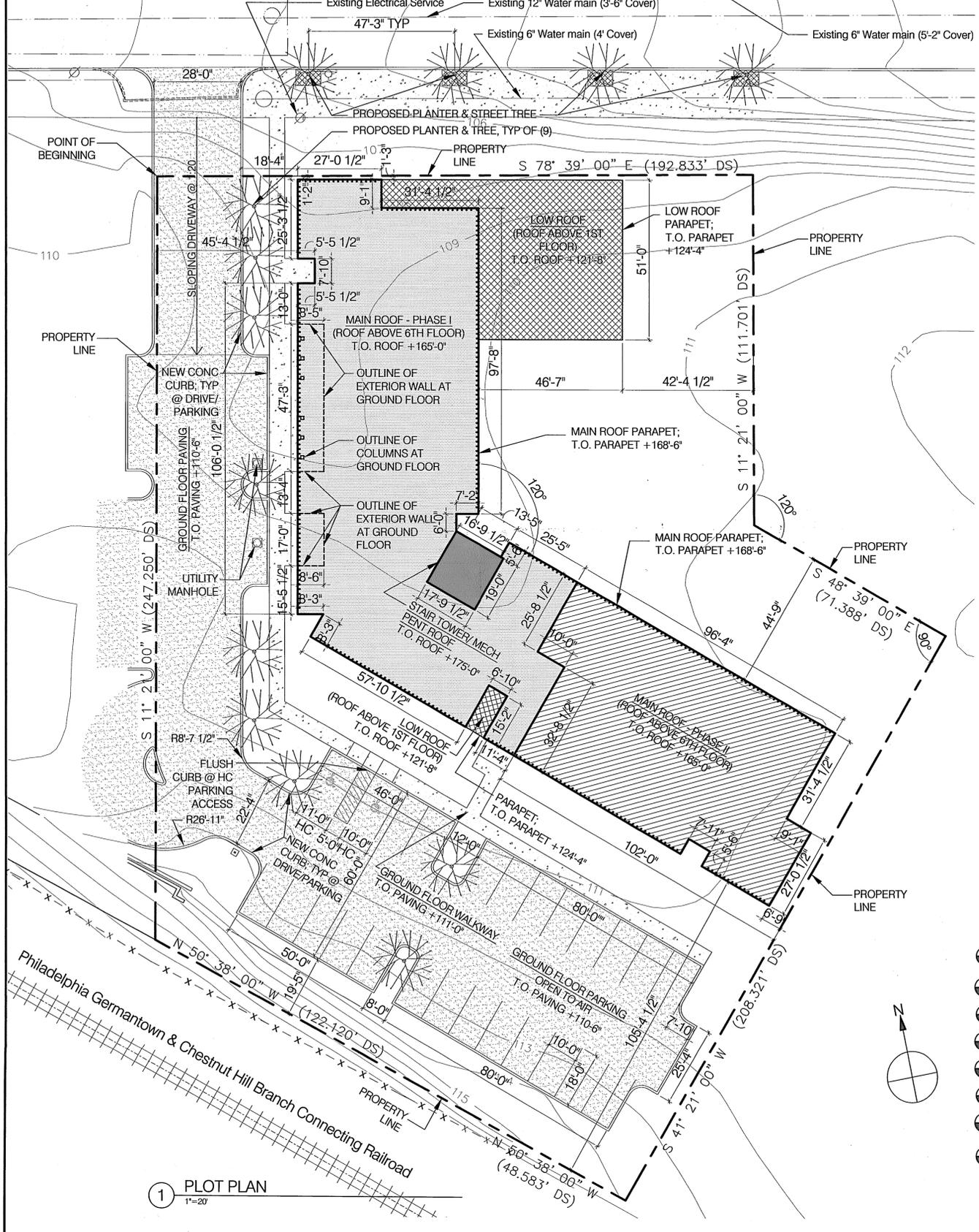


# ALLEGHENY AVENUE

(LEGALLY OPEN / ON CITY PLAN)  
(120' WIDE / 35'-50'-35')



1 PLOT PLAN  
1"=20'

## ZONING TABULATION

Zoning District: L-3 Limited Industrial District

Zoning Requirement	Permitted/Required	Provided/Proposed
Lot Area	No requirement	59,985 Sq. Ft.
Lot Frontage	No requirement	192.833'
Occupied Area	75% Lot Area	n/a
Building Set-Back	20' from all street lines	1'-2" (Variance Requested)
Front Yard	20' minimum	1'-2" (Variance Requested)
Side Yard	12' minimum	6'-9" minimum (Variance Requested)
Rear Yard	None Required; 8' min. if used	105'-4 1/2" minimum
Courts	Court between Wings: 12' min. Inner Court: 8', 100 Sq. Ft. min.	n/a
Height Regulations	No Height Regulations	n/a
Floor Area	225% Lot Area max. (134,966 Sq. Ft.)	97,200 Sq. Ft.
Bulk Regulations	20 times Gross Floor Area max. (2,699,320 Cu. Ft.)	881,888 Cu. Ft.
Off-Street Parking	1 space / 700 Sq. Ft. min.	29 (Variance Requested)
Off-Street Loading	1 space / 20,000 Sq. Ft. min.	0 (Variance Requested)

