

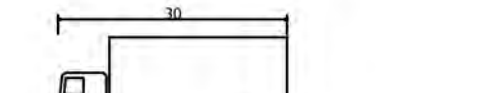
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 ALL STATE REQUIREMENTS OF EXISTING UTILITIES MUST BE REPAIRED TO OBTAIN THE SAFEST SURFACE ANYWHERE IN ANY STATE.  
 Call before you dig.  
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- ZONING NOTES**
- THIS PLAN REFERENCE:
    - A. CITY ATLAS
  - PROJECT LOCATION: 175 W. OXFORD STREET  
PHILADELPHIA, PA 19104  
OPA #: 85499720
  - OWNER: NORTHERN STAR DEVELOPMENT  
16 MARBLE STREET  
ENGLEWOOD, NJ 07631
  - APPLICANT: AMPERE CAPITAL GROUP  
218 E NORRIS STREET  
PHILADELPHIA, PA 19125
  - ZONING DISTRICT: RSA-5, RESIDENTIAL SINGLE FAMILY - ATTACHED  
PREVIOUSLY APPROVED PER ZONING PERMIT #101518:  
 • SINGLE FAMILY (64 ATTACHED TOWNHOMES)  
 • RESIDENTIAL USE (V)  
 • OFFICE USE (V)  
 • COMMERCIAL (V)  
 • RETAIL USE (V)  
 • ACCESSORY USE (V)

PROPOSED: DEMOLITION OF 1 LEVEL OF A PREVIOUSLY APPROVED 3 LEVEL ADDITION TO AN EXISTING 3 STORY STRUCTURE. PROPOSED RECONSTRUCTION OF SAID REPAIRING 1 LEVEL ADDITION WITH PILOT HOUSE AND ROOF DECK AS PER PLANS. EDUCATIONAL FACILITY USE OCCUPYING ENTIRE STRUCTURE (24,044 SF)

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPAL USES ON A SINGLE LOT	1	4 (V)	NO CHANGES
MAX. PRINCIPAL BUILDINGS PER LOT	1	18 (V)	NO CHANGES
MIN. LOT WIDTH (FT)	14 FT	234 FT	NO CHANGES
MIN. LOT AREA (SF)	1,400 SF	58,094 SF	NO CHANGES
MIN. CORNER AREA (%)	20%	22% (12,773 SF)	NO CHANGES
MIN. FRONT YARD SETBACK (FT)	0 FT	0 FT	NO CHANGES
MIN. SIDE YARD SETBACK (FT)	N/A	N/A	NO CHANGES
MIN. SIDE YARD WIDTH (FT)	N/A	N/A	NO CHANGES
MIN. REAR YARD (FT)	N/A	N/A	NO CHANGES
MAX. HEIGHT (FT)	38 FT	65 FT (V)	NO CHANGES
MAX. PARKING CURB CUT PERMETER SCREENING FROM PUBLIC STREETS	34 FT REQUIRED	44 FT (V) PROVIDED	NO CHANGES
MIN. PARKING SPACES:			
SINGLE FAMILY USE	0 SPACES	16 SPACES	NO CHANGES
MULTI-FAMILY USE	0 SPACES	NO CHANGES	NO CHANGES
ALL OTHER USES (1)	30 SPACES (32,020 SF)	33 SPACES (2)	NO CHANGES
TOTAL	30 SPACES	49 SPACES	

(1) NONE FOR THE FIRST 2,000SF, THEN 1 SPACE PER 1,000SF.  
 (2) THE PROPOSED (33) SPACES CONTAINS: (a) ADA VAN ACCESSIBLE PARKING SPACE, (b) ELECTRIC SPACES, (c) PREFERENTIAL SPACES, (d) COMPACT SPACES LOCATED AT THE GROUND LEVEL PARKING GARAGE LEVEL.

MIN. LOADING SPACES:  
 SINGLE FAMILY USE: 0 SPACES  
 MIXED USE (MULTI-FAMILY, COMMERCIAL, RETAIL, OFFICE): 1 SPACE (11,050 SF)  
 MIN. LOADING SPACE: 11 FT (H) x 40 FT (L) x 14 FT (H) x 13 FT (H) (V)  
 (3) LOADING SPACES ARE NOT REQUIRED FOR PROPOSED EDUCATIONAL FACILITY (TOTAL GFA LESS THAN 100,000 SF) OR BICYCLE PARKING SPACES.

SINGLE FAMILY USE: 0 SPACES  
 MULTI-FAMILY USE (1 SPACE / 3 UNITS): 48 SPACES (128 UNITS)  
 OFFICE, COMMERCIAL, RETAIL USE (1 SPACE / 10,000 SF): 2 SPACES (9,720 SF)  
 EDUCATIONAL FACILITY: 3 SPACES (26,066 SF)  
 TOTAL: 73 SPACES (3)

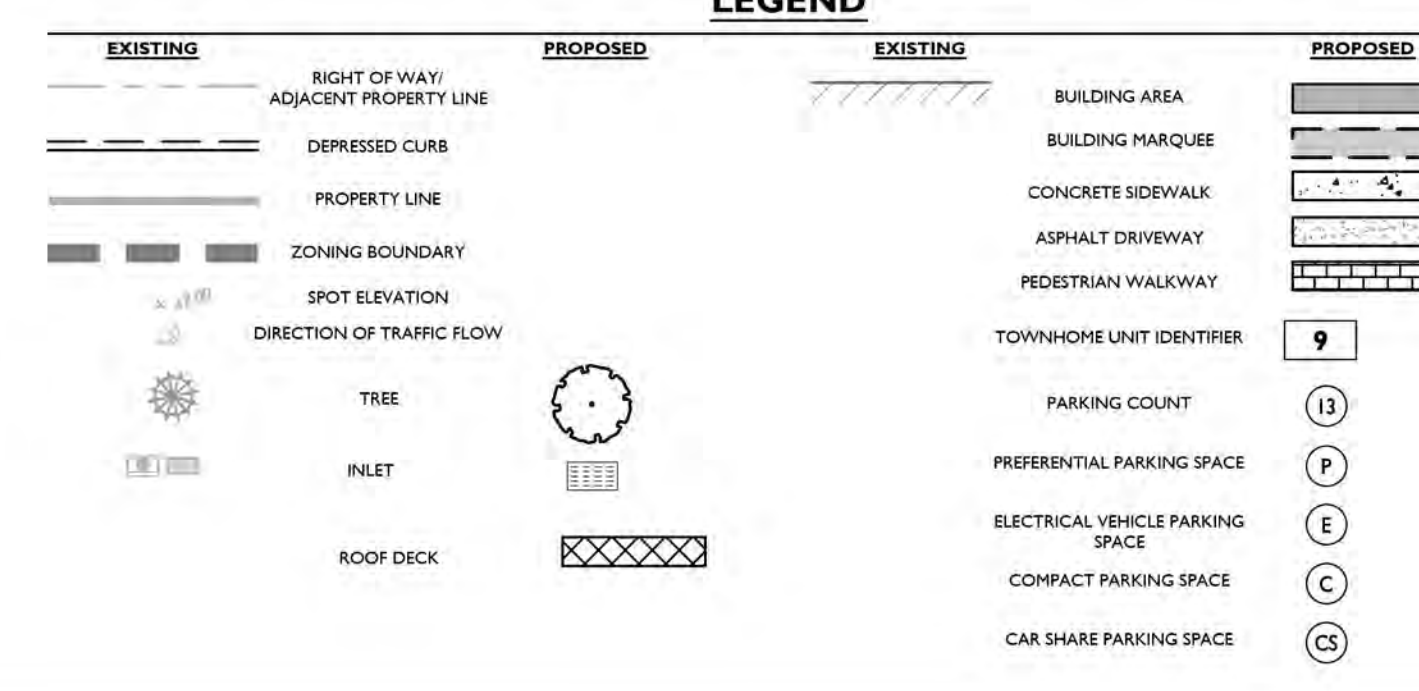
(4) BICYCLE SPACES LOCATED WITHIN THE MIXED USED BUILDING, AND EXISTING BUILDING (REFER TO SHEET 2 OF 2).

