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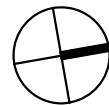
CIVIC DESIGN REVIEW

10/01/2024
309-21 W MT PLEASANT AVE
PHILADELPHIA, PA 19119





PROPOSED BUILDING
AERIAL VIEW

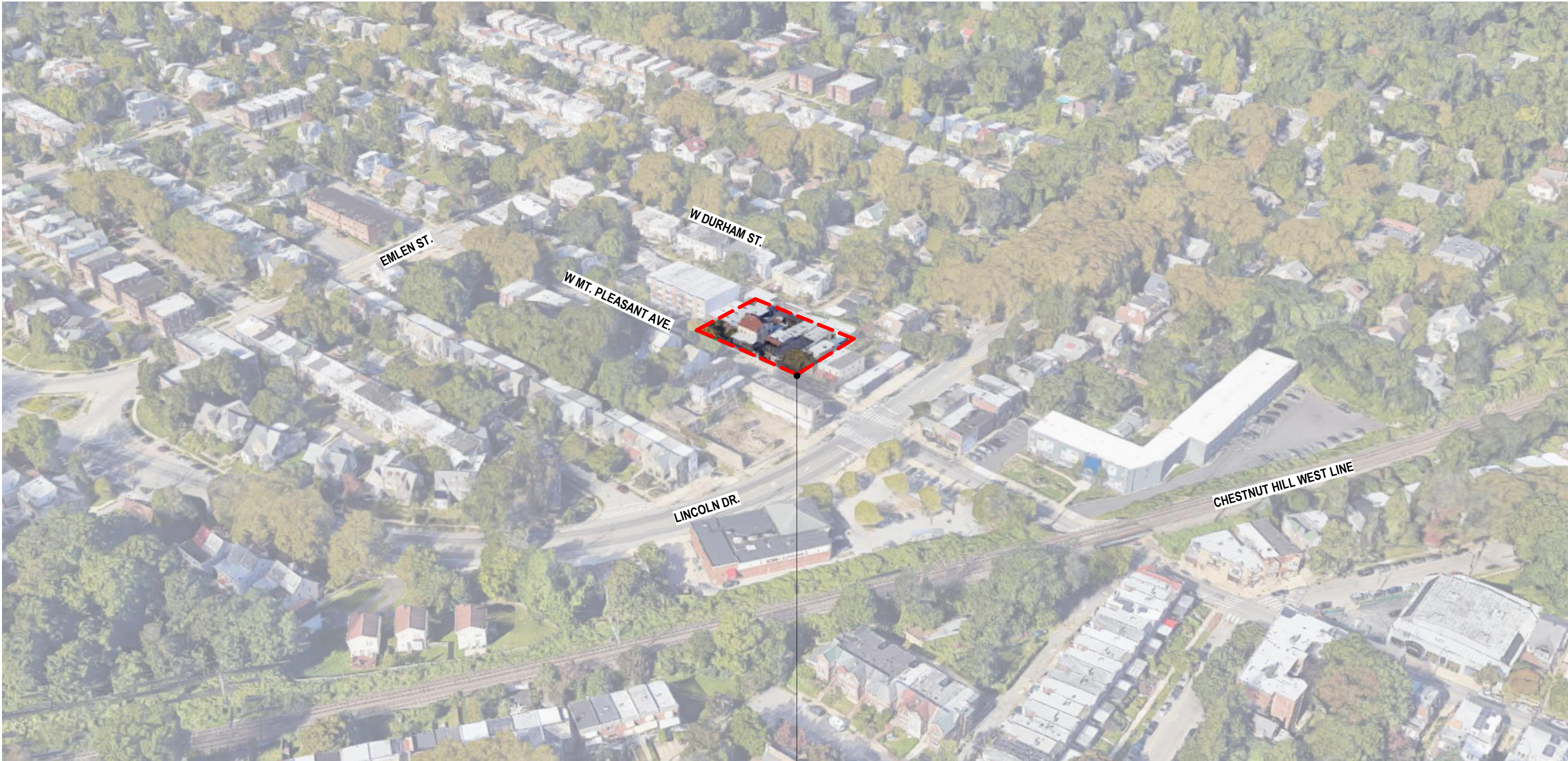


PROJECT DESCRIPTION:

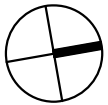
The proposed project is a 62,193 square feet, 5-story mixed-use development at 309-21 W Mt Pleasant Avenue. This building will feature an engaging street-level retail space and an inviting entrance facing W Mt Pleasant Avenue.

