



designblendz



designblendz
architecture

o | PHILADELPHIA, PA | MONTCLAIR, NJ w | WWW.DESIGNBLENDZ.COM t | 215.995.0228

SCHEMATIC DESIGN

Felix Elinson
05/03/2023

SD000

246 S 59th St
© DESIGNBLENDZ ARCHITECTURE, LLP 2022

AREA SCHEDULE

LEVEL	GROSS AREA
BASEMENT	2408 SF
LEVEL 01	21550 SF
LEVEL 02	17494 SF
LEVEL 03	17779 SF
LEVEL 04	17779 SF
TOTAL	77010 SF

PARKING SCHEDULE

Count	Type
5	8' 6" x 18'
1	8' x 18' (8' Aisle, Van Accessible)

Grand total: 6

ZONING INFORMATION CMX-2

ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-2	MULTI-FAMILY	NO
GROUND FLOOR FRONTAGE USE:	30' - 0" NON RESIDENTIAL OR PARKING USE	30'-0" COMMERCIAL	NO
DENSITY:	480 SQ FT. OF LOT AREA PER UNIT	96 UNITS	NO
MAX OCCUPIED AREA: INTERMEDIATE:	INTERMEDIATE: 75%, CORNER: 80%	22,211 SF (79%)	NO
MINIMUM FRONT YARD DEPTH:	N/A	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	5' - 0" IF USED	0'-0"	NO
MINIMUM REAR YARD DEPTH:	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	N/A BASED ON 14-701(1)	NO
MAXIMUM HEIGHT:	38'-0"	38'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	0' - 0"	N/A	NO
VEHICLE PARKING:	0 REQUIRED	6	NO
BIKE PARKING:	SEE TABLE 14-804-1	34 BIKE SPACES	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ FT: 1 TREE PER 35 FT OF FRONTAGE	7	NO

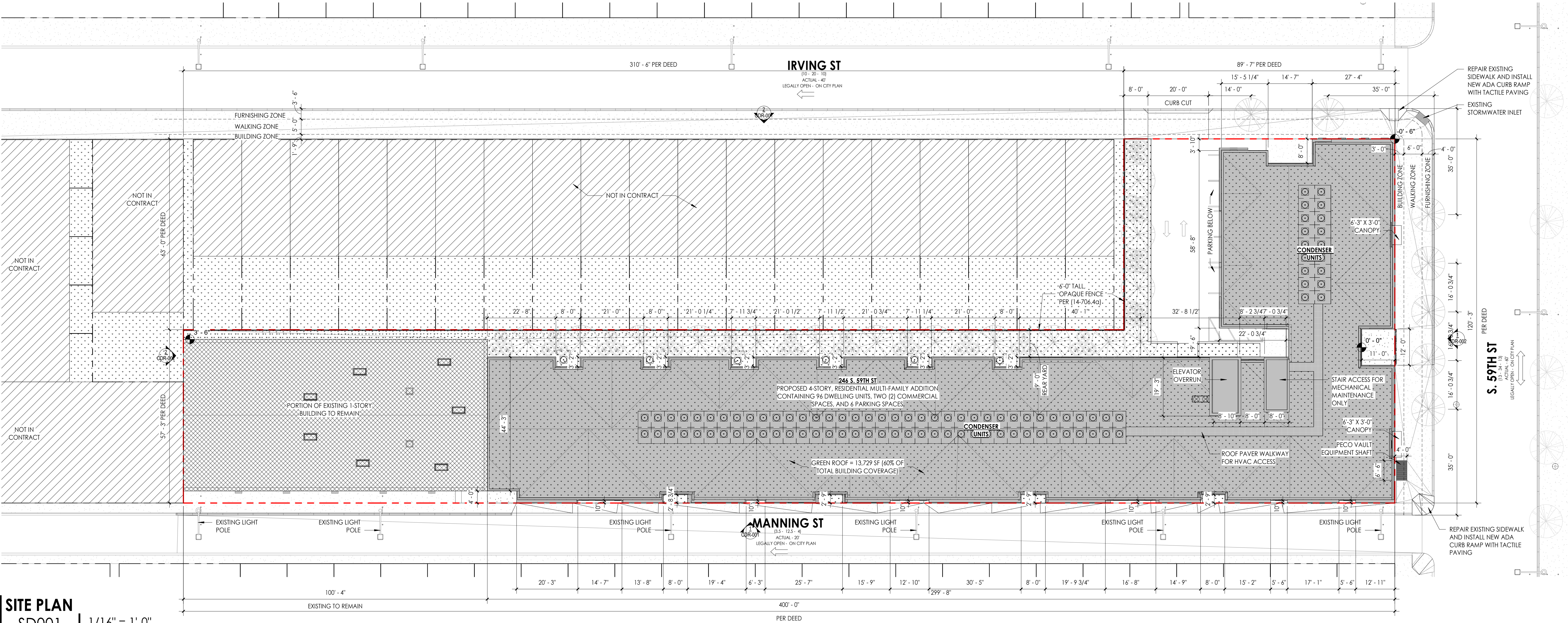
OVERLAY DISTRICTS - AHC Airport Hazard Control Overlay District

USE:	PERMITTED	ACTUAL
COMMERCIAL / RESIDENTIAL	59.00	0
UNIT DENSITY:	14	
GREEN ROOF:	29	
MIXED INCOME:	102.00	96
TOTAL:		

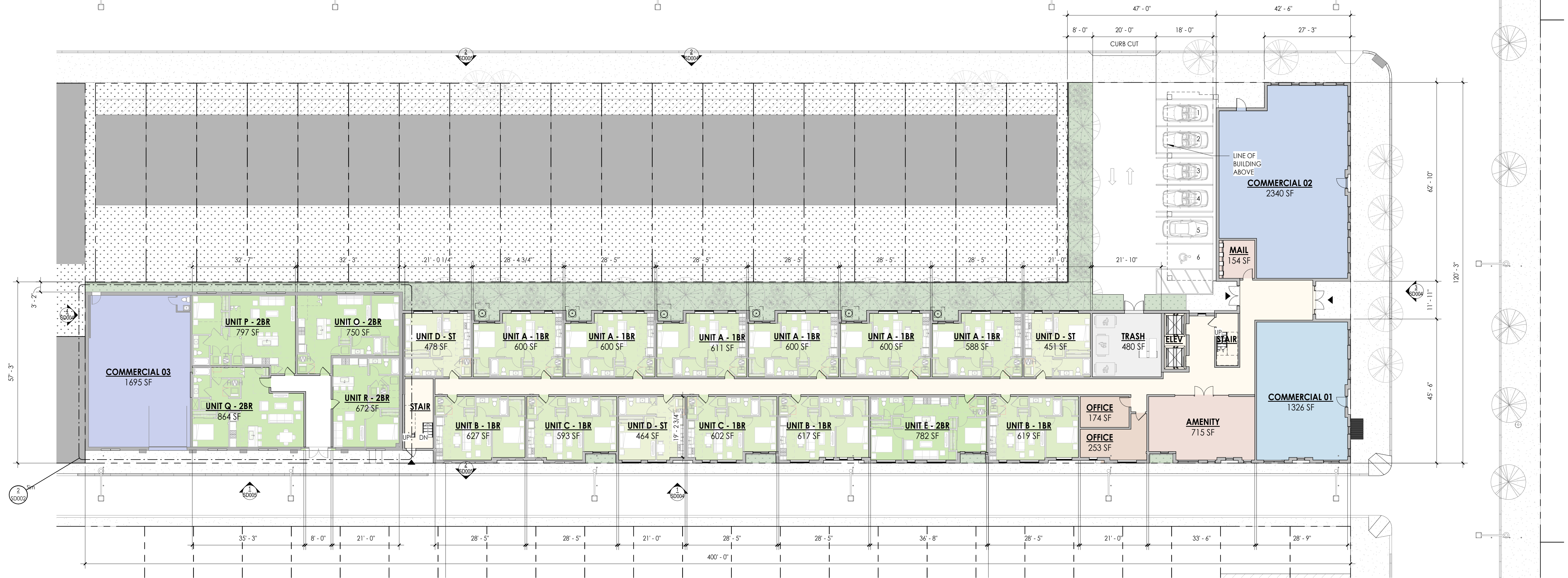
DESCRIPTION - SEMI-ATTACHED 4 STORY ADDITION CONTAINING 30'-0" OF GROUND FLOOR COMMERCIAL SPACE ALONG PRIMARY FRONTAGE.

GROUND FLOOR AMENITY SPACE, 96 RESIDENTIAL UNITS, AND 6 PARKING SPACES INCLUDED AT GROUND FLOOR.

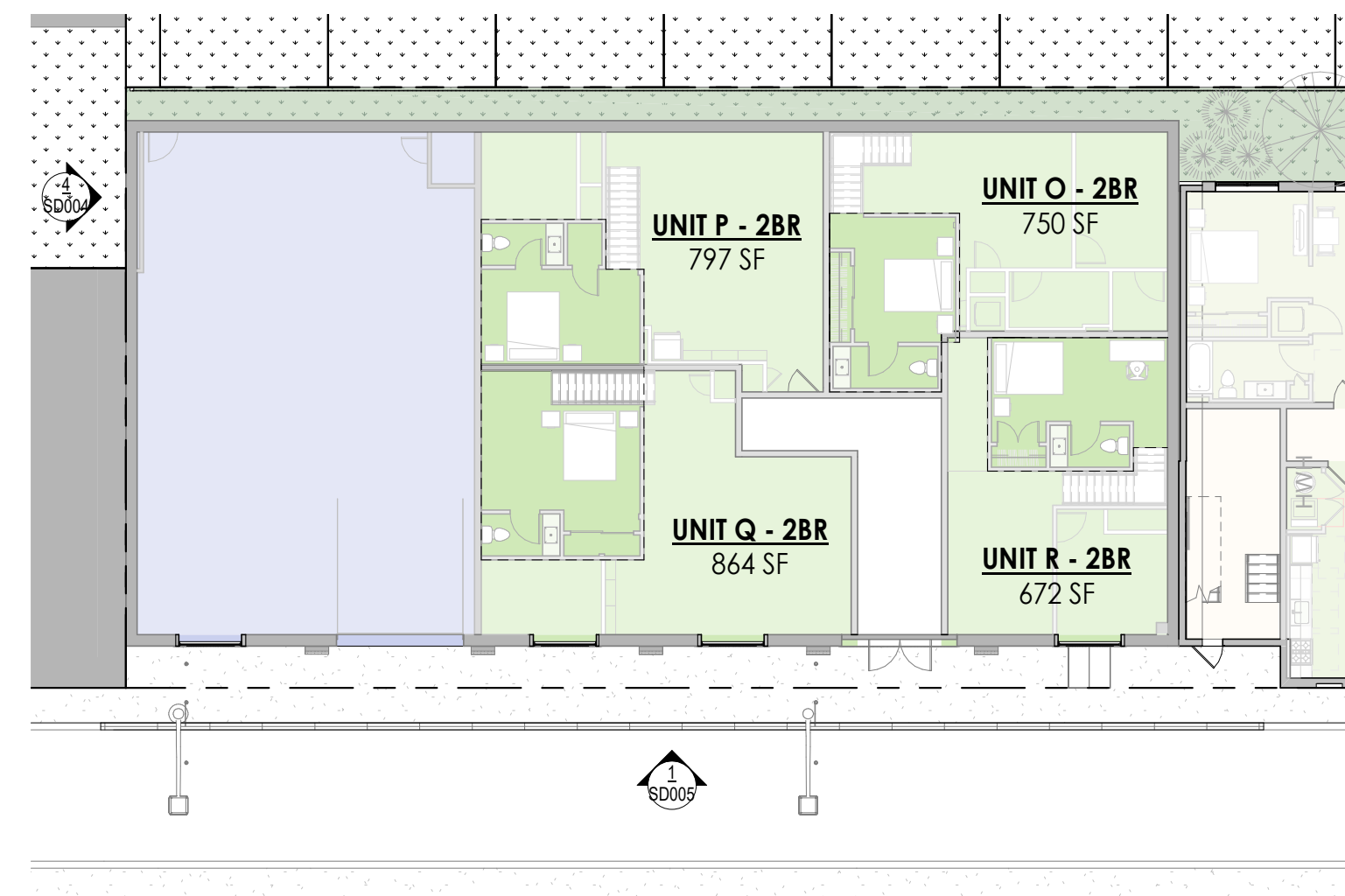
THE FOLLOWING BONUSES WILL BE UTILIZED:
1) GREEN ROOF DENSITY
2) LOW INCOME HOUSING



