

ALLEGHENY WEST FOUNDATION 2221-31 W. VENANGO STREET



CODE INFORMATION

CITY OF PHILADELPHIA ZONING CODE

- ZONING DISTRICT: RSA-3; RESIDENTIAL SINGLE FAMILY ATTACHED-3
- PERMITTED USES: DETACHED AND SEMI-DETACHED SINGLE FAMILY RESIDENTS
- PROPOSED BUILDING USE (NON CONFORMING)
 - o FIRST FLOOR: RETAIL AND COMMERCIAL OFFICES
 - o UPPER FLOORS: MULTI-FAMILY, SENIOR APARTMENTS

- DIMENSION STANDARDS (14-701) (BASED ON ONE CONSOLIDATED SITE)

LOT AREA:	MIN.: 2,250 S.F.	EXISTING:	33,495 S.F.
LOT WIDTH:	MIN.: 25'-0"	EXISTING:	150'-1 7/16"
OPEN AREA:	MIN.: 50%	PROPOSED:	22,739 S.F. 68%
FRONT SETBACK:	MIN.: 8 FT	PROPOSED:	8 FT (VENANGO)
SIDE YARD:	MIN.: 2 @8 FT	PROPOSED:	GREATER THAN 8 FT.
REAR YARD:	MIN.: 20 FT	PROPOSED:	0'-0" (PACIFIC)
HEIGHT	MAX.: 38 FT	PROPOSED:	5 STORIES; 60 FT

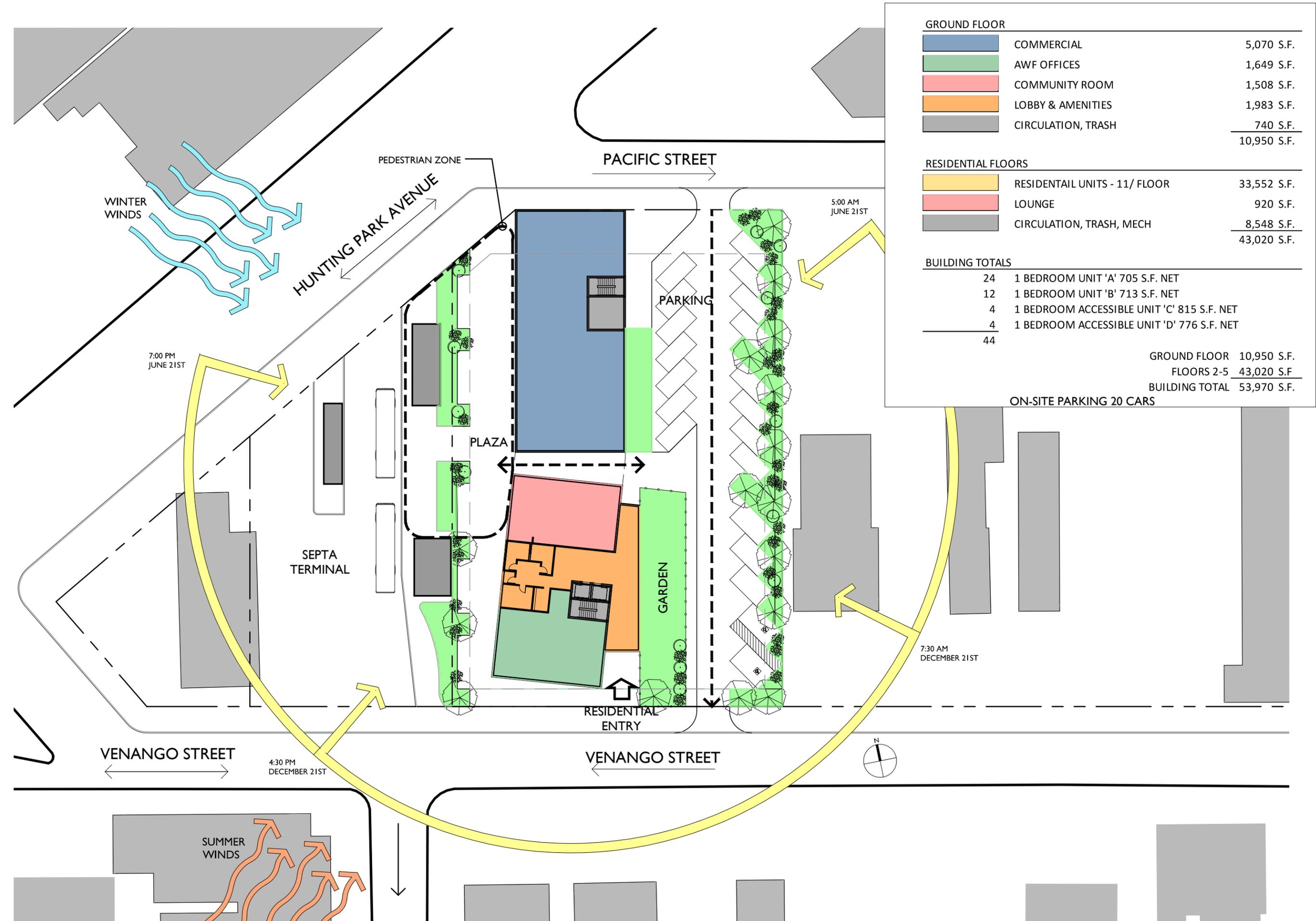
- LANDSCAPE BUFFER
REQUIRED BETWEEN COMMERCIAL USE AND ADJOINING RESIDENTIAL
- PARKING (14-800)
RSA-3 REQUIRES ONE PARKING SPACE PER UNIT. 33% REDUCTION ALLOWED FOR SENIOR HOUSING. FOR 44 SENIOR UNITS PARKING REQUIRED IS 29 SPACES.
PERMITTED COMMERCIAL REQUIRES 1 SPACE / 1,000 S.F. FOR COMBINED COMMERCIAL AND AWF OFFICES 8 SPACES REQUIRED UP TO 8,000 S.F.
BICYCLE SPACES 1 PER EVERY 3 DWELLING UNITS: 44 UNITS REQUIRES 15 SPACES. COMMERCIAL UNDER 7,500 REQUIRES 0 BICYCLE SPACES.

