

THE RESIDENCES ON RACE

1700-02 RACE STREET PHILADELPHIA, PA

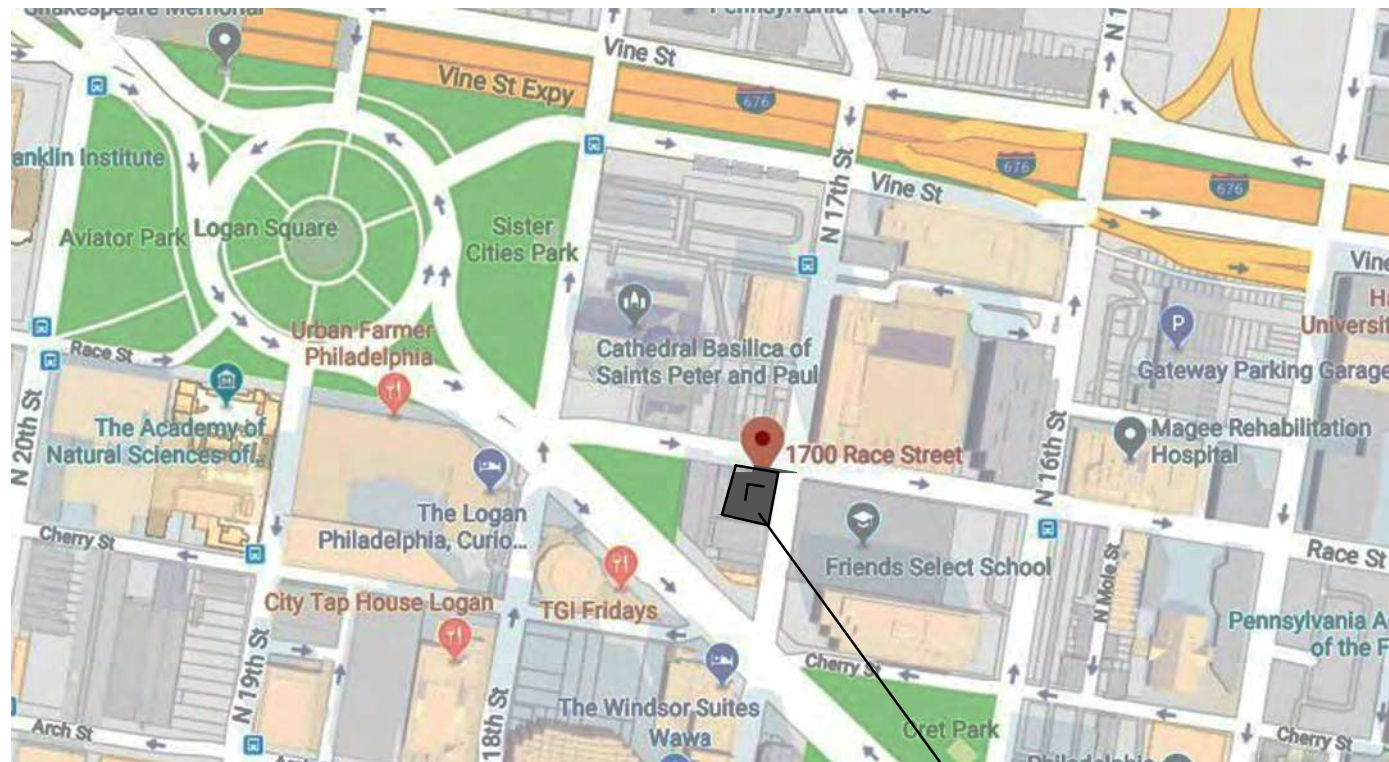


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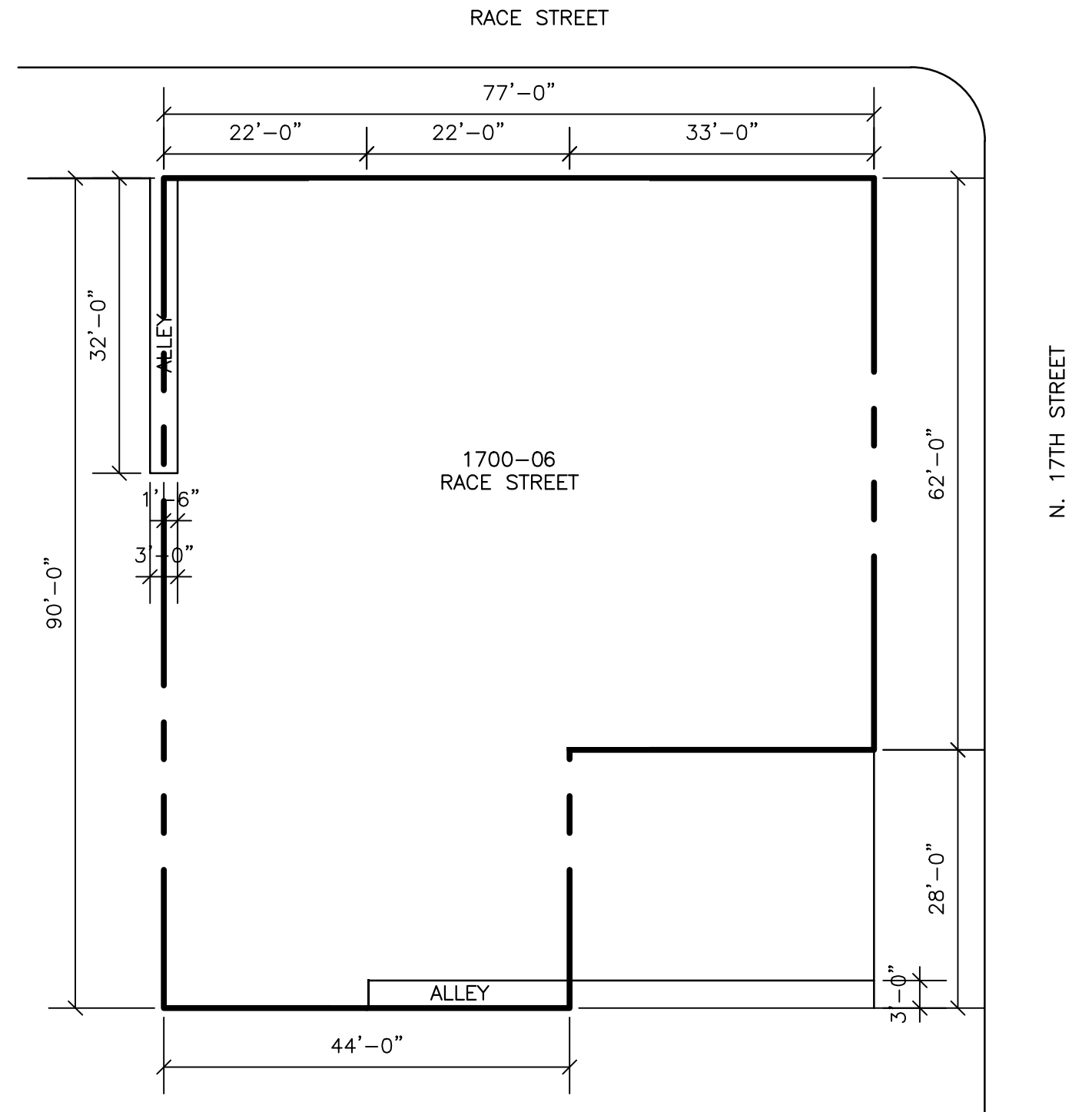