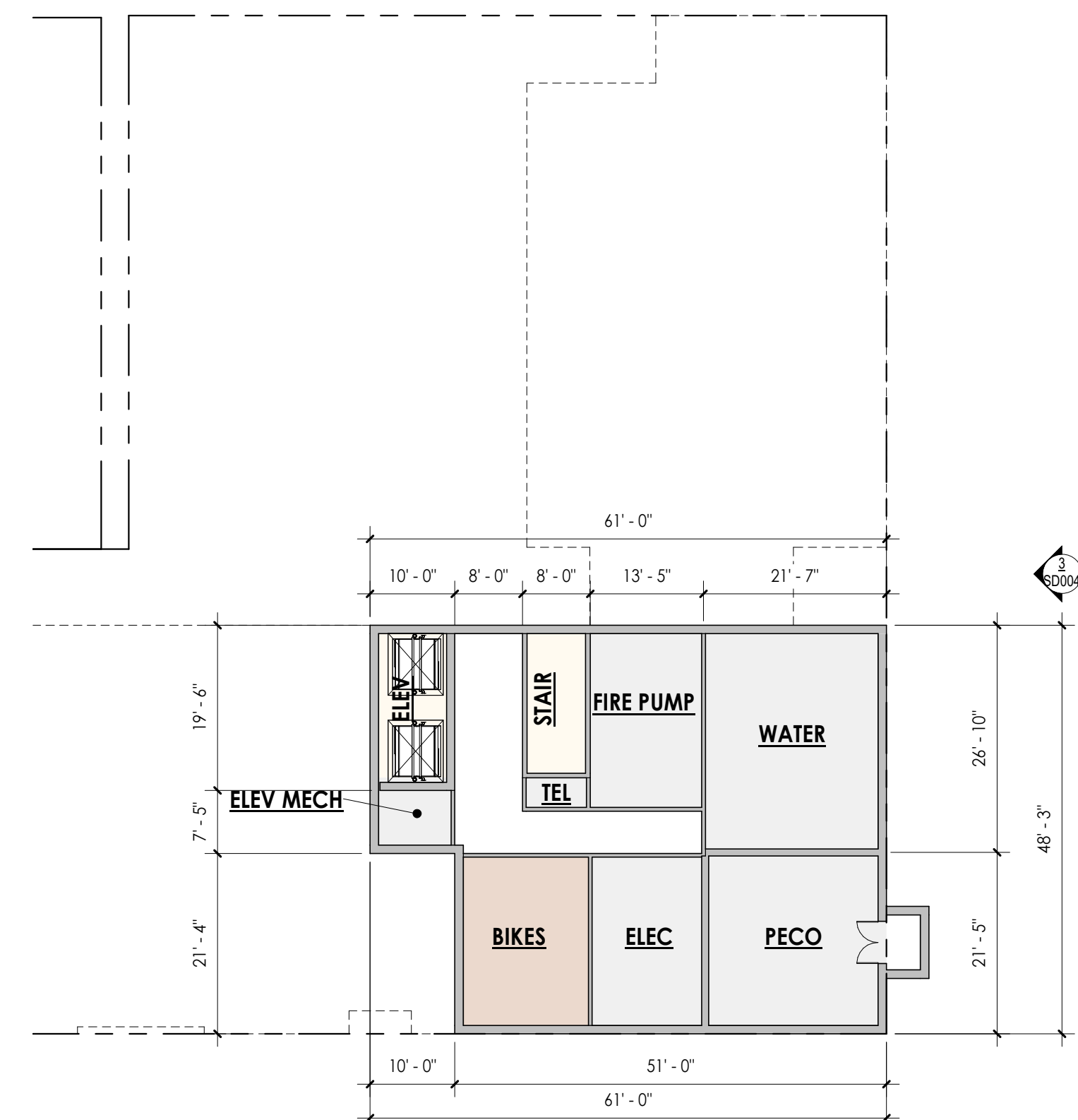
1 | SITE PLAN
SD001 | 1/16" = 1'-0"



1 | LEVEL 01 FLOOR PLAN



2 | EXISTING BUILDING - MEZZANINE



3 | BASEMENT FLOOR PLAN



4 | REAR ELEVATION



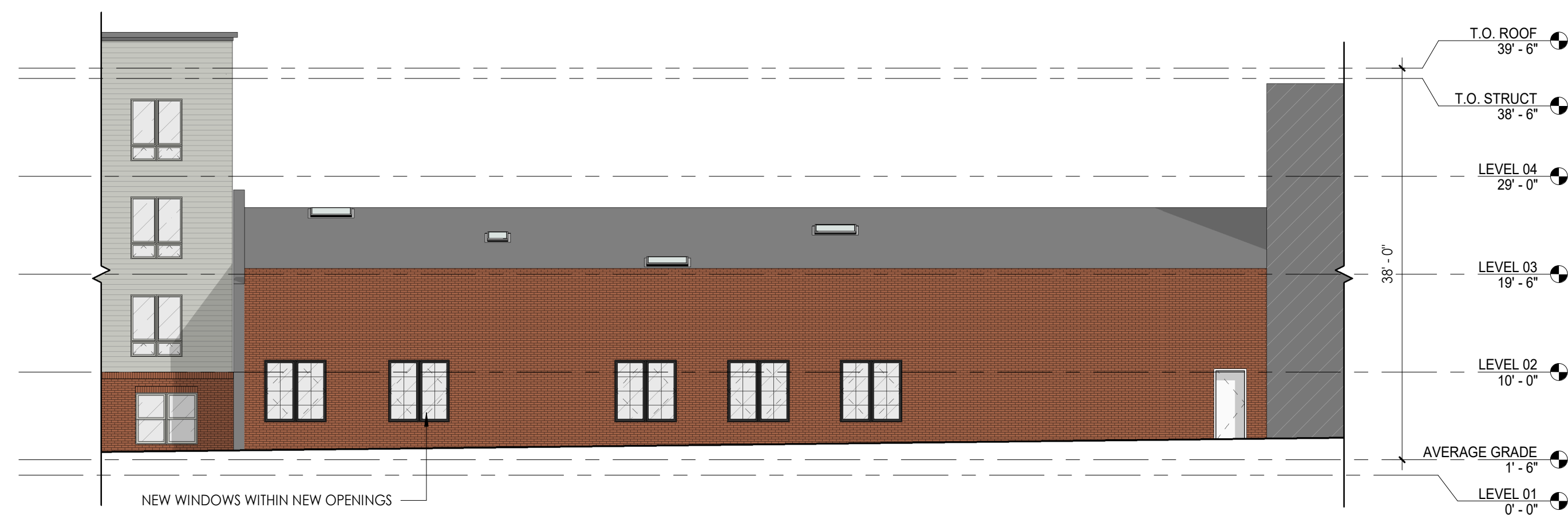
3 | S 59TH ST ELEVATION



2 | IRVING ST ELEVATION



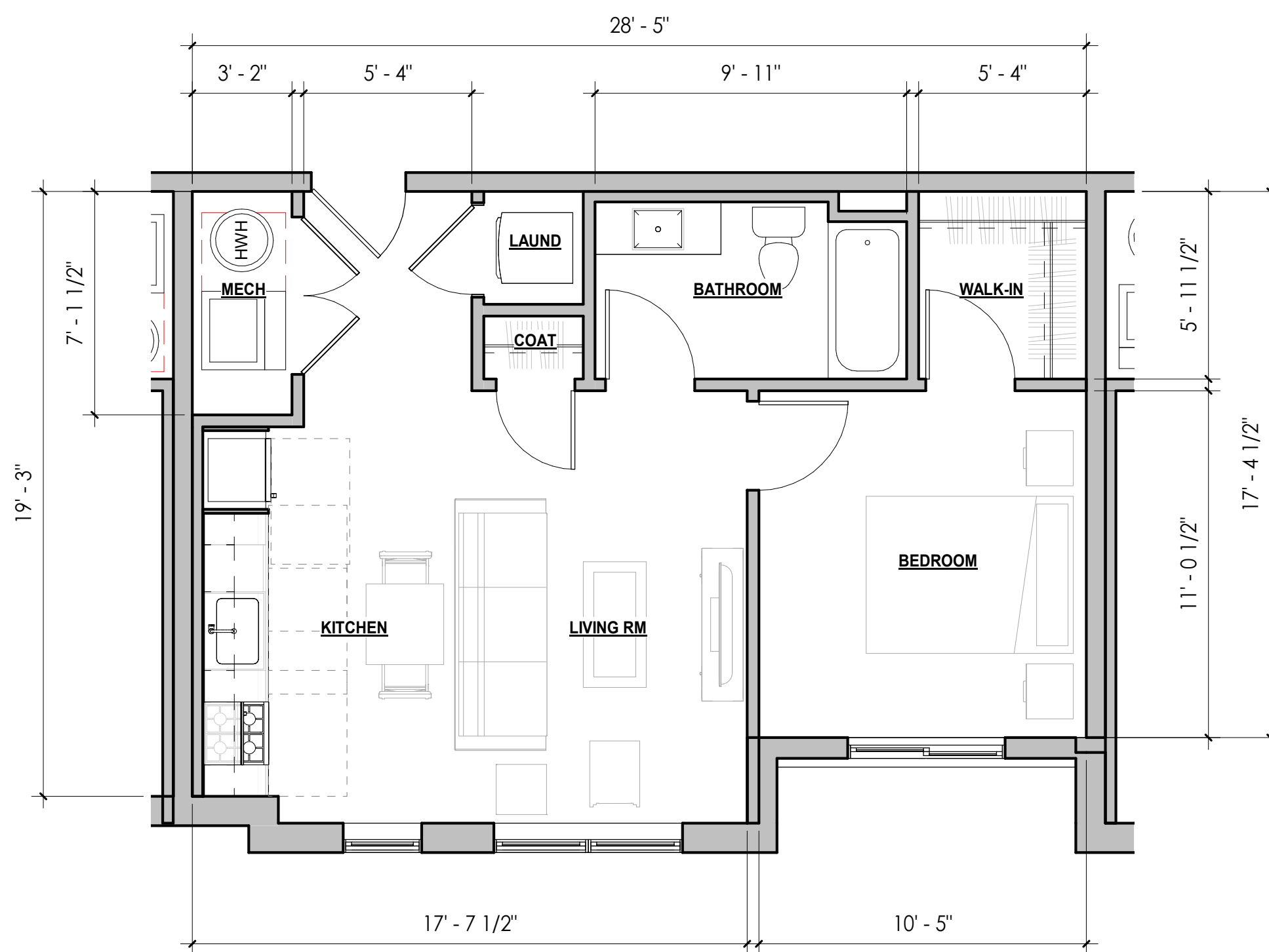
1 | MANNING ST ELEVATION



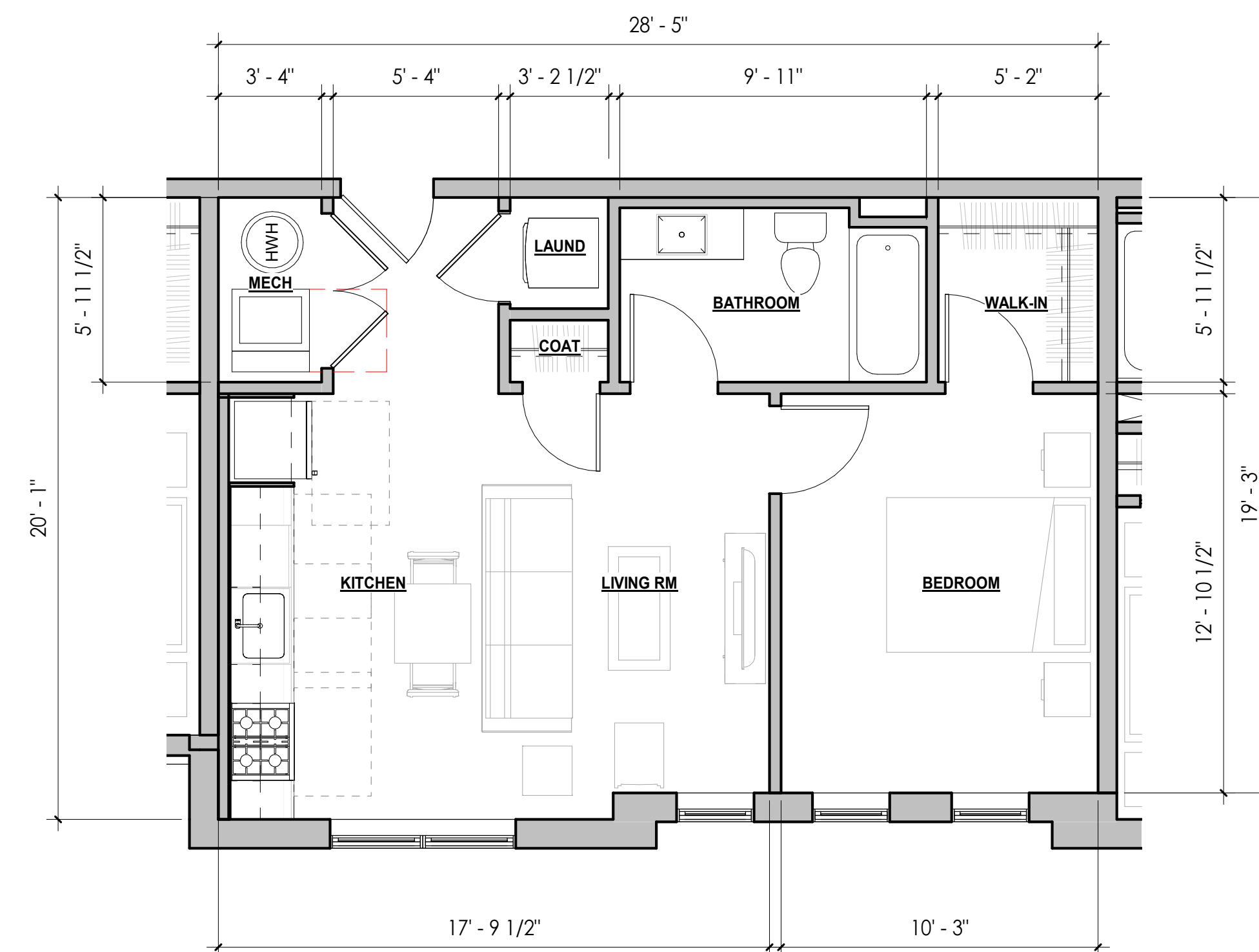
2 | REAR ELEVATION - EXITNG
SD005 | 3/32" = 1'-0"



