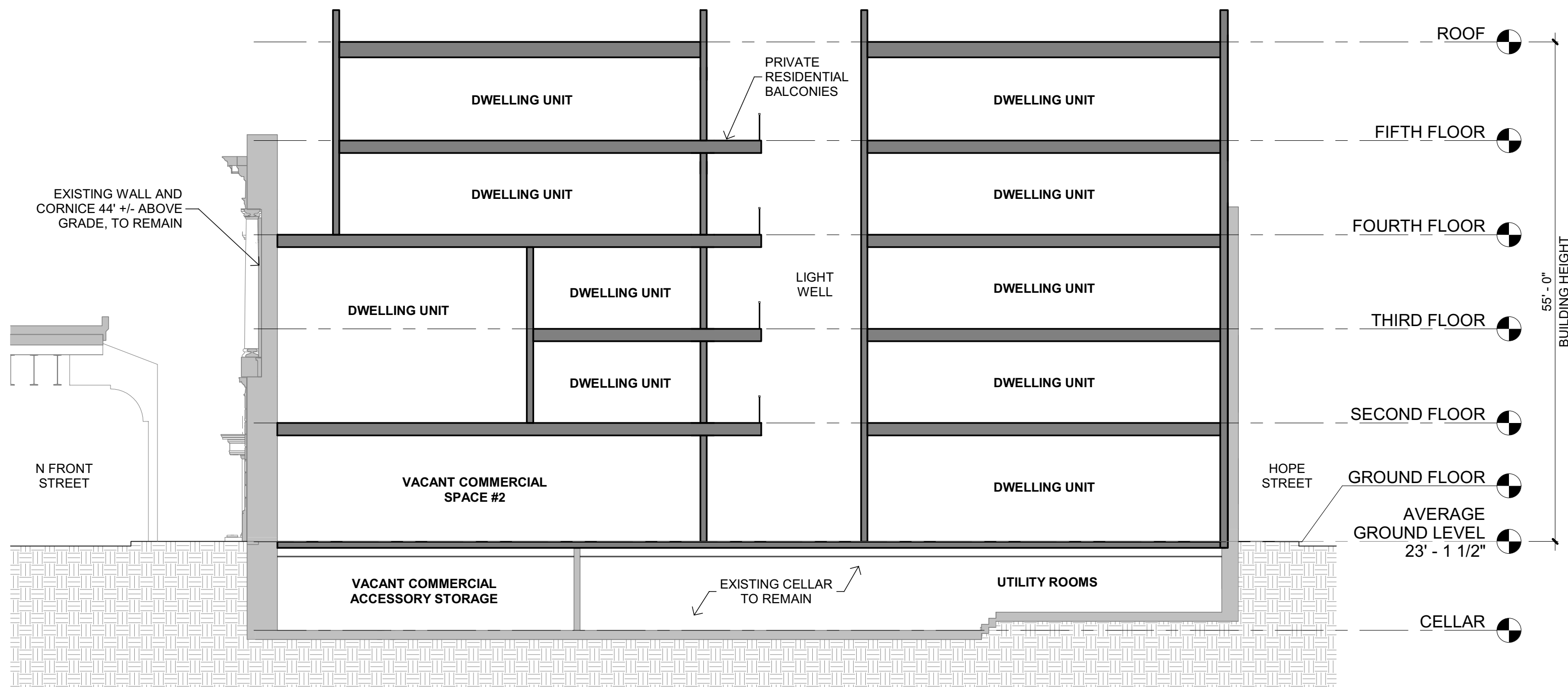
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3 Z-2 ZONING - GROUND FLOOR PLAN
1/16" = 1'-0"