1518 walnut street
suite 1300, philadelphia
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rolaarch@verizon.net

OWNER



SITE



EXISTING LOT PLAN
SCALE: 1/16"=1'-0"

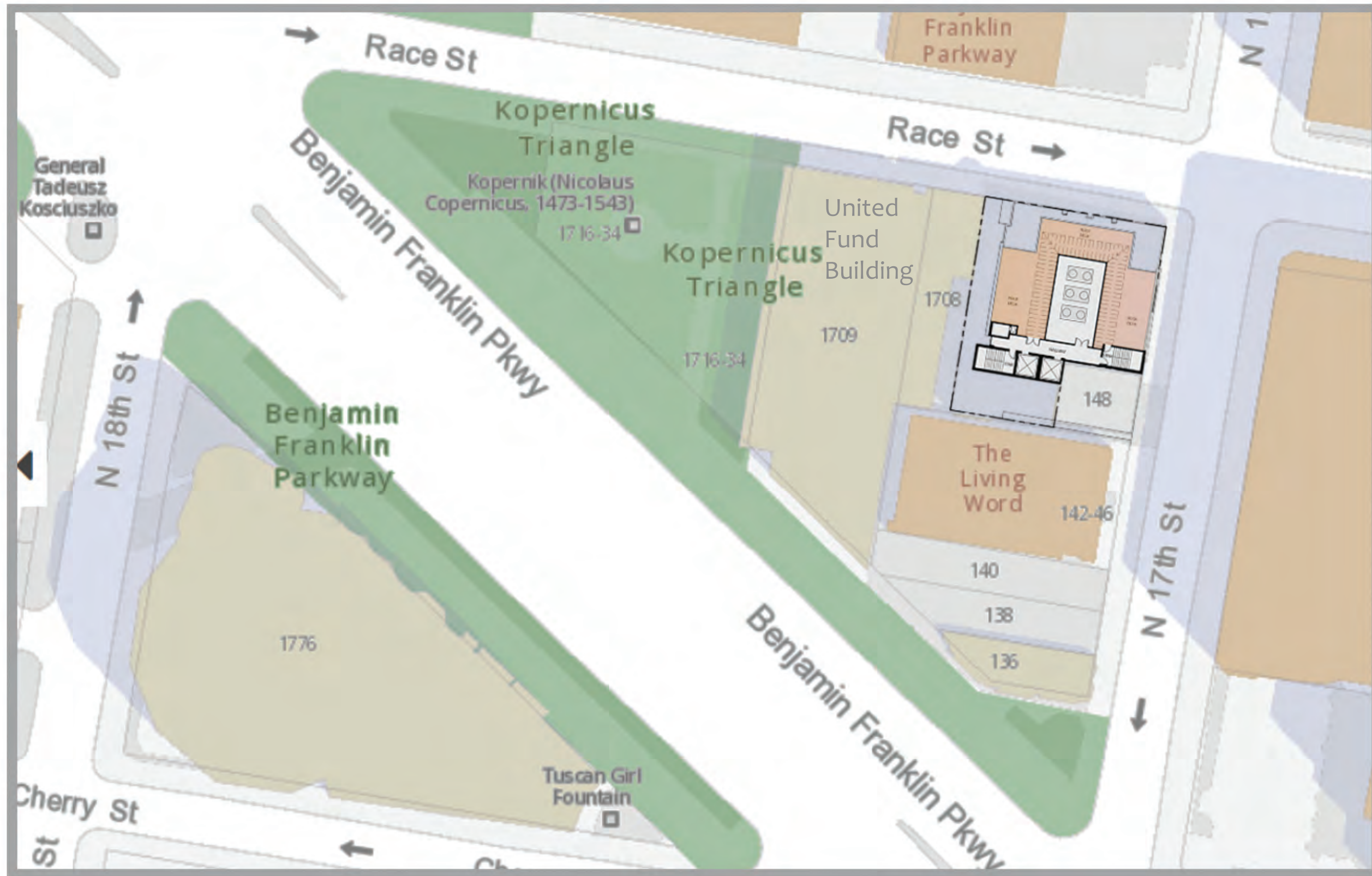
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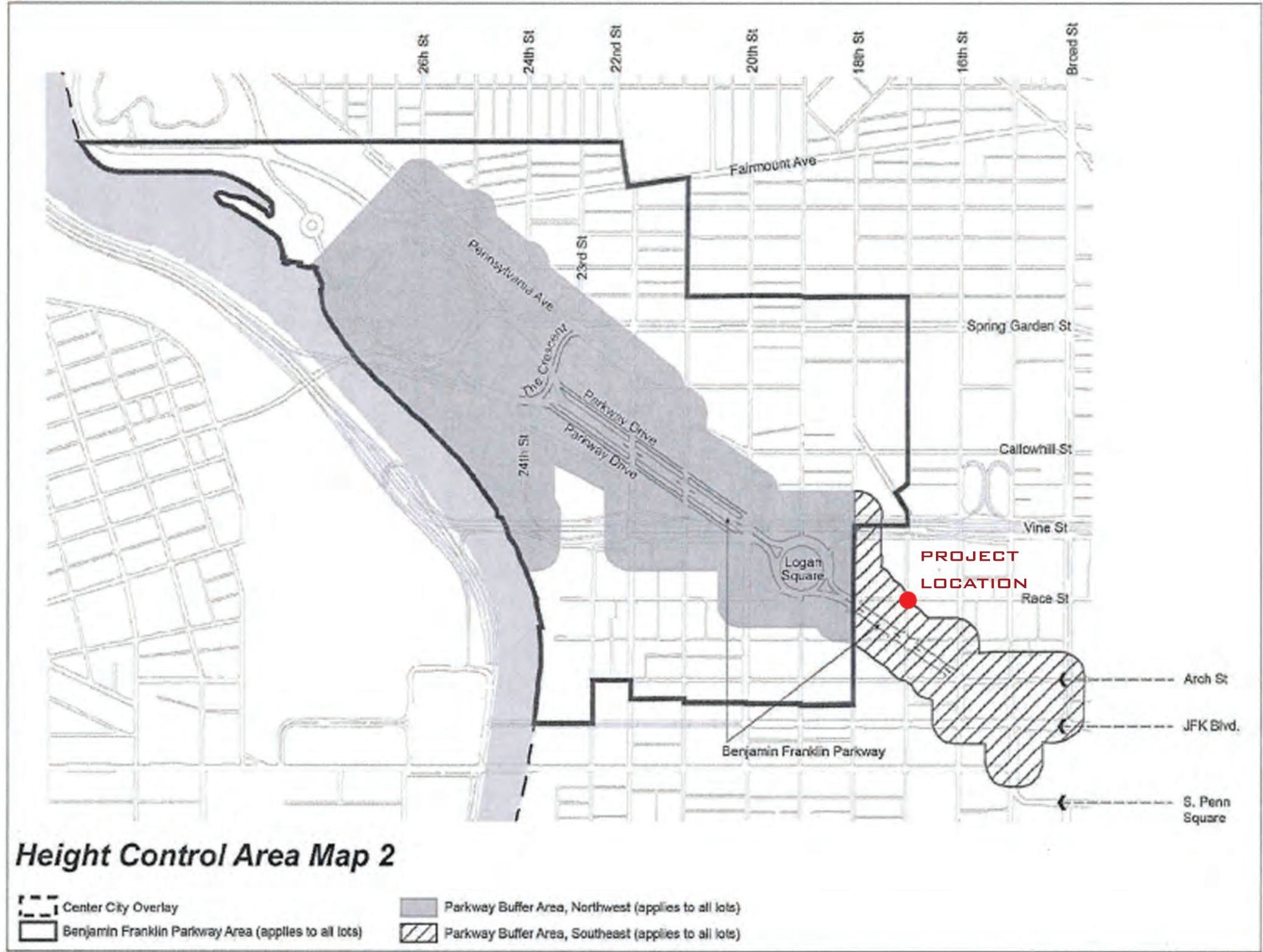