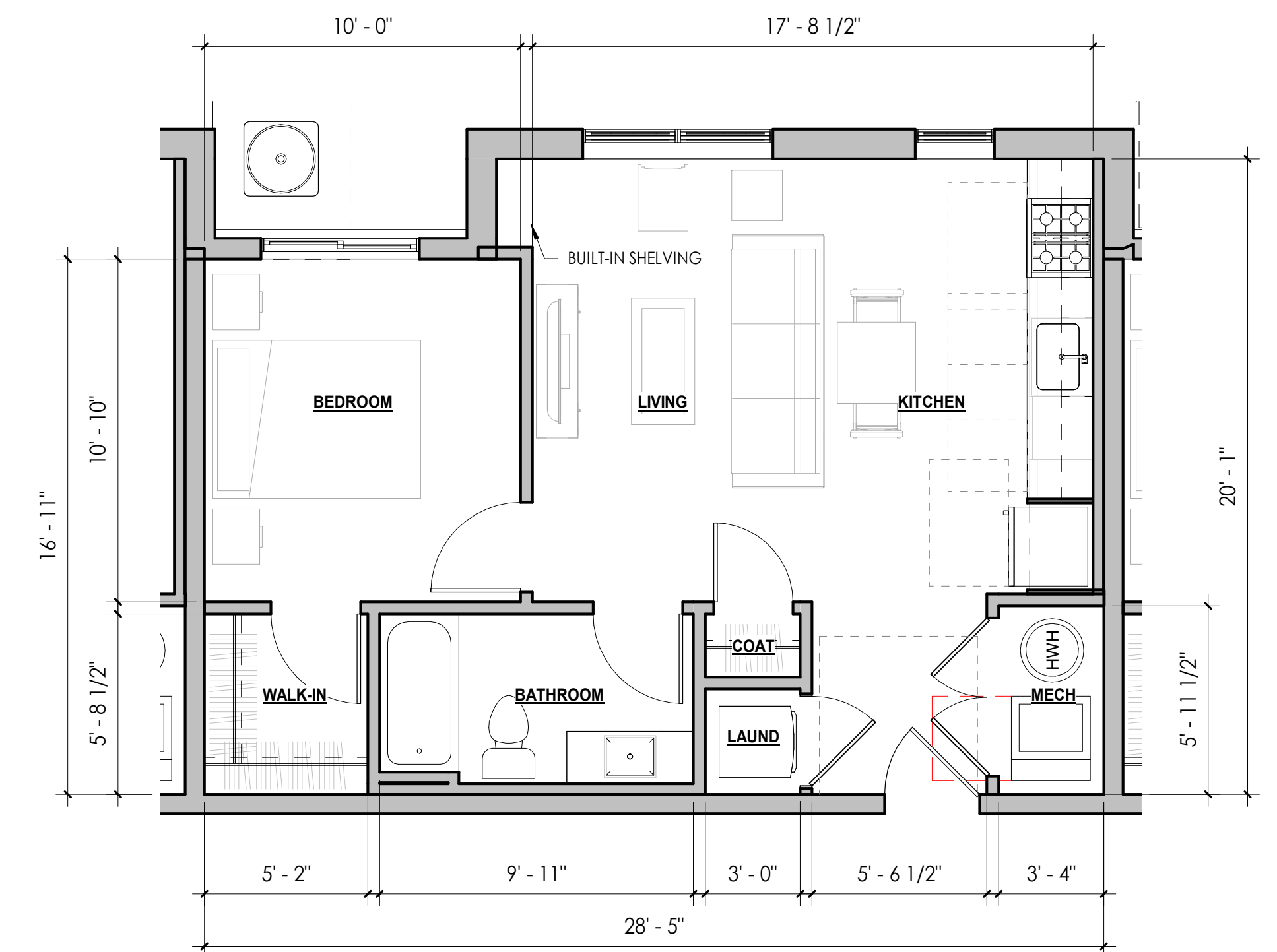
1 | MANNING ST ELEVATION - EXISTING
SD005 | 3/32" = 1'-0"