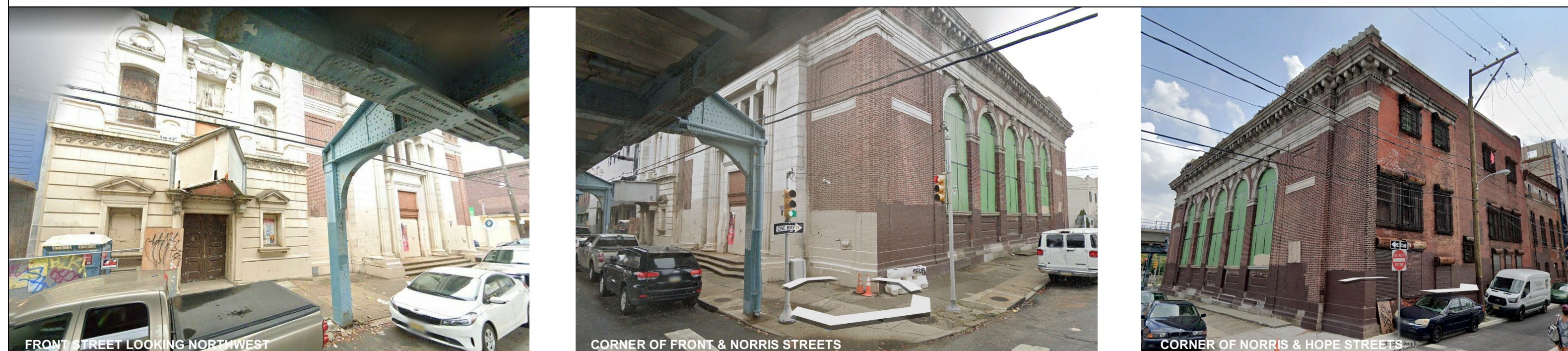


1 Z-2 ZONING - BUILDING SECTION A
3/32" = 1'-0"



2 Z-2 ZONING - BUILDING SECTION B
3/32" = 1'-0"

EXISTING CONDITION SITE PHOTOS



CITY DEPARTMENT APPROVAL STAMPS

Per 14-701(1)(d)(1), the City Planning Commission has determined that:

N Front Street is the primary street;
Opposite of N Front Street is the rear;
Hope Street is the rear street

Applied Electronically by: DAVID FECTEAU

July 27, 2021

PHILADELPHIA CITY PLANNING COMMISSION



ZONING SUBMISSION 07/23/21

No: SUBMISSION/REVISION DATE

FRONT STREET BANK APARTMENTS

1952-1958 N FRONT STREET
PHILADELPHIA, PA 19122

CANNO design

109 S. 13TH STREET, 2ND FLOOR
PHILADELPHIA, PA 19107

Drawing Title

BUILDING SECTIONS & PLAN

Date: JULY 23, 2021

Drawn By: SSS

Checked By: CJY

Scale: As indicated



Z-2

Seal

Drawing No.

Zoning Permit

Permit Number ZP-2021-008761

LOCATION OF WORK 1952-58 N FRONT ST, Philadelphia, PA 19122-2405	PERMIT FEE \$2,322.00	DATE ISSUED 9/27/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER NORTH SECOND, LLC	1301N FRONT STREET UNIT B PHILADELPHIA PA 19122
------------------------------------	---

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT **AMENDED 7/22/24-EXTEND THIS PERMIT FOR A PERIOD OF ONE YEAR PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY 9/22/25** FOR THE ERECTION OF AN ATTACHED STRUCTURE (55' HIGH) WITH BALCONIES AND AWNING; ROOF DECK ACCESSED BY A PILOTHOUSE WITH GREEN ROOF (BONUS AS PER 14-702(16) SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(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-2021-008761

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1952-58 N FRONT ST, Philadelphia, PA 19122-2405

ADDITIONAL USE DETAILS

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

FOR A THREE(3) VACANT COMMERCIAL SPACES AT FIRST FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING (46 DWELLING UNITS) ABOVE WITH SIXTEEN(16) CLASS 1A BICYCLE SPACES IN AN ACCESSIBLE ROUTE* REDUCTION IN GFA AND OCCUPIED AREA; REMOVAL OF EXISTING NON-CONFORMING STRUCTURE ; ADDITION OF STREET TREES; ELIMINATION OF BASEMENT ; RECONFIGURATION OF GROUND FLOOR OF PREVIOUSLY APPROVED STRUCTURE.SIZE AND LOCATION AS SHOWN IN THE APPLICATION.*AMENDED PERMIT LANGUAGE*RECONFIGURATION OF GROUND FLOOR; INCREASE IN GFA OF LESS THAN 10%; MODIFICATION OF ROOF DECK AND ROOF DECK ACCESS STRUCTURE; MODIFICATION OF BUILDING MASSING. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

This permit is subject to the following specific conditions.