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1700 RACE ST

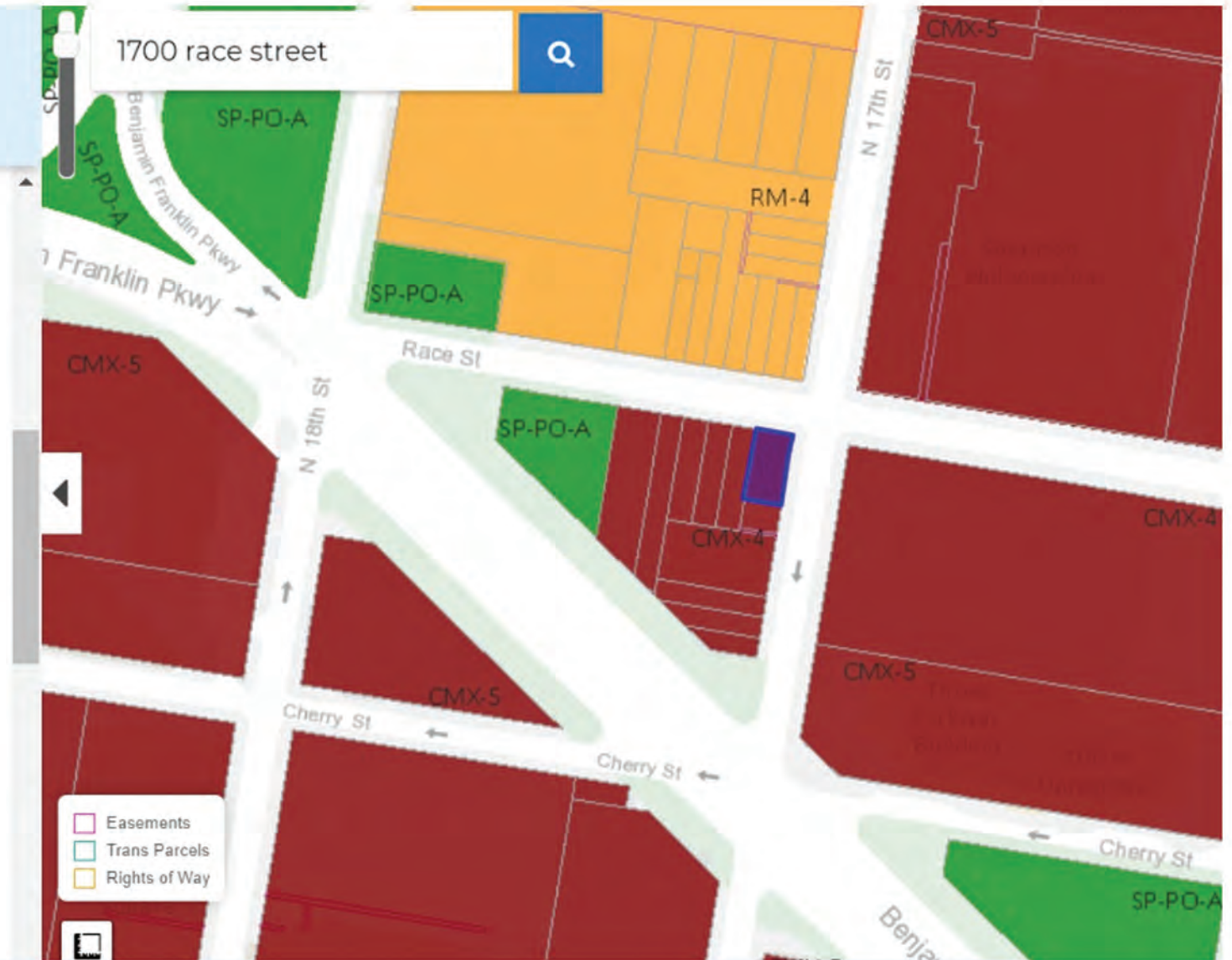
PHILADELPHIA, PA 19103-1205

Base District

CMX-4 Center City Commercial Mixed-Use

Overlays (4)

Name	Code Section
/CTR Center City Overlay District - Parkway Buffer	14-502-1
/CTR Center City Overlay District - Parkway Buffer Southeast	14-502-1
/CTR Center City Overlay District - Center City Residential District Control Area	14-502-1
/CTR Center City Overlay District - Center City Commercial District Control Area	14-502-1



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SITE LOCATION



RACE STREET



CORNER OF 17TH AND RACE

ARCHITECT



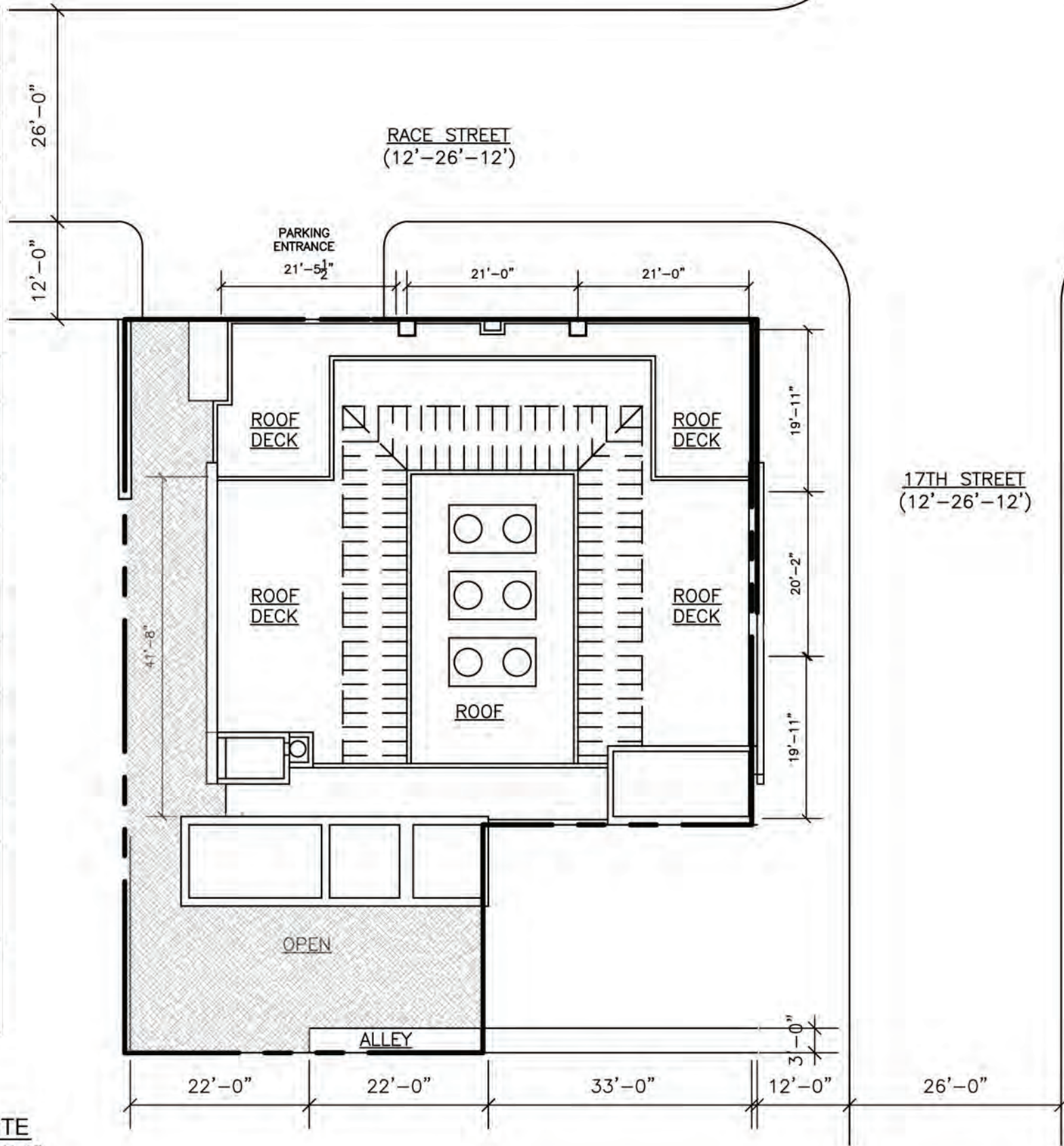
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ZONING CODE SUMMARY FOR 1700-02 RACE STREET

