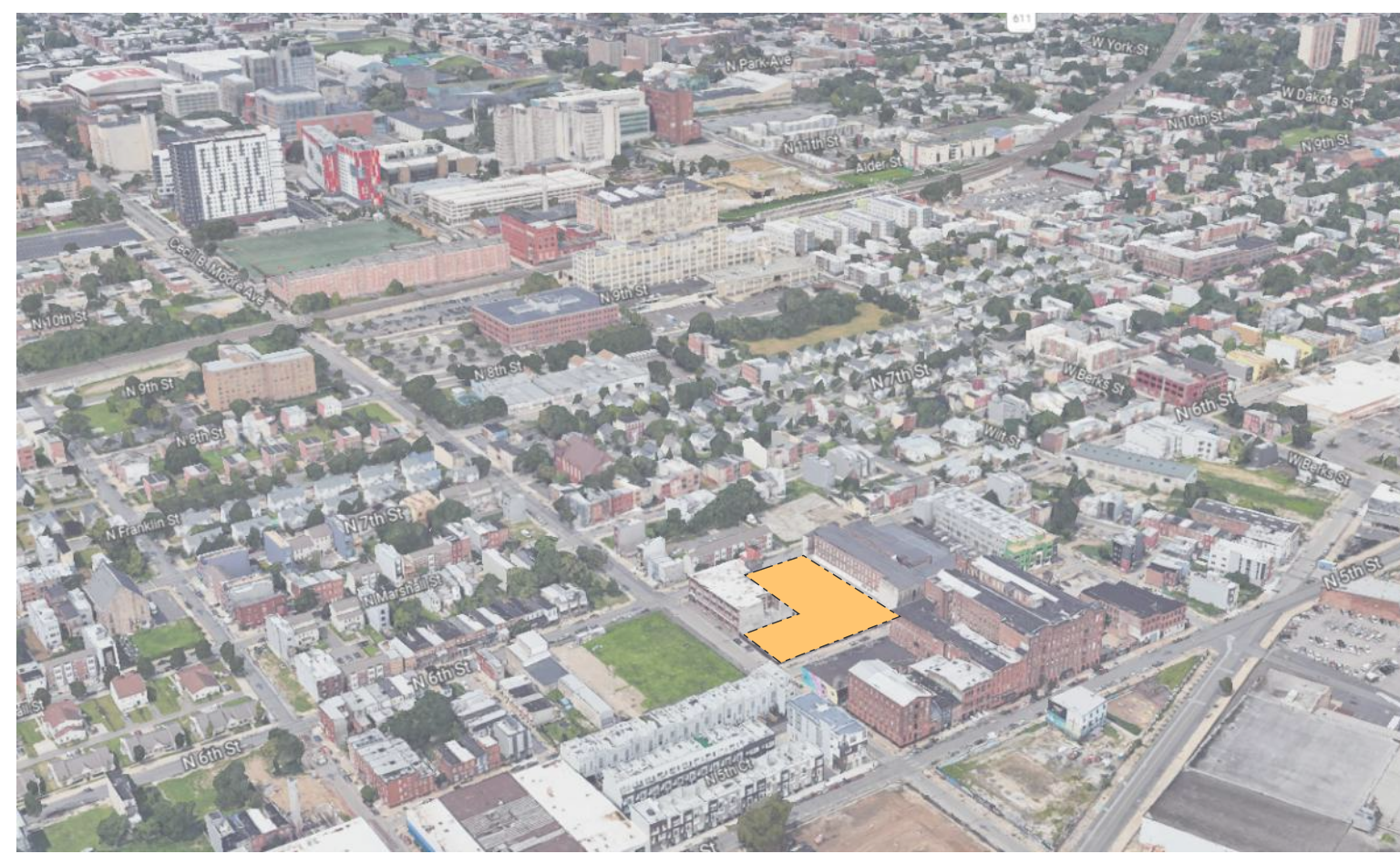
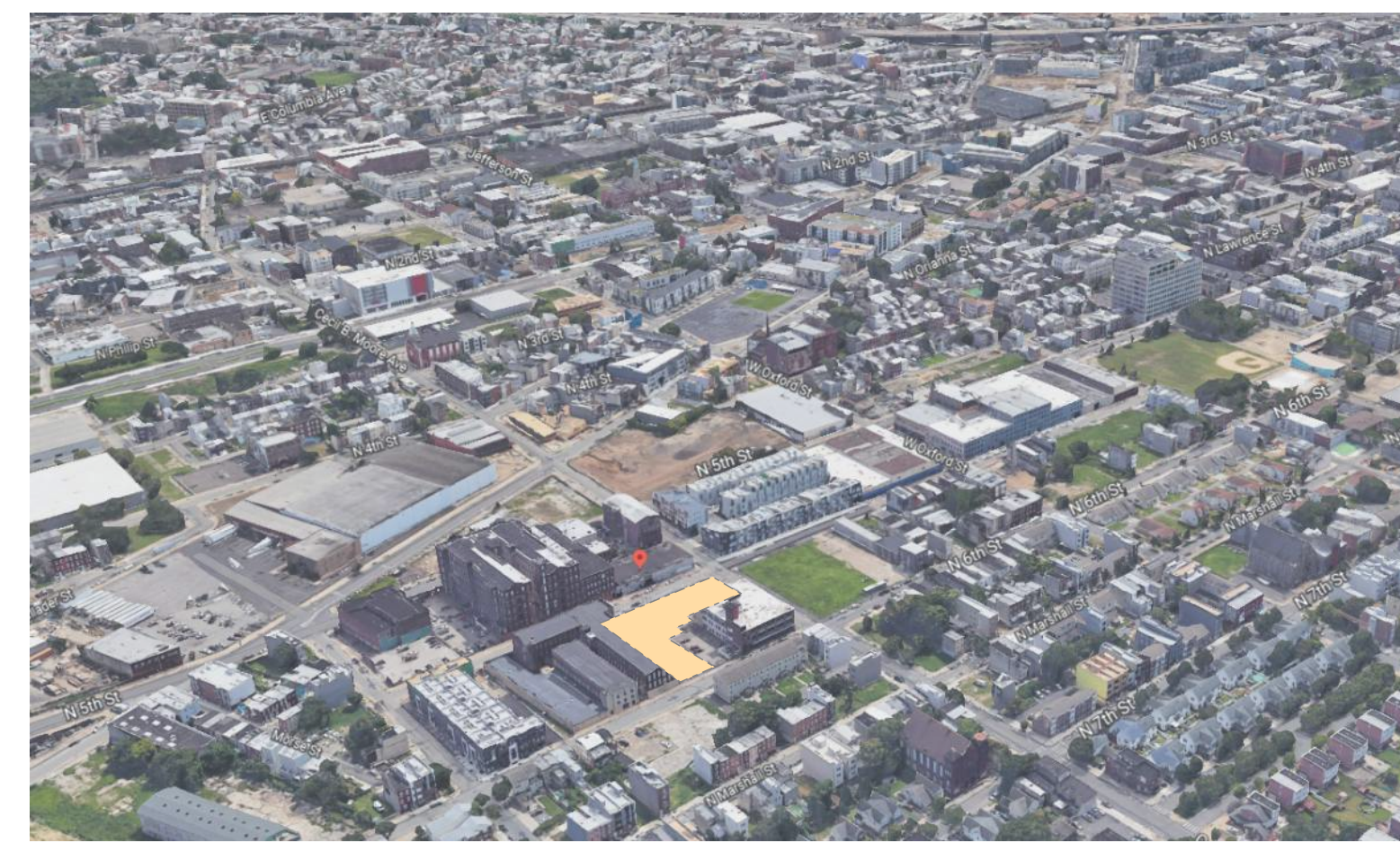




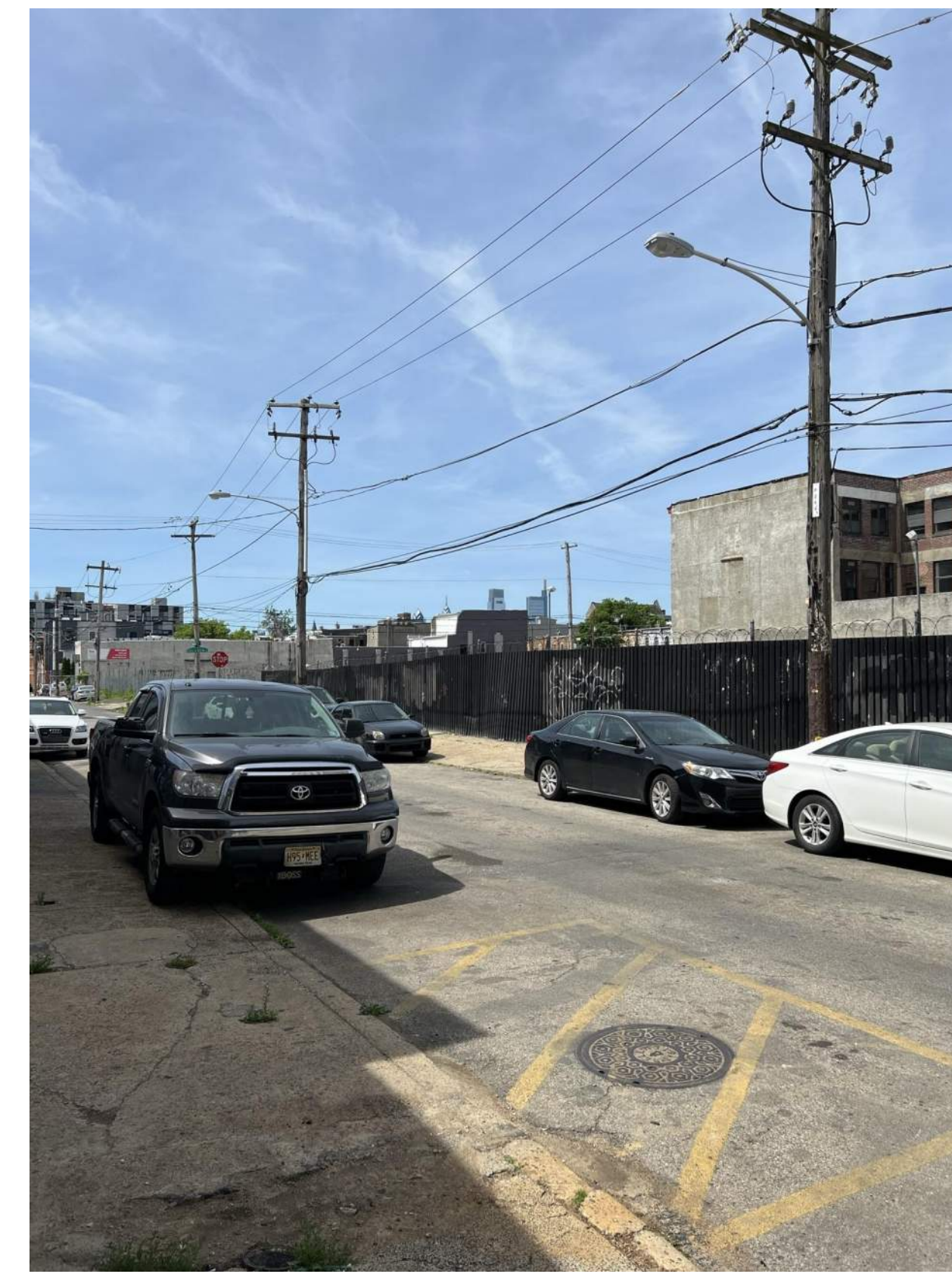