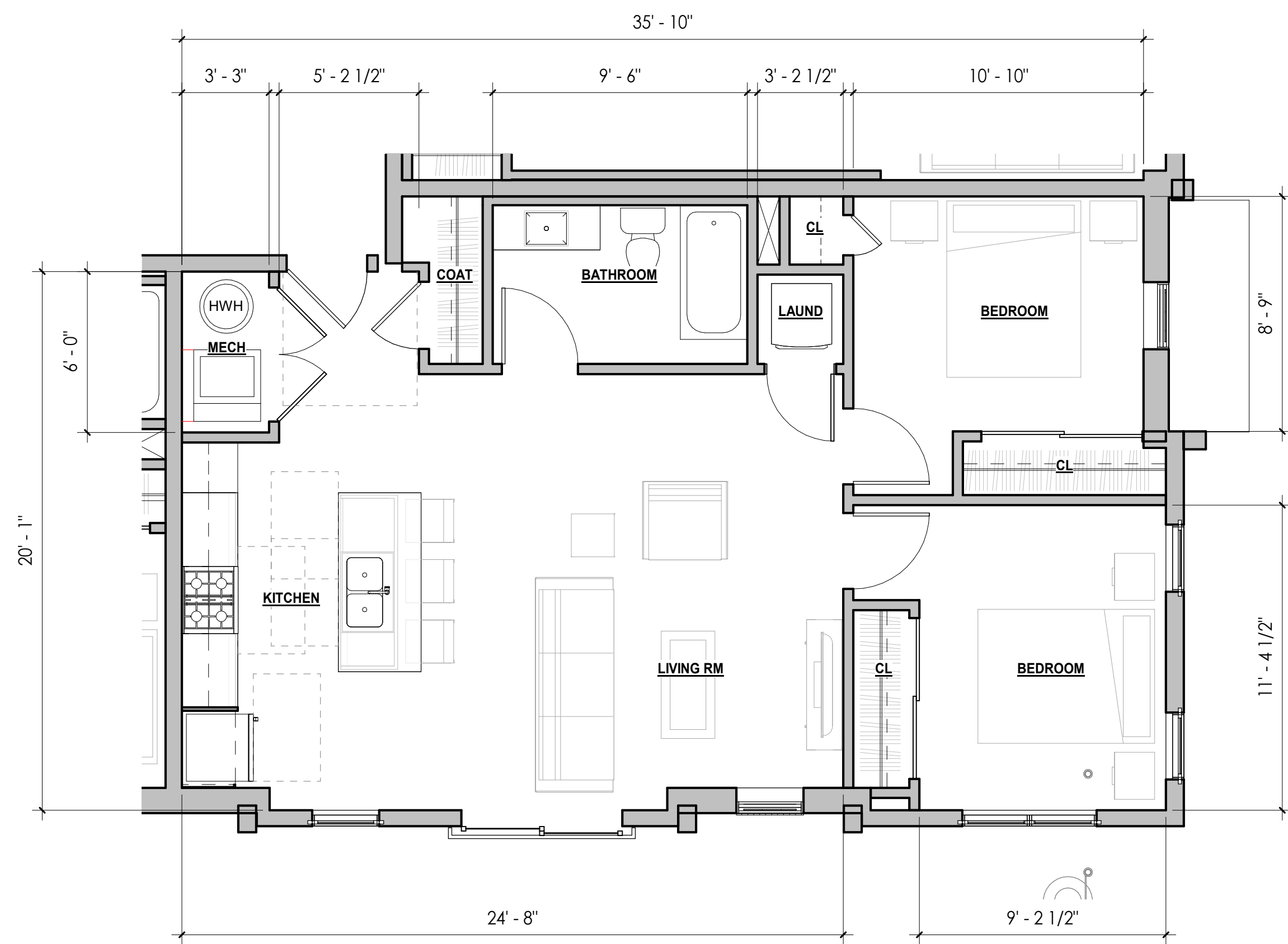
UNIT C : 1BR
602 SF



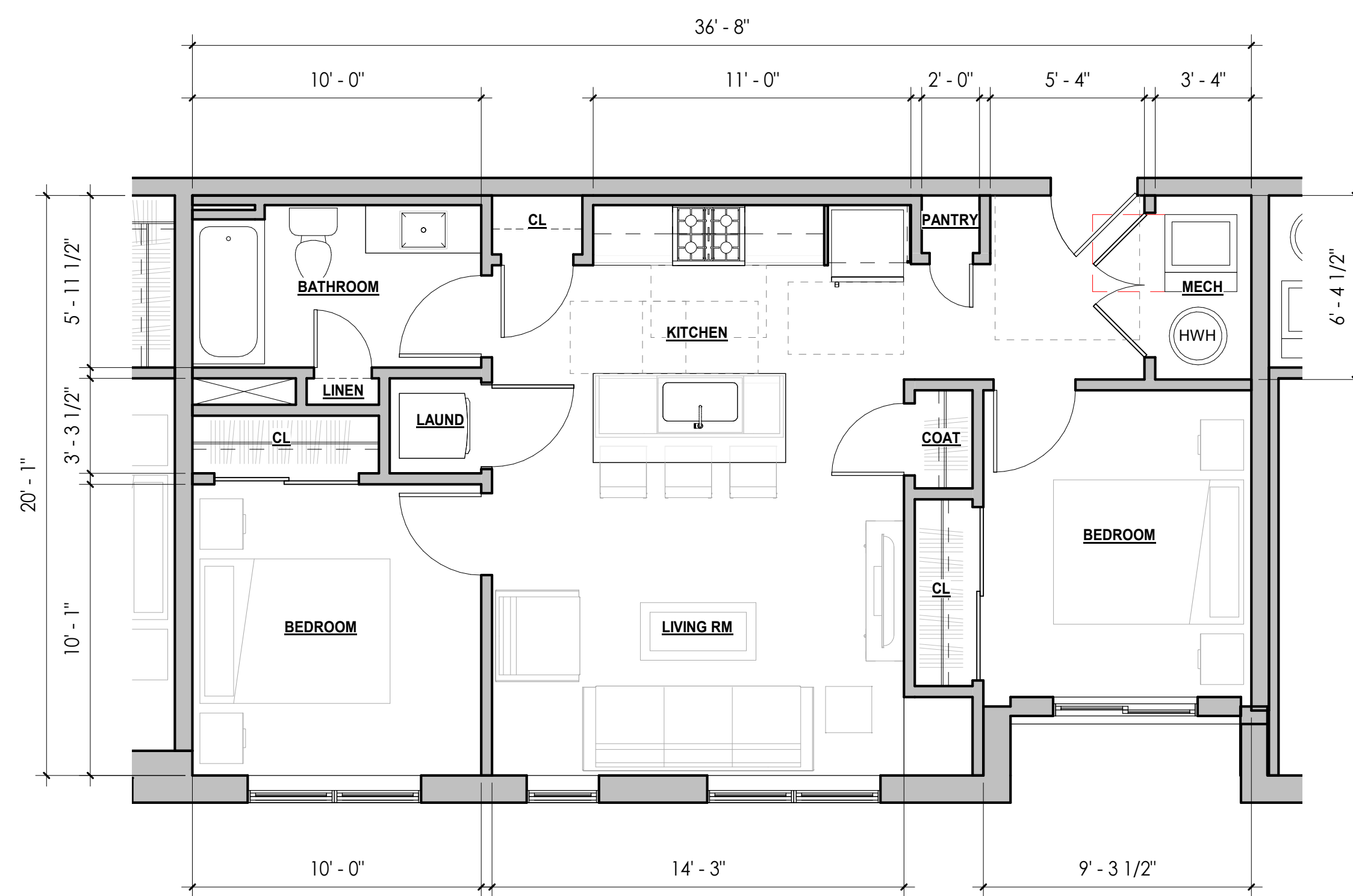
UNIT B : 1BR
621 SF



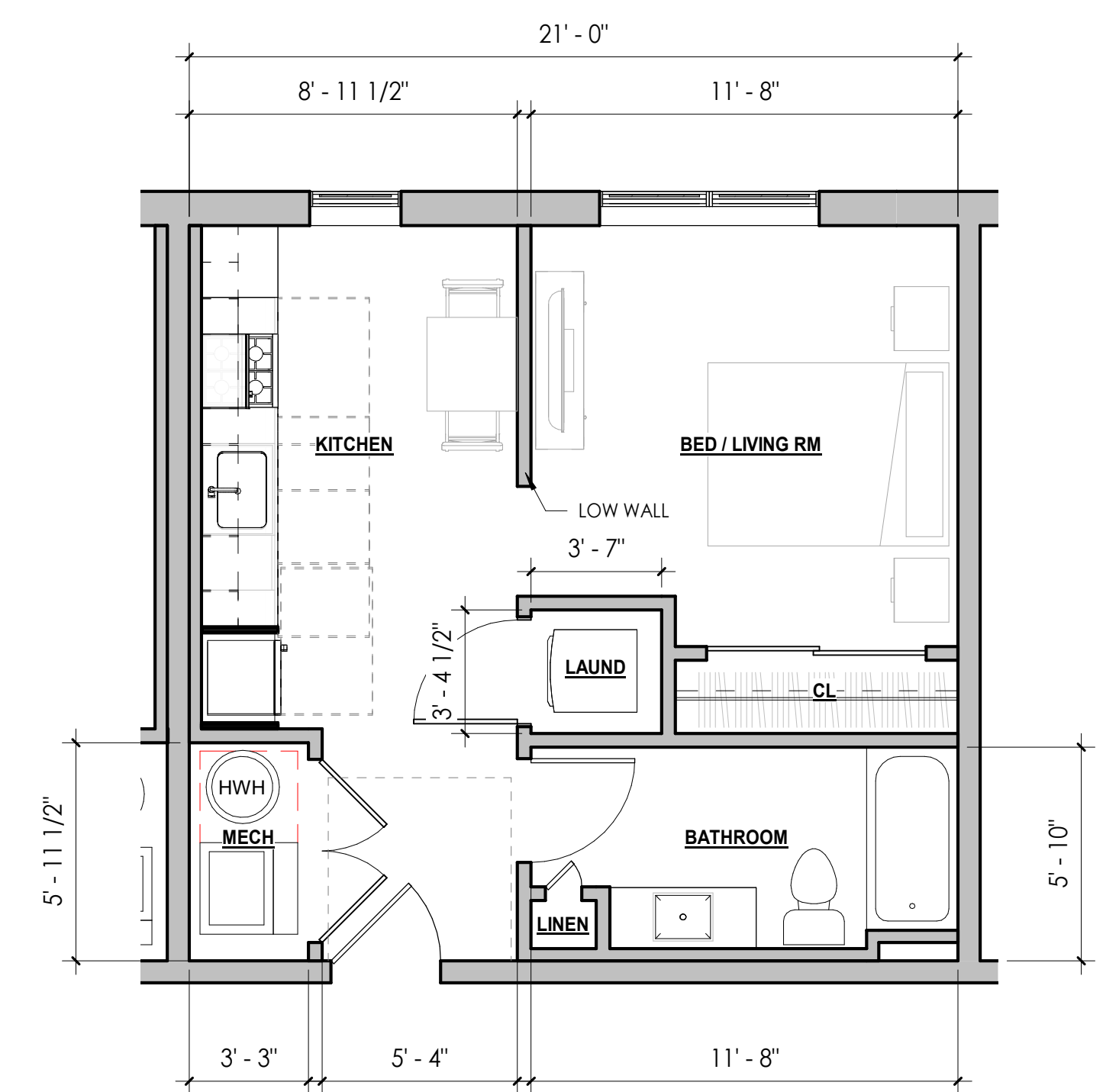
UNIT A : 1BR
600 SF



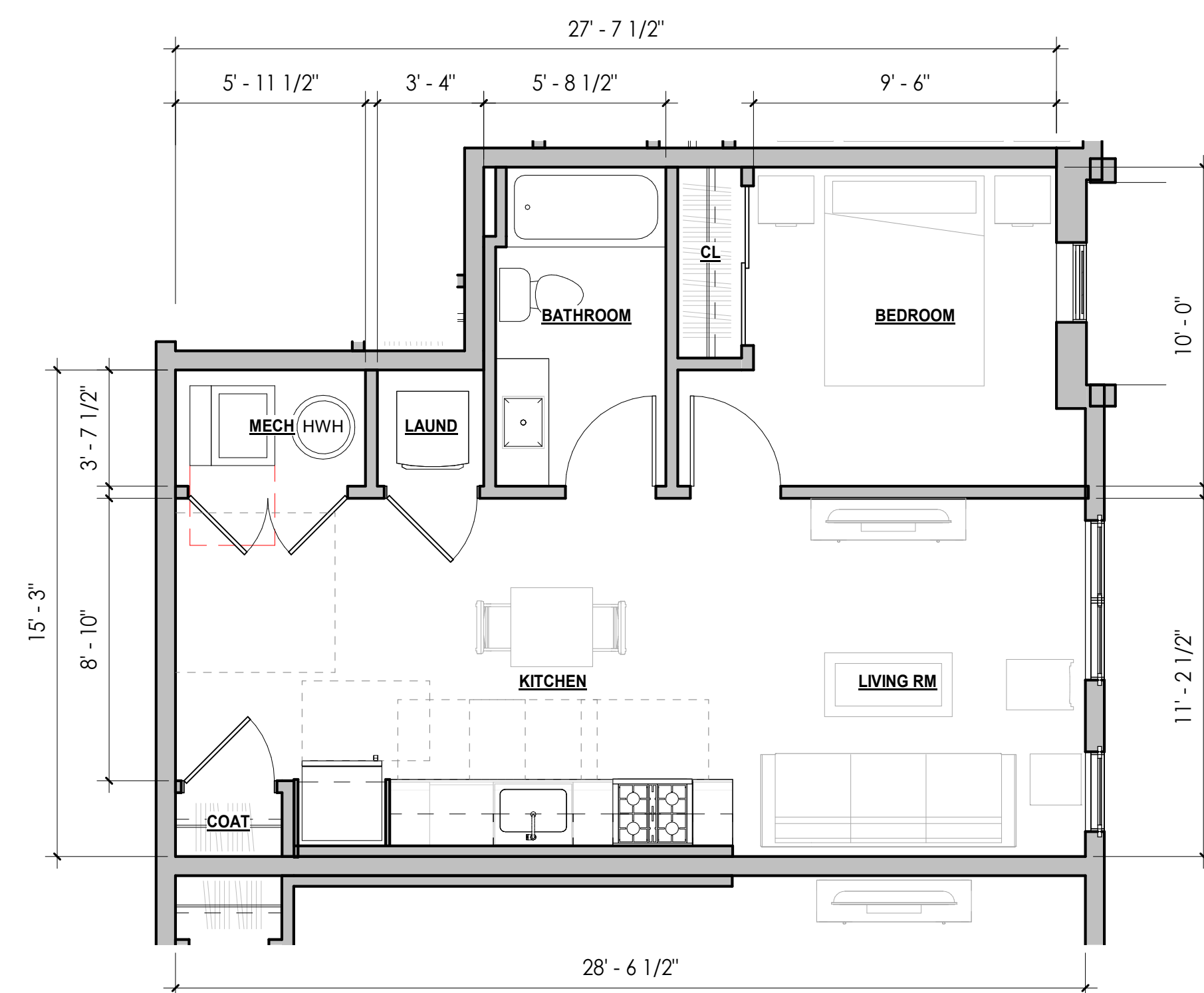