PROJECT: 1700-02 RACE STREET		ZONING DISTRICT: CMX-4	
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	MULTI FAMILY, EDUCATIONAL FACILITIES, HOSPITAL, BUSINESS AND PROFESSIONAL, CONSUMER GOODS, VISITOR ACCOMODATIONS, EATING AND DRINKING		MULTI FAMILY (28 UNITS), COMMERCIAL
MIN. LOT SIZE	N/A	6006 SF	NO CHANGE
MIN. LOT FRONTAGE	N/A	77'-0" ON RACE STREET, 62'-0" ON 17TH STREET	NO CHANGE
MAXIMUM OCCUPIED AREA	BUILDINGS ≤ 5 STORIES WITH 1 OR MORE DWELLING UNITS:90% OTHERS 100%	84%	75%
MIN. FRONT YARD SETBACK	N/A	N/A	0'
MIN. SIDE YARD DEPTH	8' IF USED	N/A	0'
MIN. REAR YARD DEPTH	N/A	N/A	N/A
MIN. REAR AREA	N/A	N/A	N/A
HEIGHT CONTROLS 14-502(3)(F)	THREE TIMES THE WIDTH OF THE BUILDING FACADE FRONTING AT GROUND LEVEL. 200' MAX.	139' OF STREET FRONTAGE	183'-9"
REQUIRED PARKING	3 CARS/ 10 UNITS MULTI-FAMILY ONLY	N/A	28 PARKING SPACES
MAX FLOOR AREA (% OF LOT AREA)	500%		500% = 30030 SQUARE FEET (WITHOUT BONUS)
14-701(5) BULK AND MASSING CONTROLS	14-701(5)(C)(1)(.B) THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 65' AND UP TO 300' IN HEIGHT SHALL BE 75% OF THE LOT		75%
14-702 FLOOR AREA HEIGHT BONUSES: 14-702(9)(B) ADDITIONAL GROSS FLOOR AREA AS PERCENTAGE OF LOT AREA.	UNDERGROUND PARKING - 200%	N/A	90090 SF W/ PARKING BONUS



PROPOSED SITE
SCALE: 1/16"=1'-0"

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UNIT SCHEDULE

UNIT NUMBER	FLOOR	NUMBER OF BEDROOMS	DECK ACCESS	SQUARE FEET
3A	3	2	YES	1,780 SQ FT
3B	3	2	YES	1,676 SQ FT
4A	4	2	YES	1,780 SQ FT
4B	4	2	YES	1,676 SQ FT
5A	5	2	YES	1,780 SQ FT
5B	5	2	YES	1,676 SQ FT
6A	6	2	YES	1,780 SQ FT
6B	6	2	YES	1,676 SQ FT
7A	7	2	YES	1,780 SQ FT
7B	7	2	YES	1,676 SQ FT
8A	8	2	YES	1,780 SQ FT
8B	8	2	YES	1,676 SQ FT
9A	9	2	YES	1,780 SQ FT
9B	9	2	YES	1,676 SQ FT
10A	10	2	YES	1,780 SQ FT
10B	10	2	YES	1,676 SQ FT
11A	11	2	YES	1,780 SQ FT
11B	11	2	YES	1,676 SQ FT
12A	12	2	YES	1,780 SQ FT
12B	12	2	YES	1,676 SQ FT
13A	13	2	YES	1,780 SQ FT
13B	13	2	YES	1,676 SQ FT
14A	14	2	YES	1,780 SQ FT
14B	14	2	YES	1,676 SQ FT
15A	15	2	YES	1,780 SQ FT
15B	15	2	YES	1,676 SQ FT
16A - BI LEVEL	16 (P1 & P2)	2	YES	2,450 SQ FT
16B - BI LEVEL	16 (P1 & P2)	2	YES	2,167 SQ FT
TOTAL RESIDENTIAL UNITS: 28			TOTAL RESIDENTIAL NET SQUARE FOOTAGE: 49,635 SQ FT	
GROUND FLOOR COMMERCIAL SPACE	1	N/A	N/A	1,425 SQ FT
GROUND FLOOR LOBBY	1	N/A	N/A	792 SQ FT
SECOND FLOOR GYM	2	N/A	N/A	2,385 SQ FT
TOTAL BUILDING GROSS SQUARE FOOTAGE: 72, 279 SQ FT				
BUILDING FOOTPRINT: 4,353 SQ FT				