**LANDSCAPE**

MIN. STREET TREES	EXISTING	PROPOSED
TURNER STREET	7 TREES (248 LF / 35 LF/TREE)	7 TREES (4)
N. HANCOCK STREET	7 TREES (248 LF / 35 LF/TREE)	7 TREES (4)
W. OXFORD STREET	7 TREES (248 LF / 35 LF/TREE)	7 TREES (4)
N. SECOND STREET	7 TREES (234 LF / 35 LF/TREE)	7 TREES (4)

(5) STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-701 (D), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

- (V) VARIANCE
- MASER CONSULTING, INC.'S BUSINESS PRIVILEGE NUMBER IS 393518.
  - ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
  - ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
  - ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
  - PWD RSA #: P23-WOXF-5496-01
  - THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 182 OF 230 COMMUNITY PANEL NUMBER 42075701B2H, AND LAST REVISED NOVEMBER 18, 2005.
  - PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/ EQUITABLE OWNER.
  - ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
  - ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (P.C.P.C.) AND PWD GUIDELINES.
  - TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
  - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
  - ALL FENCING MUST BE 50% OPAQUE OR LESS.
  - ALL PROPOSED RESTRICTION FACILITIES REFLECTED ON THESE PLANS SHALL BE CONSTRUCTED TO COMPLY WITH THE U.S. ACCESS BOARD, PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROVAG) AND ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
  - CURB RAMPS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND HANDICAPPED ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON HANDICAP ACCESSIBLE RAMPS WHERE REQUIRED.
  - BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
  - TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  - THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION.



REV.	DATE	DESCRIPTION
1	10/10/23	ISSUE FOR PERMIT
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5	10/10/23	REVISION PER EXISTING BUILDING CHANGE
6	10/10/23	REVISION PER L&S COMMENTS
7	10/10/23	REVISION PER L&S COMMENTS
8	10/10/23	REVISION PER L&S COMMENTS

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8	10/10/23	REVISION PER L&S COMMENTS

**RHETT N. CHILBERTI**  
 PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE71158

**ZONING PLANS**  
 FOR  
**AMPERE CAPITAL GROUP**

LOCATION:  
 175 WEST OXFORD STREET  
 PHILADELPHIA, PA 19122

**PHILADELPHIA OFFICE**  
 3 Main Center  
 Suite 212  
 1500 JFK Boulevard  
 Philadelphia, PA 19102  
 Phone: 215.861.9021  
 Fax: 215.977.2887

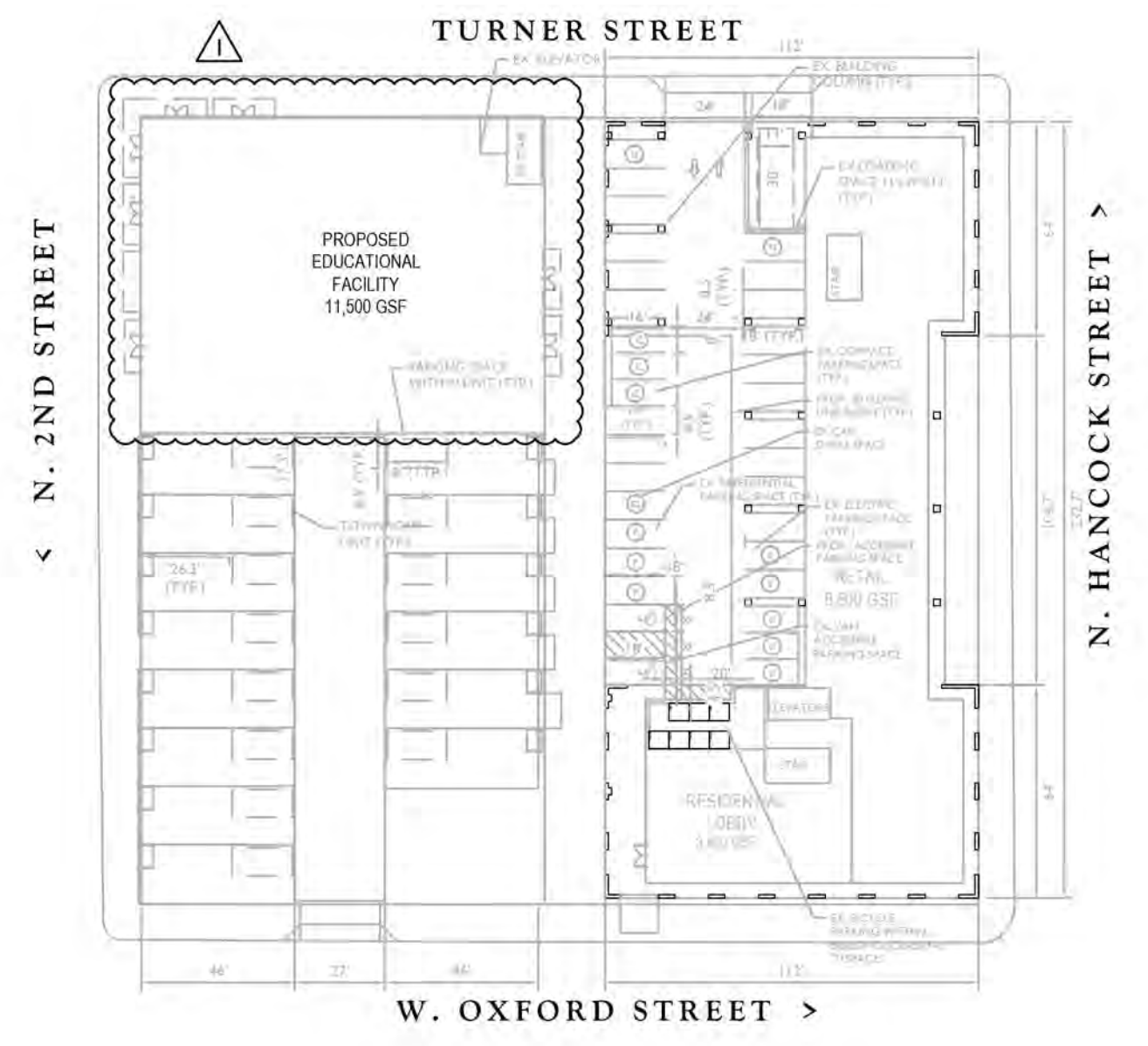
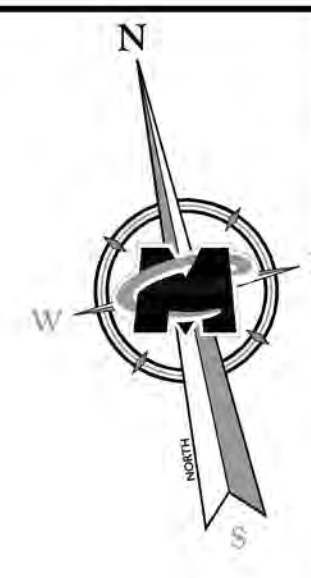
SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	9/26/19	PHH	BNL