CONDITIONS

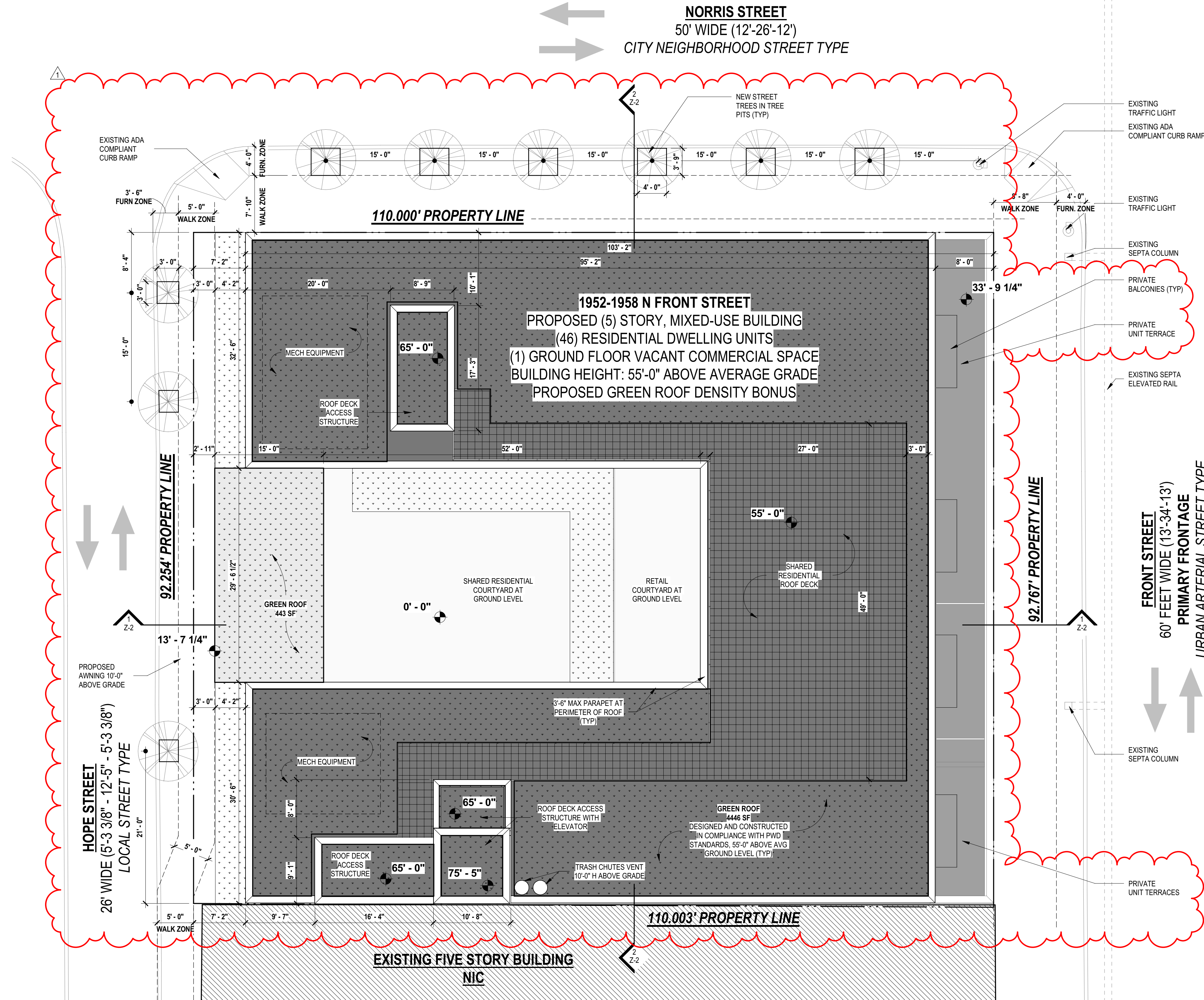
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



1 SITE ZONING PLAN
Z-1 1/8" = 1'-0"



ZONING SUMMARY

GROSS FLOOR AREA	38,679 SF
OCCUPIED AREA	8,139 SF
GREEN ROOF AREA	4,889 SF
BUILDING HEIGHT	55'-0"
TOTAL DWELLING UNITS	46
CAR PARKING SPACE	0
BIKE PARKING SPACES	16