SCALE:	N.T.S
DRAWN BY:	MB
DATE:	10-28-14
SKETCH NO.:	SK-E.0
PROJECT NO.:	387.00

ALL DIMENSIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE.
THE WORK SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS OF GOVERNING AUTHORITIES HAVING JURISDICTION.
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ARCHITECTURE/PLANNING, INC.
40 W. EVERGREEN AVE., STE 104, PHILA., PA 19118
P: 215.227.1430 F: 215.247.1433
www.cicadainc.com

PROJECT: **AWF PLAZA**
Allgheny West Foundation
2221-31 W. Venango Street
Philadelphia, PA
DRAWING TITLE: **AERIAL VIEW**
REVISED:



GROUND FLOOR		
	COMMERCIAL	5,070 S.F.
	AWF OFFICES	1,649 S.F.
	COMMUNITY ROOM	1,508 S.F.
	LOBBY & AMENITIES	1,983 S.F.
	CIRCULATION, TRASH	740 S.F.
		10,950 S.F.

RESIDENTIAL FLOORS		
	RESIDENTIAL UNITS - 11/ FLOOR	33,552 S.F.
	LOUNGE	920 S.F.
	CIRCULATION, TRASH, MECH	8,548 S.F.
		43,020 S.F.

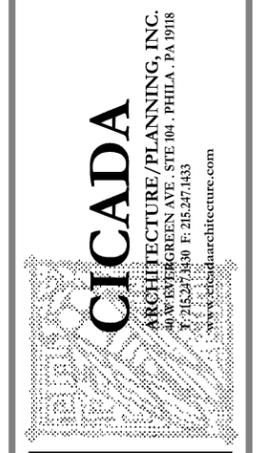
BUILDING TOTALS		
24	1 BEDROOM UNIT 'A' 705 S.F. NET	
12	1 BEDROOM UNIT 'B' 713 S.F. NET	
4	1 BEDROOM ACCESSIBLE UNIT 'C' 815 S.F. NET	
4	1 BEDROOM ACCESSIBLE UNIT 'D' 776 S.F. NET	
44		

GROUND FLOOR	10,950 S.F.
FLOORS 2-5	43,020 S.F.
BUILDING TOTAL	53,970 S.F.