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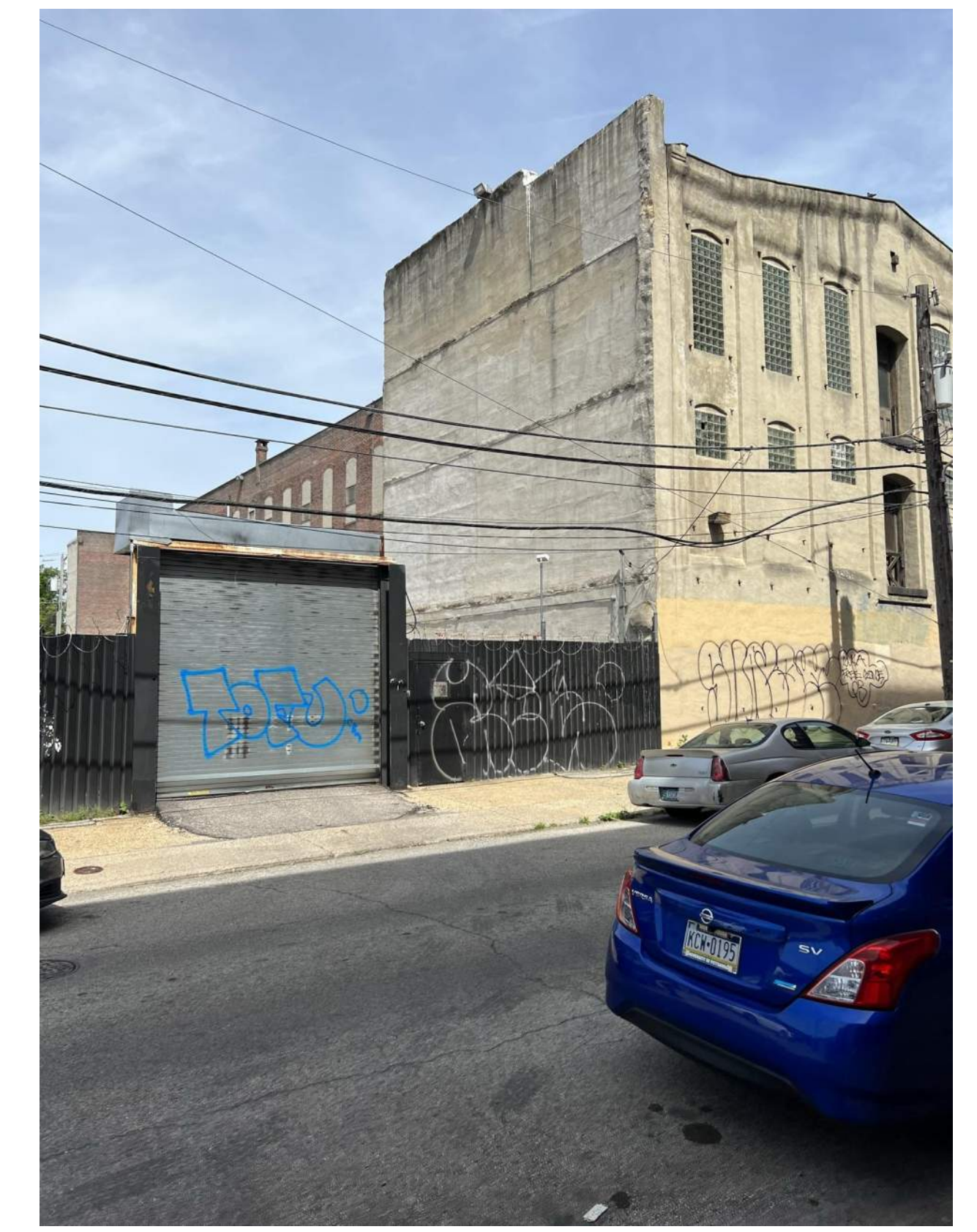