LEGEND

[Symbol]	GROUND FLOOR
[Symbol]	FIRST FLOOR ROOF / SECOND FLOOR TERRACE
[Symbol]	PRIVATE UNIT TERRACES / BALCONIES
[Symbol]	MAIN ROOF LEVEL
[Symbol]	ROOF PAVERS OVERLAY
[Symbol]	VEGETATION OVERLAY
[Symbol]	ADJACENT PROPERTY

AREA REGULATIONS

LOT INFORMATION			
LOT ADDRESS(ES):		1952-58 N FRONT STREET, PHILADELPHIA, PA, 19122	
LOT AREA(S):		10,176 SF	
BASE ZONING DISTRICT:		CMX-2.5	
OVERLAY ZONING DISTRICT:		N/A	
USE REGULATIONS			
FLOOR	AREA	USE	
PROPOSED USES:	1ST FL. 8,139 SF	ONE (1) VACANT COMMERCIAL SPACE, ONE (1) RESIDENTIAL DWELLING UNIT, RESIDENTIAL LOBBY, BUILDING TRASH ROOM, MAIL ROOM, STORAGE SPACE, CLASS 1A BICYCLE PARKING, BUILDING MECHANICALS & UTILITIES	⚠
	2ND FL. 8,139 SF	TWELVE (12) RESIDENTIAL DWELLING UNITS	
	3RD FL. 8,139 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS	
	4TH FL. 6,891 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS	
	5TH FL. 6,891 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS	
	ROOF 480 SF	SHARED RESIDENTIAL ROOF DECK, ROOF DECK ACCESS STRUCTURES, GREEN ROOF, MECHANICAL UNITS	
	TOTAL 38,679 SF	ONE (1) VACANT COMMERCIAL SPACE, FORTY-SIX (46) RESIDENTIAL DWELLING UNITS	⚠

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% (See Note 7)	80% (8,139 SF)
MAX UNITS ALLOWED	46 (see Note 1, 2)	46 (see Note 1, 2)
MIN GREEN ROOF AREA	60% (see Note 3)	60% (4,889 SF)

YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	0' - 0"
MIN REAR YARD DEPTH (FT)	0' - 0" (see Note 4, 5)	0' - 0" (see Note 4, 5)

HEIGHT		
MAX HEIGHT (FT)	55' - 0" (see Note 6)	55' - 0"
MIN CORNICE HEIGHT (FT)	25' - 0" (see Note 6)	44' - 0" (see Note 6)

OFF STREET PARKING REQUIREMENTS		
CAR PARKING	0 (See Note 8)	0
BICYCLE PARKING	16 (See Note 9)	16

STREET TREE REQUIREMENTS		
STREET TREES	9 (See Note 10)	9 (See Note 10)

- NOTES
- Note 1: Section 14-602-2 (8) (b): A minimum of 270 SF of lot area is required per dwelling unit for buildings greater than 45 FT in height.
Maximum units allowed = 10,176 SF / 270 SF per unit = 37.6 or 37 units
- Note 2: Section 14-702 (16) (b): If the conditions set forth in section (a), above, are met, the number of units allowed is twenty-five percent (25%) greater than would otherwise be permitted rounded down to the nearest whole number and applied prior to the inclusion of any other applicable increases in allowable units.
37.6 Units x 25% = 9.4 or 9 additional units
Total Allowable Residential Units = 37 + 9 = 46 Units
- Note 3: Section 14-702 (16) (a) (4): The green roof must cover at least sixty percent (60%) of the rooftop of the building wherein dwelling units are provided.
60% of Rooftop Area = 8,139 SF x 60% = 4,883 SF
Green Roof Area Provided = 4,889 SF = 60%
- Note 4: Min rear yard depth shall be the greater of 9' or 10% of the lot depth per Table 14-701-3.
Min rear yard depth = 92.767' x .1 = 9'-3 3/8", therefore, it shall be 9'-3 3/8" or greater.
- Note 5: Section 14-701(1)(d)(2): Properties Bounded by Three or More Streets. When a property is bounded by three or more streets, the remaining lot line shall be considered a rear. The rear yard requirements of the zoning district shall apply to that lot line, except a rear yard is not required for attached buildings or semi-detached buildings but the requirements for lot coverage and open space remain the same.
- Note 6: Section 14-701-3 Height. Maximum building height shall be 55'-0". Minimum cornice height shall be 25'-0".
Proposed height = 55'-0"
Proposed cornice height = 58'-6"
- Note 7: Section 14-701-3: Max Occupied Area (% of Lot)
80% for Corner Lot
10,176 x 80% = 8,140.8 SF
- Note 8: As per Section 14-803 (1)(c)(1) Car parking not permitted
- Note 9: Per Table 14-804-1: Multifamily residential uses require 1 Class 1 Bicycle per every 3 dwelling units.
46 Units / 3 = 15.3 = 16 Class 1 bicycle parking spaces
- Note 10: As per Section 14-705-2 (2)(c): At least one street tree per 35 ft. of linear frontage 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.
Frontage = 92.67' + 103.16' + 92.254' = 288.08' / 35' = 8.23 = 9 Street Trees Required
9 Street Trees Proposed along Norris Street and Hope Street
- Note 10: Project has been designed to comply with all applicable provisions of Section 14-703.

