

1/21 LOCATION MAP
N.T.S.

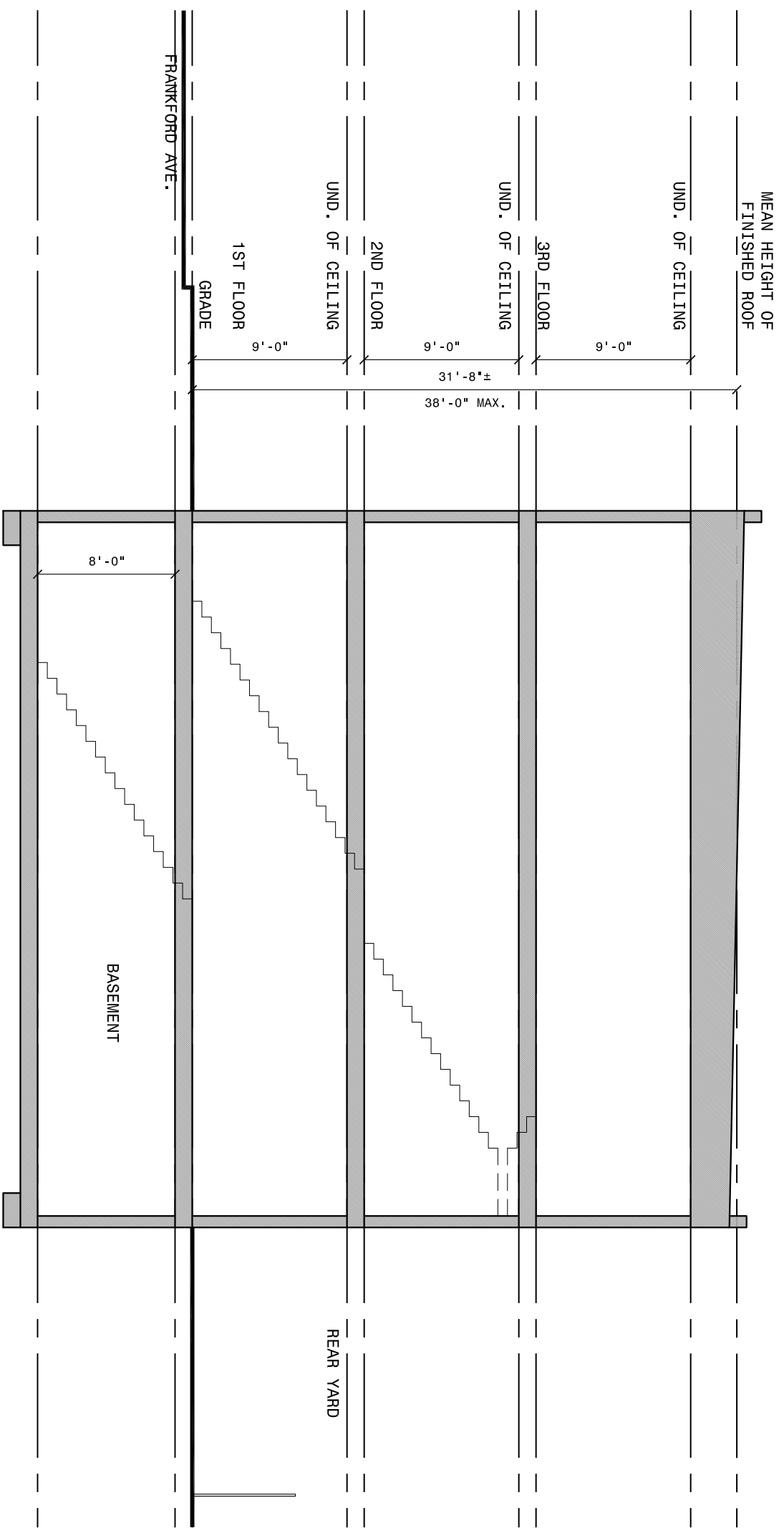
ZONING DATA		
CMX-2	REQ'D./ALLOWED	PROPOSED
LOT AREA	75% (OR 80%) MAX*	1009.8 SF
OCCUPIED AREA	0' MIN	755.08 SF (74.8%)
FRONT YARD DEPTH	5' IF USED	0'
SIDE YARD DEPTH	9' OR 10%	15' - 7 ¹¹ / ₁₆ '*
REAR YARD DEPTH	38' MAX	38' MAX
BUILDING HEIGHT	PER STREETS DEPT	STEPS
STREET PROJECTIONS		