UNIT F : 2BR
867 SF



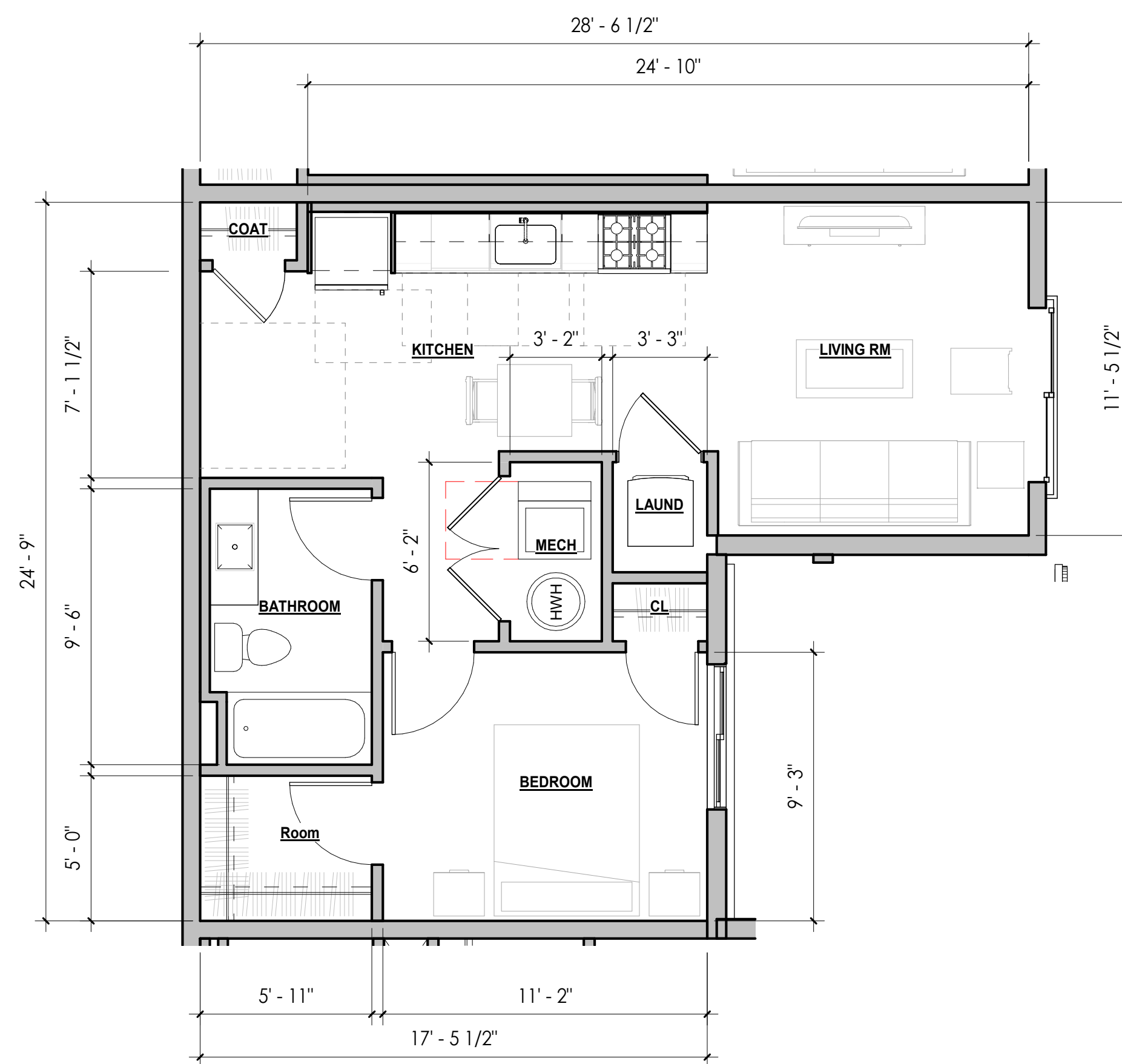
UNIT E : 2BR
782 SF



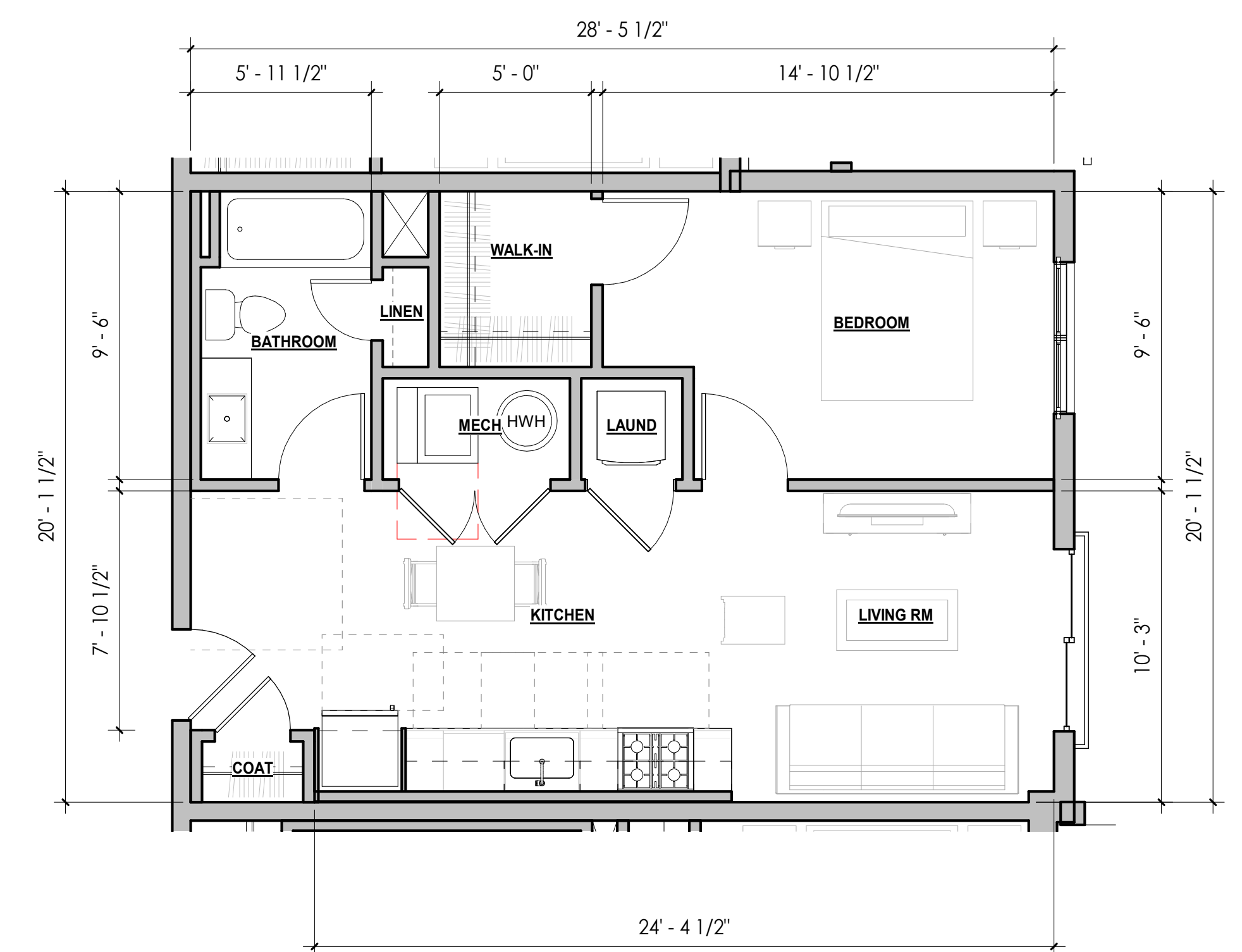
UNIT D : ST
464 SF



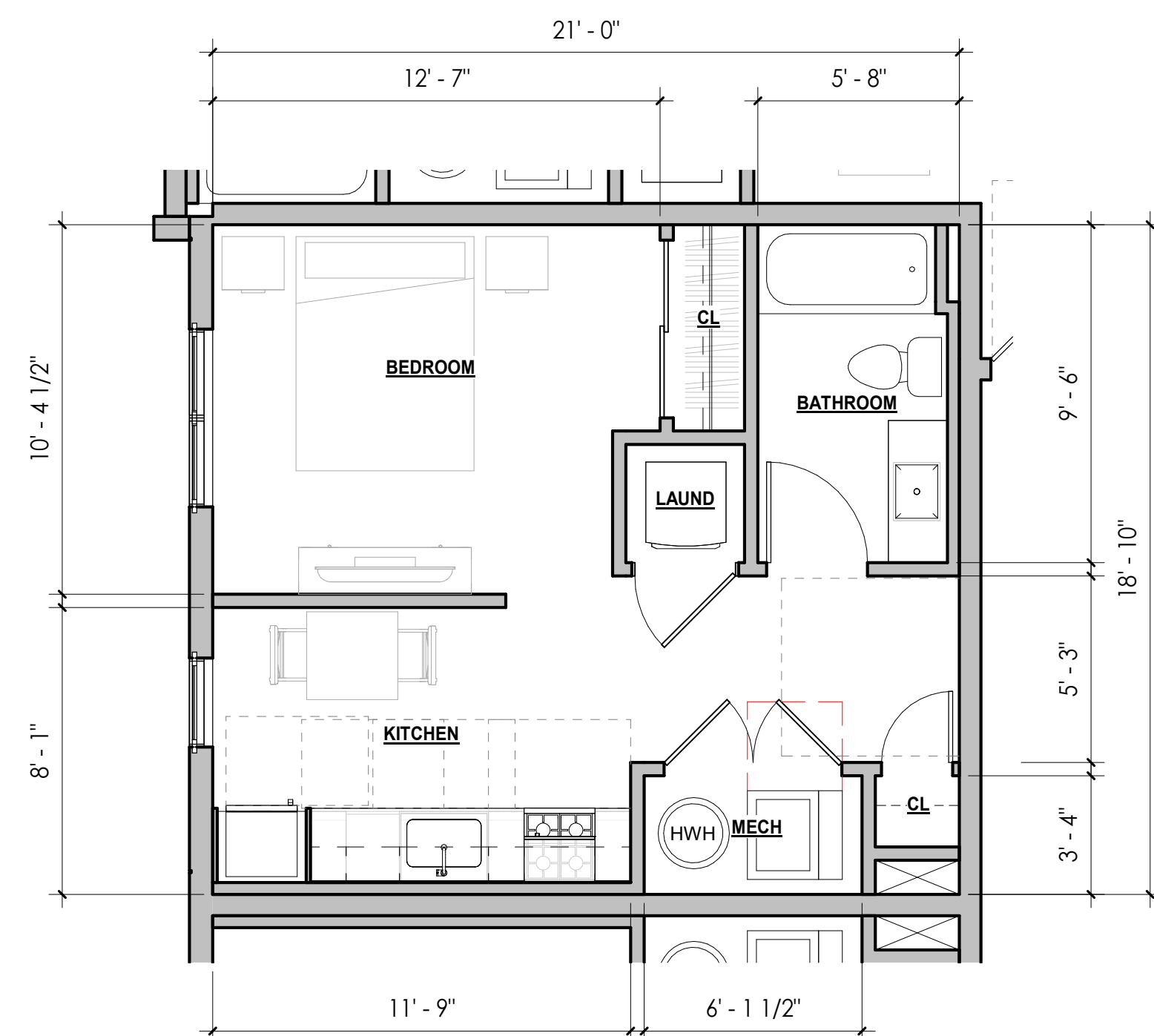
UNIT I : 1BR
599 SF