PROJECT NUMBER: 19029754  
 CLAYT.ZONE

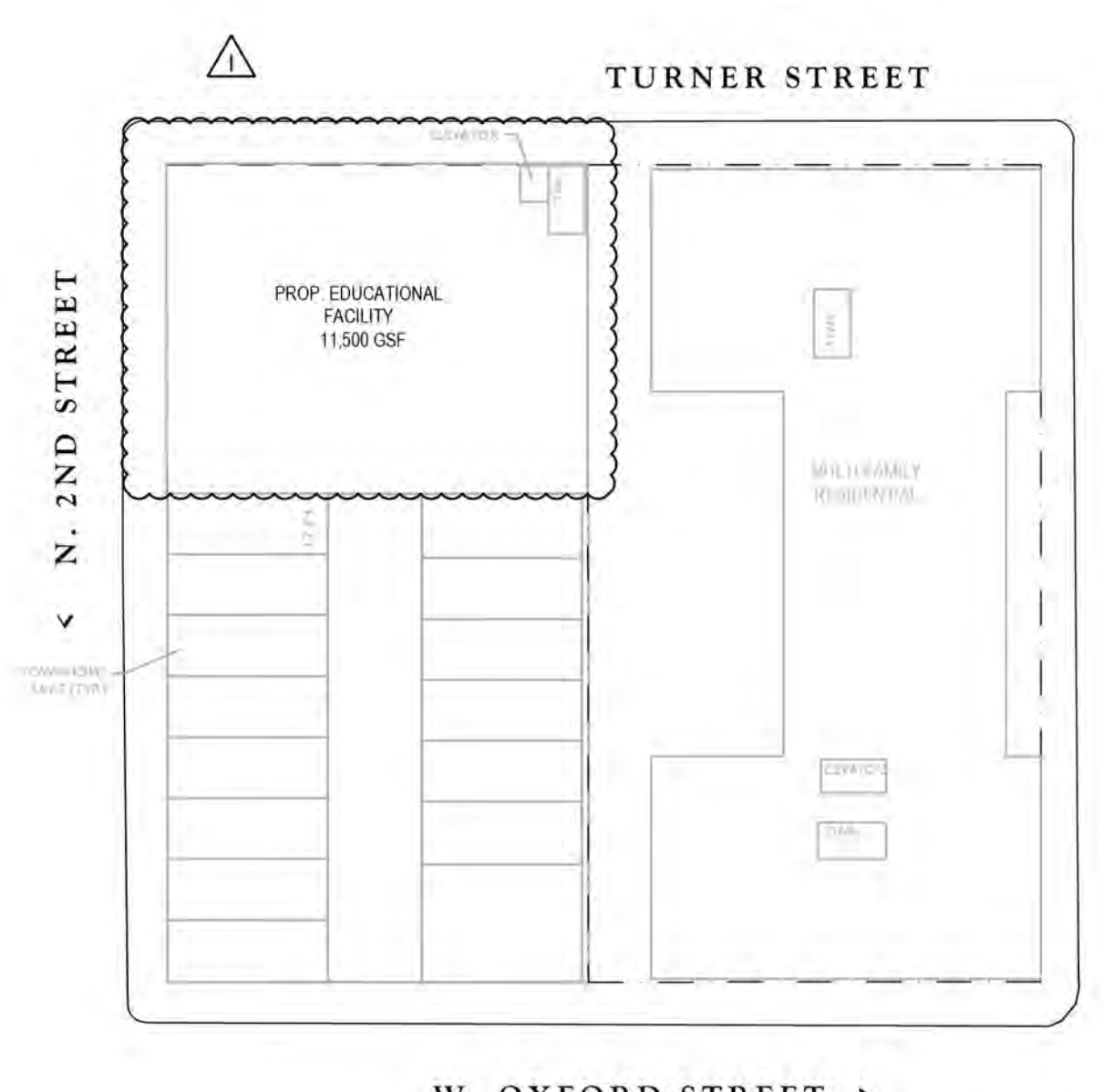
**ZONING PLAN**

SHEET TITLE:  
 1 of 2

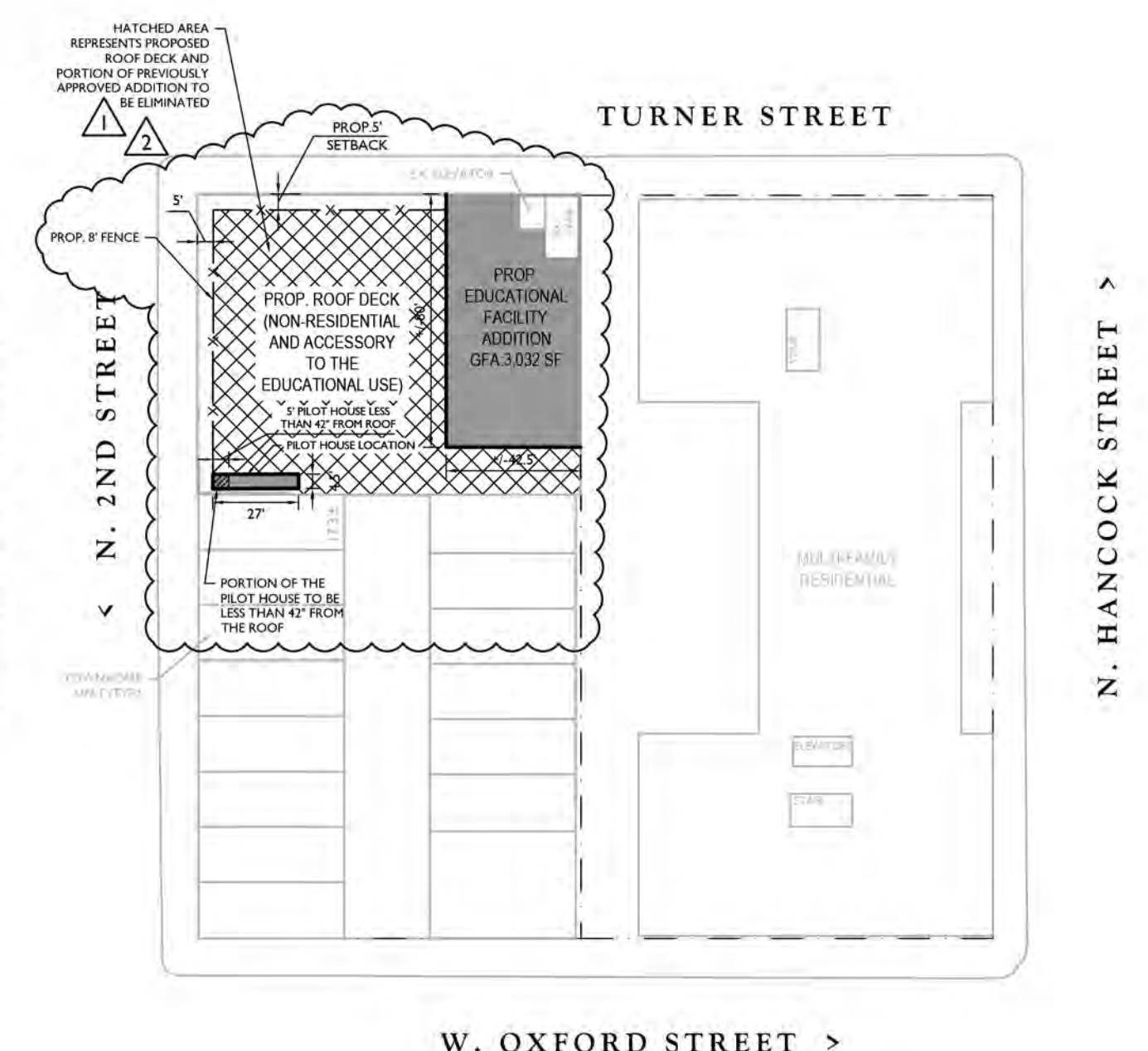