ON-SITE PARKING 20 CARS

SCALE: 1" = 40'-0"
 DRAWN BY: MB
 DATE: 10-28-14
 SKETCH NO: SK-E.1
 PROJECT NO: 387.00

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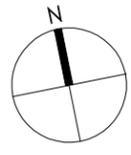
PROJECT: **AWF PLAZA**
 Allegheny West Foundation
 2221-31 W. Venango Street
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 DRAWING TITLE: **SITE CONTEXT PLAN - OPTION 'E'**
 REVISED:

PACIFIC STREET

HUNTING PARK AVENUE



VENANGO STREET

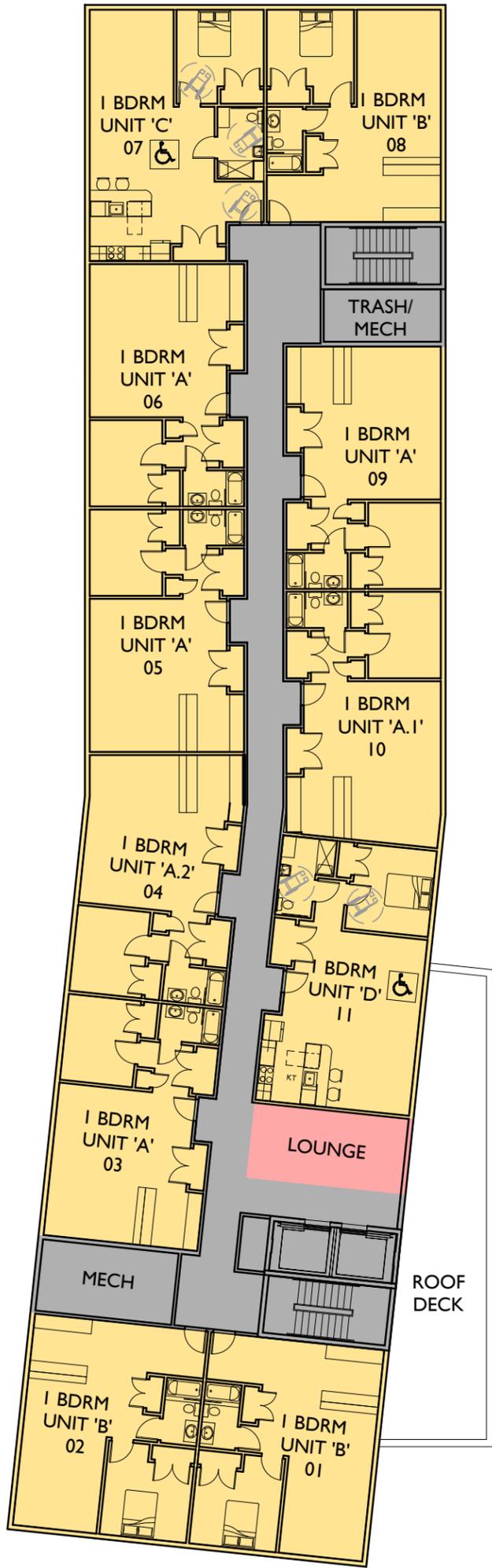


PROJECT:
AWF PLAZA
 Allegheny West Foundation
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 DRAWING TITLE:
SITE PLAN OPTION 'E'
 REVISED:

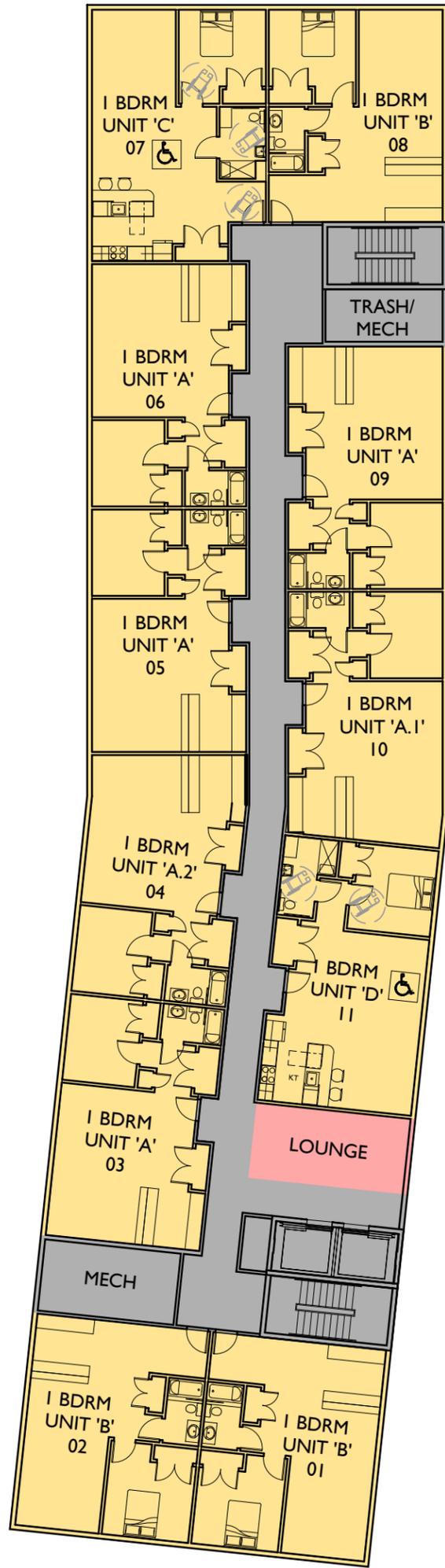
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 ARCHITECTURE/PLANNING, INC.
 40 W. EVERGREEN AVE. STE 104 . PHILA . PA 19118
 T: 215.247.1430 F: 215.247.1433
 www.cicadaarchitecture.com

