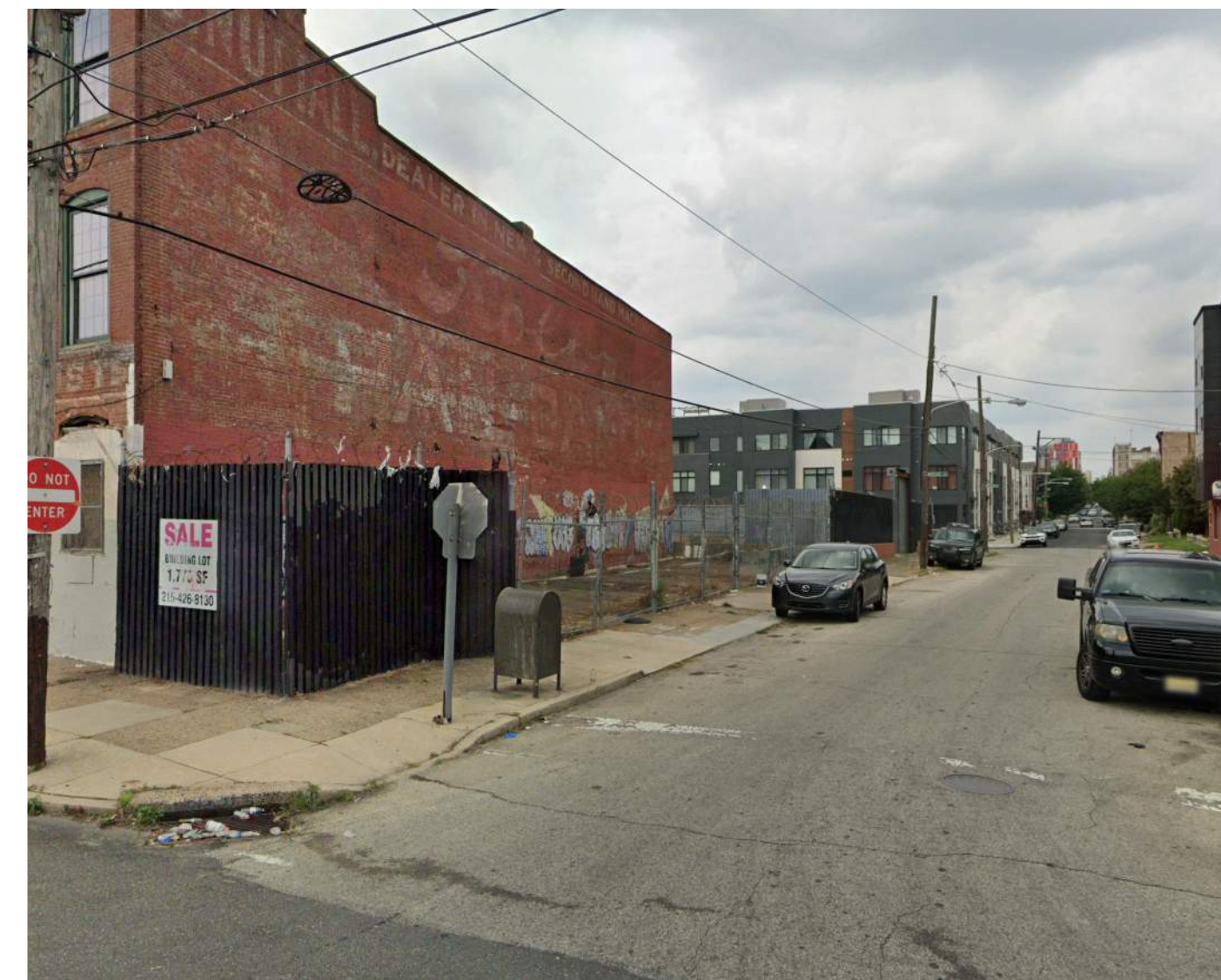




AERIAL IMAGE



1 - VIEW ON MONTGOMERY AVENUE LOOKING WEST



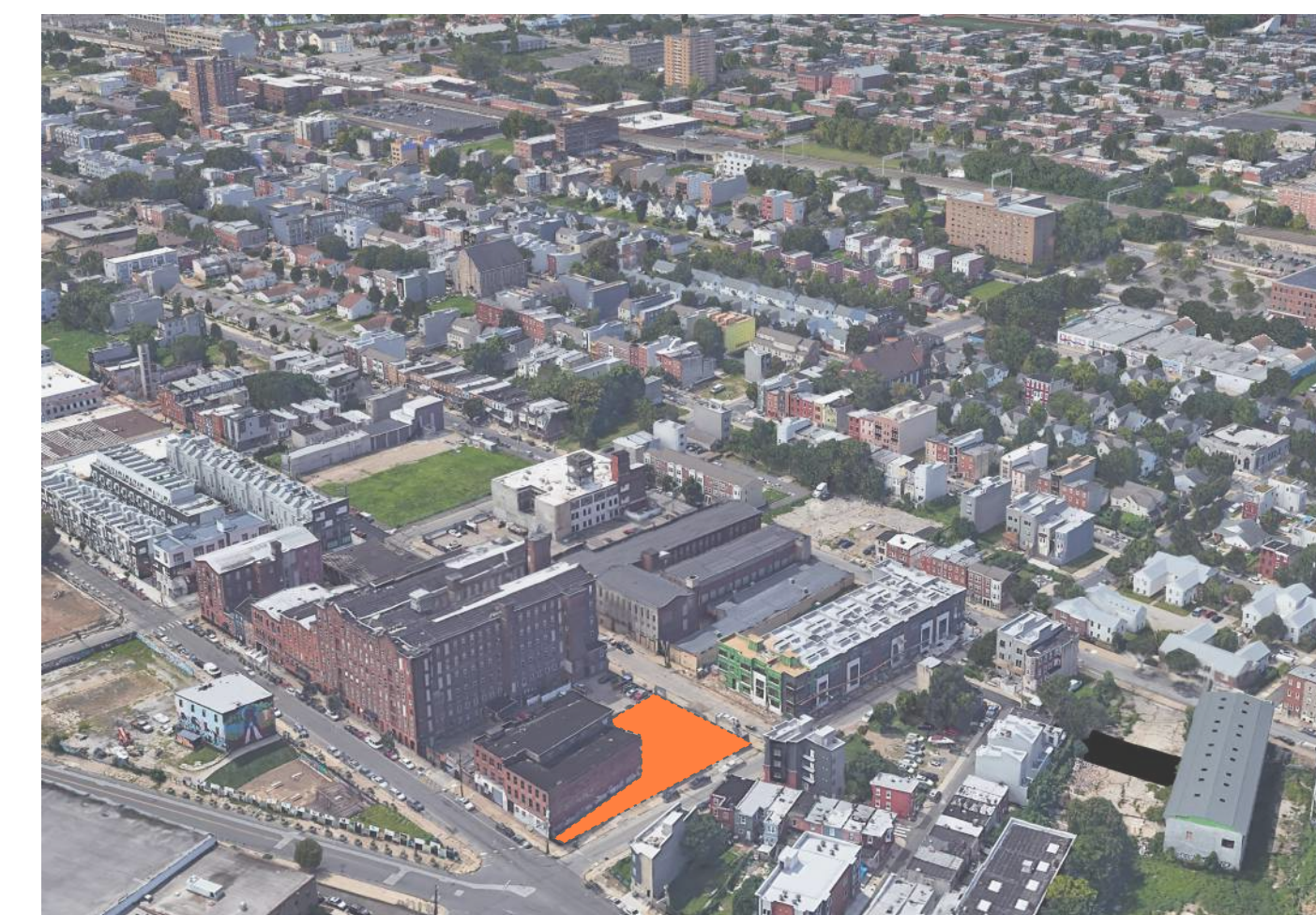
2 - VIEW ON MONTGOMERY AVENUE LOOKING SOUTH DOWN RANDOLPH STREET



3 - VIEW ON RANDOLPH STREET LOOKING NORTH