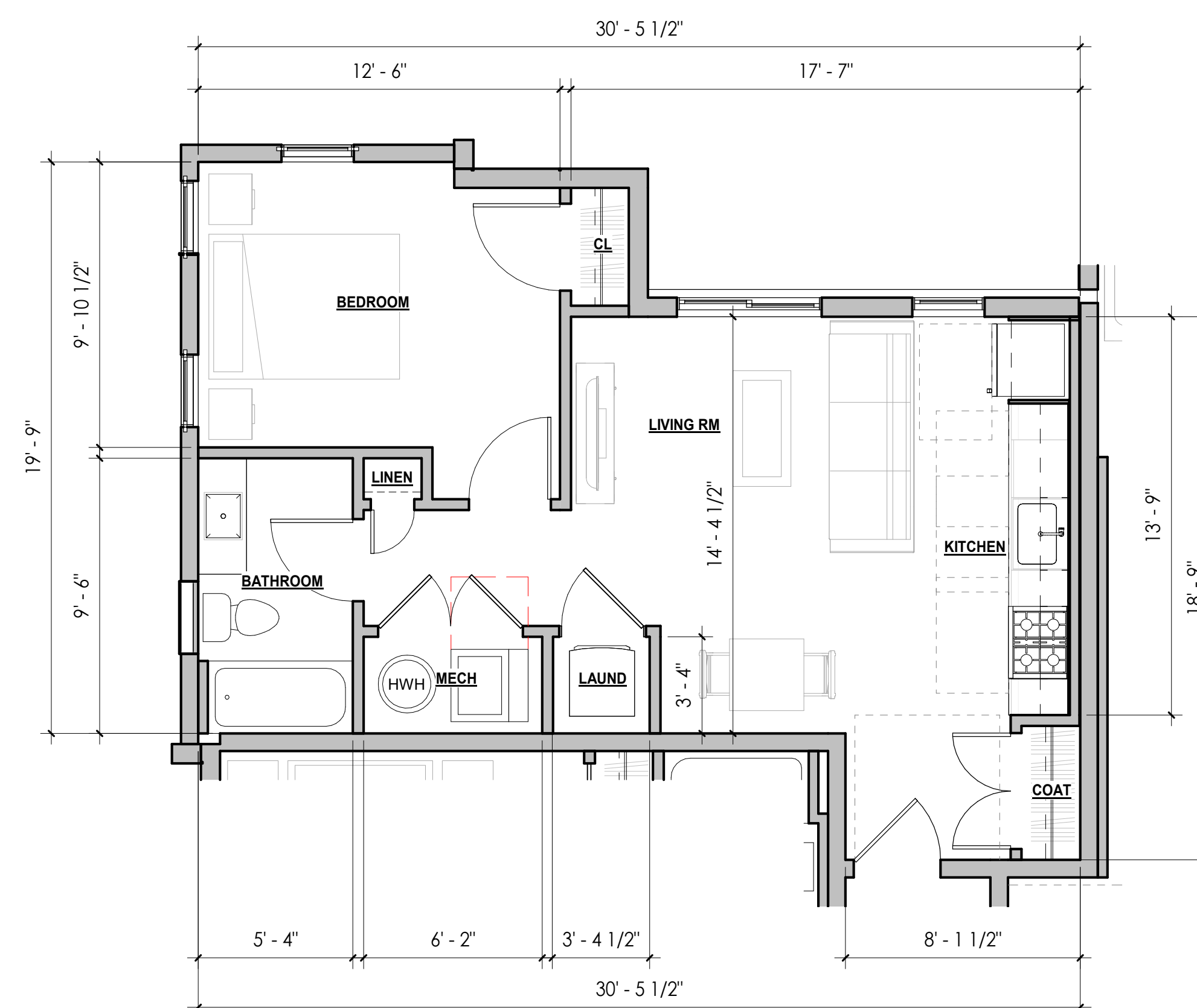
UNIT H : 1BR
611 SF



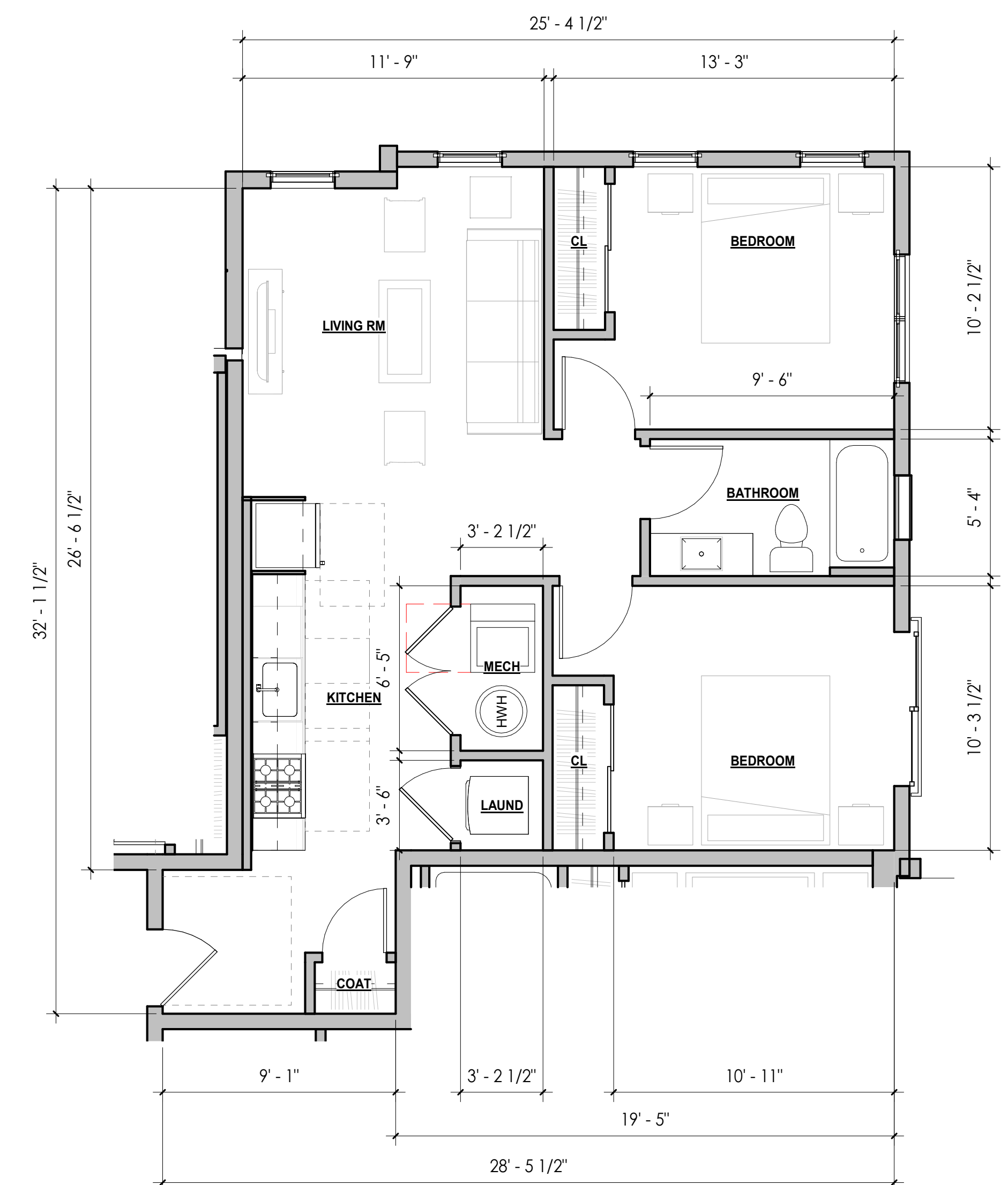
UNIT G : 1BR
621 SF



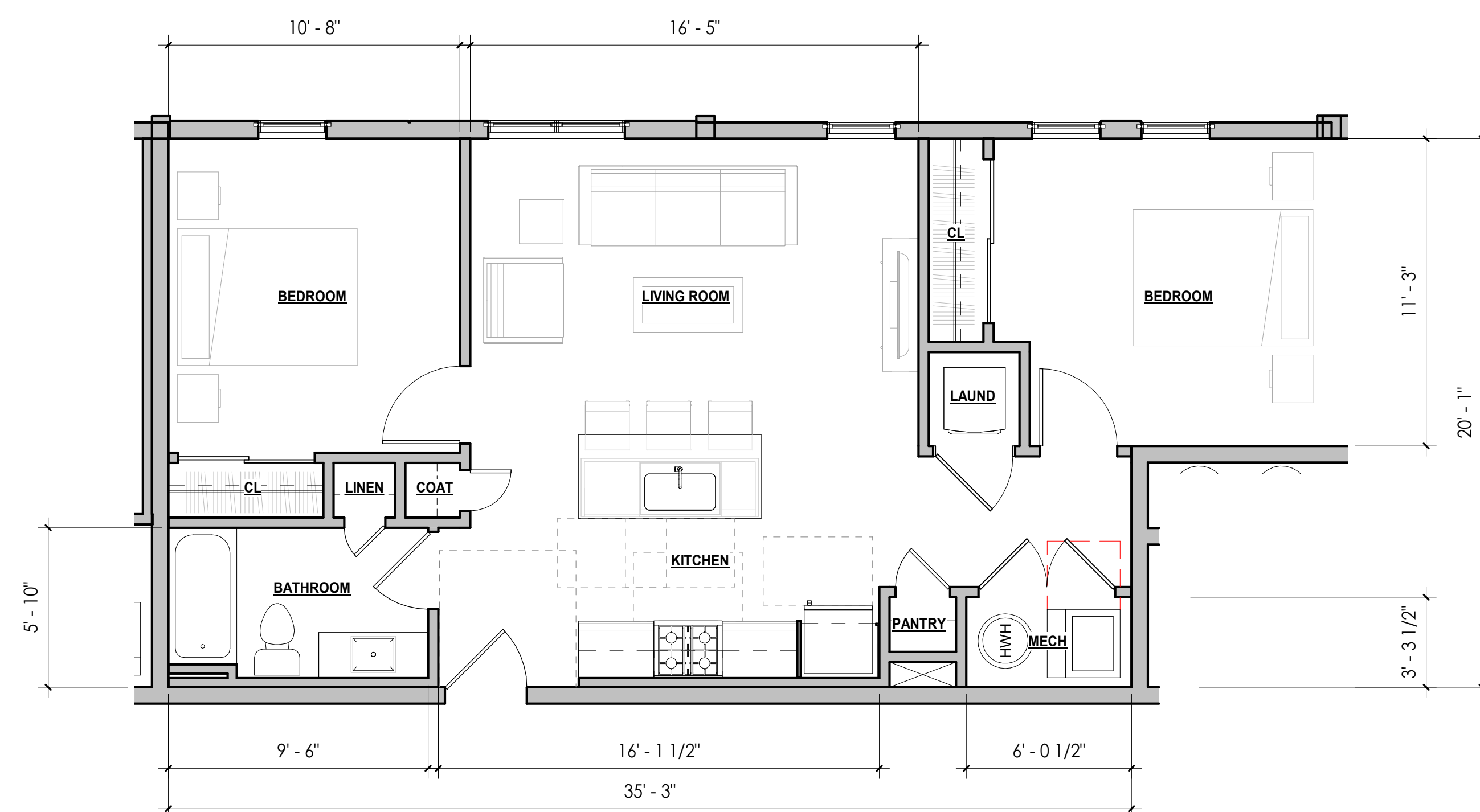
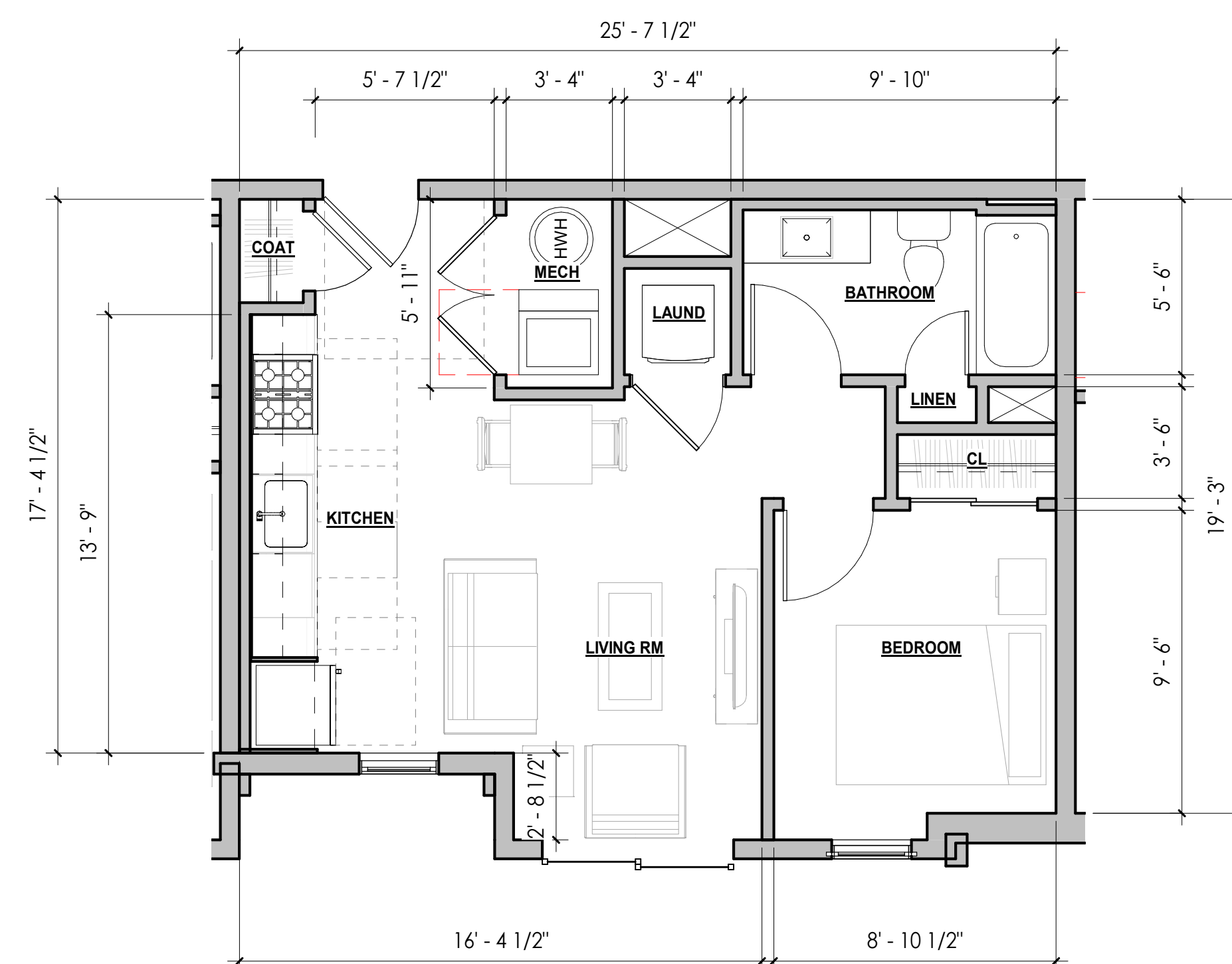
UNIT L : ST
435 SF