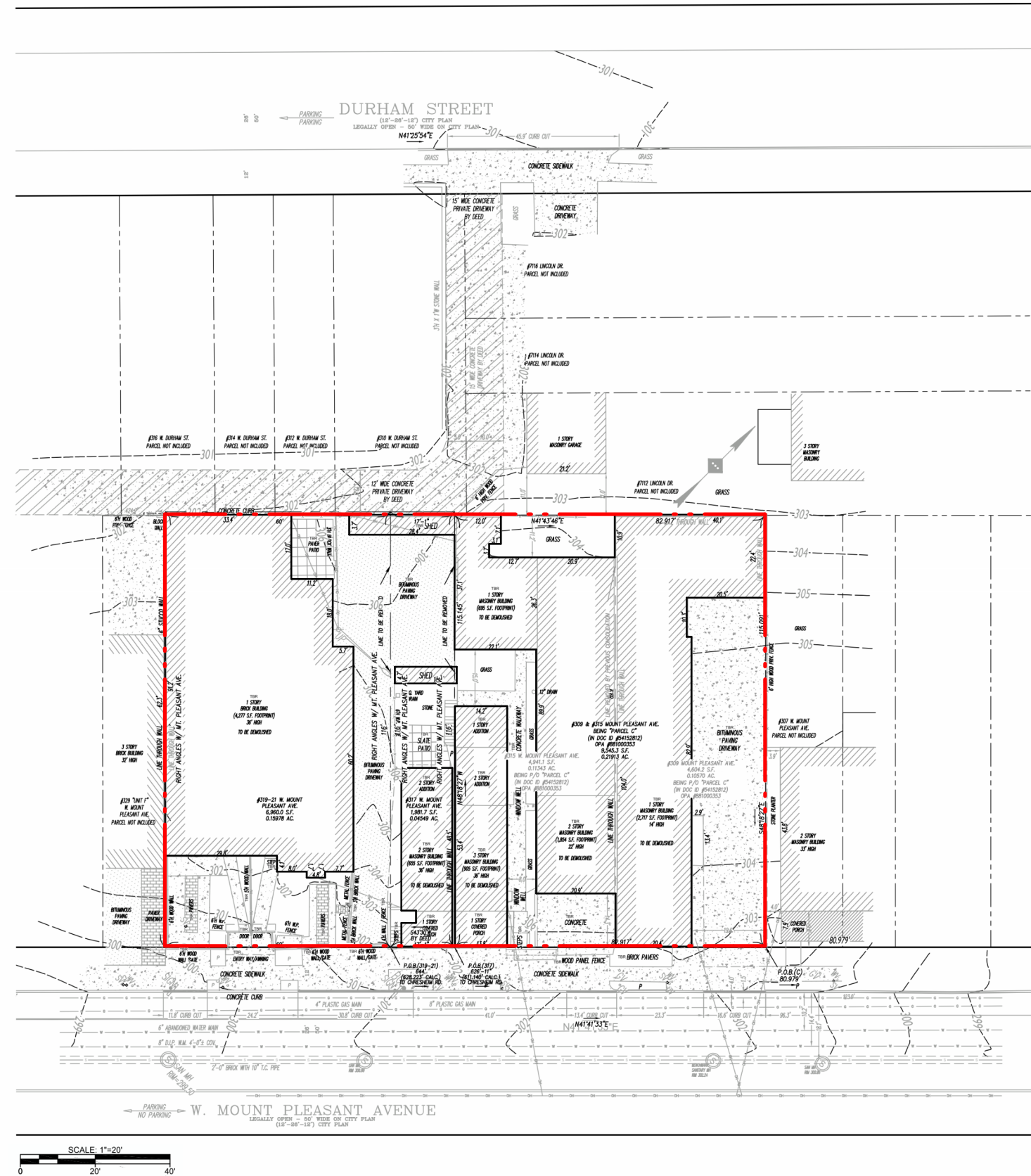
The upper residential levels will accommodate 66 apartment units and private terraces. The amenities within the building comprise of a fitness center, indoor bike storage, tenant storage, a roof deck, and a green roof.