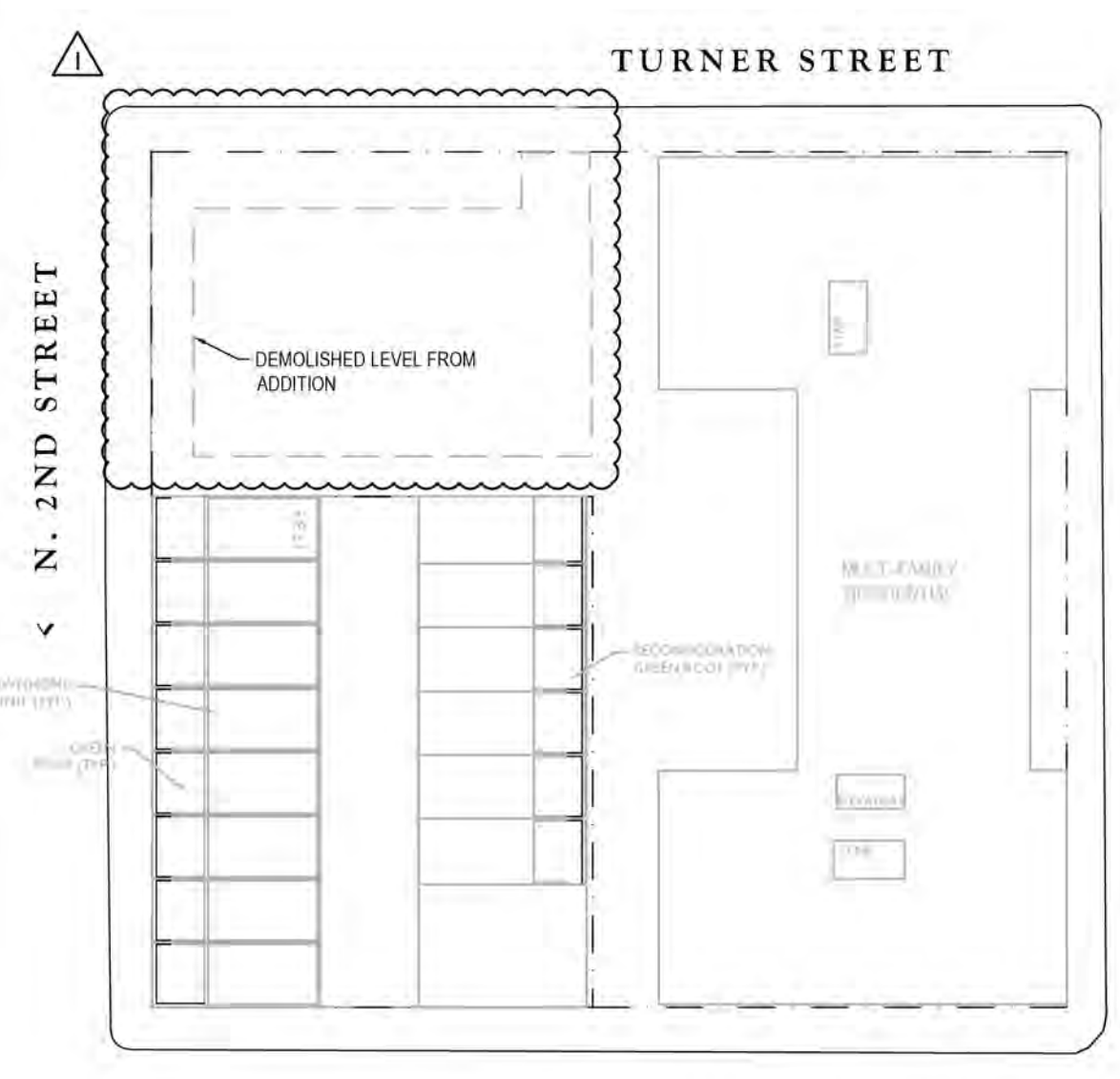
**GROUND FLOOR PLATE**  
SCALE: N.T.S.



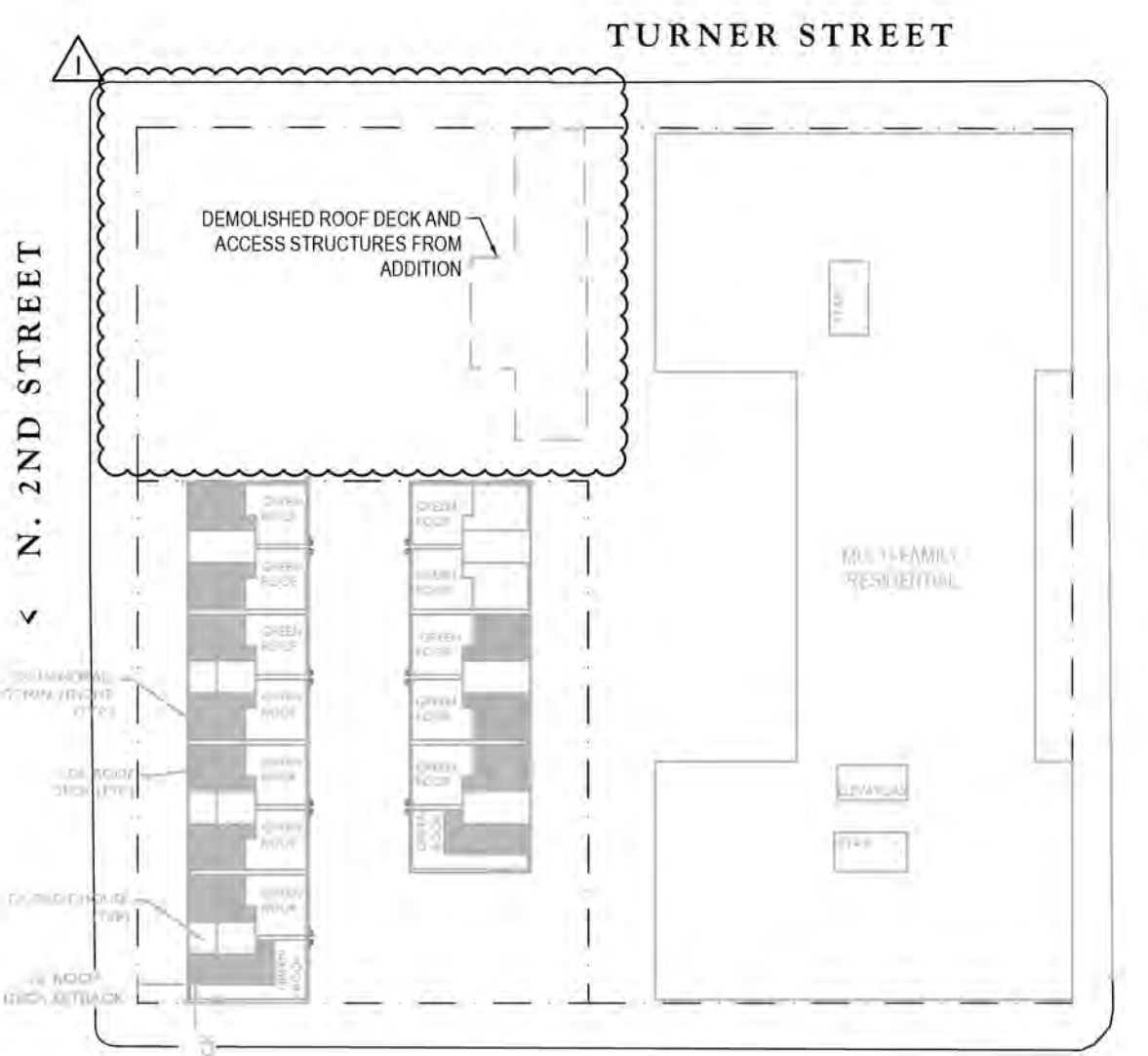
**2ND FLOOR PLATE**  
SCALE: N.T.S.