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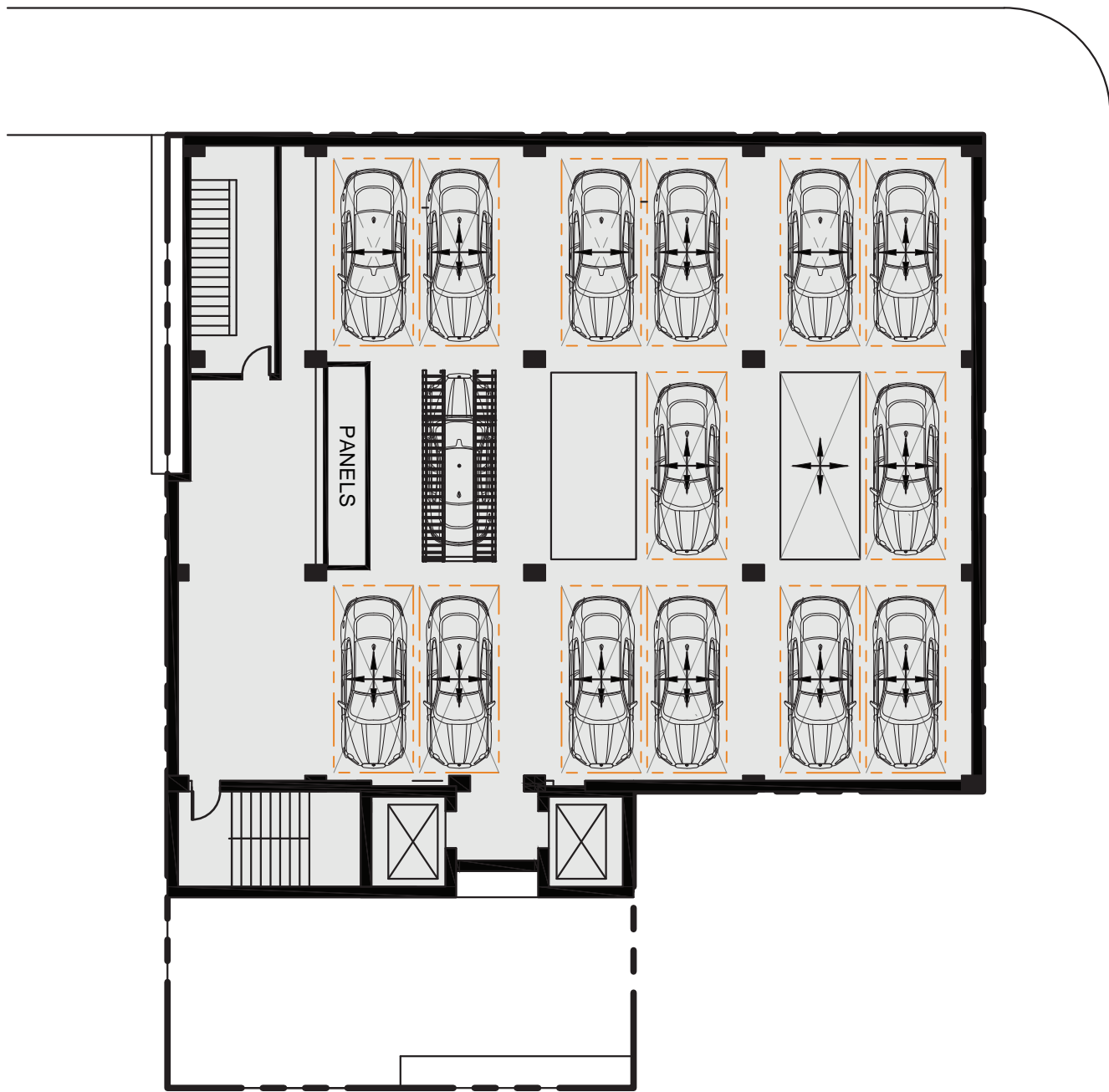
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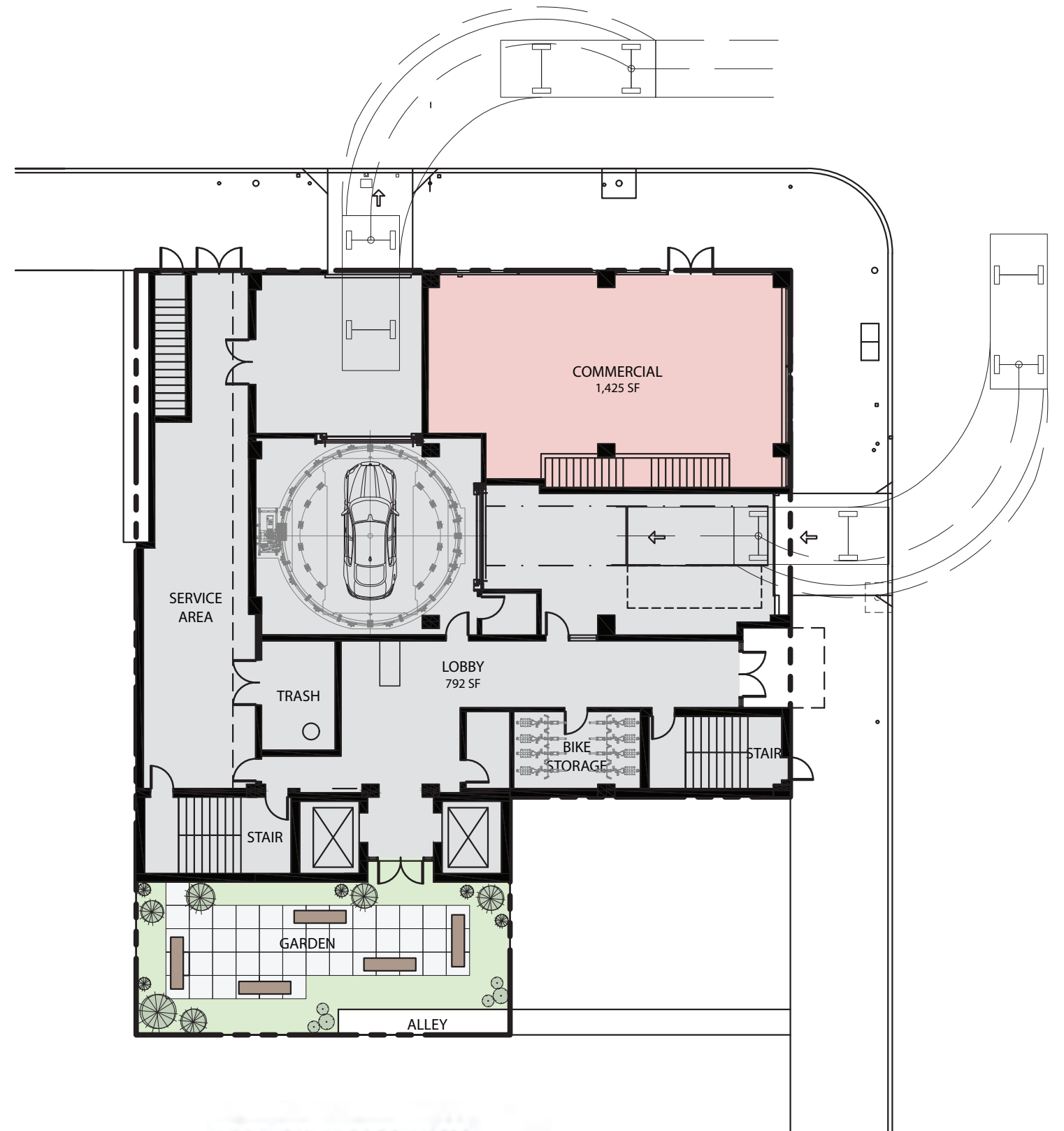
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**BASEMENT/PARKING FLOOR
PLAN**
SCALE: 1/16"=1'-0"