AVG GROUND LEVEL CALC:		ELEVATION ABOVE SEA LEVEL
NE CORNER		22.68'
SE CORNER		23.06'
WE CORNER		22.86'
SW CORNER		23.85'
AVERAGE:		23.12' OR 23' - 4 1/8"



FRONT STREET BANK APARTMENTS

1952-58 N Front St
Philadelphia PA
19122

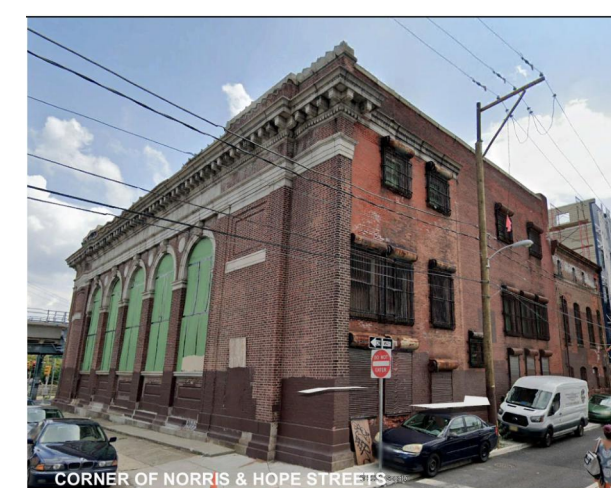
PROJECT NO: 752

OWNER:
NORTH 2ND LLC
1301 N Front Street, Unit B
Philadelphia, PA 19122
617-610-8899

ARCHITECT:
CosciaMoos Architecture
123 South Broad Street
Suite 220, South Lobby
Philadelphia PA 19109
www.cosciamoos.com
267-761-9416

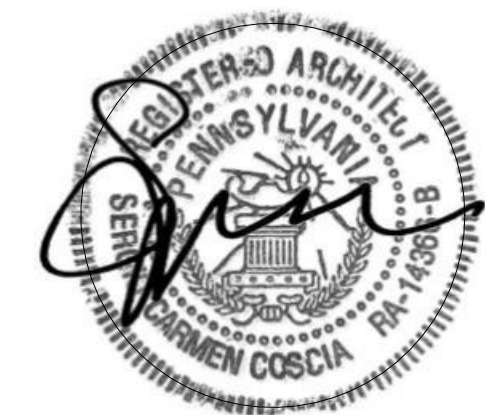
1 AMENDED ZONING PERMIT ZONING 09/02/2022 07/23/2021 09/02/2022
ISSUED FOR CONSTRUCTION
SCALE: As indicated
DRAWN BY: IV

ZONING PLAN & SUMMARY



Z-2





FRONT STREET APARTMENTS

1952-58 N Front St
Philadelphia, PA 19122

PROJECT NO: 752

OWNER:
NORTH 2ND LLC
1301 N Front Street, Unit B
Philadelphia, PA 19122

617-610-8899

ARCHITECT:
Coscia Moos Architecture
123 South Broad Street
Suite 220, South Lobby
Philadelphia, PA 19109
www.cosciamoos.com
267-761-9416