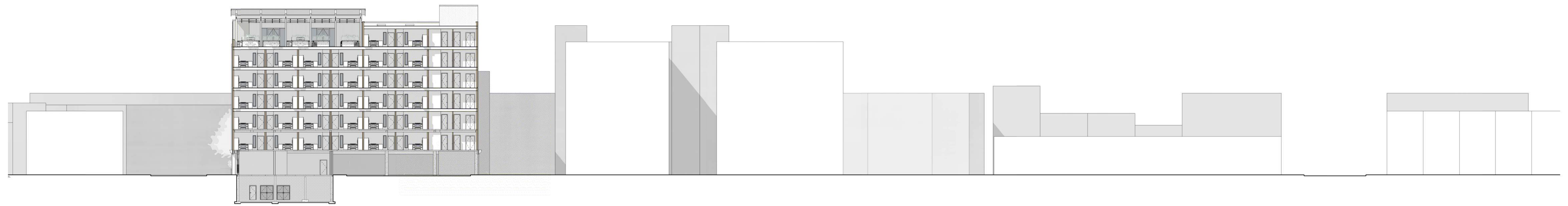
4 - VIEW ON NORTH REESE STREET LOOKING SOUTH



OBLIQUE AERIAL VIEW



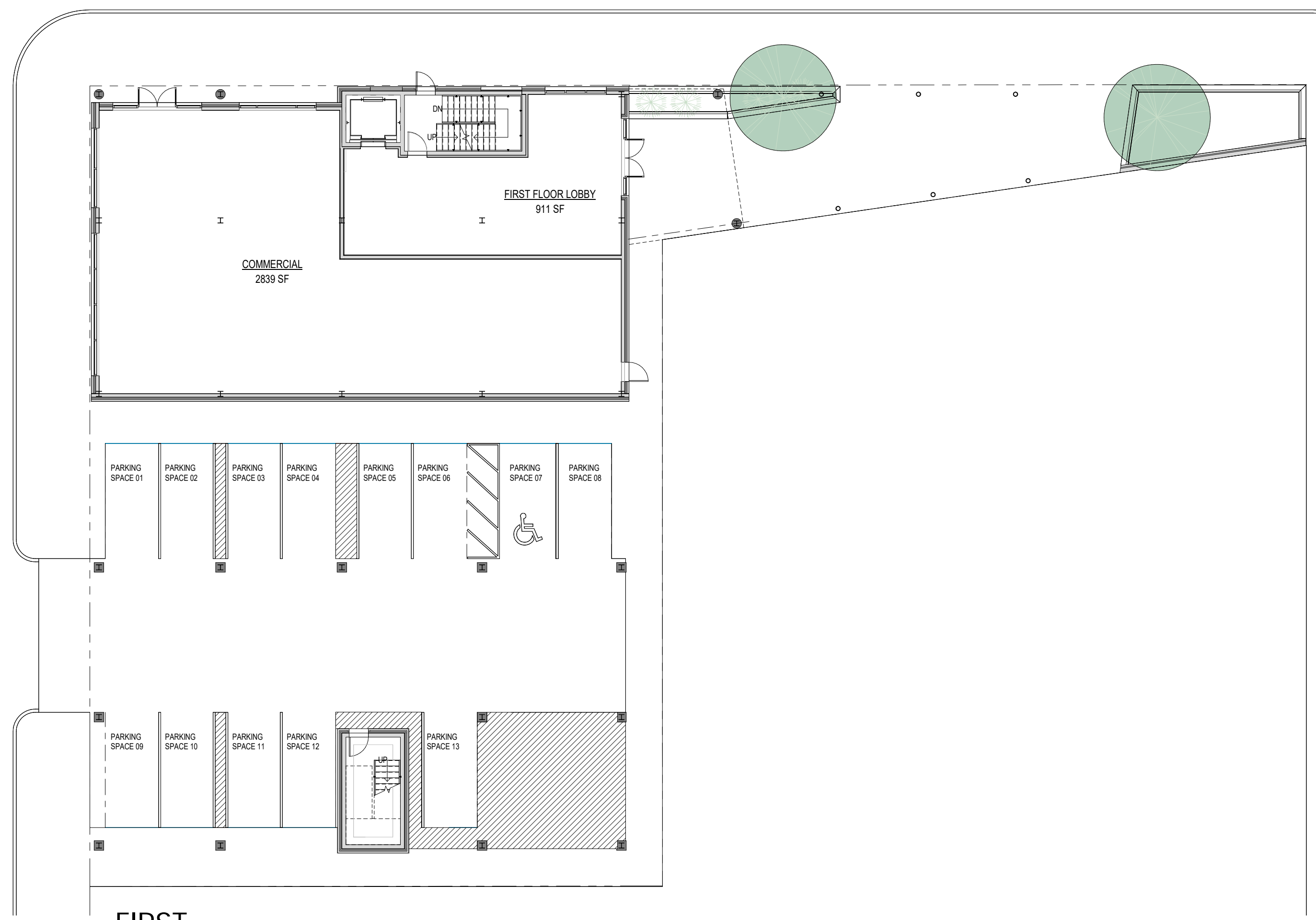
OBLIQUE AERIAL VIEW



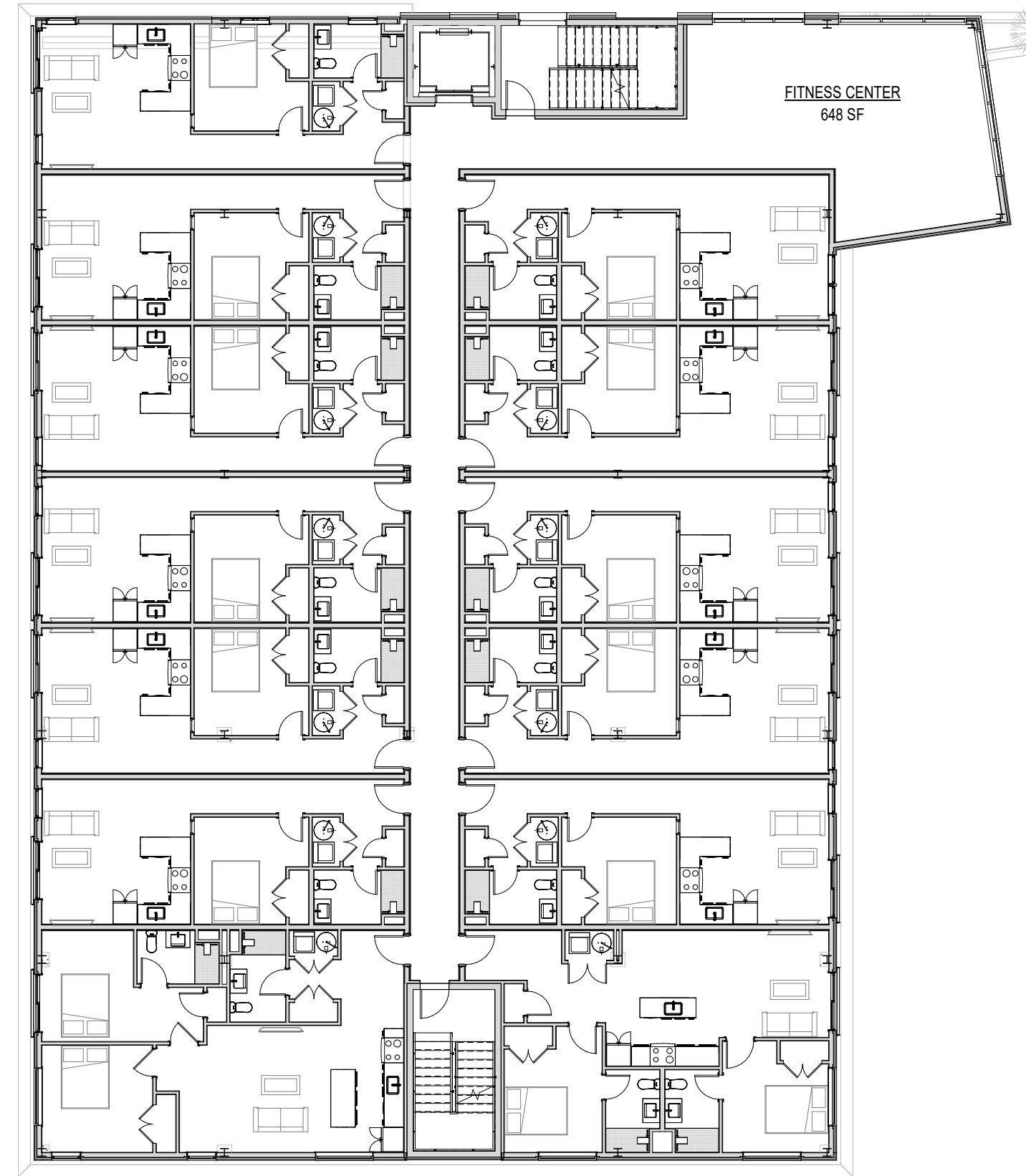