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

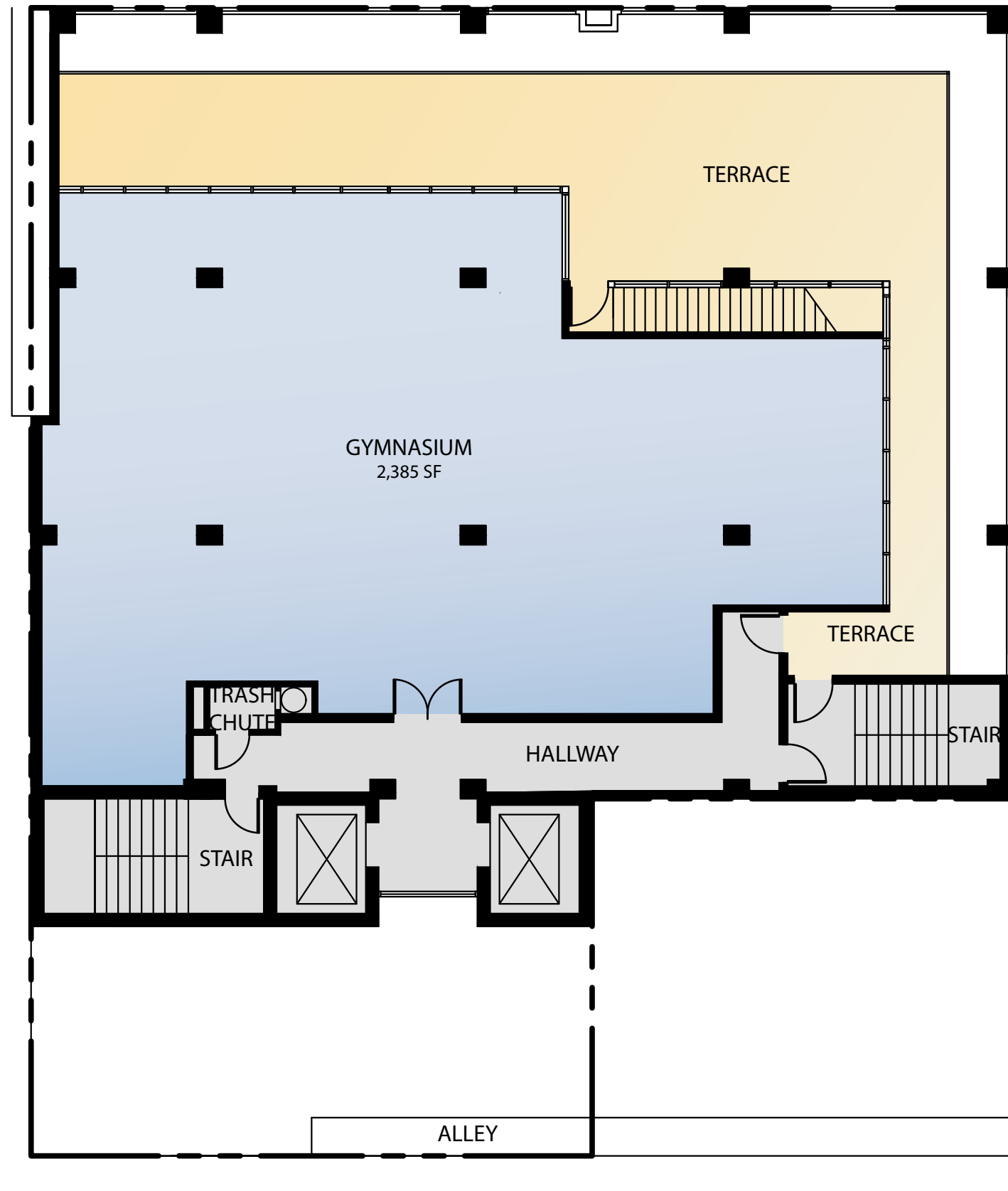
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GYM FLOOR PLAN
SCALE: 3/32"=1'-0"

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TYPICAL UNIT FLOOR PLAN
SCALE: 3/32"=1'-0"

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PENTHOUSE LOWER FLOOR PLAN
SCALE: 3/32"=1'-0"

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PENTHOUSE UPPER FLOOR PLAN
 SCALE: 3/32"=1'-0"

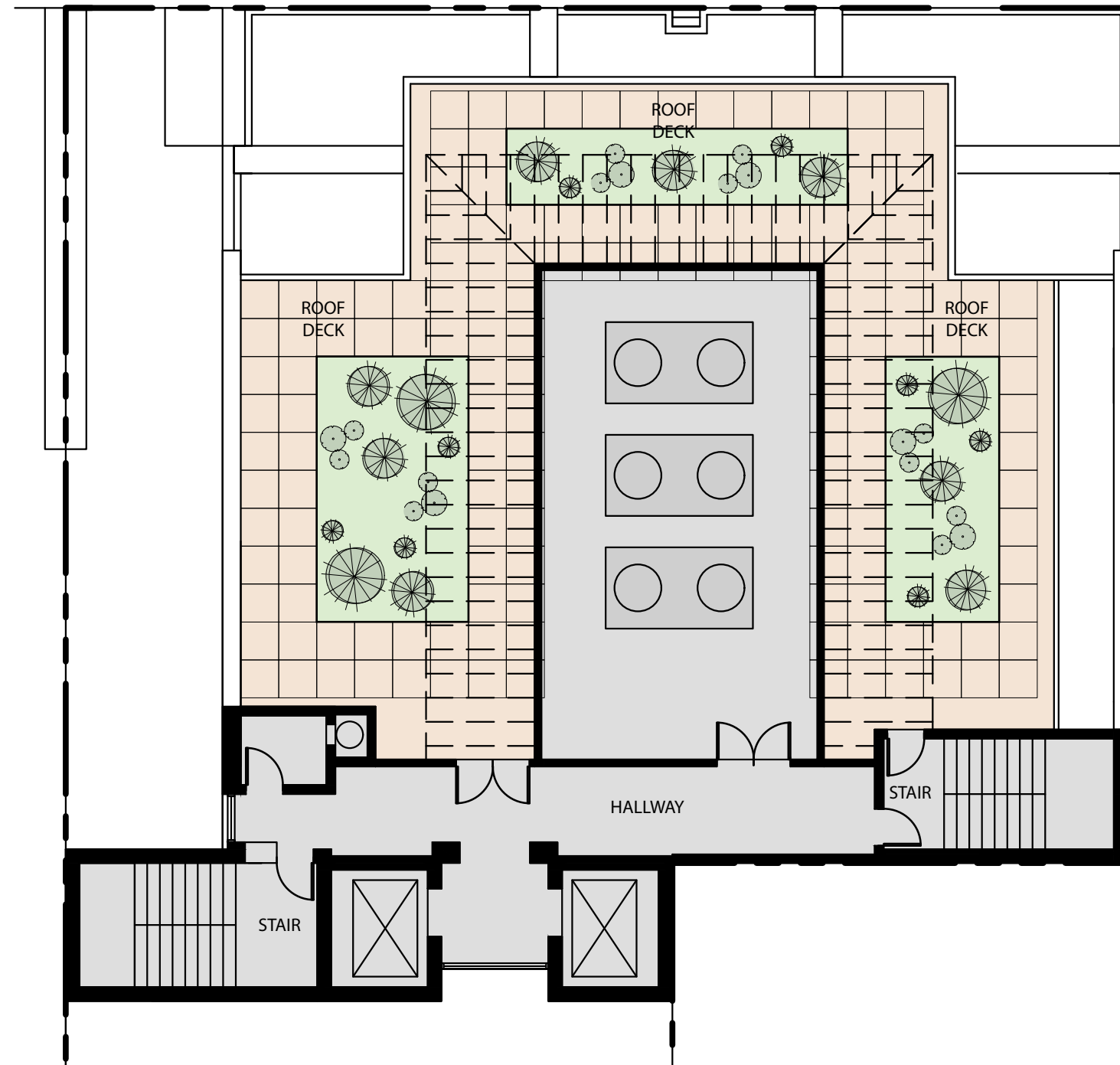
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ROOF PLAN
SCALE: 3/32"=1'-0"