OBLIQUE AERIAL VIEW



OBLIQUE AERIAL VIEW



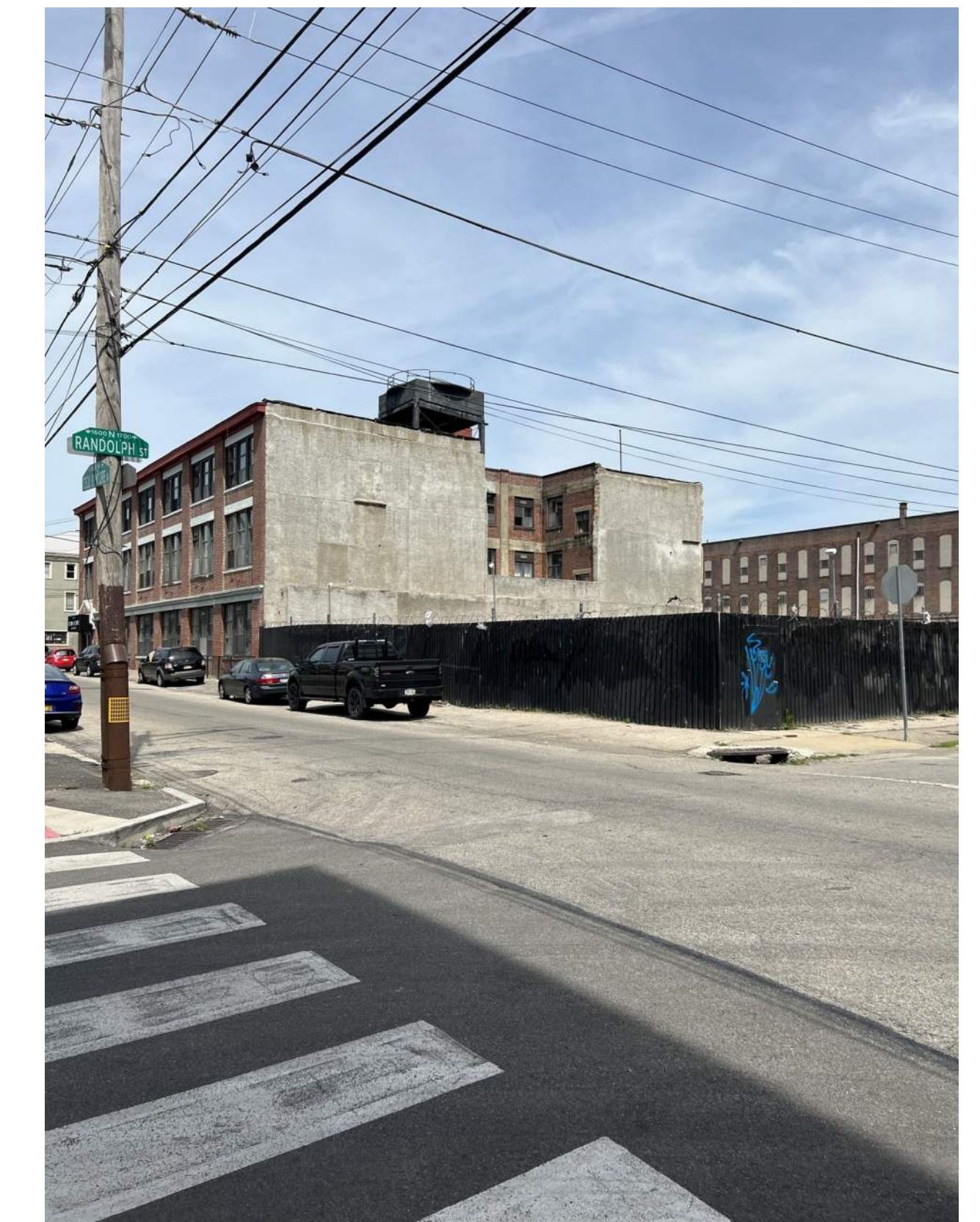
1 - VIEW ON NORTH RANDOLPH LOOKING SOUTHWEST