SITE SECTION THROUGH RANDOLPH LOOKING EAST



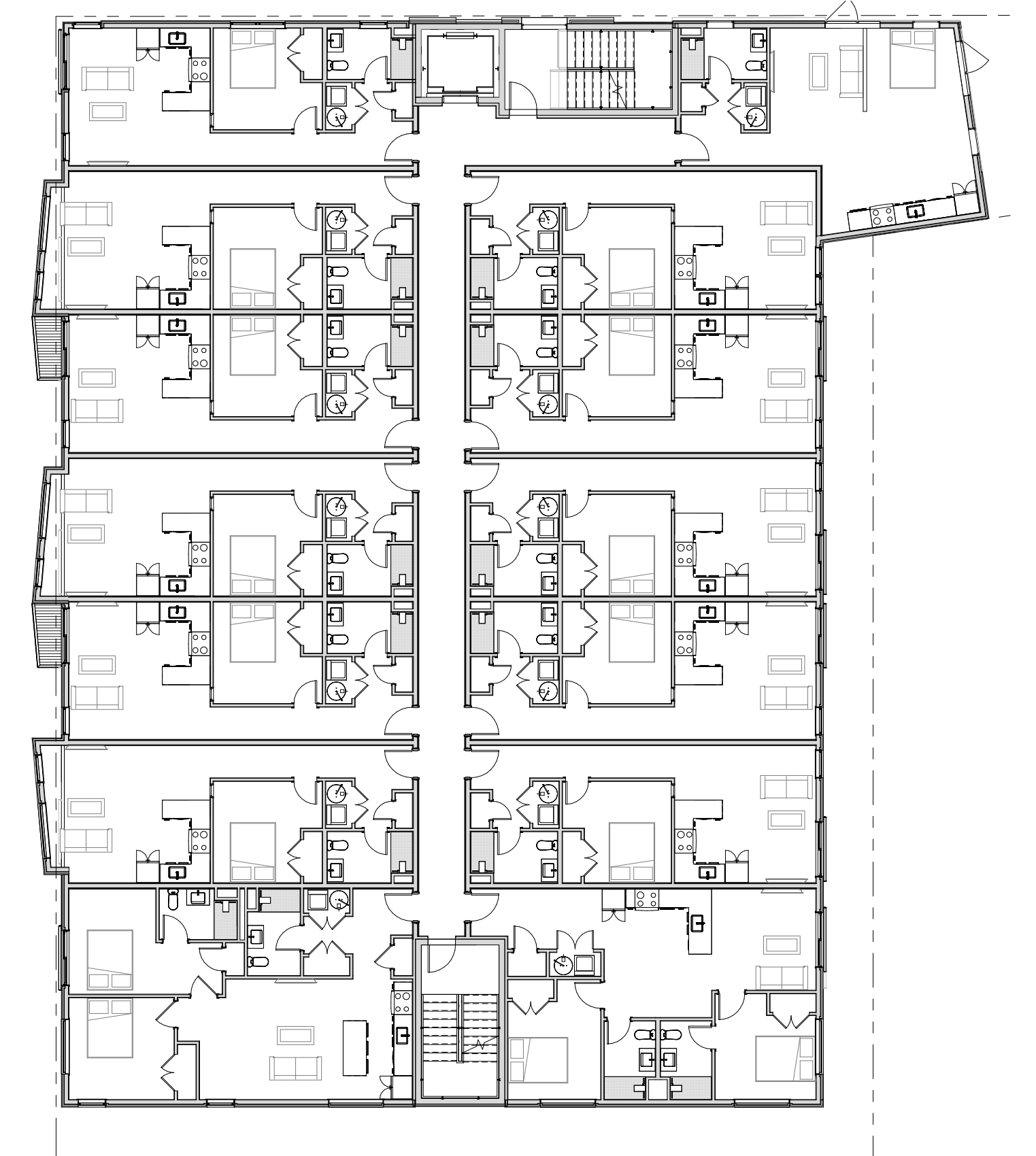
SITE SECTION THROUGH MONTGOMERY LOOKING SOUTH



FIRST



SECOND



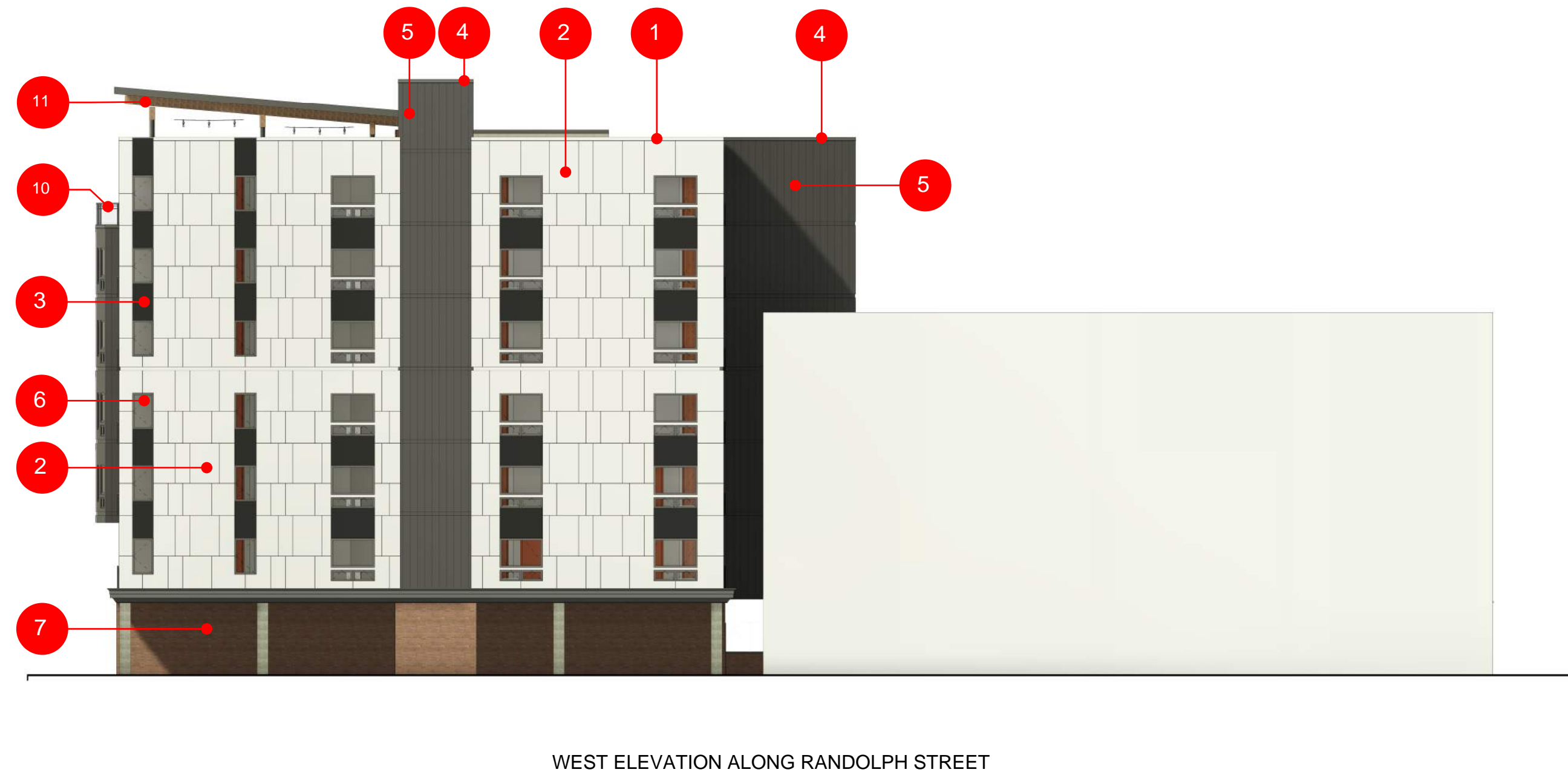
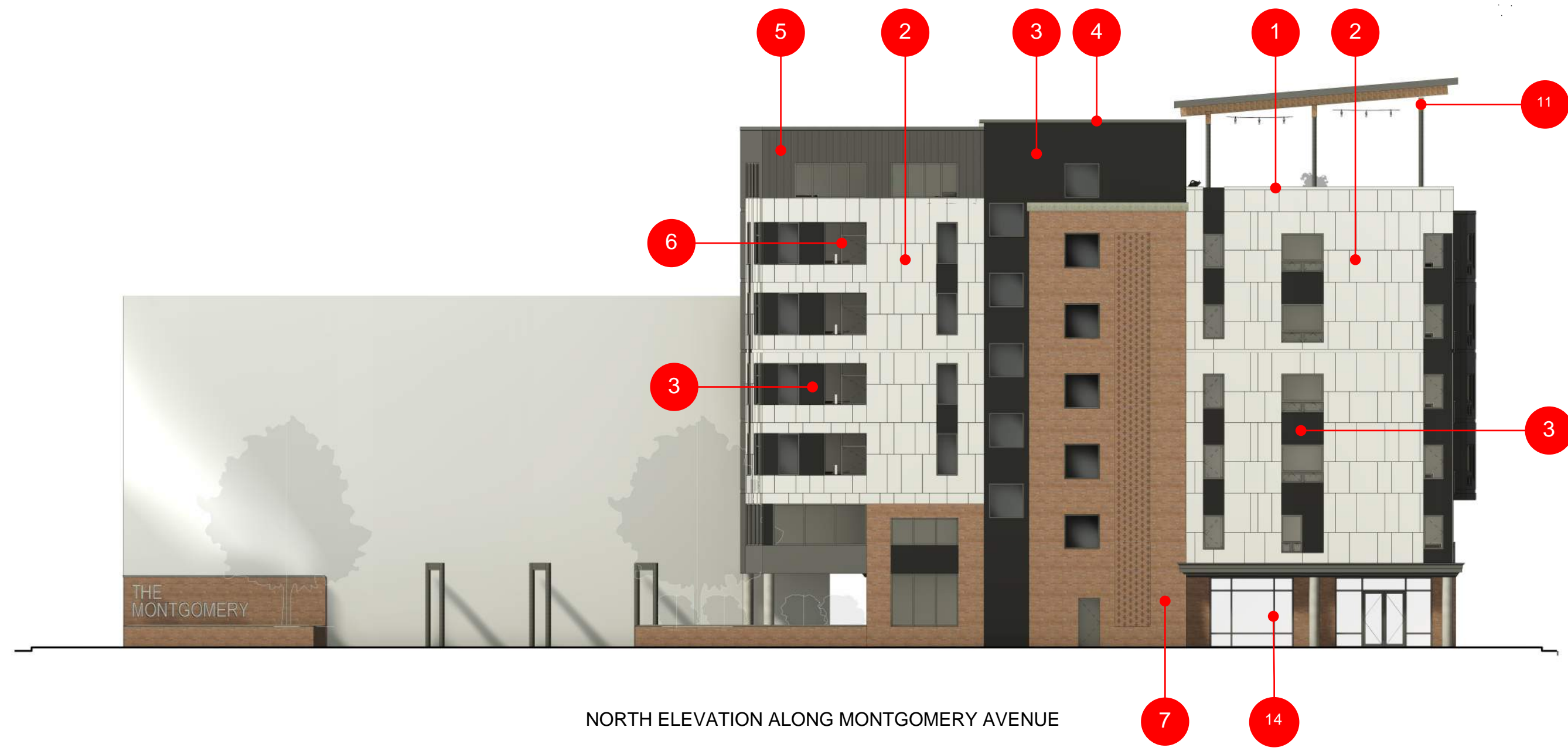
THIRD - SIXTH