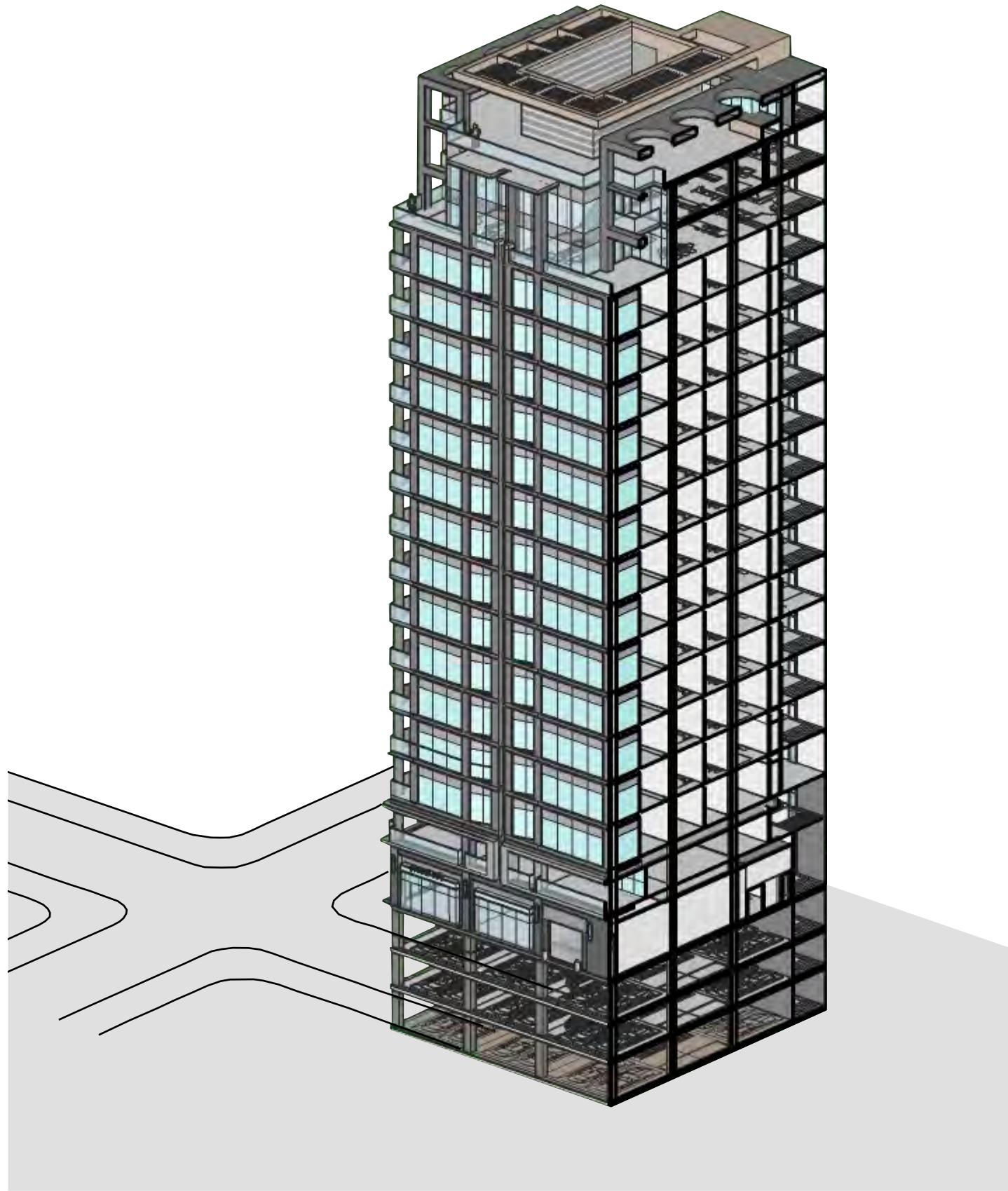
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EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

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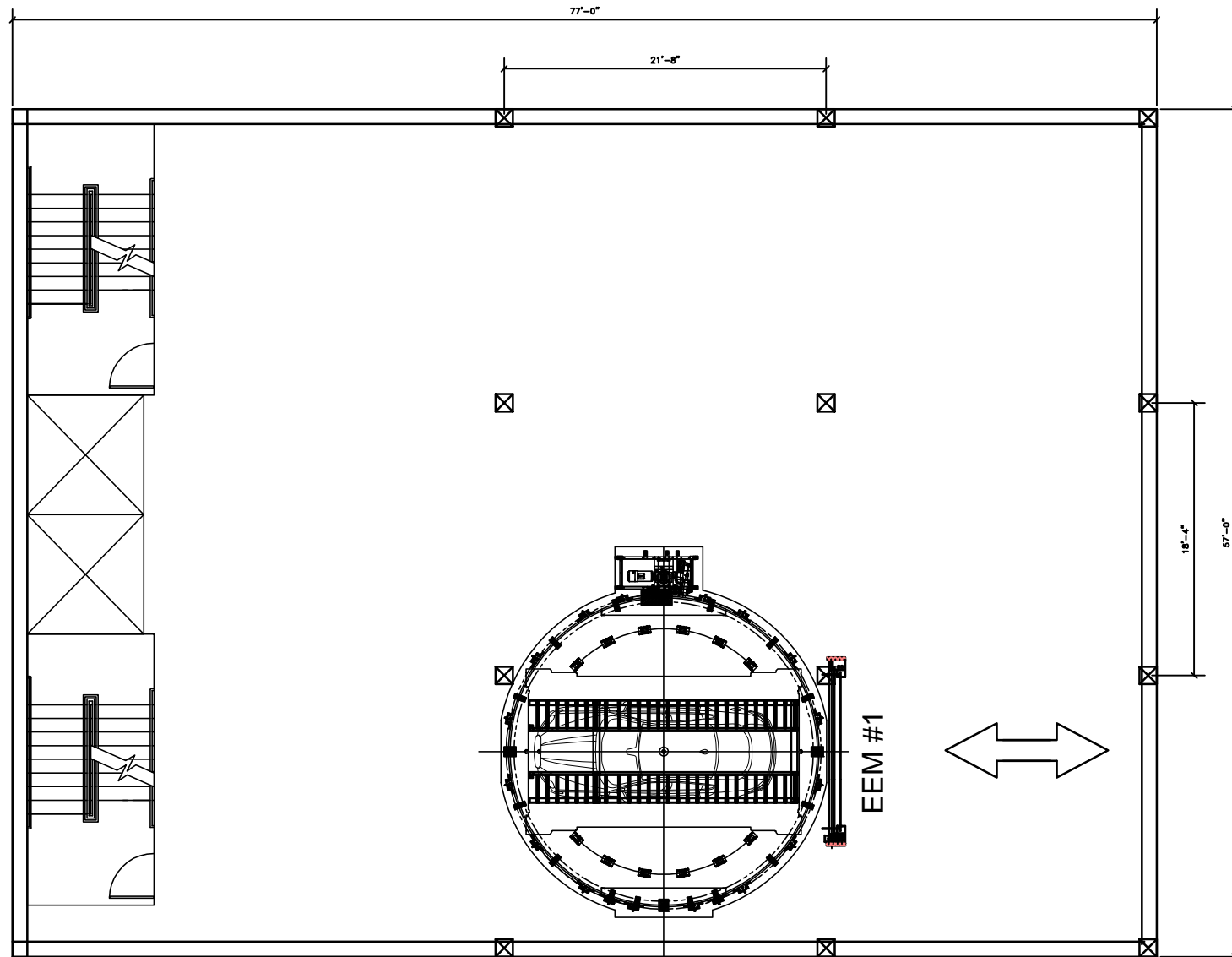
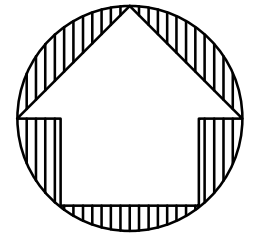