2 - VIEW ON NORTH RANDOLPH LOOKING NORTHWEST



3 - VIEW ON N RANDOLPH AND CECIL B MOORE LOOKING NORTH



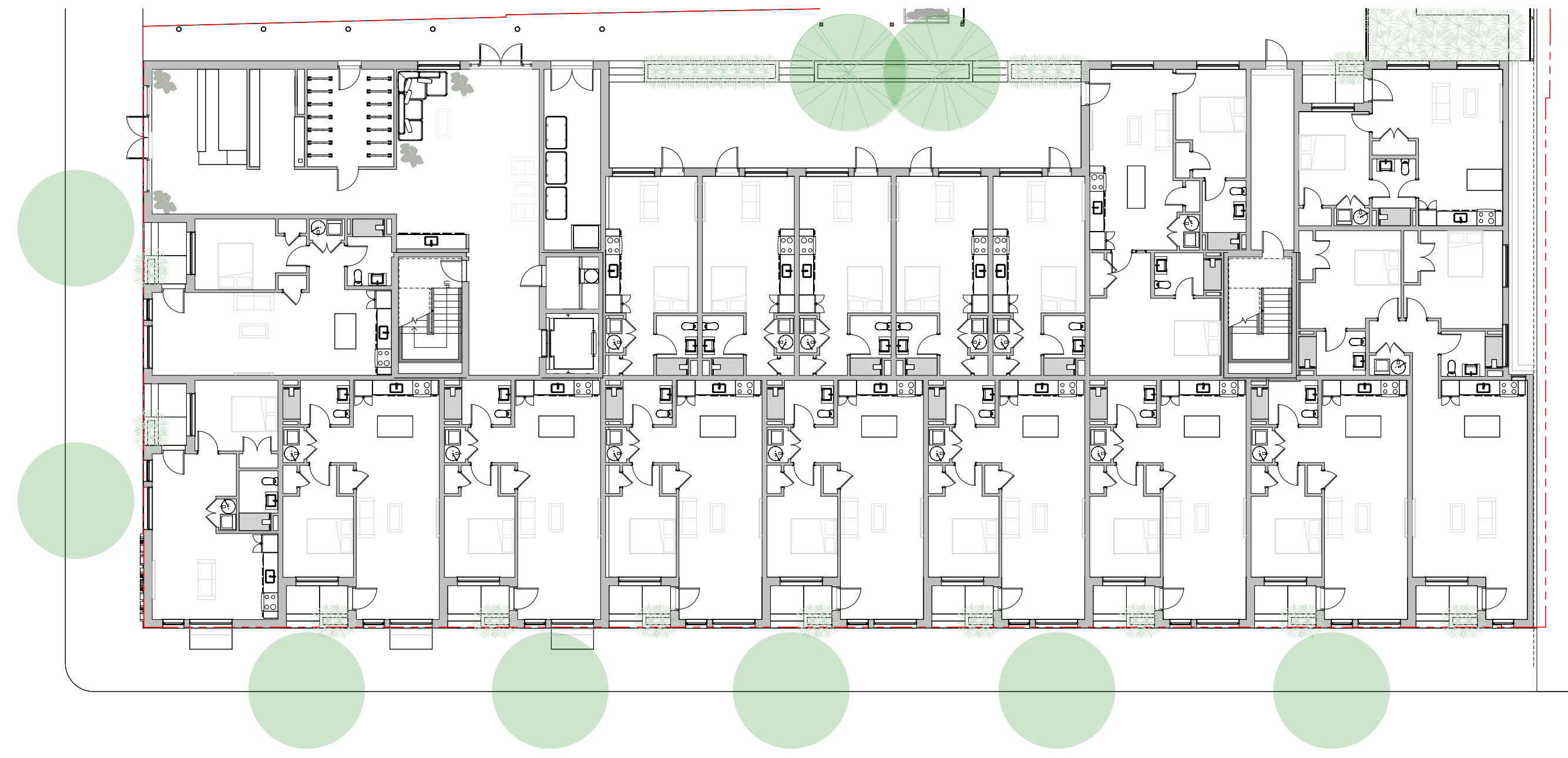
4 - VIEW ON N RANDOLPH AND CECIL B MOORE LOOKING NORTHWEST