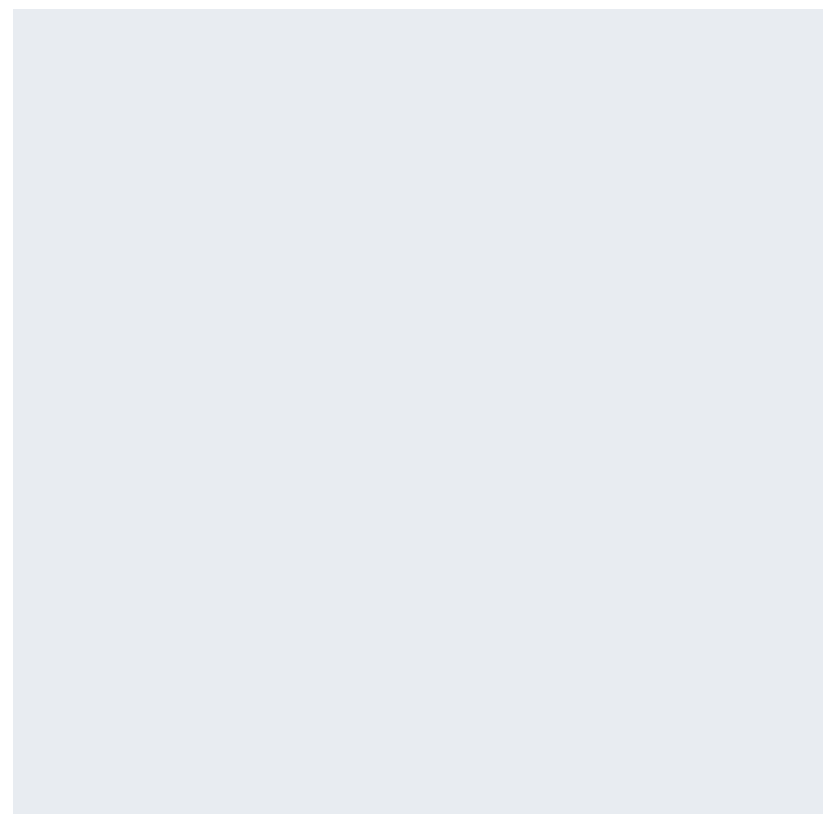
SEVENTH



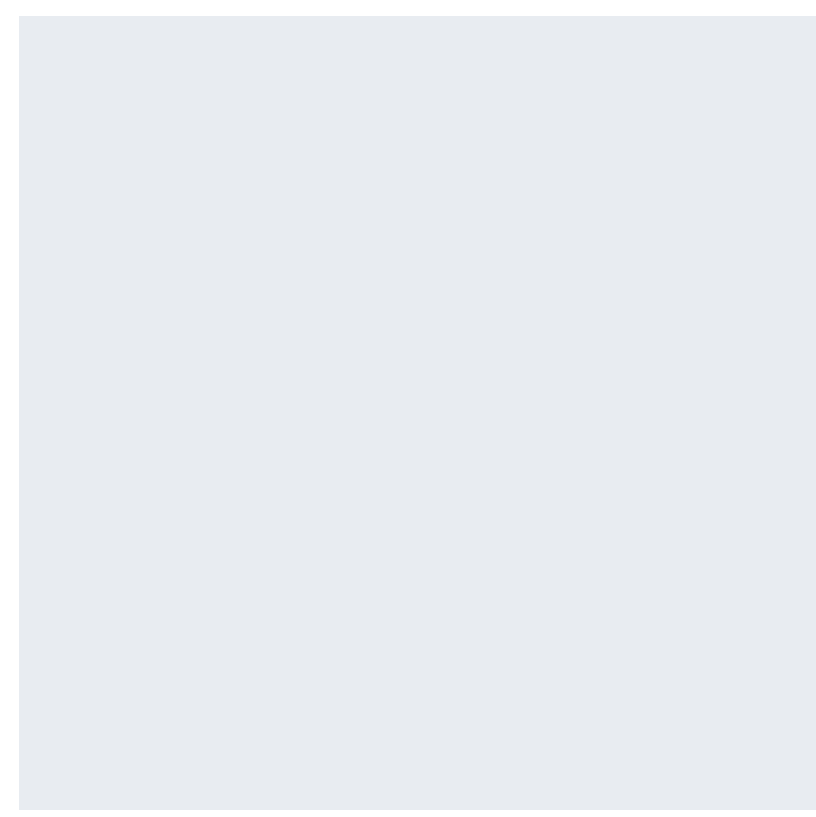
SITE



- 1- Metal Coping- White
- 2- Fiber Cement Hardi Panels- White
- 3- Fiber Cement Hardi Panels-Charcoal
- 4- Metal Coping- Charcoal
- 5- Ribbed Metal Panel-Mid Grey
- 6- Glazed Windows- Anderson 100 Series- Black
- 7- Masonry Brick- 'Grand Canyon Velour'
- 8- Cast Stone Sill- 'Whitestone'
- 9- Cast in Place Concrete Planter Box- Smooth
- 10- Aluminum and Glass Railing
- 11- Exposed Cedar Roof Framing
- 12- Stucco-White
- 13- Cast Stone Water Table- 'Whitestone'
- 14- Aluminum Storefront and Glazing