## LEGAL DESCRIPTION

Legal Description  
1900 W. Allegheny Avenue  
(Portion of former 1900 W. Allegheny Avenue)  
Philadelphia, PA

ALL that certain lot or parcel of ground situate in the 11th Ward of the City of Philadelphia, Pennsylvania, identified as Proposed Lot 2 as shown on a Subdivision Plan, Sheet No. SUB-1, prepared by Durkin Associates, Inc., dated January 15, 2010 bounded and described as follows to wit:

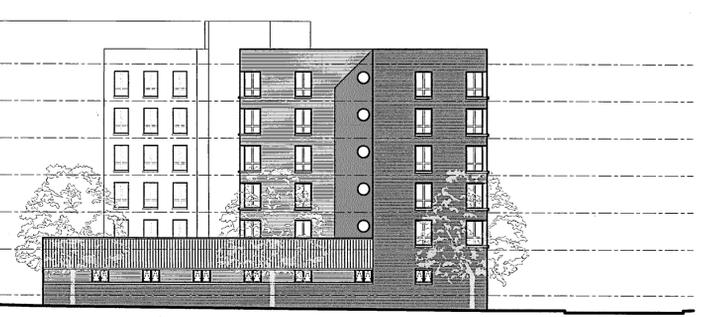
BEGINNING at a point on the South side of Allegheny Avenue (120 feet wide) at the distance of 407.667 feet East of the East side of Twentieth Street (60 feet wide); thence from said point of beginning extending along the South side of Allegheny Avenue South 78 39' 00" East, 192.883 feet to a point; thence leaving the side of Allegheny Avenue and extending South 11 21' 00" West, 11.701 feet to a point thence extending South 48 39' 00" East, 71.388 feet to a point; thence extending South 41 21' 00" West, 208.321 feet to a point in the line of land of the Chestnut Hill branch of the Connecting Railway Company; thence extending along the lines of the said Connecting Railway the following two courses and distances: (1) North 50 08' 00" West, 48.583 feet to a point; (2) North 50 38' 00" West, 122.120 feet to a point; thence extending North 11 21' 00" East, 247.250 feet to a point on the South side of Allegheny Avenue, the first mentioned point and place of beginning.

CONTAINING therein 59,985 square feet or 1.3770 acres more or less.

## BUILDING NOTES

- 6 Story Building  
Ground Floor (Level 1) - 18,050 square feet  
Remaining Floors (Level 2 through 6) - 15,830 square feet  
Total Building Square Footage - 97,200 square feet
- 107 one-bedroom units of senior housing, all units are handicapped accessible and visitable.
- Use includes a community room, kitchen, storage, mail room, administrative offices, and an 8,000 square foot senior center.

Level	Height
T.O. Penthouse	175'-0"
Roof	165'-0"
Level 6	155'-0"
Level 5	156'-4"
Level 4	147'-8"
Level 3	139'-0"
Level 2	130'-4"
Level 1	121'-8"
Level 0	111'-0"



2 NORTH ELEVATION  
1"=20'

## LEGEND

[Symbol]	STAIR TOWER/MECHANICAL PENTHOUSE ROOF
[Symbol]	MAIN ROOF - PHASE I (ROOF ABOVE 6TH FLOOR)
[Symbol]	MAIN ROOF - PHASE II (ROOF ABOVE 6TH FLOOR)
[Symbol]	LOW ROOF (ROOF ABOVE 1ST FLOOR)
[Symbol]	NEW CONCRETE SIDEWALK AT GROUND FLOOR
[Symbol]	NEW PAVING AT DRIVE/PARKING AREA

..... INDICATES LEGALLY REQUIRED WINDOWS AT FLOORS 2 THROUGH 6

## NARRATIVE

The proposed building was revised from the previously approved version to accommodate a program change at the ground floor with an 8,000 square foot senior center replacing 2,392 square feet of retail space at the ground floor. The apartment unit count was revised from 108 to 107. By extending the footprint several feet toward the east, the program can now be accommodated in a 6-story building rather than a 7-story building. The drive and parking areas were modified to better function with the development on the adjacent parcel, 1940 W. Allegheny Avenue. The proposed parking count was increased from 22 to 25 spaces.

It is proposed to build the current building in (2) phases as indicated by "PHASE I" and "PHASE II" on the plot plan.