* - MAX OCCUPIED AREA FOR CORNER LOTS IS 80%

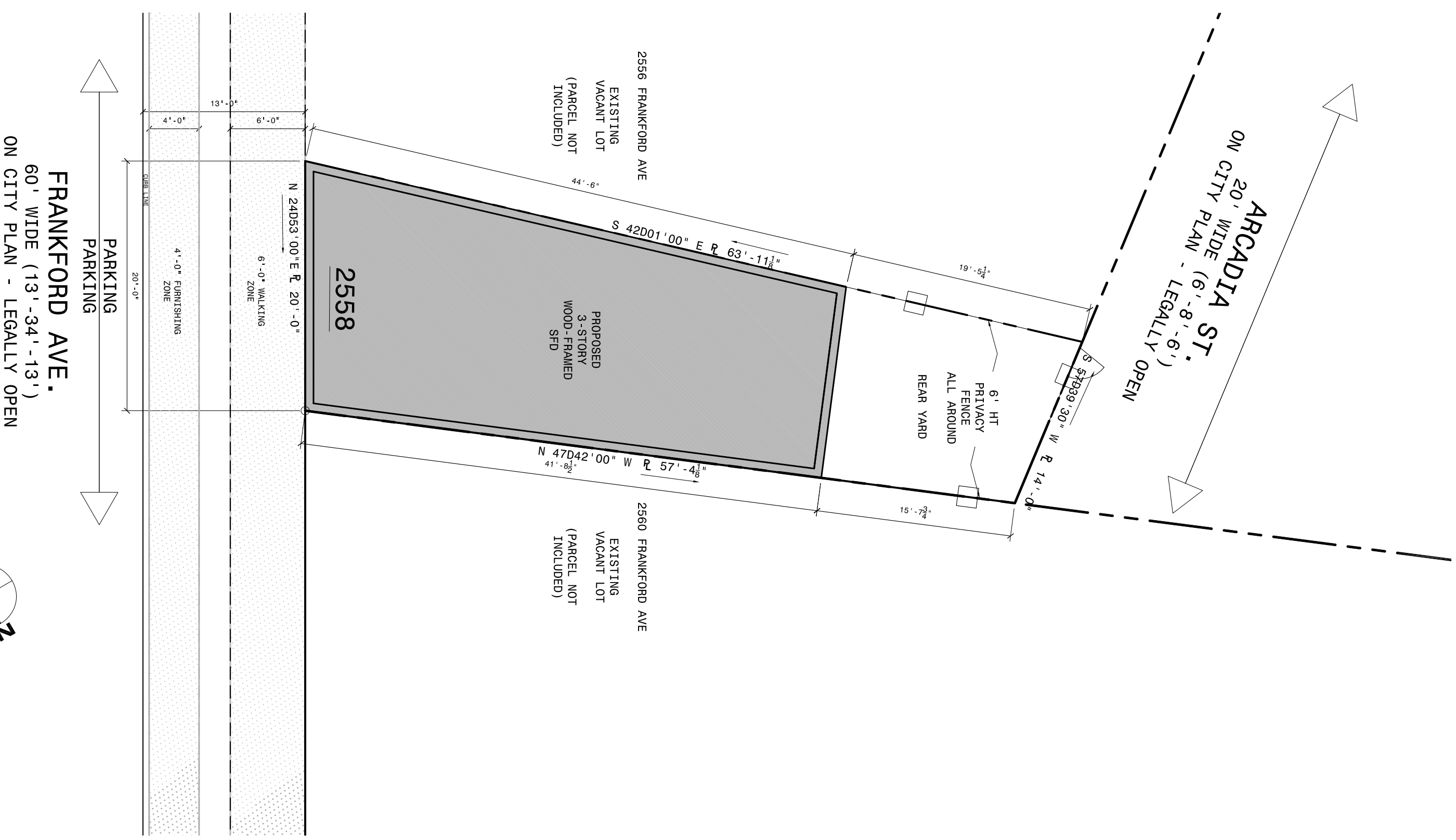
LEGEND

- EXISTING CONSTRUCTION
- OCCUPIED AREA
- ROOF DECK
- FENCE
- PROPERTY LINE
- PAVEMENT RESTORATION LIMIT
- WATER LINE
- SANITARY SEWER
- GAS LINE

NOTE: ANY UTILITIES SHOWN ARE DIAGRAMMATIC FOR REFERENCE ONLY. ALL UTILITY INFORMATION & LOCATIONS SHALL BE DETERMINED BY CIVIL ENGINEER



3/21 BUILDING SECTION
1/8"=1'-0"



2/21 SITE PLAN
1/8"=1'-0"

ALL PROPERTY LINE DIMENSIONS / METES & BOUNDS PER AVAILABLE DEED / SCHEDULE "C" TO BE VERIFIED BY CERTIFIED LAND SURVEYOR INCL. DISTANCES, ANGLES, RADII, ETC.