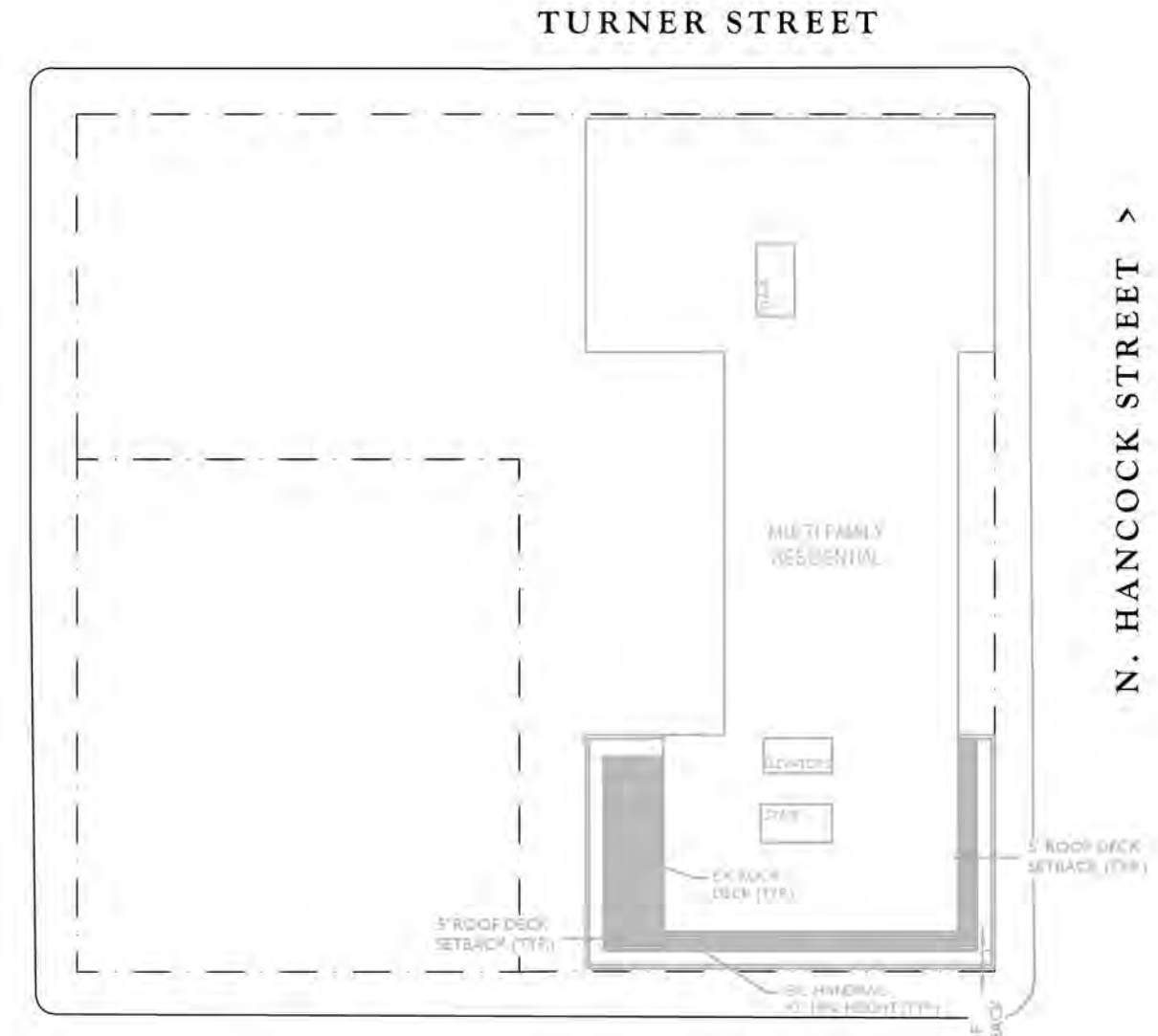
**3RD FLOOR PLATE**  
SCALE: N.T.S.



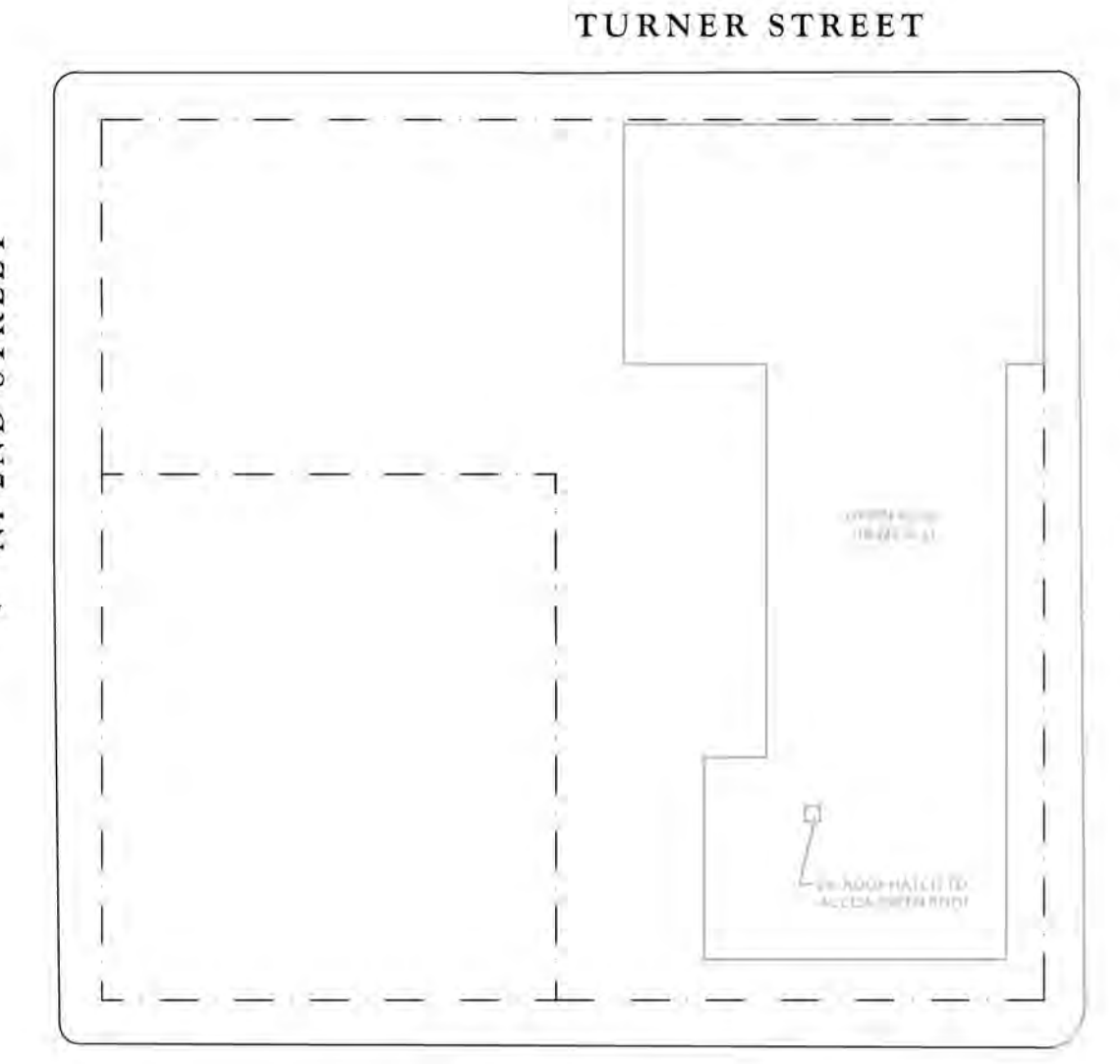
**4TH FLOOR PLATE**  
SCALE: N.T.S.