1- Metal Coping- White



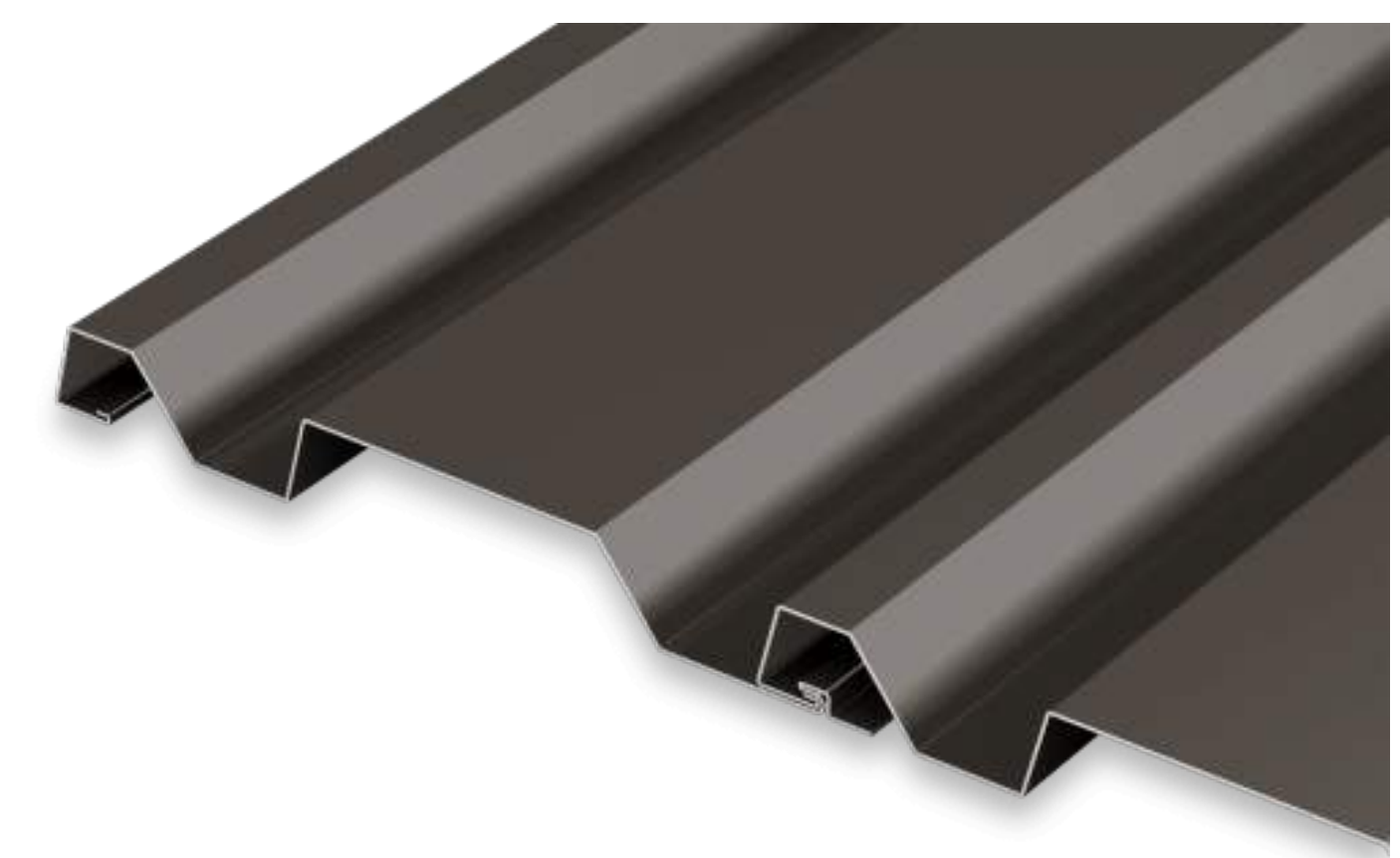
2- Fiber Cement Hardi Panels- White



3- Fiber Cement Hardi Panels-Charcoal



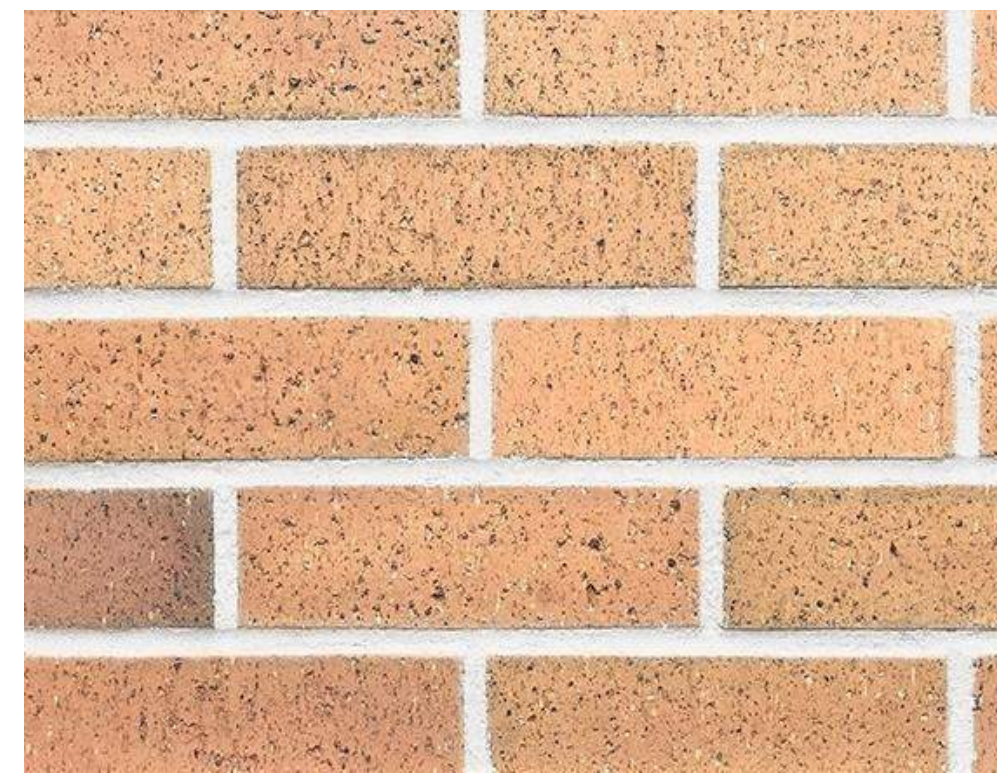
4- Metal Coping- Charcoal



5- Ribbed Metal Panel-Mid Grey



6- Glazed Windows- Anderson 100 Series- Black



7- Masonry Brick- 'Grand Canyon Velour



8- Cast Stone Sill- 'Whitestone'

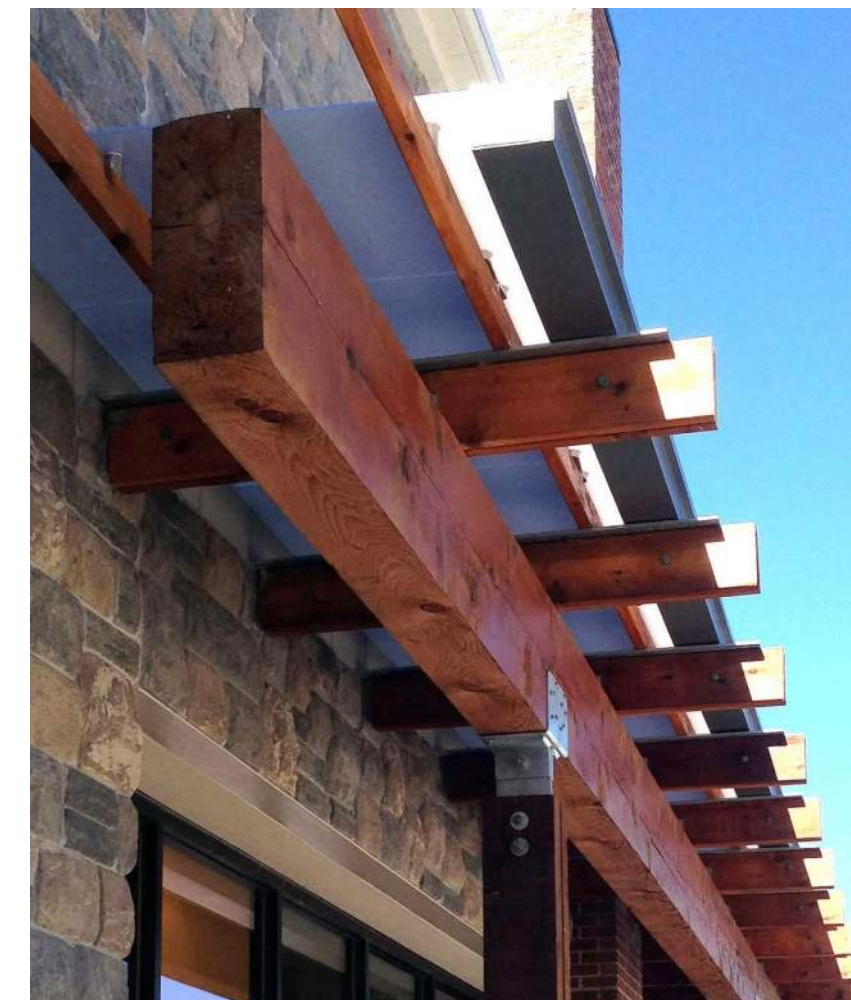
13- Cast Stone Water Table- 'Whitestone'



9- Cast in Place Concrete Planter Box- Smooth



10- Aluminum and Glass Railing



11- Exposed Cedar Roof Framing



12- Stucco-White



14- Aluminum Storefront and Glazing



APPROACH VIEW OF ENTRANCE



VIEW FROM CORNER ACROSS THE STREET



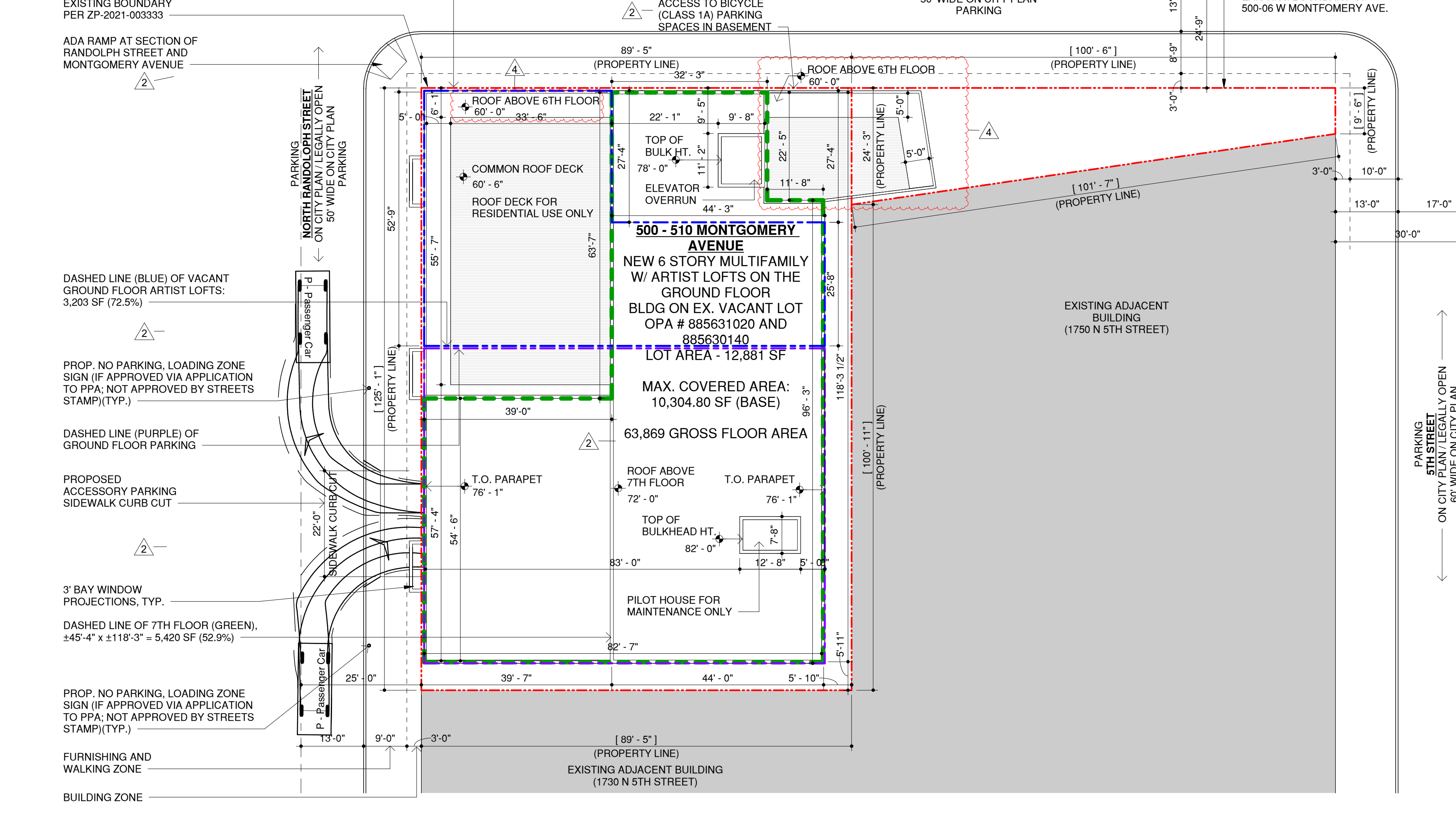
VIEW FROM RANDOLPH

LOT AREA (RED DASH DOT LINE):
12,881 SF

MAX. OCCUPIED AREA (80% OF LOT = 10,304 SF):
10,288 SF (79.90%) PROPOSED

ARTIST LOFTS (BLUE DASHED LINE), MIN. 50% OF BUILDING AREA:
(452'-3" x 222'-3") + (443'-3" x 296'-3") + (439'-0" x 254'-7") = 3,204 SF (72.5%)