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(1) MIXED-USE BUILDING
2558 FRANKFORD AVE.
PHILADELPHIA, PA 19125

OWNER/PROJECT CONTACT:
DAN BEEBIE

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ISSUED FOR:	DATE:
ZONING	03.02.17

SCALE: 1/8" = 1'
SHEET SIZE: ARCH C 24X18

SITE PLAN
ZONING DATA
BUILDING SECTION

Z1

(1) MIXED-USE BUILDING
2558 FRANKFORD AVE.
 PHILADELPHIA, PA 19125

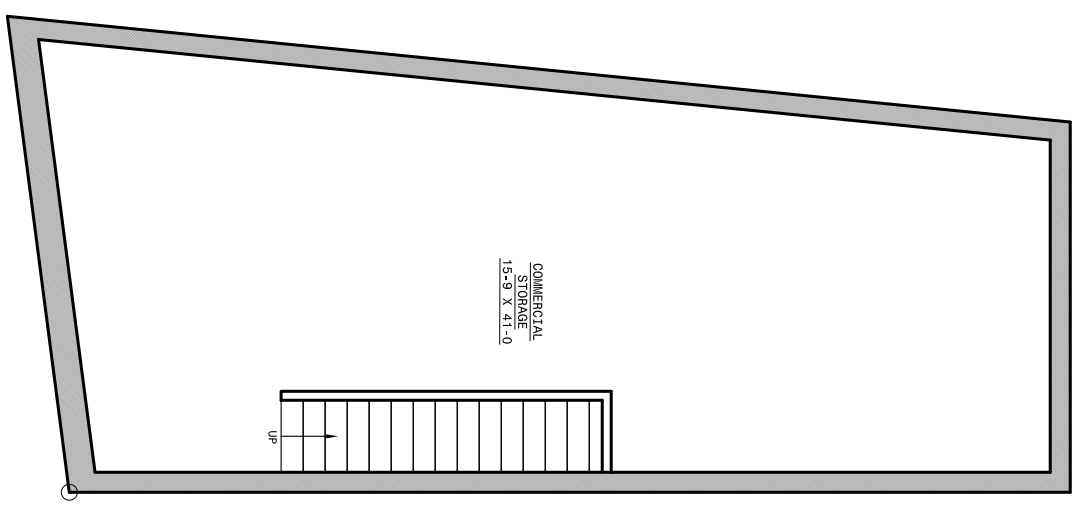
OWNER/PROJECT CONTACT:
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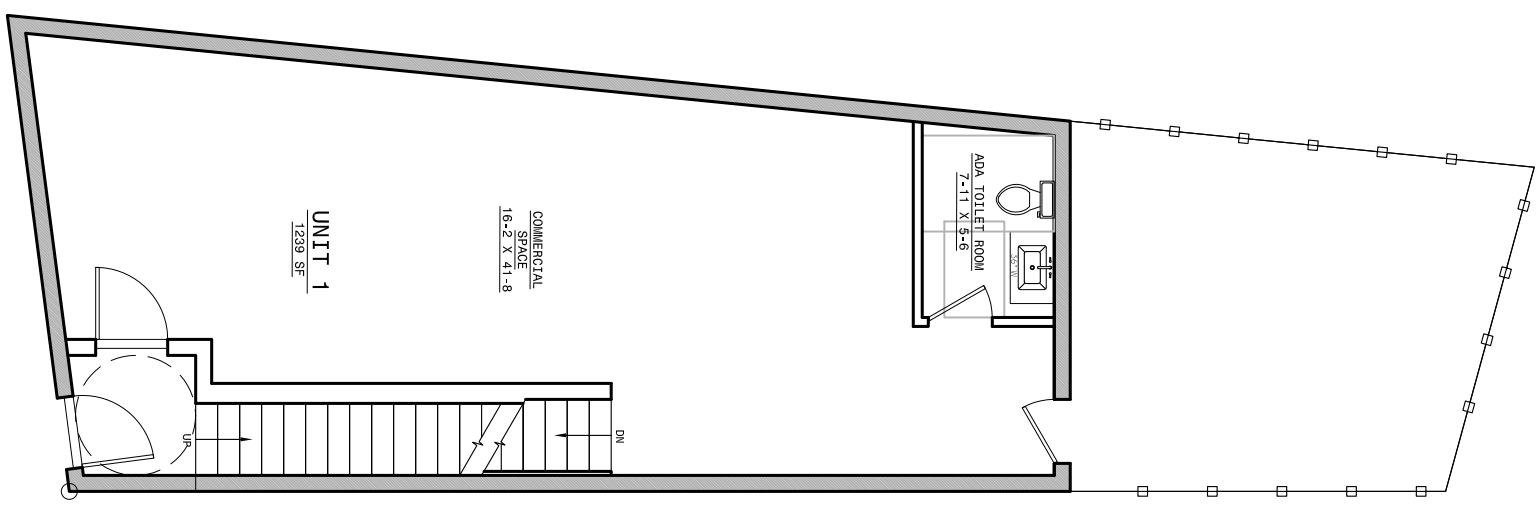
ISSUED FOR: SCHEMATIC
DATE: 03.02.17