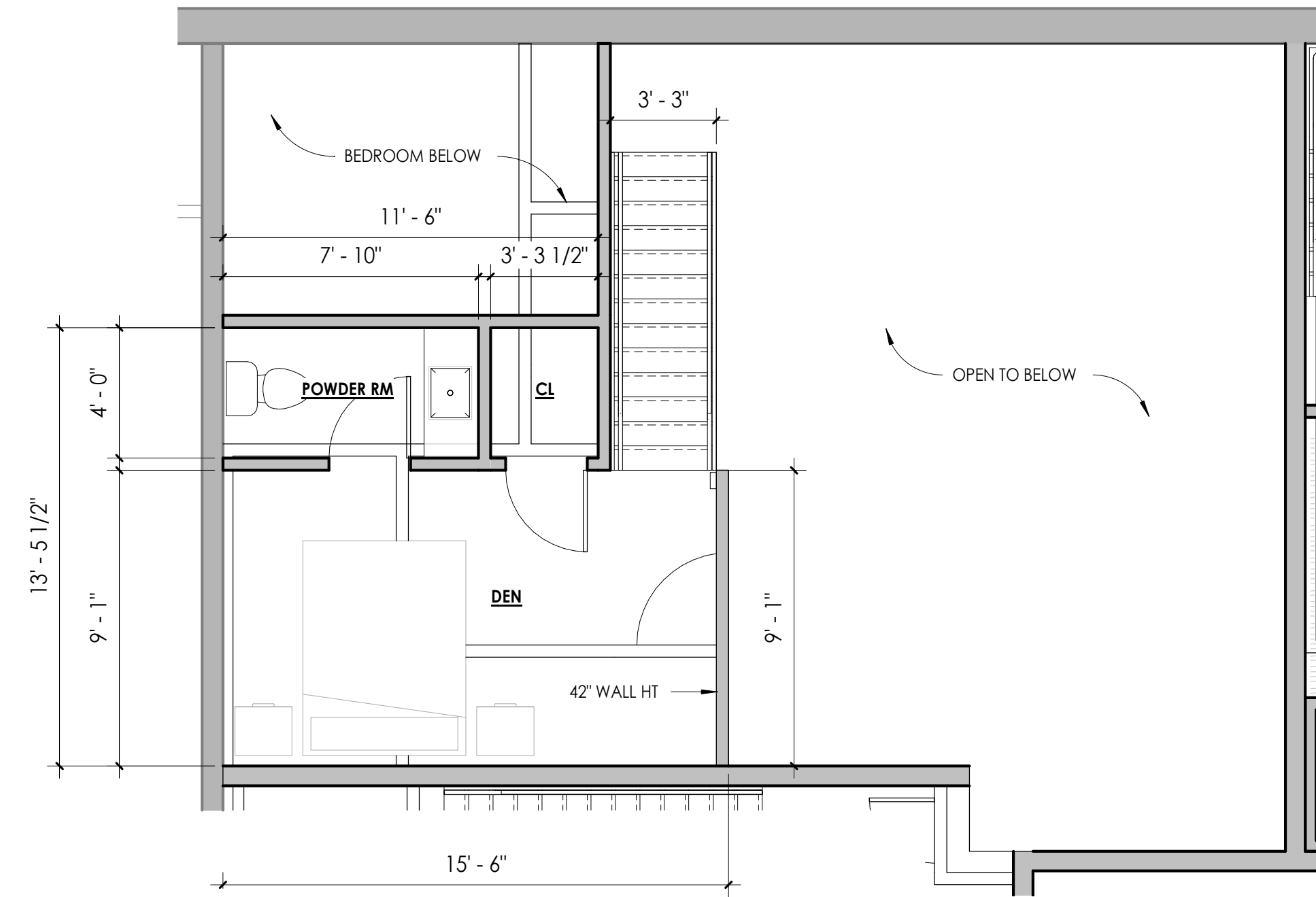


UNIT K : 1BR
588 SF

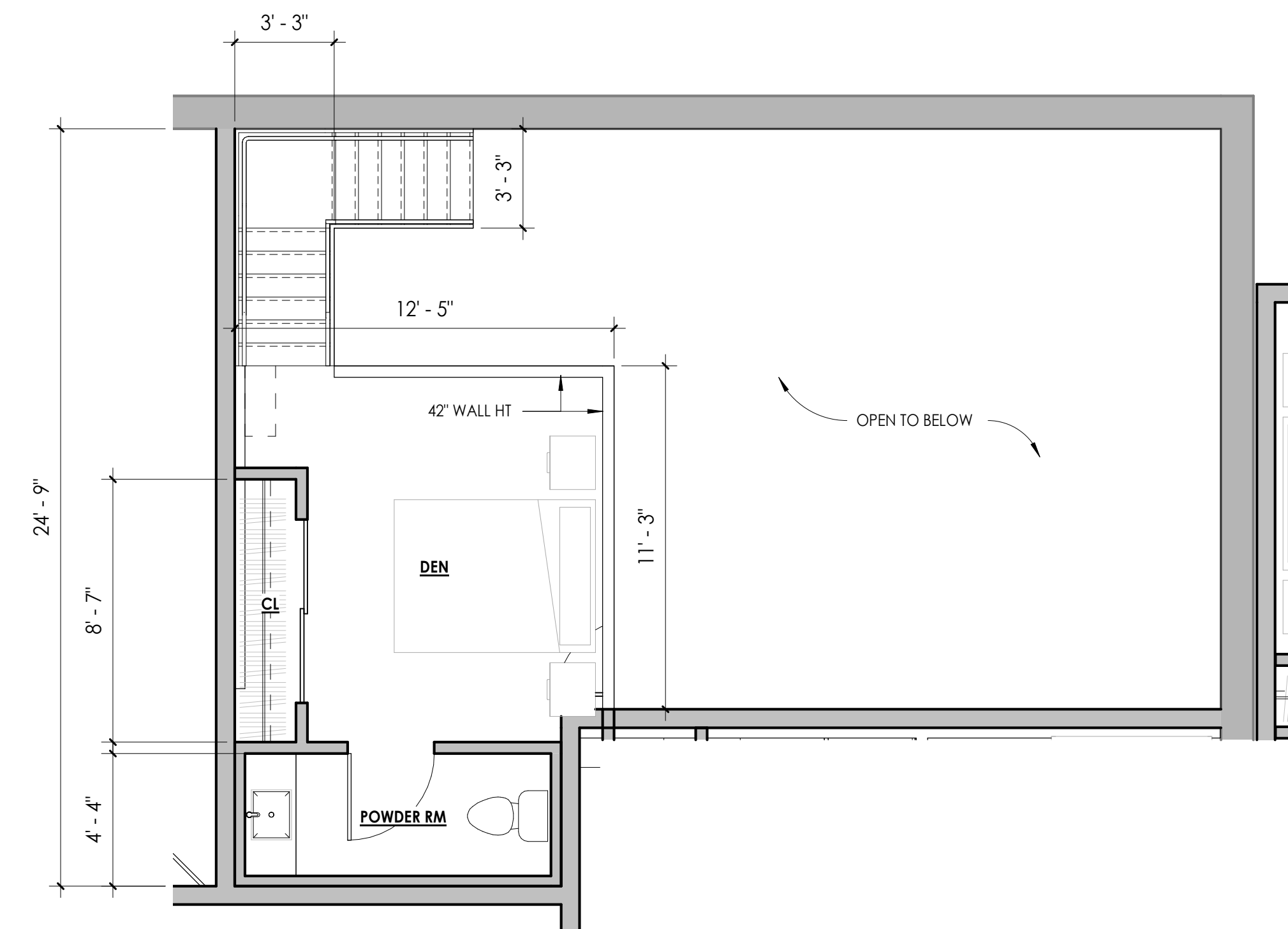


UNIT J : 2BR
789 SF

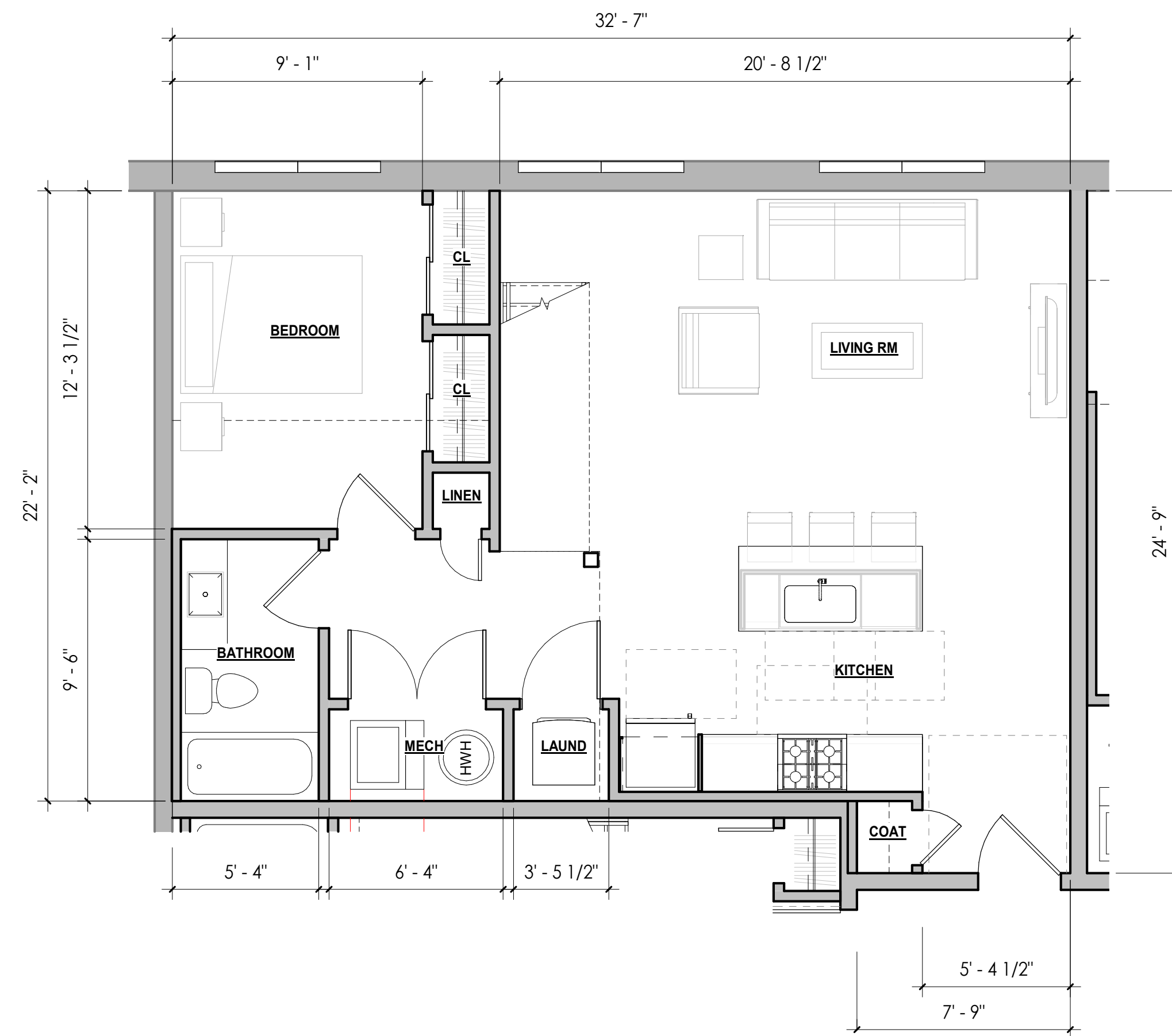




MEZZANINE FLOOR PLAN

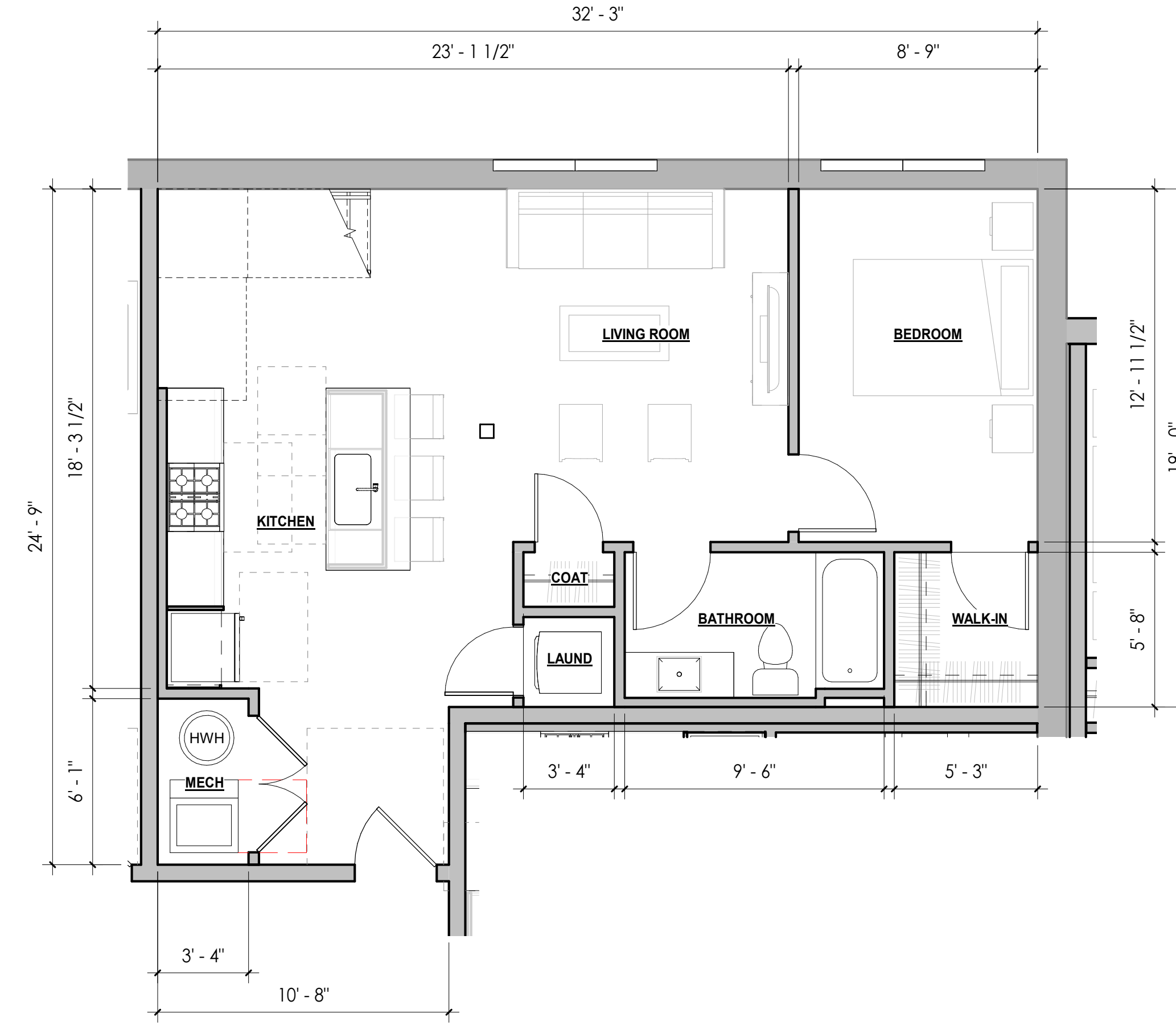


MEZZANINE FLOOR PLAN



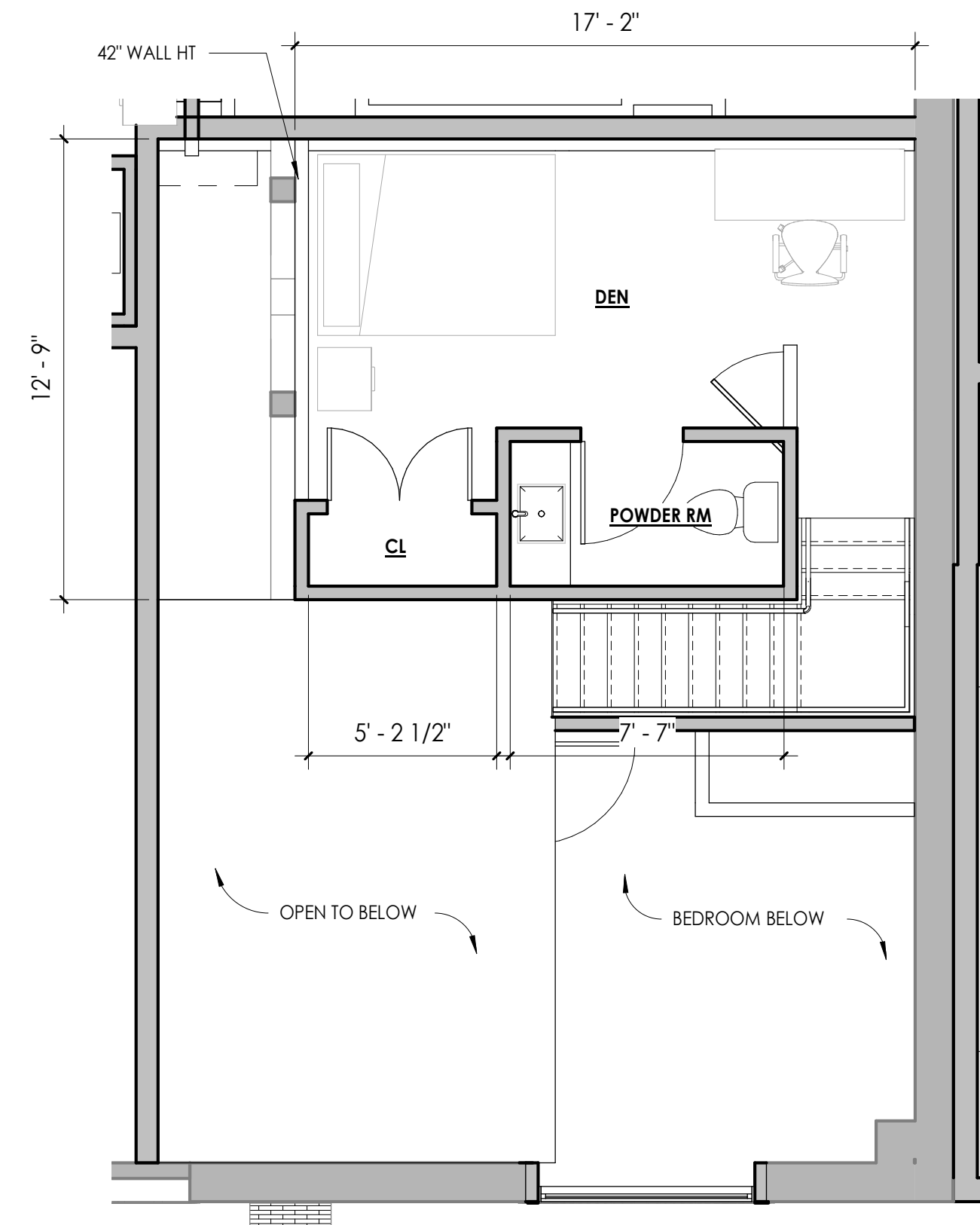
LEVEL 01 FLOOR PLAN