## NOTES

- Topographic Survey information shown hereon was surveyed by Durkin Associates, Inc., January 2005. Elevations are City of Philadelphia datum. Benchmark elevation is the top of curb elevation at the point of tangency of the southerly curbline of Allegheny Avenue at its intersection with 20th Street; elevation = 111.27. Topographic Survey information shown hereon for the Allegheny Avenue cartway, northerly Curbline and utilities was provided by Urban Engineers, Inc.
- Property Outbound shown hereon is from a Deed provided by the Owner. Property dimensions shown are Philadelphia District Standard (DS) measurement.
- The Property shown hereon lies in a narea designated as Zone X (Areas outside the 500-year floodplain) as shown on the Flood Insurance Rate Map (Revised August 2, 1996) prepared by the Federal Emergency Management Agency for the City and County of Philadelphia, Community Panel #420757, Panel 128 of 230.
- Property is zoned L-3 Limited Industrial District. Attention is called to the City of Philadelphia Zoning Code as amended.
- The extent, exact location and depth of existing underground utilities have not been independently verified by the Owner or its representatives. It is the Contractor's responsibility to notify the Pennsylvania One-Call System (1-800-242-1776) at three (3) working days prior to the start of any work to request field locations and elevations of all underground utilities and other structures before the start of construction on this project. This notice applies to information for this project including plans of same prepared by others, e.g. Utility Company Plans. this notice is give as per Act 38 of the Commonwealth of Pennsylvania. The Pennsylvania One-Call System has assigned Serial Number 0747192 to this project site and has identified the following members as having underground facilities in the area:

AT&T Atlanta	AT&T Local Services
Buckeye Pipe Line Company	PECO
Level 3 Communications	MCI
Philadelphia City Water Department	Philadelphia Gas Works
Urban Cableworks of Philadelphia	SEPTA
Verizon PA Inc.	

**CALL BEFORE YOU DIG!**  
PENNSYLVANIA LAW REQUIRES  
3 WORKING DAYS NOTICE FOR  
CONSTRUCTION PHASE AND 10 WORKING  
DAYS IN DESIGN STAGE - STOP CALL  
POCS SERIAL NUMBER

GPA1 SYSTEM, INC.  
1-800-242-1776



**CECIL BAKER + PARTNERS**  
Architects/Interior Designers  
1107 Walnut Street, 2nd Floor  
Philadelphia, Pennsylvania 19107-4819  
215-928-0202 fax 215-928-1517

WHEN YOUR SUBMITTED PLAN(S) CONTAIN AN OMISSION OR ERROR, OUR APPROVAL STAMP WILL BE NULL AND VOID. YOUR PLAN(S) MUST INCLUDE ALL NECESSARY INFORMATION, I.E. STREET FURNITURE, LEGAL RIGHT-OF-WAY INFORMATION, DIMENSIONS, AND ALL OTHER PERTINENT INFORMATION.  
STREET FURNITURE INCLUDES STREET LIGHTS, TRAFFIC LIGHTS, BOLLARDS, FIRE HYDRANTS, TREES, ETC.

DEC 18 2010  
Scott Salayda  
Chief of Planning  
12/18/10

**THIS IS NOT A PERMIT**

<input checked="" type="checkbox"/> DRIVEWAY	<input checked="" type="checkbox"/> CURB/FOOTWAY
<input type="checkbox"/> 1ST HWY DIST. 50TH & PARKSIDE AVE	<input type="checkbox"/> 4TH HWY DIST. 6249 VISSAHCROFT AVE
<input type="checkbox"/> 2ND HWY DIST. 11TH & WHARTON	<input type="checkbox"/> 5TH HWY DIST. WHITAKER & LUZERNE
<input checked="" type="checkbox"/> 3RD HWY DIST. PAULSRING GARDEN ST. 4TH FL	<input type="checkbox"/> 6TH HWY DIST. BUSTLETON & BOWLER
<input type="checkbox"/> 4TH HWY DIST. 1401 E. KENNEDY BLVD	<input checked="" type="checkbox"/> ZONING APPROVAL REQUIRED

FOR CHIEF HIGHWAY ENGINEER DATE 12/18/10

**THIS IS NOT A PERMIT**

ZONING RESUBMISSION

REVISIONS

NO.	DATE	REMARKS

**NEW COURTLAND APARTMENTS AT 1900 W. ALLEGHENY AVENUE**

1900 W. ALLEGHENY AVENUE  
PHILADELPHIA, PA 19132

DRAWING TITLE: ZONING PLOT PLAN AND ELEVATION

PROJECT NO. 20913	DRAWING NO. Z.1
DRAWN BY CGB	CHECKED BY CGB
DATE 12.10.10	SCALE AS NOTED