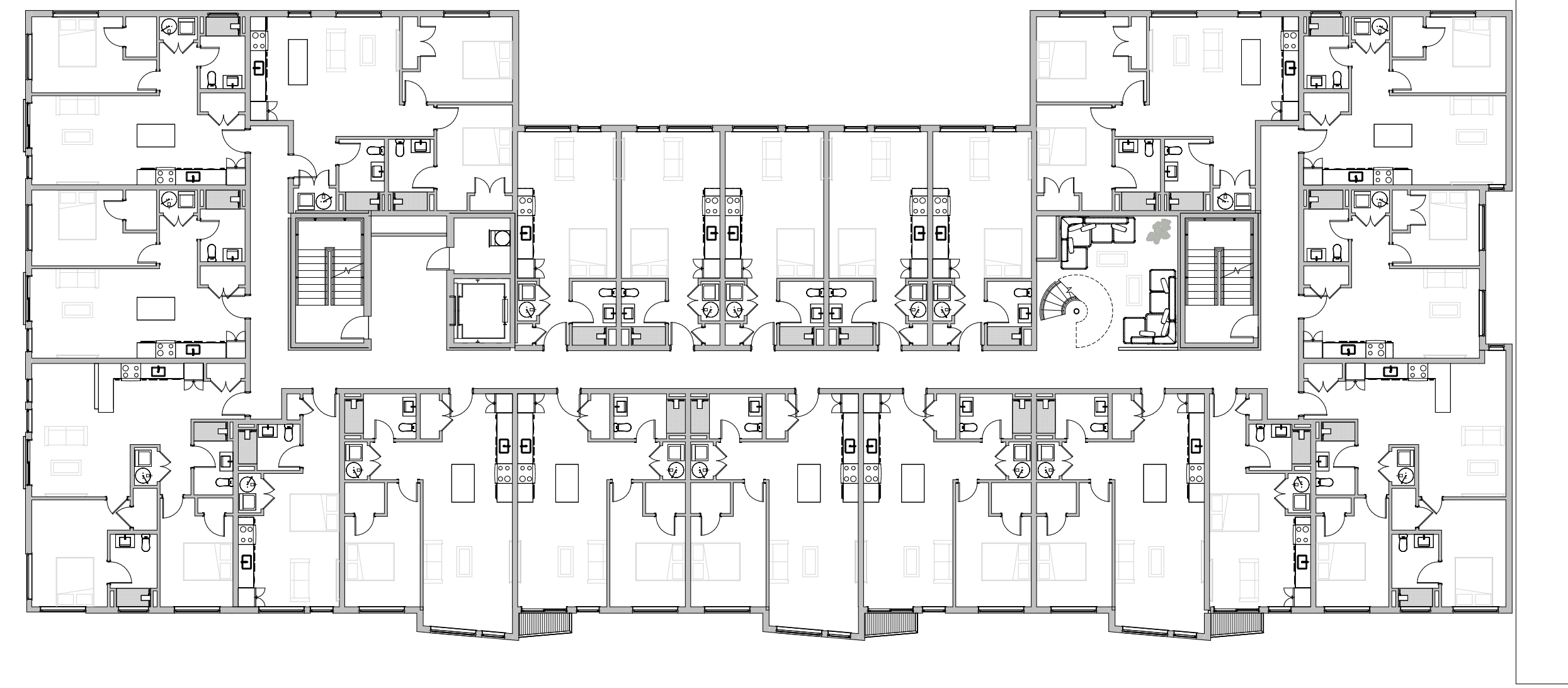
SITE SECTION THRU RANDOLPH STREET LOOKING NORTH



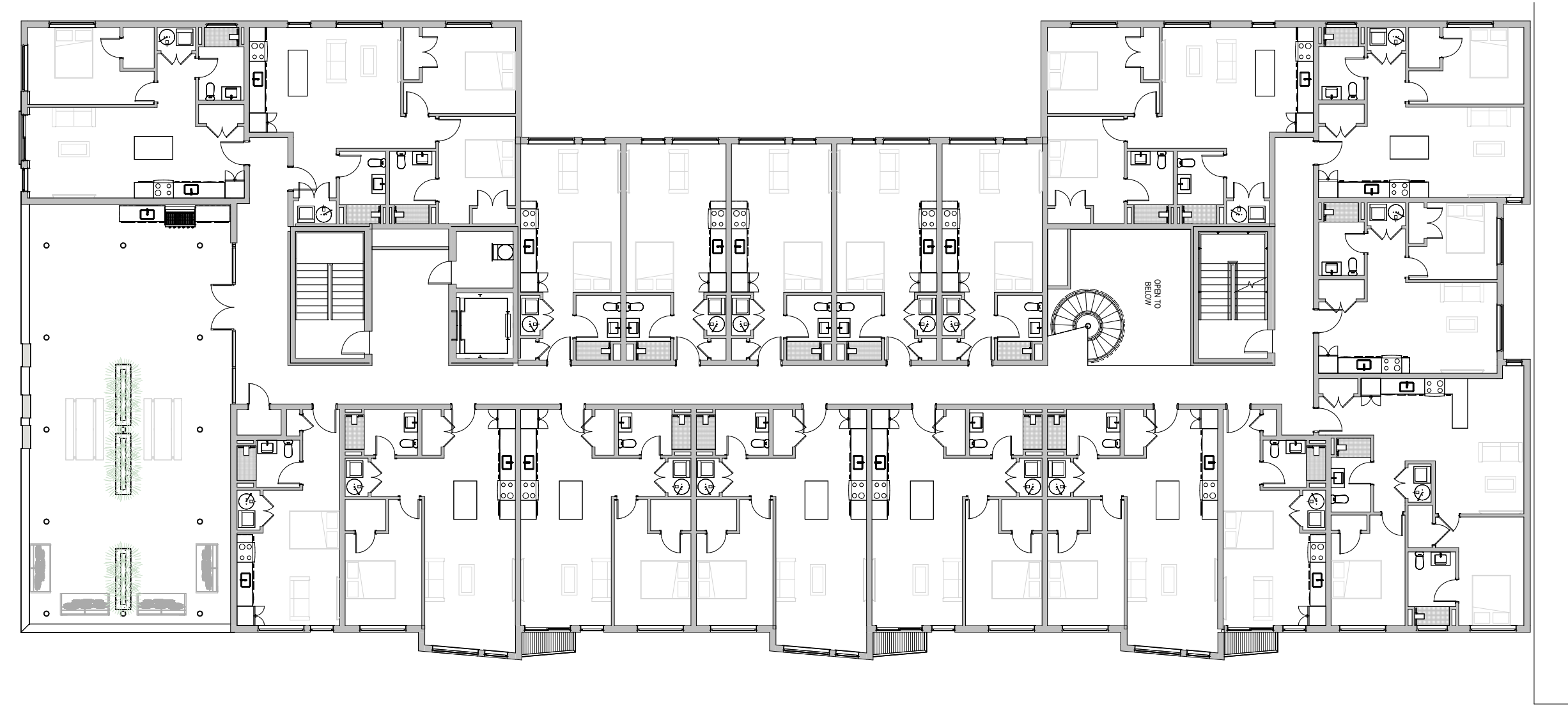