UNIT P : 1BR + DEN
802 SF

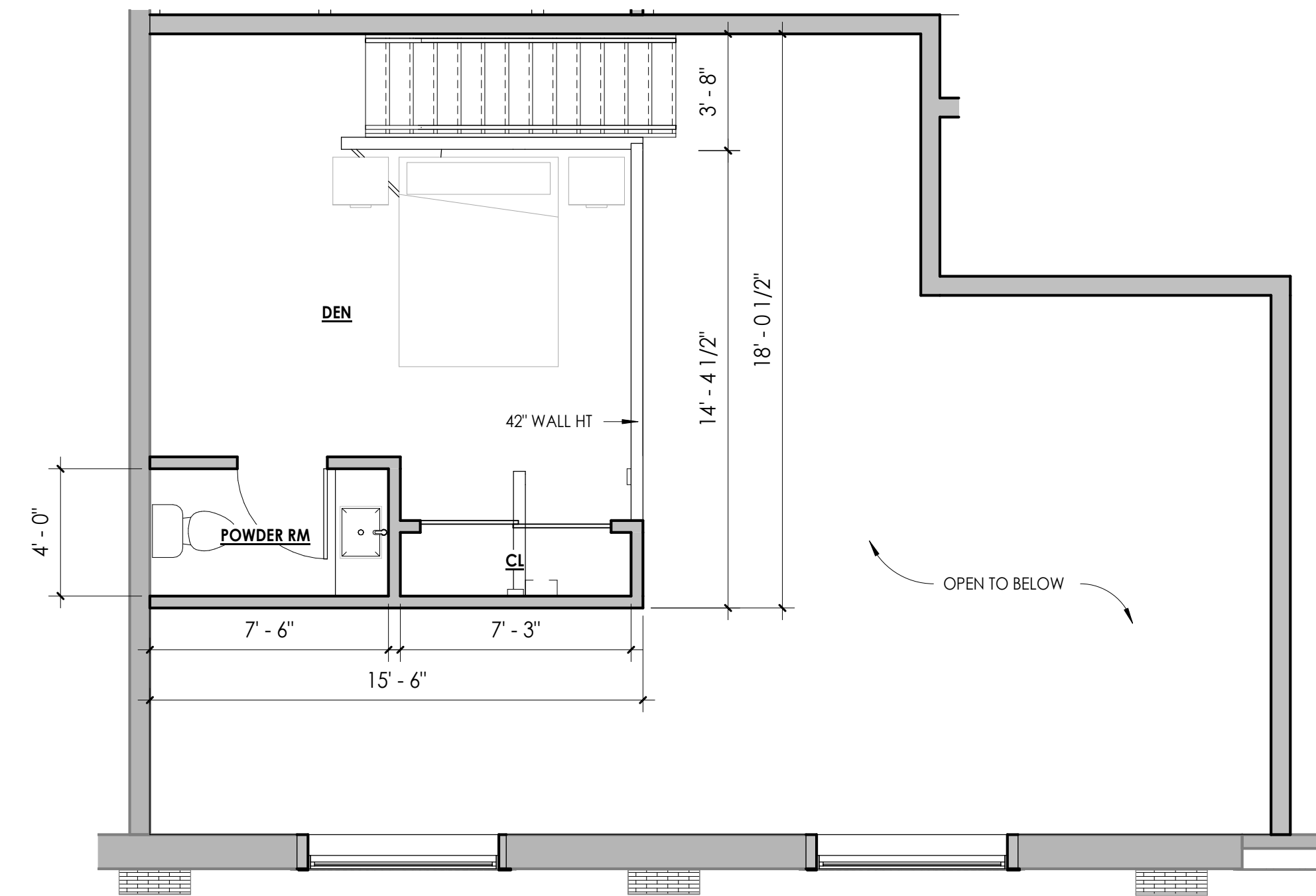


LEVEL 01 FLOOR PLAN

UNIT O : 1BR + DEN
750 SF



MEZZANINE FLOOR PLAN

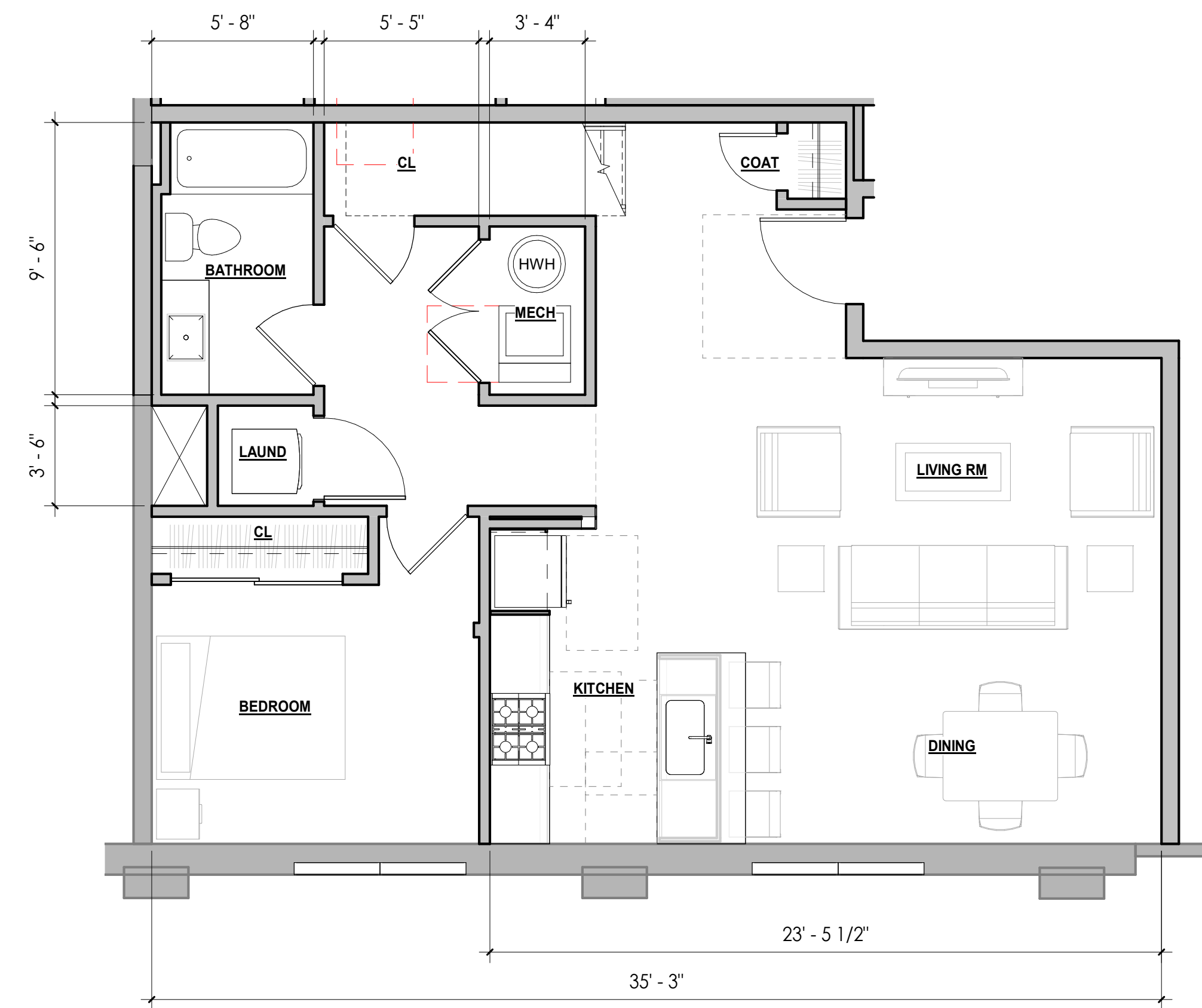


MEZZANINE FLOOR PLAN



LEVEL 01 FLOOR PLAN

UNIT R : 1BR + DEN
672 SF



LEVEL 01 FLOOR PLAN

UNIT Q : 1BR + DEN
849 SF