| PROJECT ZONING OVERVIEW | | |
|---|-----------------------|---|
| USE REGULATIONS | FLOOR | USE |
| PROPOSED & PERMITTED USES: | CELLAR | MULTI-FAMILY BOH, MECHANICAL, GYM |
| | GROUND | MULTIFAMILY LOBBY & BOH, RETAIL SHELL SPACE |
| | 2ND THRU 5TH | MULTI-FAMILY UNITS |
| DISTRICT & LOT DIMENSIONS | | |
| | ALLOWED / REQUIRED | PROPOSED |
| MIN LOT WIDTH (FT) | N/A | N/A |
| MIN LOT AREA (SF) | N/A | N/A |
| MAX OCCUPIED AREA (% OF LOT) | 75% | 75% |
| MAX OCCUPIED AREA (SF) | 13,886 SF | 13,833 SF |
| MAX FAR (% OF LOT) | N/A | N/A |
| MAX UNITS ALLOWED | 66 | 66 |
| YARDS | | |
| MIN FRONT YARD DEPTH (FT) | 1' - 8 1/2" | 1' - 8 1/2" |
| MIN SIDE YARD WIDTH, EACH (FT) | 5' - 0", IF USED | 5' - 0" |
| MIN REAR YARD DEPTH (FT) | 11' - 6" | 11' - 6" |
| HEIGHT | | |
| MAX HEIGHT (FT) | 45' - 0" | 45' - 0" |
| LANDSCAPE AND TREES | | |
| STREET TREE REQUIREMENTS | 5 | 5 |
| LANDSCAPE BUFFER BTWN LOTS | REQUIRED | PROVIDED |
| YARD TREES | REQUIRED | PROVIDED |
| OFF STREET PARKING & LOADING REQUIREMENTS | | |
| TOTAL CAR PARKING SPACES | 0 | 0 |
| CLASS 1A BICYCLE SPACES | 22 | 24 |
| ROOF DECK REQUIREMENTS | | |
| RESIDENTIAL ROOF DECK | ALLOWED | PROVIDED |
| ACCESS STRUCTURE | 2 STAIRS & 1 ELEVATOR | COMPLIES |
| ENCROACHMENTS | | |
| BAY WINDOWS | PERMITTED | PROVIDED |