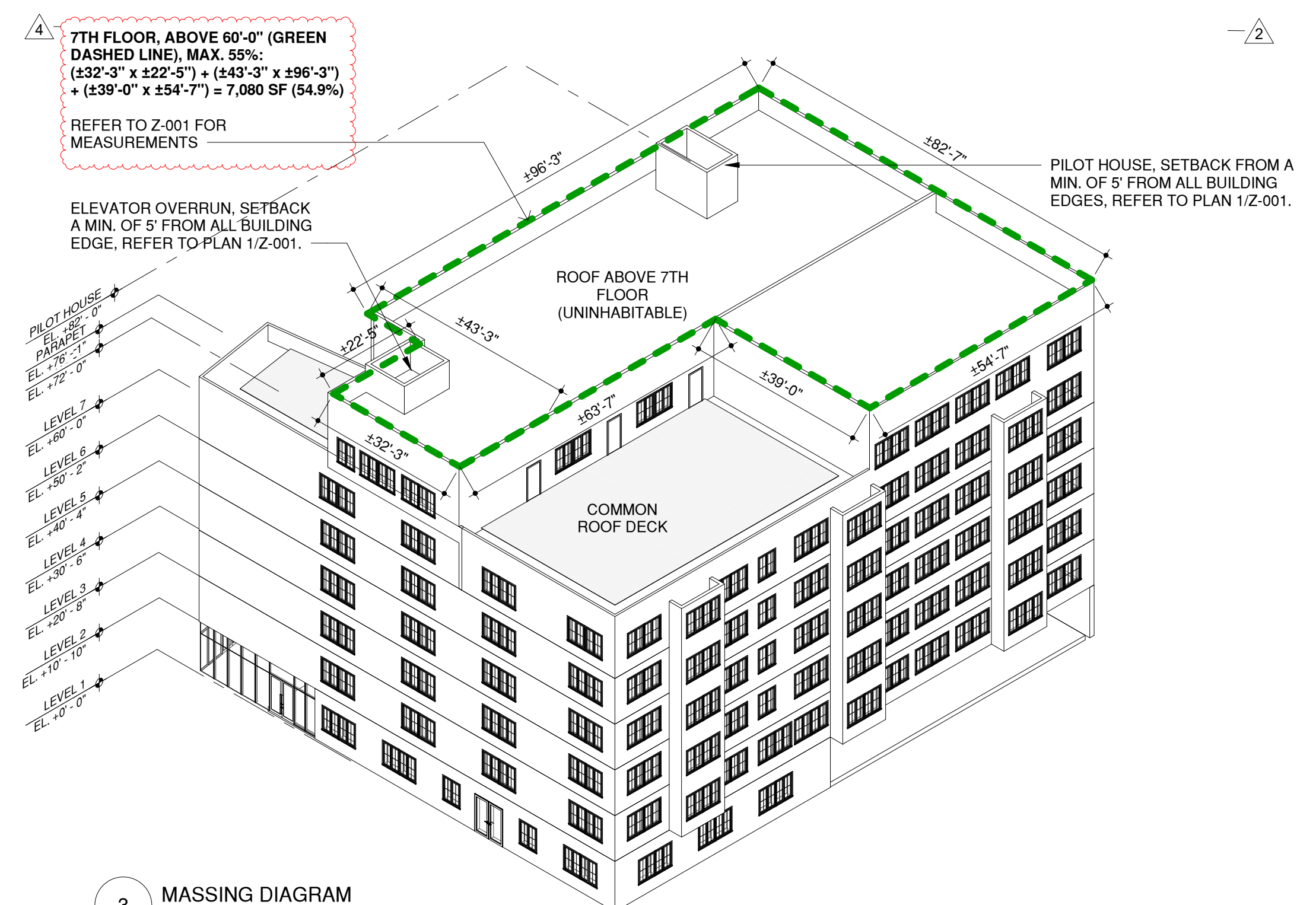
7TH FLOOR, ABOVE 60'-0" (GREEN DASHED LINE), MAX. 55%:
(452'-3" x 222'-3") + (443'-3" x 296'-3") + (439'-0" x 254'-7") = 7,080 SF (54.9%)



1 ZONING SITE PLAN
SCALE: 1/16" = 1'-0"

19'-0"
3'-0" 11'-0"

P - PASSENGER CAR OVERALL LENGTH - 19,000 FT
OVERALL WIDTH - 7,000 FT
OVERALL BODY HEIGHT - 4,900 FT
MIN. BODY GROUND CLEARANCE - 1,115 FT
TRACK WIDTH - 6,000 FT
LOOK-TO-LOOK TIME - 4.00 SEC.
MAX STEERING ANGLE (VIRTUAL) - 31.60°



3 MASSING DIAGRAM
SCALE:

ZONING SUMMARY

APPLICABLE SECTION

PROJECT DESCRIPTION:

FOR THE CREATION OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES (TO BE KNOWN AS 508 W MONTGOMERY AVE.) WITH RESPECTIVE COVENANTS, AGREEMENTS, AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (508-06 W. MONTGOMERY AVE. AND 508-10 W. MONTGOMERY AVE.) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING TREATMENT.

FOR THE ERECTION OF AN ATTACHED BUILDING (NOT TO EXCEED 72') FOR USE AS MULTI-FAMILY RESIDENTIAL WITH SEVENTY-EIGHT (78) DWELLING UNITS, TEN (10) ACCESSORY BICYCLE PARKING SPACES, AN ACCESSORY ROOF DECK FOR RESIDENTS ONLY, ACCESSED WITH ELEVATOR.

LOT INFORMATION

LOT ADDRESS - 500-10 W MONTGOMERY AVE, PHILADELPHIA, PA 19122
LOT AREA - 12,881 SQ. FT.
OPA NUMBER - 885631020 AND 885630140
BASE ZONING DISTRICT - IRMX (INDUSTRIAL RESIDENTIAL MIXED-USE)
OVERLAY ZONING DISTRICT - N/A

USE REGULATIONS (TABLE 14-602-3)

| PROPOSED & PERMITTED USES | FLOOR | PROPOSED |
|---------------------------|-----------------------|--|
| | CELLAR THRU GROUND | RESIDENTIAL LOBBY, MECHANICAL, MULTI-FAMILY HOUSING, ARTIST STUDIOS, PARKING |
| | CELLAR THRU 4TH FLOOR | MULTI-FAMILY HOUSING |

DISTRICT & LOT DIMENSIONS (TABLE 14-701-4)

| | MAXIMUM | PROPOSED |
|------------------------------|-----------------------------|----------------------|
| MAX OCCUPIED AREA (% OF LOT) | 10,304.80 SF (80% - CORNER) | 10,288.00 SF (79.9%) |

SETBACKS (TABLE 14-701-4)

| | REQUIRED | PROPOSED |
|--------------------------------|----------|----------|
| MIN FRONT YARD DEPTH (FT) | 0'-0" | 0'-0" |
| MIN SIDE YARD WIDTH, EACH (FT) | 0'-0" | 0'-0" |
| MIN REAR YARD DEPTH (FT) | 0'-0" | 5'-11" |

HEIGHT (TABLE 14-701-2)

| | MAXIMUM | PROPOSED |
|--------------------------------|------------------|---------------------|
| MAX HEIGHT (FT) | 60'-0" | 72'-0" |
| MAX FLOOR AREA (% OF LOT AREA) | 500% (64,405 SF) | 63,869 SF (495.83%) |

STREET TREE REQUIREMENTS (14-705)

| | REQUIRED | PROPOSED |
|--|--------------------|----------|
| ALL DEVELOPMENTS ON LOTS GREATER THAN 5,000 SF | 324 LINE FEET / 35 | 9 TREES |

PARKING REQUIREMENTS (14-802)

| | REQUIRED | PROPOSED |
|--------------------|---|----------|
| MULTI-FAMILY | 3 PER 10 UNITS | - |
| INDUSTRIAL USE | 0 IF LESS THAN 7,500 SF | 0 |
| ARTIST STUDIOS | NONE FOR THE 1ST 7,500 SF THEN 1 PER 2,000 SF | - |
| TOTAL CAR PARKING | 12 | 12 |
| AUTO SHARE PARKING | 3 | 3 |
| ADA PARKING | 1 IF 6 - 25 SPACES PROVIDED | 1 |

BICYCLE PARKING RATIOS (14-804)

| | REQUIRED | PROPOSED |
|--|---------------------|----------|
| MULTI-FAMILY (12 OR MORE DWELLING UNITS) | 1 PER EVERY 3 UNITS | 30 |

OFF-STREET LOADING (14-806)

| | REQUIRED | PROPOSED |
|--------------------|--------------------------|----------|
| IRMX (RESIDENTIAL) | 0 (LESS THAN 100,000 SF) | 0 |
| IRMX (OTHER USES) | 0 (LESS THAN 20,000 SF) | 0 |