SITE SECTION THRU CECIL B MOORE LOOKING WEST



FIRST

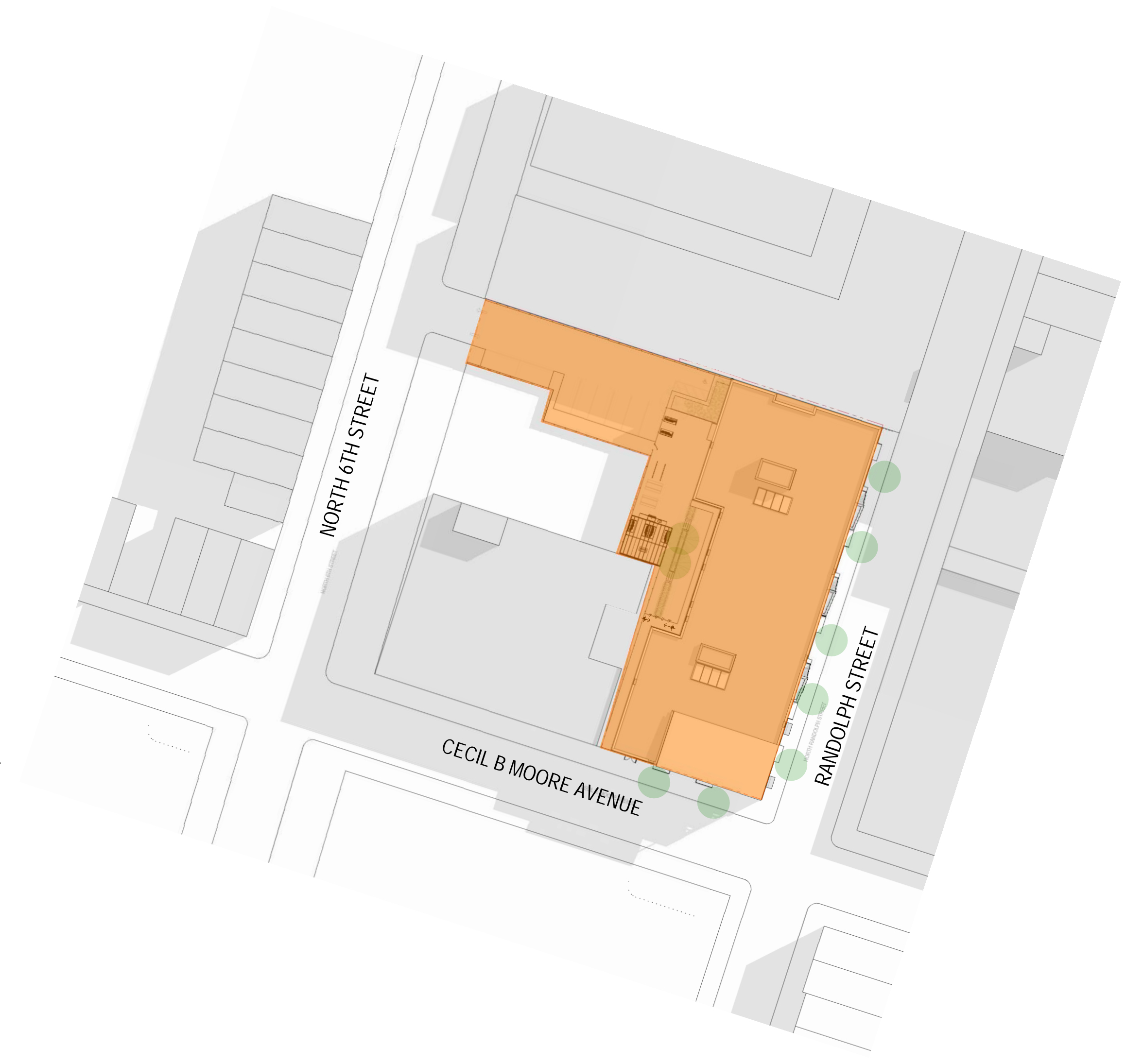