STRUCTURAL:
BALA Consulting Engineers
443 South Gulph Road
King Of Prussia, PA 19406

www.bala.com
610-649-8000

CIVIL:
Ruggiero Plante Land Design
5900 Ridge Ave.
Philadelphia, PA 19128

www.ruggieroplante.com
215-508-3900

B AMENDED ZONING 04/11/2023
A AMENDED ZONING 09/02/2022
ZONING 07/23/2021

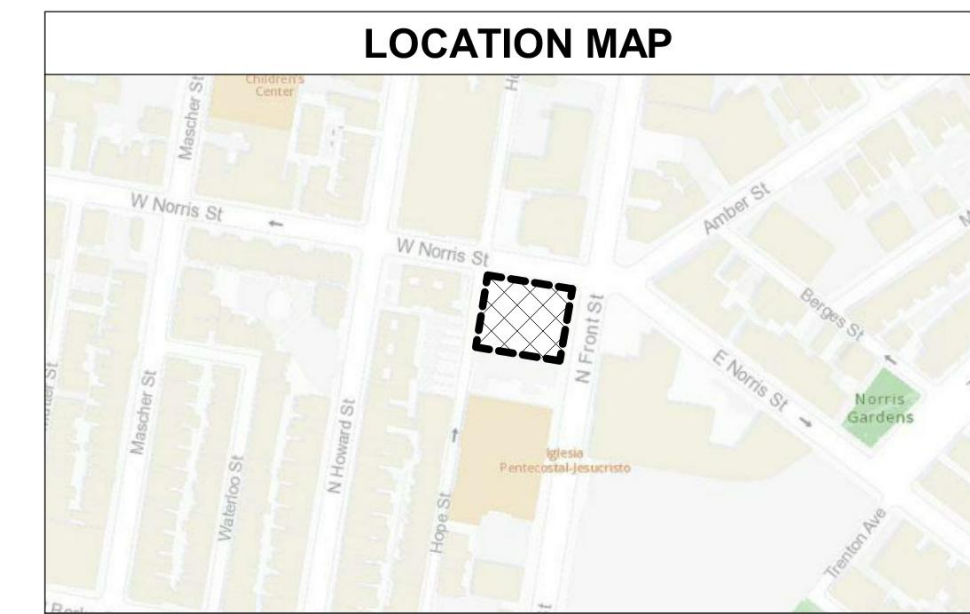
ISSUED FOR CONSTRUCTION

SCALE: As indicated

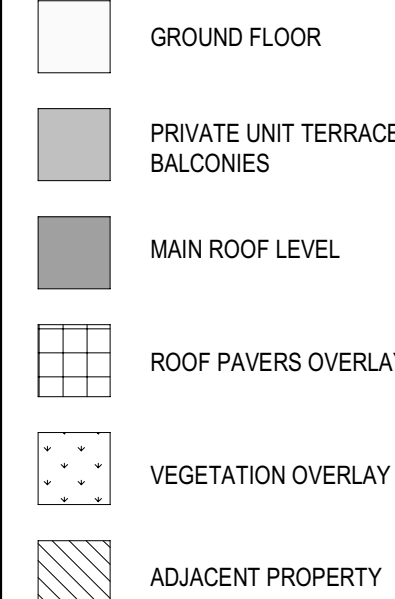
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ZONING - PLAN & SUMMARY

Z-1



LEGEND



ZONING SUMMARY

GROSS FLOOR AREA	41,853 SF
OCCUPIED AREA	8,139 SF
GREEN ROOF AREA	5,629 SF
BUILDING HEIGHT	55'-0"
TOTAL DWELLING UNITS	46
CAR PARKING SPACE	0
BIKE PARKING SPACES	16

AREA REGULATIONS

LOT INFORMATION			
LOT ADDRESS(ES):	1952-58 N FRONT STREET, PHILADELPHIA, PA, 19122		
LOT AREA(S):	10,176 SF		
BASE ZONING DISTRICT:	CMX-2.5		
OVERLAY ZONING DISTRICT:	N/A		

USE REGULATIONS	FLOOR	AREA	USE
PROPOSED USES:	1ST FL	7,714 SF	ONE (1) VACANT COMMERCIAL SPACE, TWO (2) RESIDENTIAL DWELLING UNITS, RESIDENTIAL LOBBY, BUILDING TRASH ROOM, MAIL ROOM, STORAGE SPACE, CLASS 1A BICYCLE PARKING, BUILDING MECHANICALS & UTILITIES
	2ND FL	8,408 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
	3RD FL	8,408 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
	4TH FL	8,408 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
	5TH FL	8,408 SF	ELEVEN (11) RESIDENTIAL DWELLING UNITS
	ROOF	483 SF	SHARED RESIDENTIAL ROOF DECK, ROOF DECK ACCESS STRUCTURES, GREEN ROOF, MECHANICAL UNITS
	TOTAL	41,853 SF	ONE (1) VACANT COMMERCIAL SPACE, FORTY-SIX (46) RESIDENTIAL DWELLING UNITS