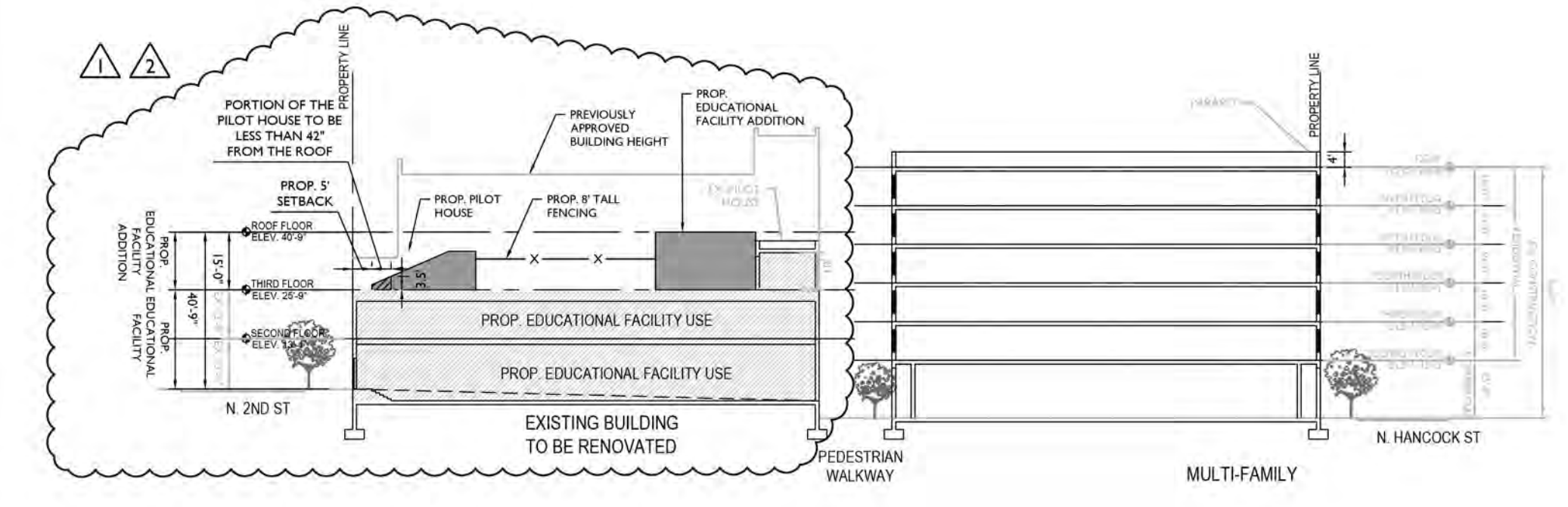
**5TH FLOOR PLATE**  
SCALE: N.T.S.



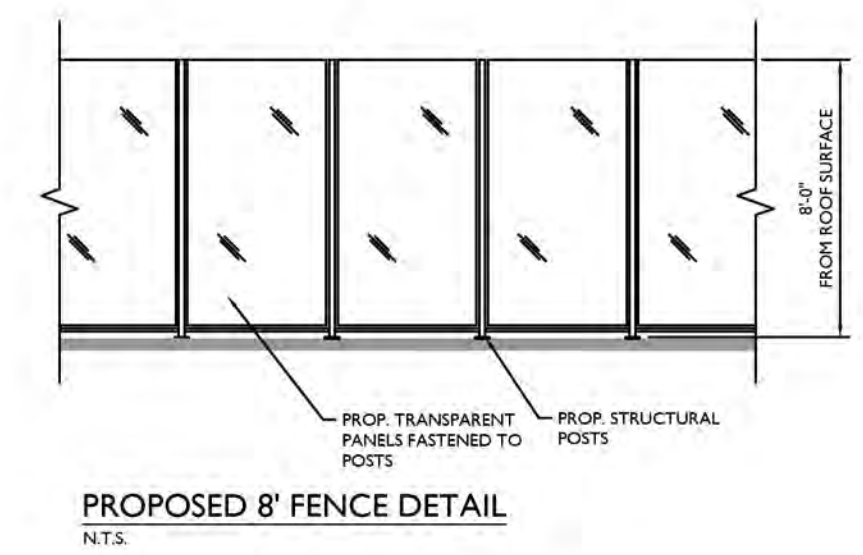
**6TH FLOOR PLATE**  
SCALE: N.T.S.  
**NO CHANGES**