PROJECT SITE: 309-321 W MT. PLEASANT AVENUE







01 - MT PLEASANT AVE LOOKING EAST



02 - MT PLEASANT AVE



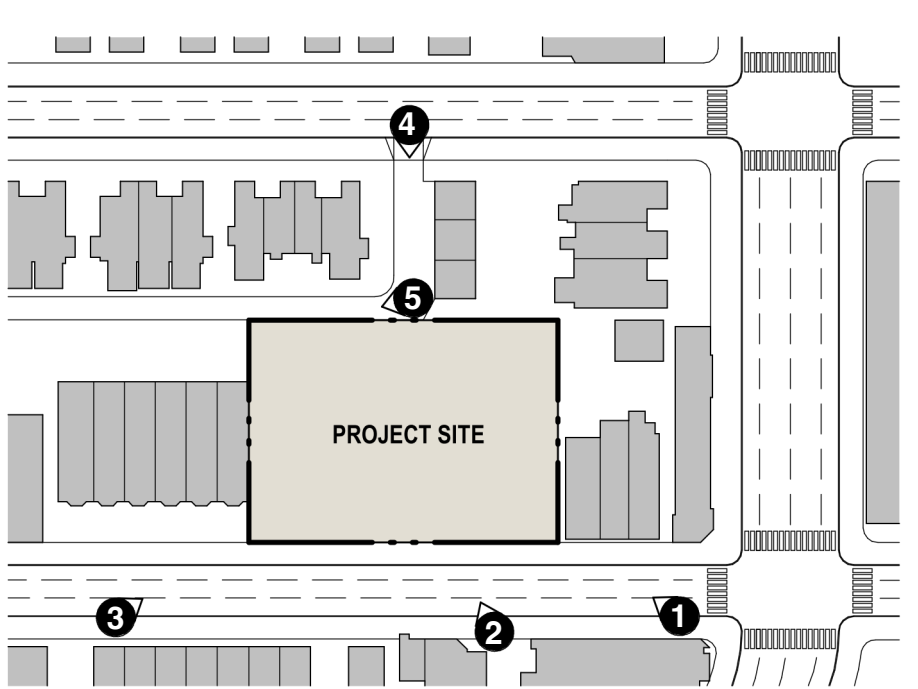
03 - MT PLEASANT AVE LOOKING WEST



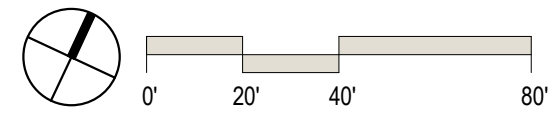
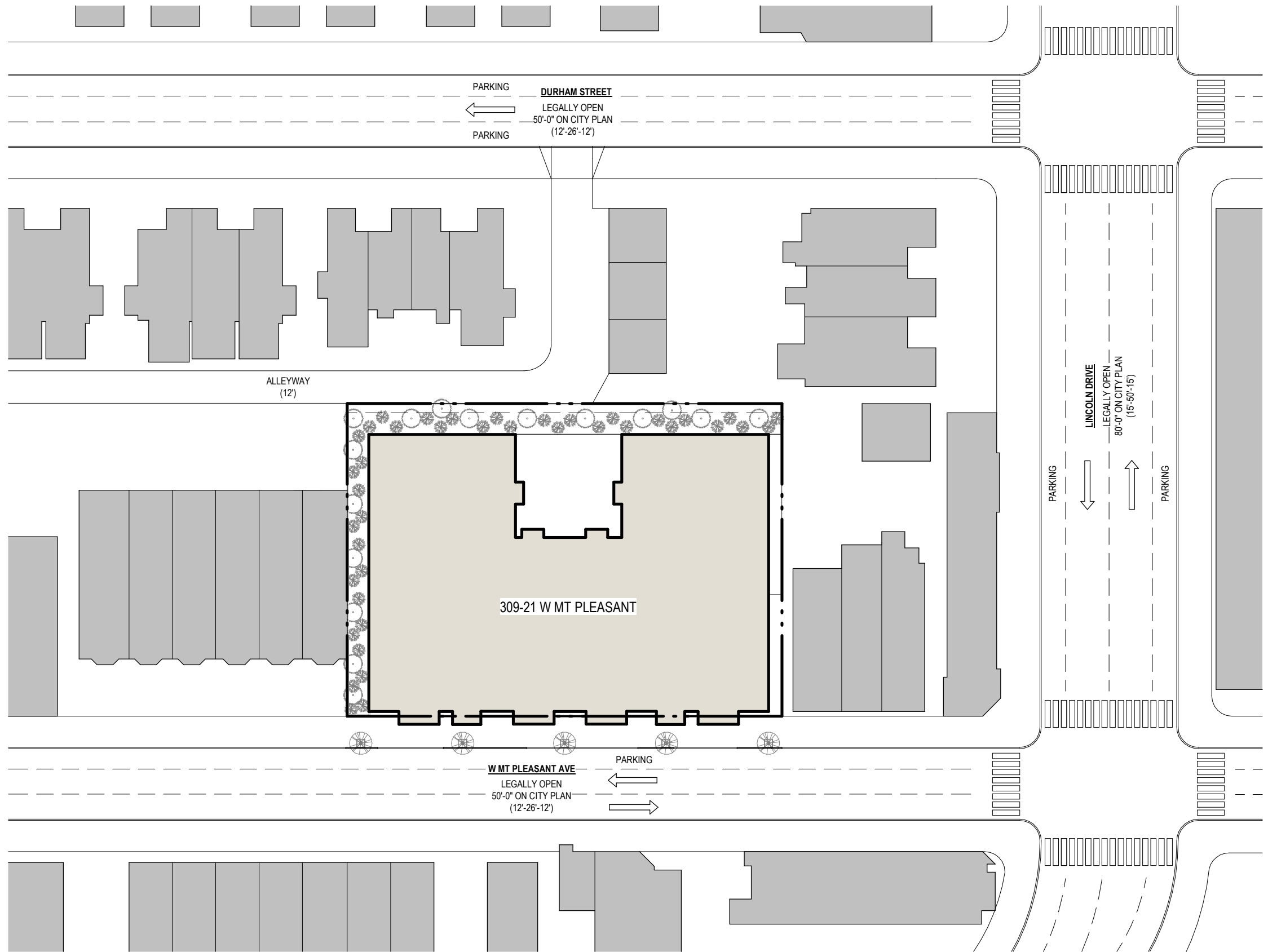
04 DURHAM ST REAR



05 - DURHAM ST ALLEYWAY



SITE PLAN KEY



LANDSCAPE LEGEND



A - TREE:
GREEN GIANT ARBORVITAE



B - SHRUB:
WILD HYDRANGEA



C - GROUND COVER:
WILD GERANIUM



D - STREET TREE:
TBD



E - TREE:
SWEET BAY MAGNOLIA