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% (See Note 7)	80% (8,139 SF)
MAX UNITS ALLOWED	46 (see Note 1, 2)	46 (see Note 1, 2)
MIN GREEN ROOF AREA	60% (see Note 3)	69% (5,629 SF)

YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	0' - 0"
MIN REAR YARD DEPTH (FT)	0' - 0" (see Note 4, 5)	0' - 0" (see Note 4, 5)

HEIGHT		
MAX HEIGHT (FT)	55' - 0" (see Note 6)	55' - 0"
MIN CORNICE HEIGHT (FT)	N/A	N/A

OFF STREET PARKING REQUIREMENTS		
CAR PARKING	0 (See Note 8)	0
BICYCLE PARKING	16 (See Note 9)	16

STREET TREE REQUIREMENTS		
STREET TREES	7 (See Note 10)	7 (See Note 10)

NOTES

Note 1: Section 14-602-2 (8) (b): A minimum of 270 SF of lot area is required per dwelling unit for buildings greater than 45 FT in height.

Maximum units allowed = 10,176 SF / 270 SF per unit = 37.6 or 37 units

Note 2: Section 14-702 (16) (b): If the conditions set forth in section (a), above, are met, the number of units allowed is twenty-five percent (25%) greater than would otherwise be permitted rounded down to the nearest whole number and applied prior to the inclusion of any other applicable increases in allowable units.

37.6 Units x 25% = 9.4 or 9 additional units
Total Allowable Residential Units = 37 + 9 = 46 Units

Note 3: Section 14-702 (16) (a) (4): The green roof must cover at least sixty percent (60%) of the rooftop of the building wherein dwelling units are provided.

60% of Rooftop Area = 8,139 SF x 60% = 4,883 SF
Green Roof Area Provided = 5,629 SF = 69%

Note 4: Min rear yard depth shall be the greater of 9' or 10% of the lot depth per Table 14-701-3.

Min rear yard depth = 92.767' x .1 = 9'-3 3/8", therefore, it shall be 9'-3 3/8" or greater.

Note 5: Section 14-701(1)(d)(2) Properties Bounded by Three or More Streets. When a property is bounded by three or more streets, the remaining lot line shall be considered a rear. The rear yard requirements of the zoning district shall apply to that lot line, except a rear yard is not required for attached buildings or semi-detached buildings but the requirements for lot coverage and open space remain the same.

Note 6: Section 14-701-3 Height. Maximum building height shall be 55'-0". Minimum cornice height shall be 25'-0"

Proposed height = 55'-0"

Note 7: Section 14-701-3: Max Occupied Area (% of Lot)

80% for Corner Lot

10,176 x 80% = 8,140.8 SF

Note 8: As per Section 14-903 (1)(c), (1) Car parking not permitted

Note 9: Per Table 14-904-1: Multifamily residential uses require 1 Class 1 Bicycle per every 3 dwelling units.

46 Units / 3 = 15.3 = 16 Class 1 bicycle parking spaces

Note 10: As per Section 14-705-2 (2)(c): At least one street tree per 35 ft. of linear frontage 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.

Frontage = 92.67' + 103.16' + 32' = 227.83' / 35' = 6.5 = 7 Street Trees Required

7 Street Trees Proposed along Norris Street and Hope Street

Note 10: Project has been designed to comply with all applicable provisions of Section 14-703.

AVG GROUND LEVEL CALC:	ELEVATION ABOVE SEA LEVEL
NE CORNER	22.68'
SE CORNER	23.06'
NW CORNER	23.85'
SW CORNER	23.19'
AVERAGE:	23.19' OR 23' - 2 3/16"

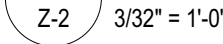
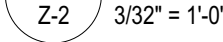
1 SITE ZONING PLAN
Z-1
1/8" = 1'-0"



Applied Electronically by L&I User



Z-2



CORNER OF NORRIS & HOPE STREETS