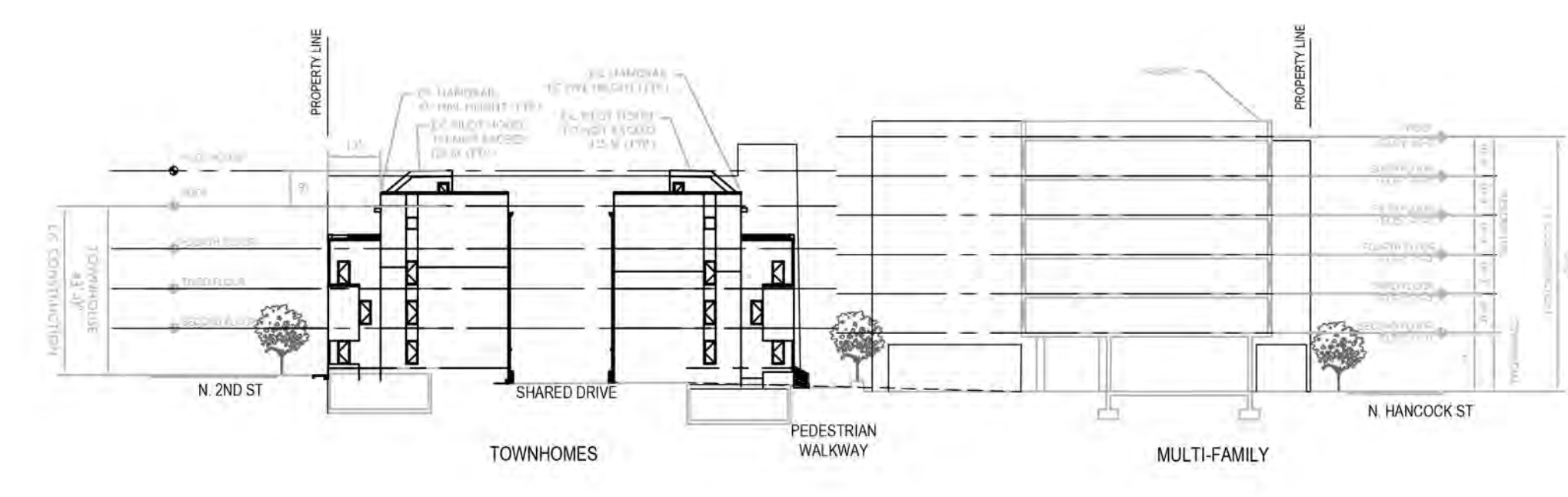
**ROOF FLOOR PLATE (7TH FLOOR)**  
SCALE: N.T.S.  
**NO CHANGES**



**N. 2ND ST - N. HANCOCK ST CROSS SECTION**  
N.T.S.



**PROPOSED 8' FENCE DETAIL**  
N.T.S.



**N. 2ND ST - N. HANCOCK ST CROSS SECTION 2**  
N.T.S.  
**NO CHANGES**

REV.	DATE	DRAWN BY	DESCRIPTION

REV.	DATE	DRAWN BY	DESCRIPTION
1	10/10/23	MMR	REVISION PER CLIENT COMMENTS
2	10/10/23	MMR	REVISION PER CLIENT COMMENTS
3	10/10/23	MMR	REVISION PER NEW TOWNHOMES CHANGE
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PENNSYLVANIA REGISTERED PROFESSIONAL  
ENGINEER - LICENSE NUMBER: PE71158

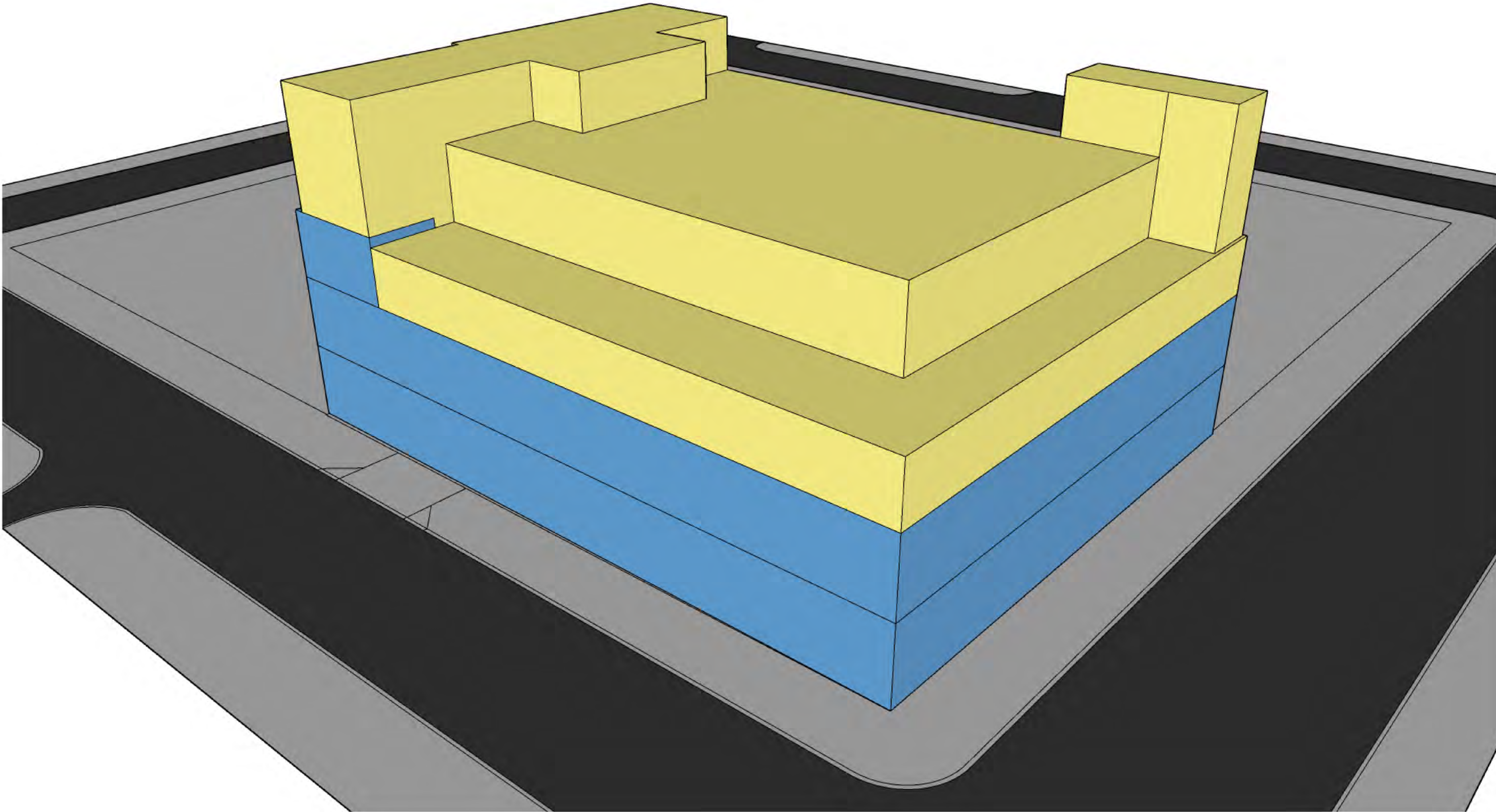
ZONING PLANS  
FOR  
**AMPERE CAPITAL GROUP**