GROSS FLOOR AREA

| LEVEL | AREA | USE |
|------------------|-----------|----------------|
| LEVEL 1 | 3,204 SF | ARTIST STUDIOS |
| LEVEL 2 | 1,619 SF | MULTI-FAMILY |
| LEVEL 3 | 10,373 SF | MULTI-FAMILY |
| LEVEL 4 | 10,373 SF | MULTI-FAMILY |
| LEVEL 5 | 10,373 SF | MULTI-FAMILY |
| LEVEL 6 | 10,373 SF | MULTI-FAMILY |
| LEVEL 7 | 7,183 SF | MULTI-FAMILY |
| GROSS FLOOR AREA | 63,869 SF | |

NOTES:

- IN THE IRMX DISTRICT, IF AN INDUSTRIAL USE ACCOUNTS FOR A FLOOR AREA EQUAL TO AT LEAST FIFTY PERCENT (50%) OF THE GROUND FLOOR AREA (50% OF 10,020 GFA = 5,010 SF), THE PROPERTY MAY EXCEED THE MAXIMUM OCCUPIED AREA SET FORTH IN THE TABLE OR THE MAXIMUM HEIGHT SET FORTH IN THE TABLE.
- PER 14-701 (4)(a)(5)(b) THE MAXIMUM HEIGHT SHALL BE 72 FT. AND SUBJECT TO A MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT OF FIFTY PERCENT (50% OF 12,881 SF = 7,084.55 SF) FOR CORNER LOTS FOR THOSE PORTIONS OF THE BUILDING ABOVE 60 FT. IN HEIGHT.
- PER 14-701 (4)(a)(4) ANY LOT FRONTAGE FACING A STREET 35 FT. OR LESS IN WIDTH, THE FIRST 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 38 FT. AND THE SECOND 8 FT. OF LOT DEPTH SHALL HAVE A MAXIMUM BUILDING HEIGHT OF 60 FT. STREET WIDTH IS GREATER THAN 30' ALONG ALL SIDES OF PROPERTY LINE.
- PARKING MINIMUMS THAT APPLY TO THE SCOPE OF WORK:
 - A) PER TABLE 14-802-2: THE MINIMUM NUMBER OF PARKING SPACES FOR A MULTI-FAMILY RESIDENTIAL USE IN IRMX IS 3 PER EVERY 10 UNITS.
 - 78 UNITS/10 + 7.8 X 3 = 23 SPACES (ROUNDED DOWN PER SECTION 14-202(12.11))
 - THE MINIMUM NUMBER OF PARKING SPACES FOR ARTIST STUDIOS (INDUSTRIAL USE) IS NONE FOR THE 1ST 7,500 SF THEN 1 PER 2,000 SF. NONE PROVIDED.
 - B) PER TABLE 14-802-3(C): THE REQUIRED MINIMUM NUMBER OF OFF-STREET PARKING SPACES MAY BE REDUCED BY 4 SPACES FOR EVERY SPACE RESERVED FOR AUTO-SHARE USE, UP TO A MAXIMUM OF 40%.
 - 23 SPACES X .40 (MAX REDUCTION) = 9 PARKING SPACE REDUCTIONS = 3 AUTO SHARE SPACES (ROUNDED UP), 3 PROVIDED (9 SPACE REDUCTION)
 - C) PER 14-802-3(E) FOR EVERY 5 CLASS 1 BICYCLE PARKING SPACES THAT ARE PROVIDED, THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED BY 1 SPACE, UP TO A MAXIMUM OF 10%.
 - 23 (SPACES) X .10 (MAX REDUCTION) = 2 (PARKING SPACE REDUCTION) X 5 = 10 CLASS 1 BICYCLE SPACES
 - 23 SPACES - 9 (AUTO-SHARE REDUCTION) - 2 (BICYCLE REDUCTION) = 12 REQUIRED PARKING SPACES.

| NO. | DATE | ISSUE |
|-----|------------|------------------------------------|
| 1 | 11.24.2021 | ISSUED FOR ZONING PERMIT |
| 2 | 05.25.2022 | ISSUED FOR ZONING PERMIT (AMENDED) |
| 3 | 06.15.2022 | ISSUED FOR ZONING PERMIT (AMENDED) |
| 4 | 07.15.2022 | ISSUED FOR ZONING PERMIT (AMENDED) |

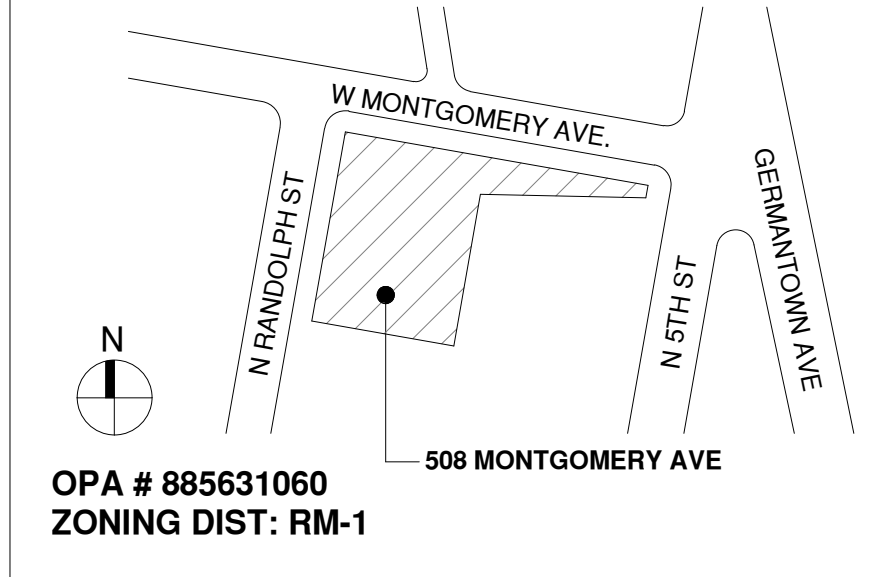
Hightop
PHILADELPHIA, PA 19102

KHAN SHIBLY ARCHITECT
KHAN SHIBLY ARCHITECT
106 SAINT MORITZ DRIVE
WILMINGTON, DE 19807

LEGEND

| | |
|---------------|---|
| [1'-8"] | EXISTING DIMENSION - ASSUMED |
| 05500.101 | MATERIAL / ASSEMBLY FINISHES |
| (1.01.C) | SCOPE - DESCRIPTION KEYING |
| [Hatched Box] | EXISTING CONSTRUCTION TO REMAIN (NOTE: DEPICTED EXIST. CONDITIONS TO BE VERIFIED) |

NOTE: ALL DIMENSIONS ARE APPROXIMATE - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.