SCALE: 1/8" = 1'
 SHEET SIZE: ARCH C 24X18
SCHEMATIC DESIGN

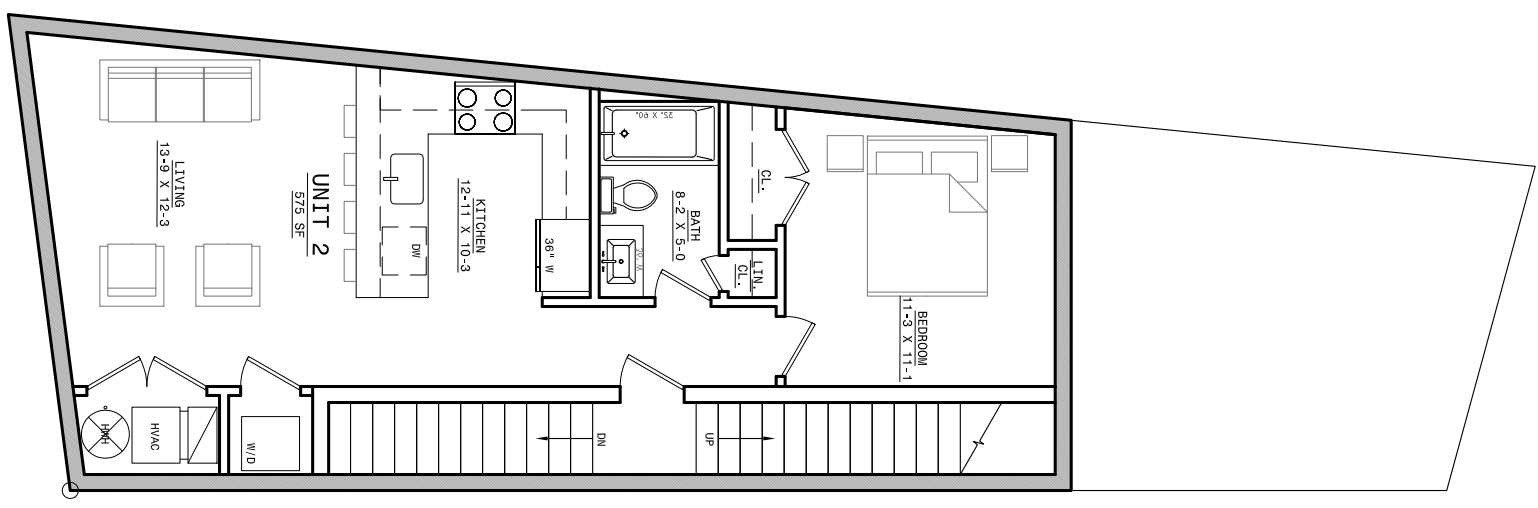
SD1



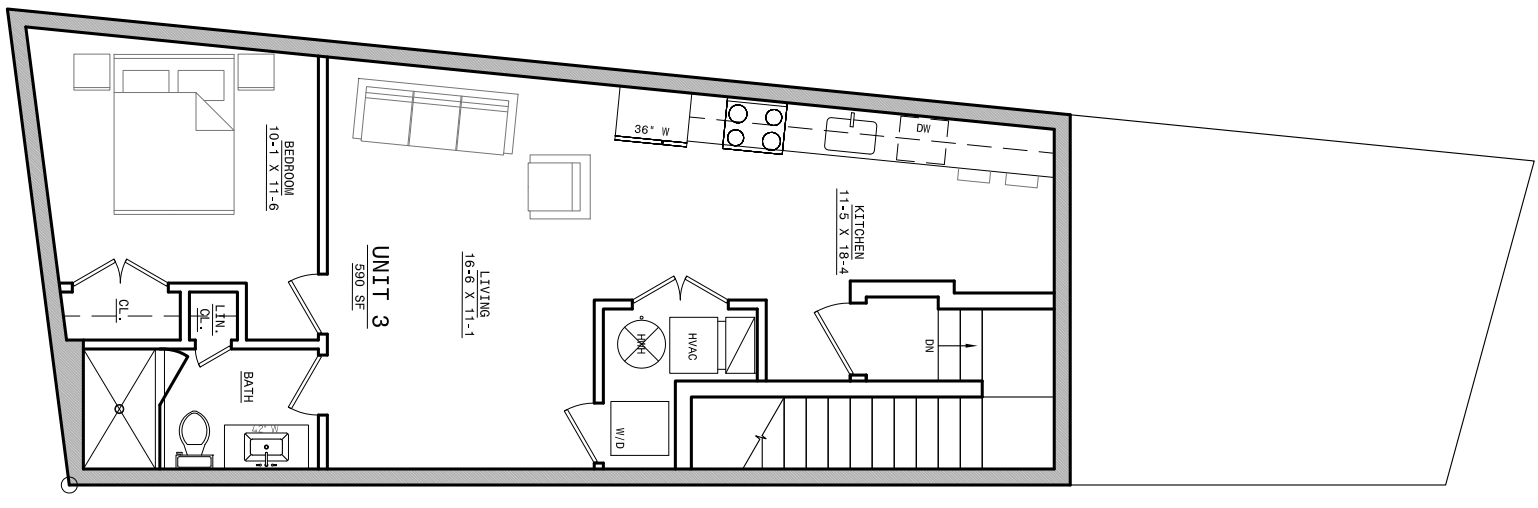
BASEMENT
 COMMERCIAL SPACE



FIRST FLOOR
 COMMERCIAL SPACE



SECOND FLOOR
 UNIT 1



THIRD FLOOR
 UNIT 2

$$\begin{array}{r} \times 2.0 \\ 48.9207 \\ \hline \div 2 \\ 24.4604 \text{ SF} \end{array}$$

$$\begin{array}{r} 3.6562 \\ \times 0.6198 \\ \hline 2.2661 \\ \div 2 \\ \hline 1.1331 \text{ SF} \end{array}$$

$$\begin{array}{r} 13.8698 \\ \times 57.3385 \\ \hline 795.2735 \text{ SF} \end{array}$$

$$\begin{array}{r} 57.3385 \\ \times 5.7865 \\ \hline 331.7812 \\ \div 2 \\ \hline 165.8946 \end{array}$$

$$\begin{array}{r} 0.5885 \\ \times 2.5313 \\ \hline 1.4897 \\ \div 2 \\ \hline \end{array}$$

$$\begin{array}{r} 19.4115 \\ 2.5313 \\ \hline 49.1363 \\ \div 2 \\ \hline \end{array}$$

A	1.
B	24.
C	795.
D	24.
E	0.7
F	165.