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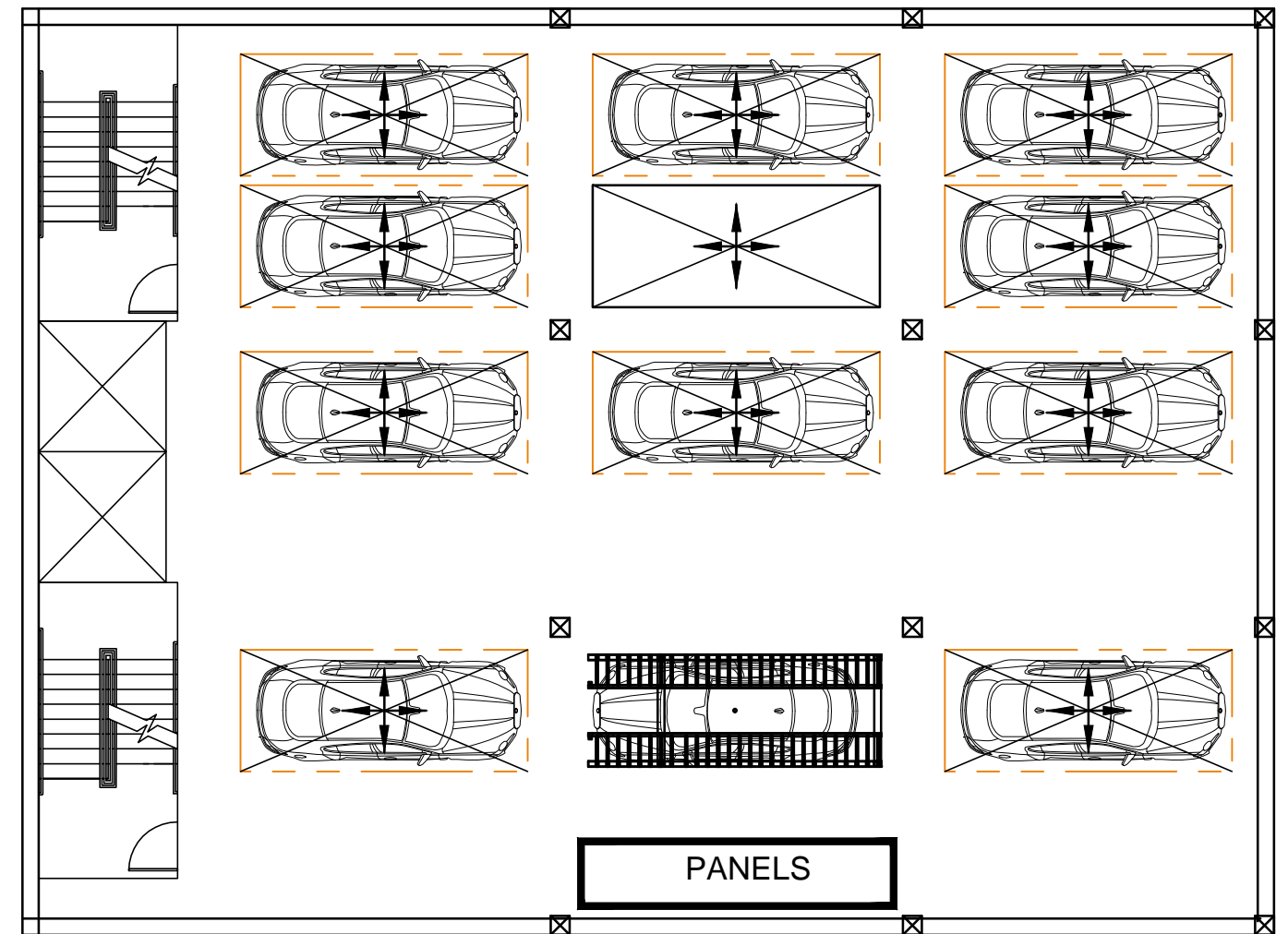
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FATA AUTOMATION PROPOSAL

NORTH



PROPOSED GROUND LEVEL
ENTRY/EXIT



PROPOSED PARKING SUB-LEVEL 1 AND 2
14 SPACES EACH LEVEL

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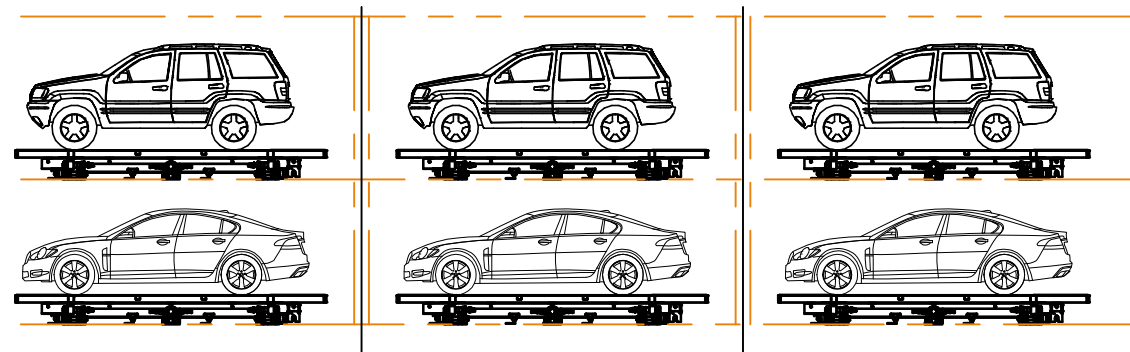
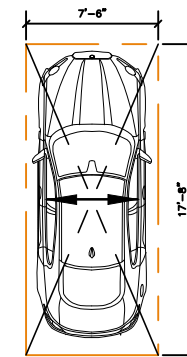
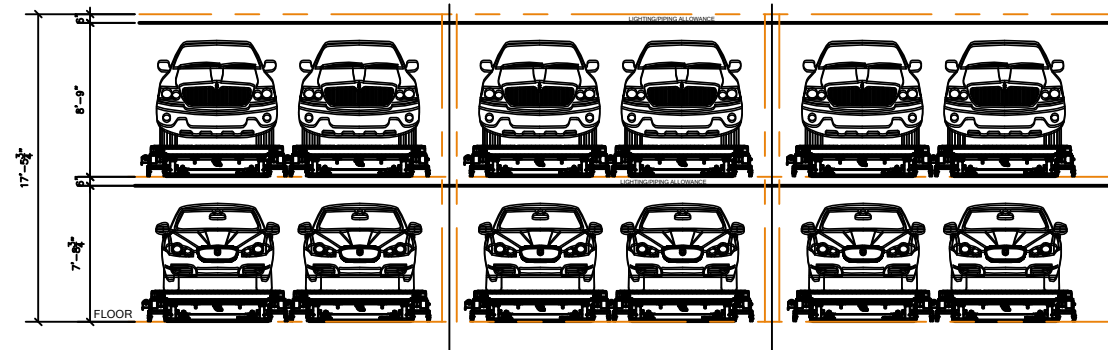
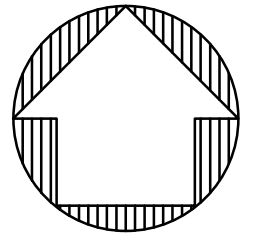
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FATA AUTOMATION PROPOSAL

NORTH



SECTION VIEWS

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