OPA # 885631060
ZONING DIST: RM-1

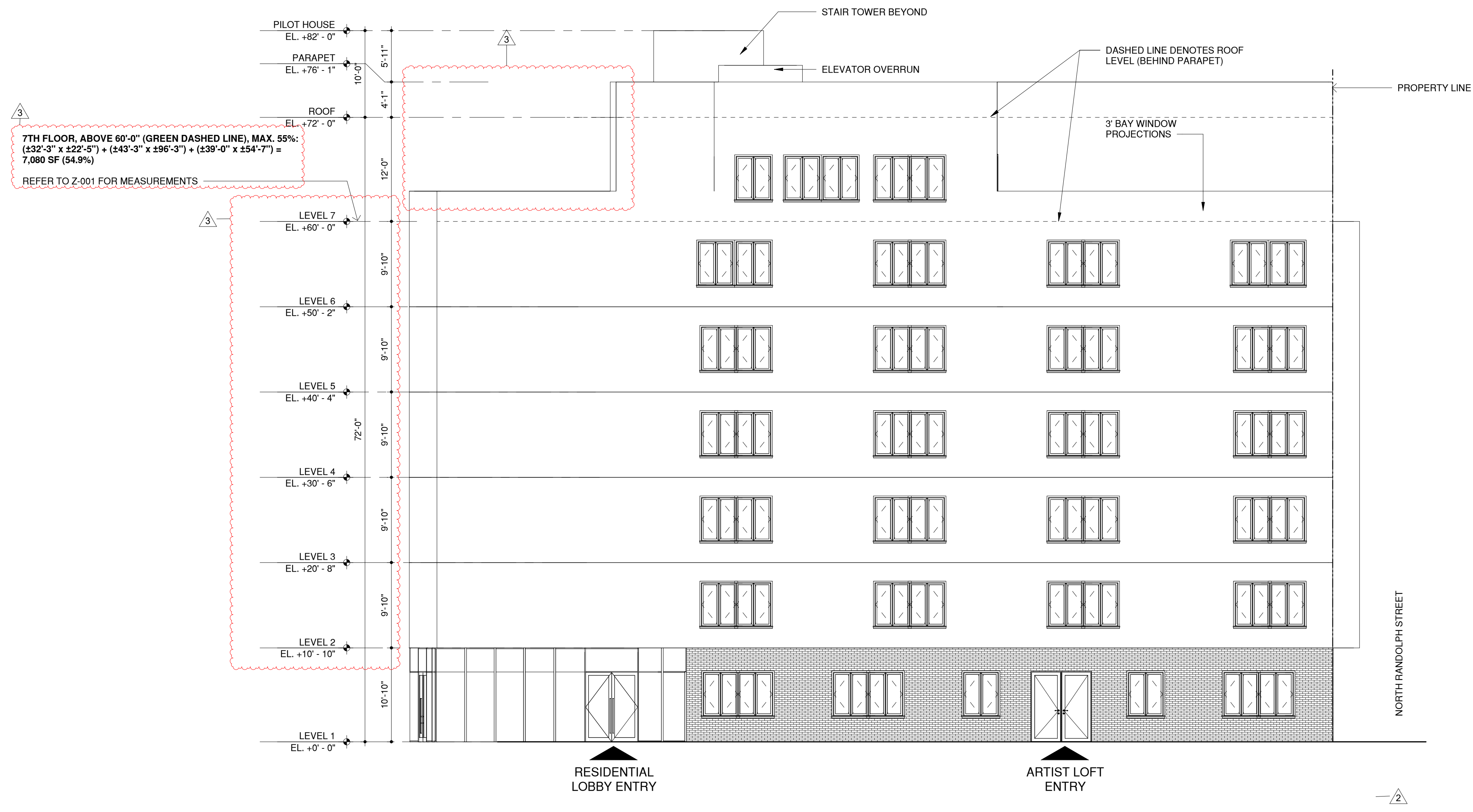
508 W MONTGOMERY
PHILADELPHIA, PA
HIGHTOP DEVELOPMENT
PHILADELPHIA, PA

ZONING SUMMARY AND PLANS

SCALE: As indicated

Z-001.03

7/21/2022 9:29:13 AM



1 ZONING NORTH ELEVATION - (W. MONTGOMERY ST.)
SCALE: 1/8" = 1'-0"



2 ZONING WEST ELEVATION - (N. RANDOLPH ST.)
SCALE: 1/8" = 1'-0"

ZONING SUMMARY

APPLICABLE SECTION

PROJECT DESCRIPTION:

FOR THE CREATION OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES (TO BE KNOWN AS 508 W MONTGOMERY AVE.) WITH RESPECTIVE COVENANTS, AGREEMENTS, AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (500-06 W. MONTGOMERY AVE. AND 508-10 W. MONTGOMERY AVE.) TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM SINGLE ZONING TREATMENT.

FOR THE ERECTION OF AN ATTACHED BUILDING (NOT TO EXCEED 72') FOR USE AS MULTI-FAMILY RESIDENTIAL WITH SEVENTY-EIGHT (78) DWELLING UNITS, TEN (10) ACCESSORY BICYCLE PARKING SPACES, AN ACCESSORY ROOF DECK FOR RESIDENTS ONLY, ACCESSED WITH ELEVATOR.

LOT INFORMATION

LOT ADDRESS - 500-10 W MONTGOMERY AVE, PHILADELPHIA, PA 19122
 LOT AREA - 12,881 SQ. FT.
 OPA NUMBER - 885631020 AND 885631040
 BASE ZONING DISTRICT - IRMX (INDUSTRIAL RESIDENTIAL MIXED-USE)
 OVERLAY ZONING DISTRICT - NA

USE REGULATIONS (TABLE 14-602-3)

| PROPOSED & PERMITTED USES | FLOOR | PROPOSED |
|---------------------------|-----------------------|--|
| | CELLAR THRU GROUND | RESIDENTIAL LOBBY, MECHANICAL, MULTI-FAMILY HOUSING, ARTIST STUDIOS, PARKING |
| | CELLAR THRU 4TH FLOOR | MULTI-FAMILY HOUSING |

DISTRICT & LOT DIMENSIONS (TABLE 14-701-4)

| | MAXIMUM | PROPOSED |
|------------------------------|-----------------------------|----------------------|
| MAX OCCUPIED AREA (% OF LOT) | 10,304.80 SF (80% - CORNER) | 10,298.00 SF (79.9%) |

SETBACKS (TABLE 14-701-4)

| | REQUIRED | PROPOSED |
|--------------------------------|----------|----------|
| MIN FRONT YARD DEPTH (FT) | 0'-0" | 0'-0" |
| MIN SIDE YARD WIDTH, EACH (FT) | 0'-0" | 0'-0" |
| MIN REAR YARD DEPTH (FT) | 0'-0" | 5'-11" |

HEIGHT (TABLE 14-701-2)

| | MAXIMUM | PROPOSED |
|--------------------------------|------------------|---------------------|
| MAX HEIGHT (FT) | 60'-0" | 72'-0" |
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|--|--------------------|----------|
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PARKING REQUIREMENTS (14-802)

| | REQUIRED | PROPOSED |
|--------------------|---|----------|
| MULTI-FAMILY | 3 PER 10 UNITS | - |
| INDUSTRIAL USE | 0 IF LESS THAN 7,500 SF | 0 |
| ARTIST STUDIOS | NONE FOR THE 1ST 7,500 SF THEN 1 PER 2,000 SF | - |
| TOTAL CAR PARKING | 12 | 12 |
| AUTO SHARE PARKING | 3 | 3 |
| ADA PARKING | 1 IF 6 - 25 SPACES PROVIDED | 1 |

BICYCLE PARKING RATIOS (14-804)

| | REQUIRED | PROPOSED |
|--|---------------------|----------|
| MULTI-FAMILY (12 OR MORE DWELLING UNITS) | 1 PER EVERY 3 UNITS | 30 |

OFF-STREET LOADING (14-806)

| | REQUIRED | PROPOSED |
|--------------------|--------------------------|----------|
| IRMX (RESIDENTIAL) | 0 (LESS THAN 100,000 SF) | 0 |
| IRMX (OTHER USES) | 0 (LESS THAN 20,000 SF) | 0 |

GROSS FLOOR AREA

| LEVEL | AREA | USE |
|------------------|-----------|----------------|
| LEVEL 1 | 3,204 SF | ARTIST STUDIOS |
| LEVEL 2 | 1,619 SF | MULTI-FAMILY |
| LEVEL 3 | 10,373 SF | MULTI-FAMILY |
| LEVEL 4 | 10,373 SF | MULTI-FAMILY |
| LEVEL 5 | 10,373 SF | MULTI-FAMILY |
| LEVEL 6 | 10,373 SF | MULTI-FAMILY |
| LEVEL 7 | 7,183 SF | MULTI-FAMILY |
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NOTES:

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 - C) PER 14-802.8(E) FOR EVERY 5 CLASS 1 BICYCLE PARKING SPACES THAT ARE PROVIDED, THE NUMBER OF REQUIRED OFF-STREET PARKING SPACES MAY BE REDUCED BY 1 SPACE. UP TO A MAXIMUM OF 10%.
 - 23 (SPACES) X .10 (MAX REDUCTION) = 2 (PARKING SPACE REDUCTIONS) X 5 = 10 CLASS 1 BICYCLE SPACES
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| NO. | DATE | ISSUE |
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| 1 | 11.24.2021 | ISSUED FOR ZONING PERMIT |
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| 3 | 07.15.2022 | ISSUED FOR ZONING PERMIT (AMENDED) |
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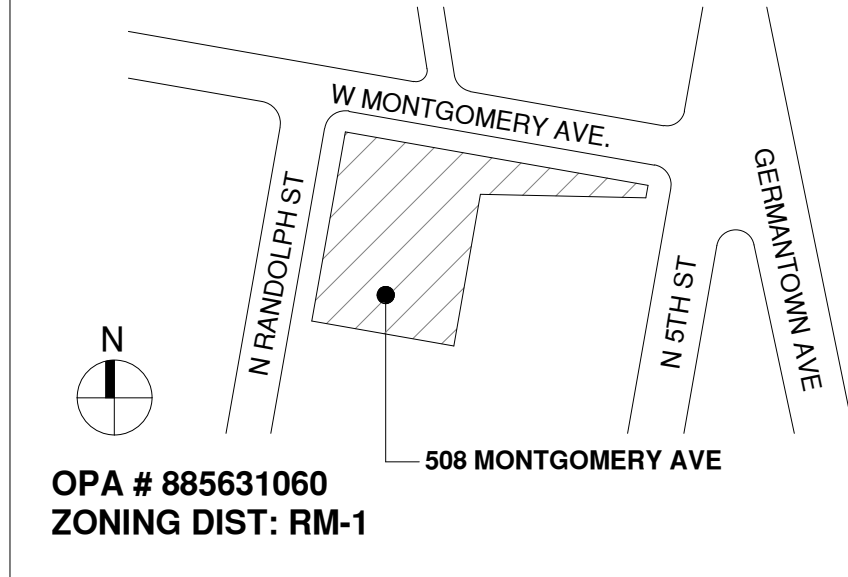
Hightop DEVELOPMENT
448 N 10TH STREET
PHILADELPHIA, PA 19123

KHAN SHIBLY ARCHITECT
KHAN SHIBLY ARCHITECT
106 SAINT MORITZ DRIVE
WILMINGTON, DE 19807

LEGEND

- [1'-8"] EXISTING DIMENSION - ASSUMED
- 05500.101 MATERIAL / ASSEMBLY FINISHES
- (1.01.C) SCOPE - DESCRIPTION KEYING
- EXISTING CONSTRUCTION TO REMAIN (NOTE: DEPICTED EXIST. CONDITIONS TO BE VERIFIED)

NOTE: ALL DIMENSIONS ARE APPROXIMATE - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.



508 W MONTGOMERY
PHILADELPHIA, PA
HIGHTOP DEVELOPMENT
PHILADELPHIA, PA

ZONING SUMMARY AND ELEVATIONS

SCALE: As indicated

Z-002.02

7/21/2022 9:29:14 AM