LOCATION:  
175 WEST OXFORD STREET  
PHILADELPHIA, PA 19122

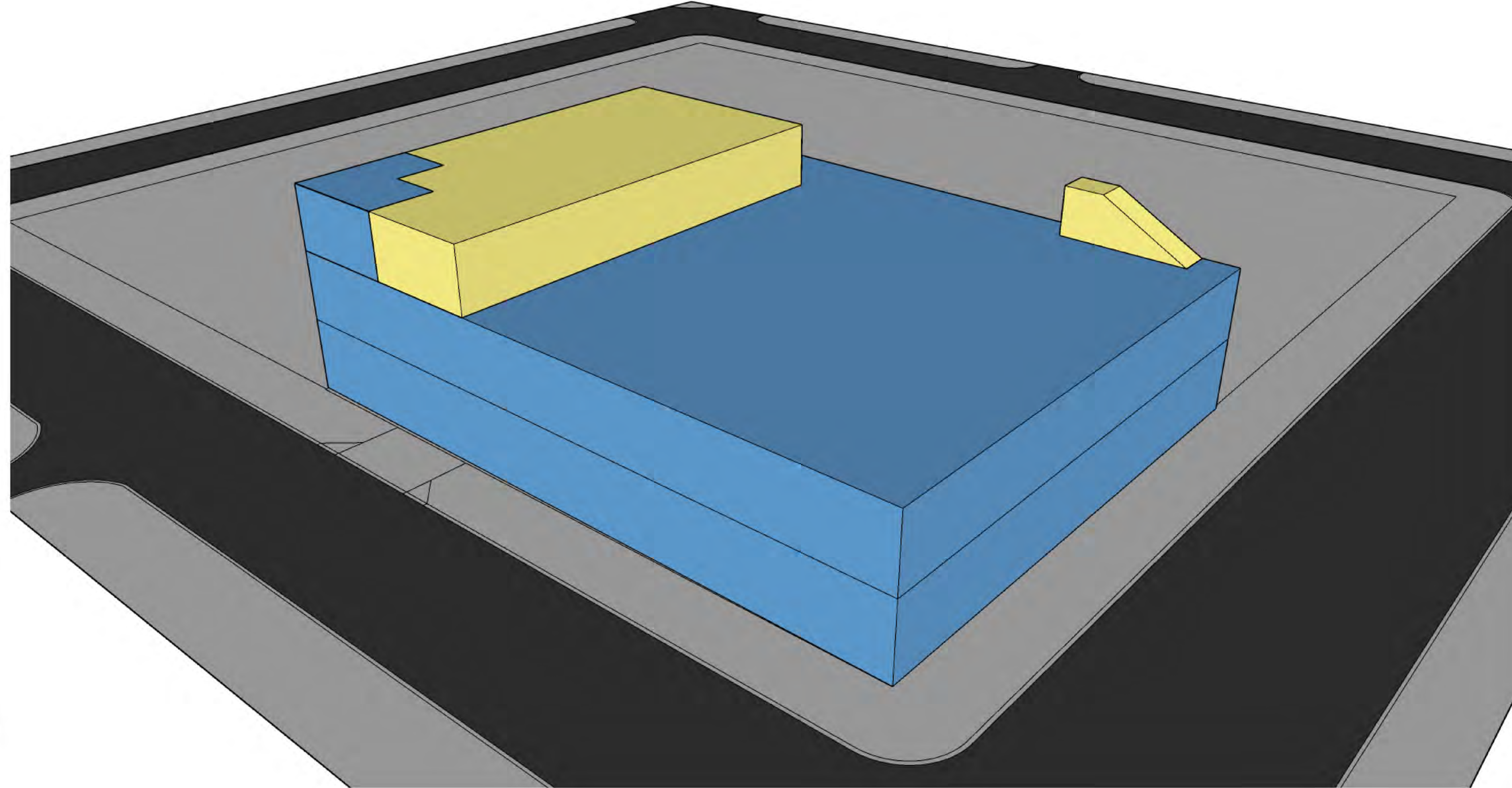
**PHILADELPHIA OFFICE**  
2 Park Center  
Suite 222  
1500 PK Boulevard  
Philadelphia, PA 19102  
Phone: 215.861.9021  
Fax: 215.977.2887

SCALE: AS SHOWN	DATE: 9/26/19	DRAWN BY: PPH	CHECKED BY: BNC
PROJECT NUMBER: 1902757A	DRAWING NAME: CLAY-ZONE		
<b>FLOOR PLATES AND ELEVATIONS</b>			



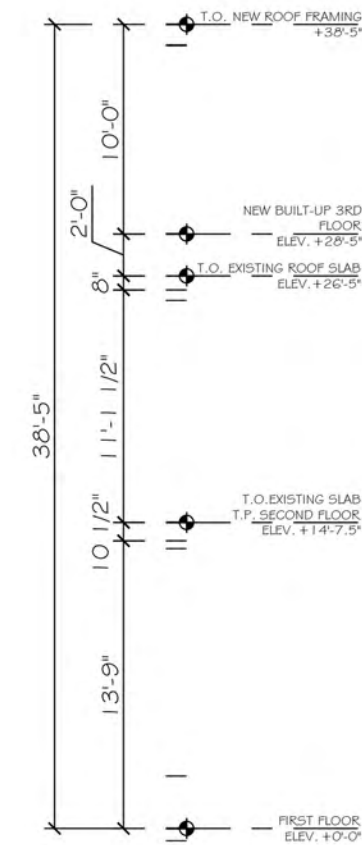


Previously Approved Massing Model



Currently Proposed Massing Model





**Elevation 1**  
Scale: 1/8" = 1'-0"



**Elevation 2**  
Scale: 1/8" = 1'-0"

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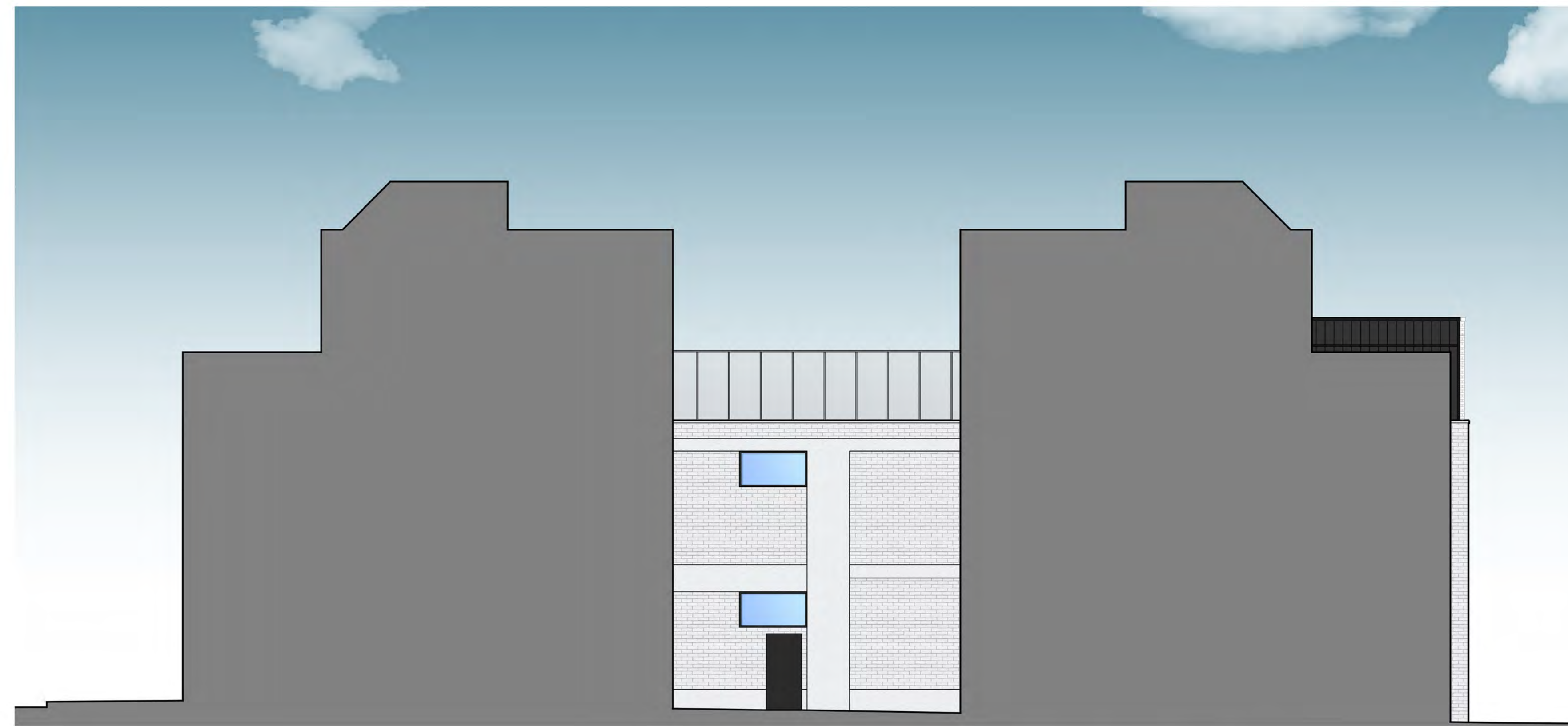
**Little City Montessori**  
Philadelphia, PA

Project Number: 22508A  
Client: Ampere Capital Group  
Drawing Number: 06 of 10  
Date: 2023.02.24

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**Elevation 3**  
Scale: 1/8" = 1'-0"



**Elevation 4**  
Scale: 1/8" = 1'-0"

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