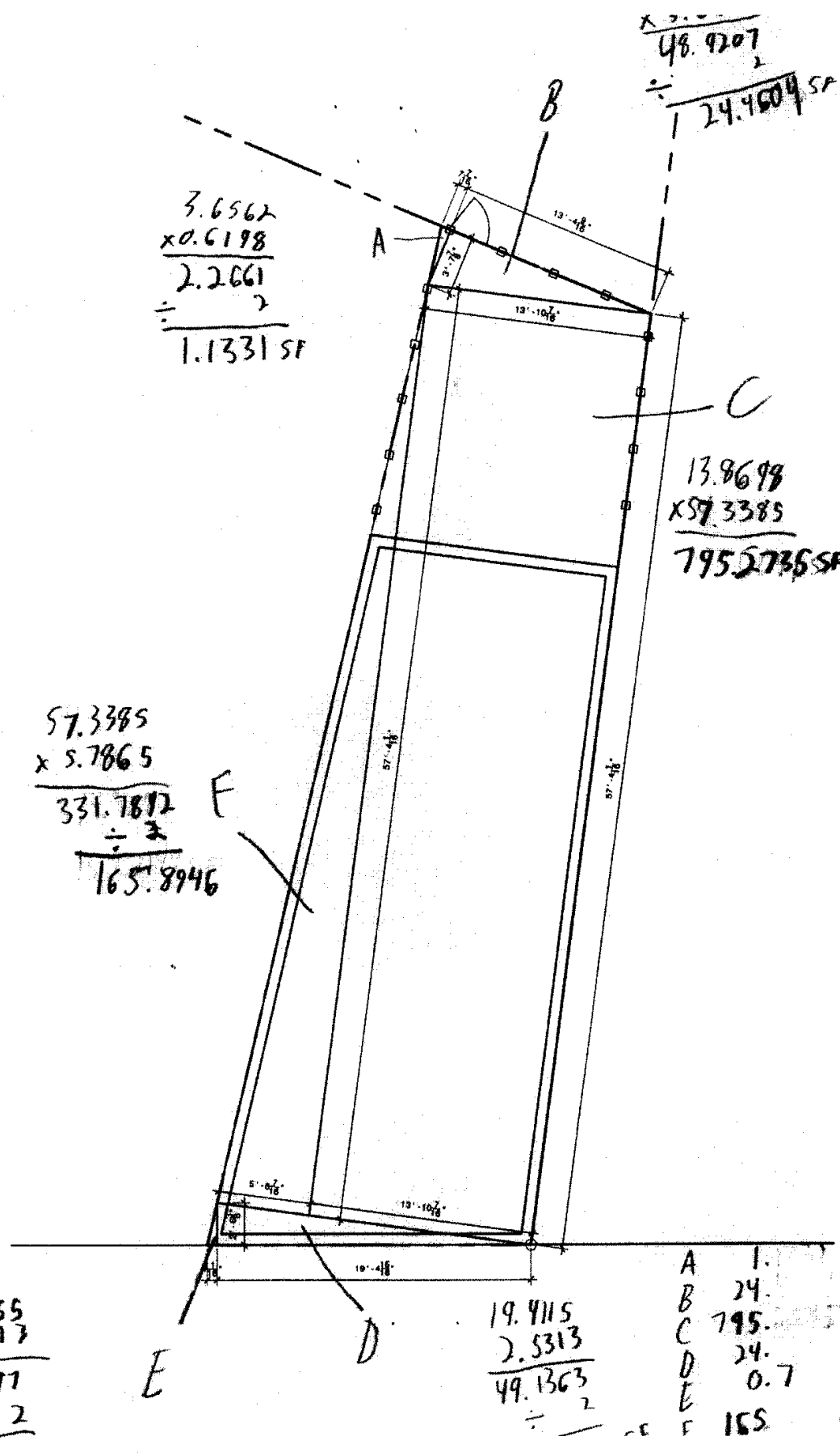


Table 14-701-3: Dimensional Standards for Commercial Districts

Previous District Name	C1	C2/BC2	Commercial Corridor Overlay	C3/BC3	C4/CS	C5/BC5	ABC
District Name	CMX-4	CMX-5	CMX-2.1	CMX-3	CMX-4/CMX-5	CA-3	CA-2
See §14-701(2)(a) (Notes for Table 14-701-3) for information pertaining to bracketed numbers (e.g., "[2]") in table cells.							
Denotes zoning requirements not applicable							
Min. District Area (sq. ft.)							80,000
Min. Street Frontage as taken from the front lot line (ft.)	[1]					50	100
Min. Lot Area (sq. ft.)	[1]					5,000	15,000
Max. Occupied Area (% of lot)	[1]	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Intermediate: 75 Corner: 80	Buildings ≤ 5 stories with 1 or more dwelling units: 90; Others: 100	60	100
Min. Front Yard Depth (ft.)	[1]		Must be built to front lot line				
Min. Side Yard Width, Each (ft.)	[1]	5 if used	5 if used	8 if used for buildings containing dwelling units	If used: Buildings ≤ 4 stories with three or fewer dwelling units=5; Others=8	5 if used	
Min. Rear Yard Depth (ft.)	[1]	The greater of 9 ft. or 10% of lot depth	The greater of 9 ft. or 10% of lot depth			5 if used	
Max. Height (ft.)	[1]	38	55			38	38
Min. Cornice Height (ft.)	[1]		25				
Max. Floor Area (% of lot area)	[1]			500	CMX-4: 500 CMX-5: 1200 [2] See also §14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls)		