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SCALE:	1"=20'-0"
DRAWN BY:	MB
DATE:	10-28-14
SKETCH NO:	SK-E.2
PROJECT NO:	387.00



2ND FLOOR



3RD, 4TH & 5TH FLOORS

PROJECT:
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 DRAWING TITLE:
UPPER FLOOR PLAN - OPTION 'E'
 REVISED:



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SCALE: 1" = 20'-0"
 DRAWN BY: MB
 DATE: 10-28-14
 SKETCH NO: **SK-E.3**
 PROJECT NO: 387.00



PROJECT:

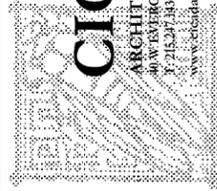
AWF PLAZA

Allegheny West Foundation
2221-31 W. Venango Street
Philadelphia, PA

DRAWING TITLE:

SCHEME 'E' MASSING STUDY

REVISED:



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40 W. CENTER GREEN AVE., STE 104, PHILA., PA 19118
T: 215.371.1330 F: 215.247.1433
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SCALE: N.T.S.

DRAWN BY: MB, KH

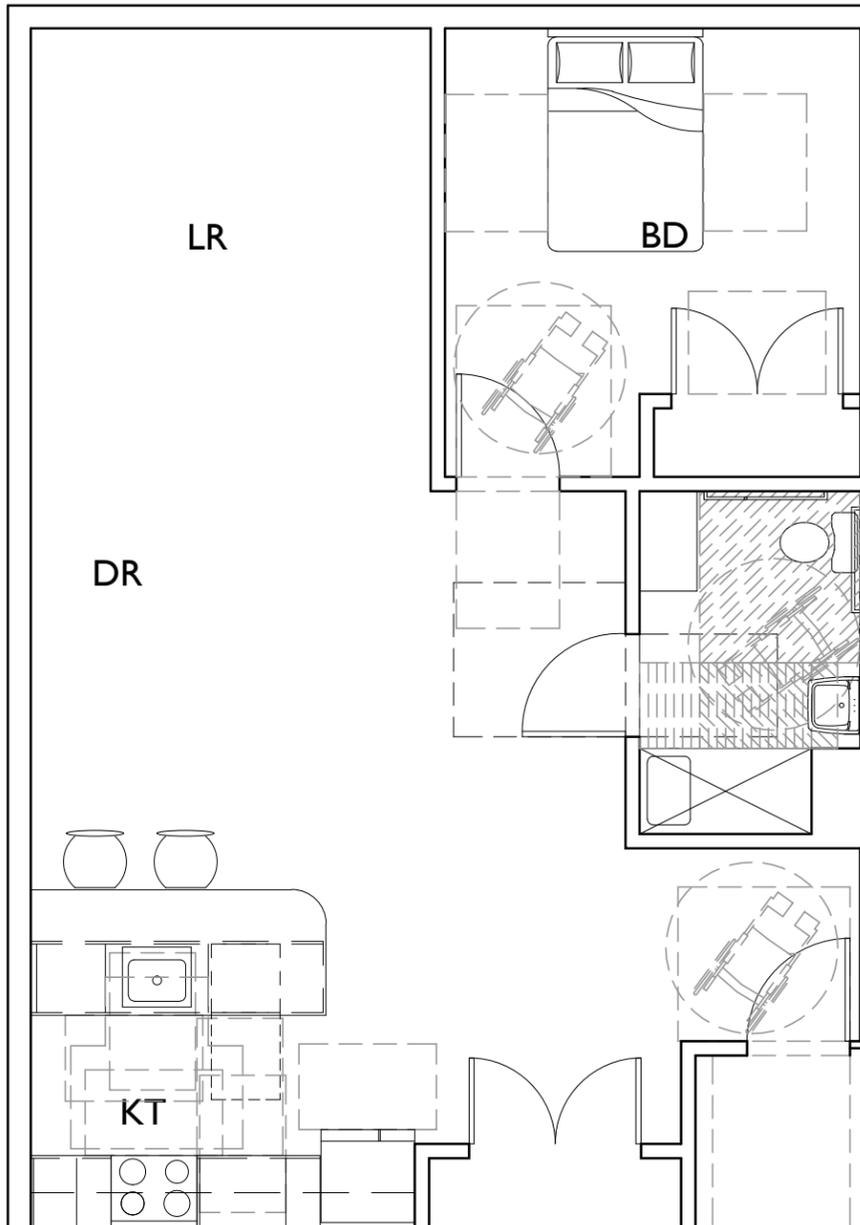
DATE: 10-28-14

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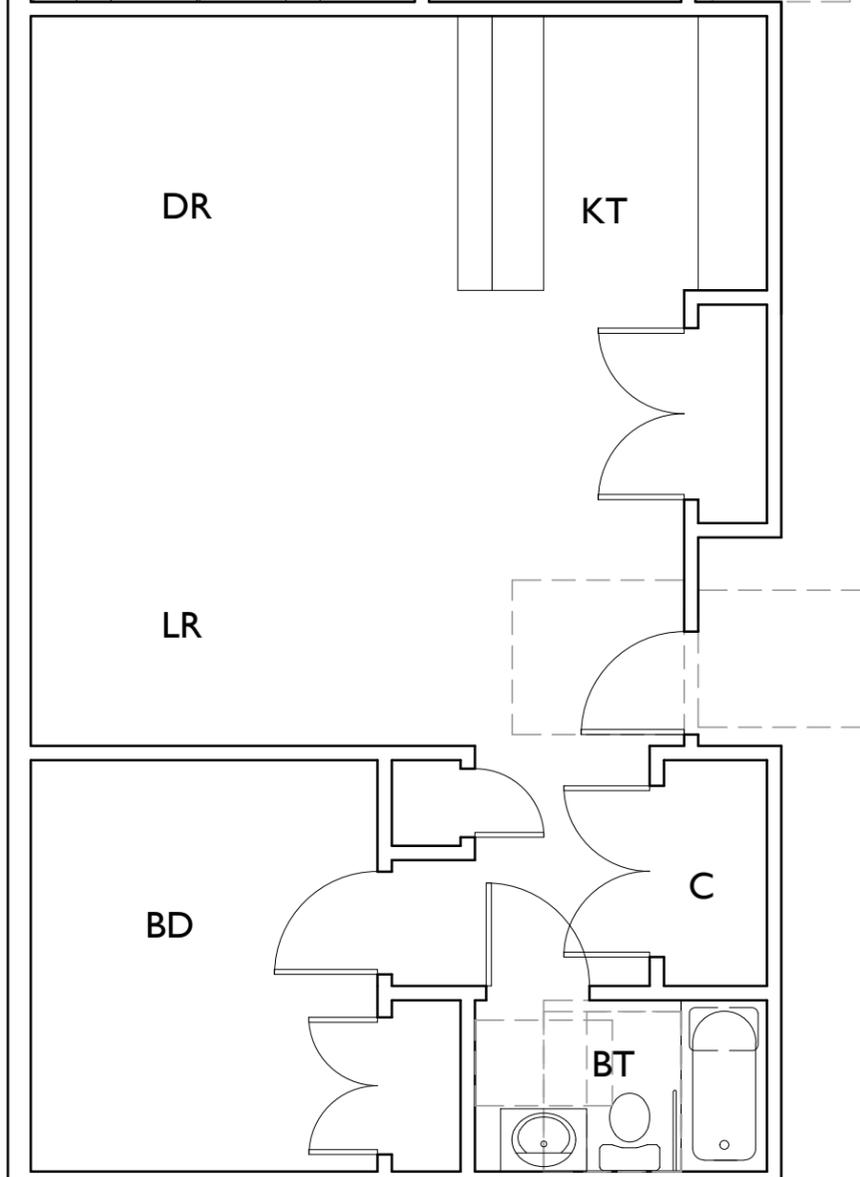
SK-E.4

PROJECT NO: 387.00

ACCESSIBLE UNIT TYPE 'C'



UNIT TYPE 'A'

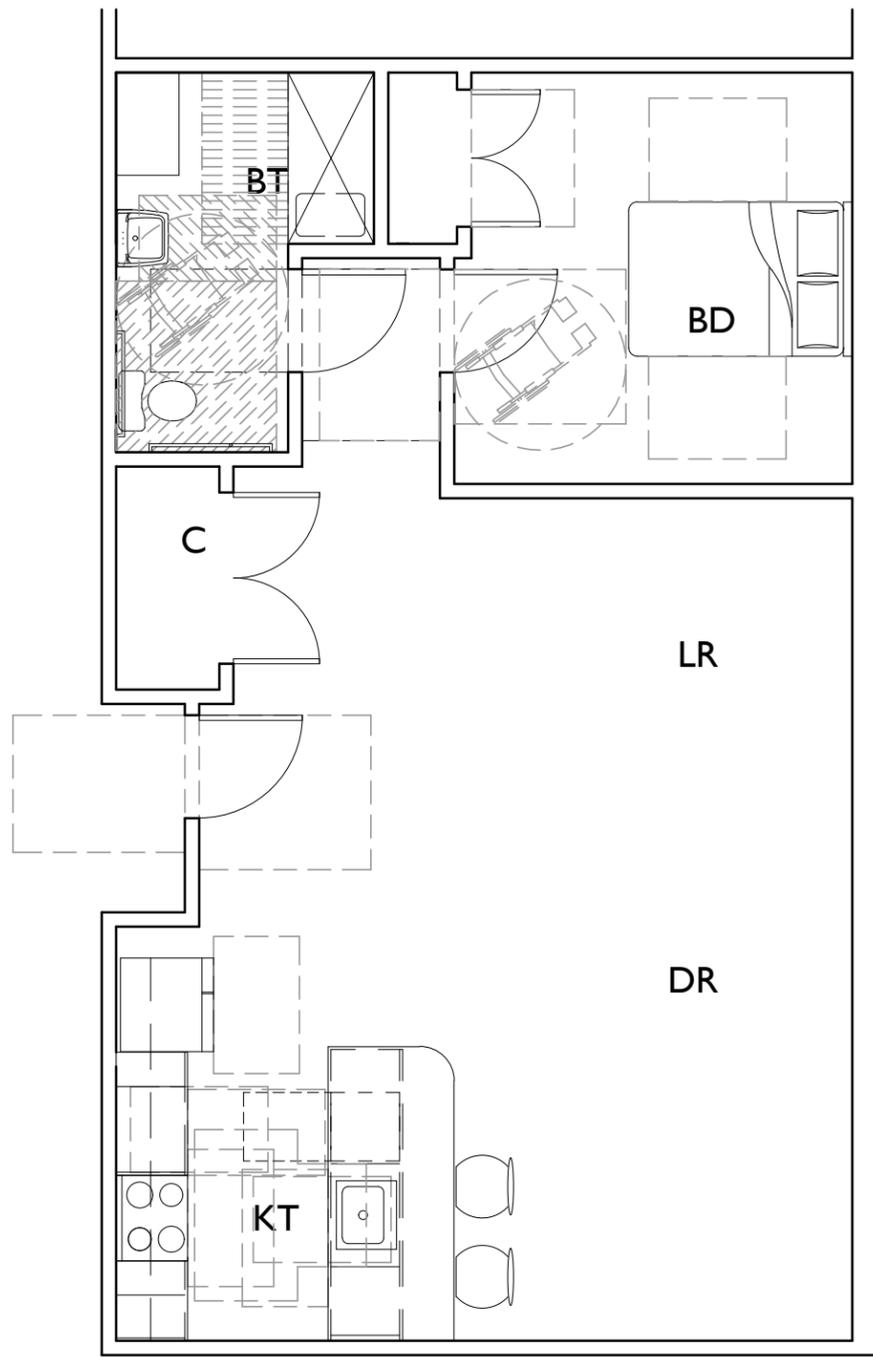
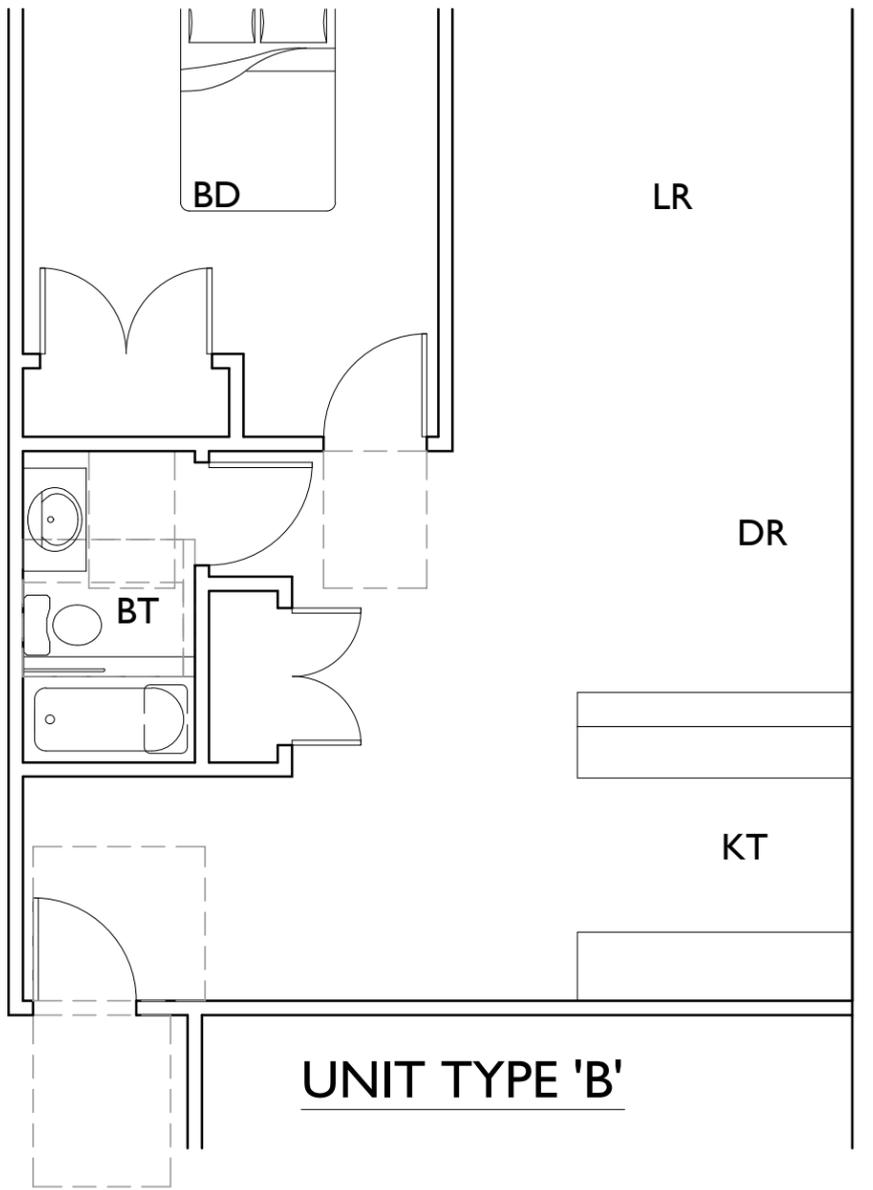


PROJECT:
AWF PLAZA
 Allegheny West Foundation
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 DRAWING TITLE:
UNIT PLANS
 REVISED:



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SCALE: 3/16" = 1'-0"
 DRAWN BY: KH
 DATE: 10-28-14
 SKETCH NO: **SK-E.5**
 PROJECT NO: 387.00



PROJECT:
AWF PLAZA
 Allegheny West Foundation
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 Philadelphia, PA
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UNIT PLANS
 REVISED:



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SCALE:	3/16" = 1'-0"
DRAWN BY:	KH
DATE:	10-28-14
SKETCH NO:	SK-E.6
PROJECT NO:	387.00