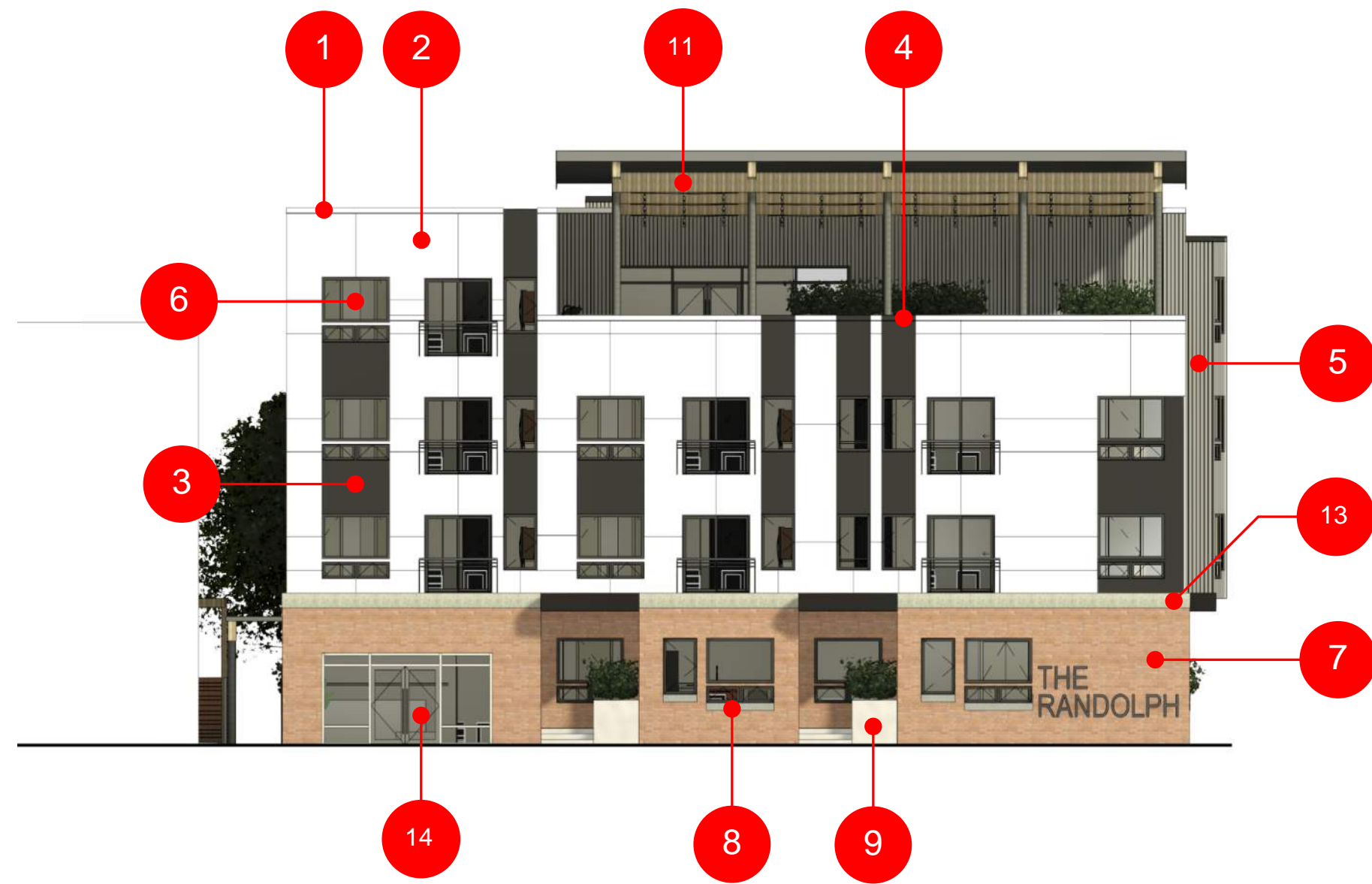
SECOND & THIRD



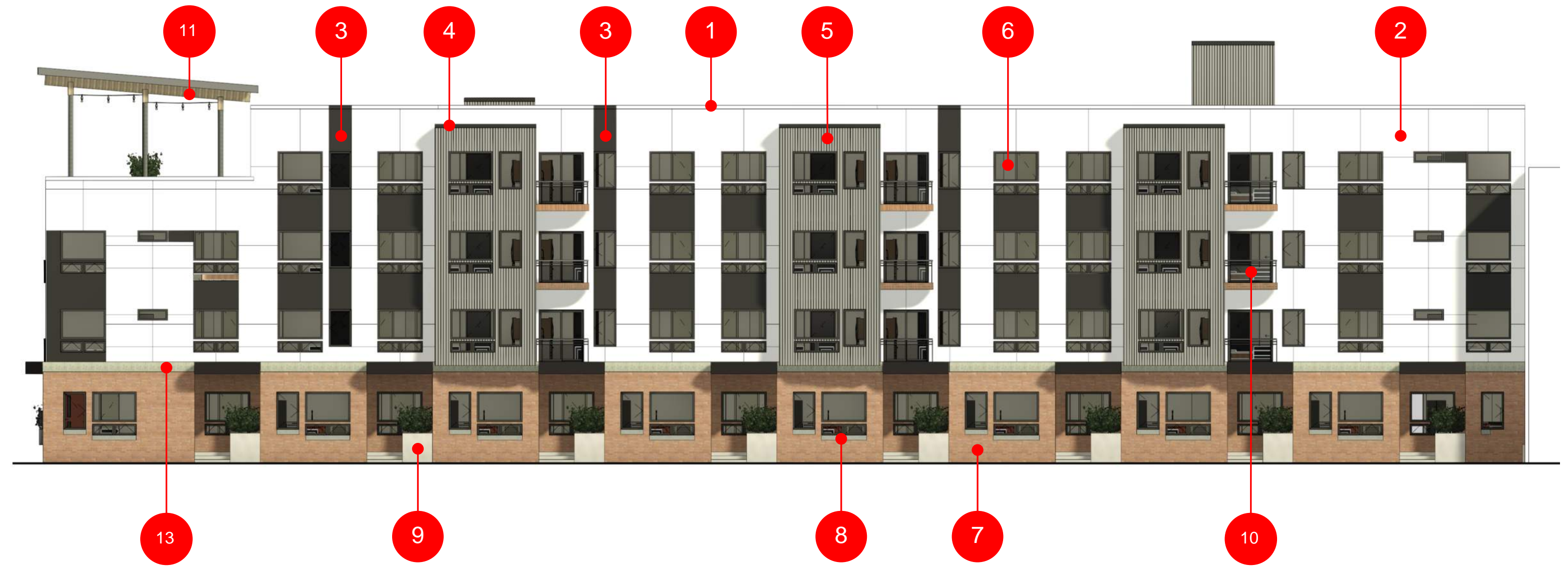
FOURTH

SITE

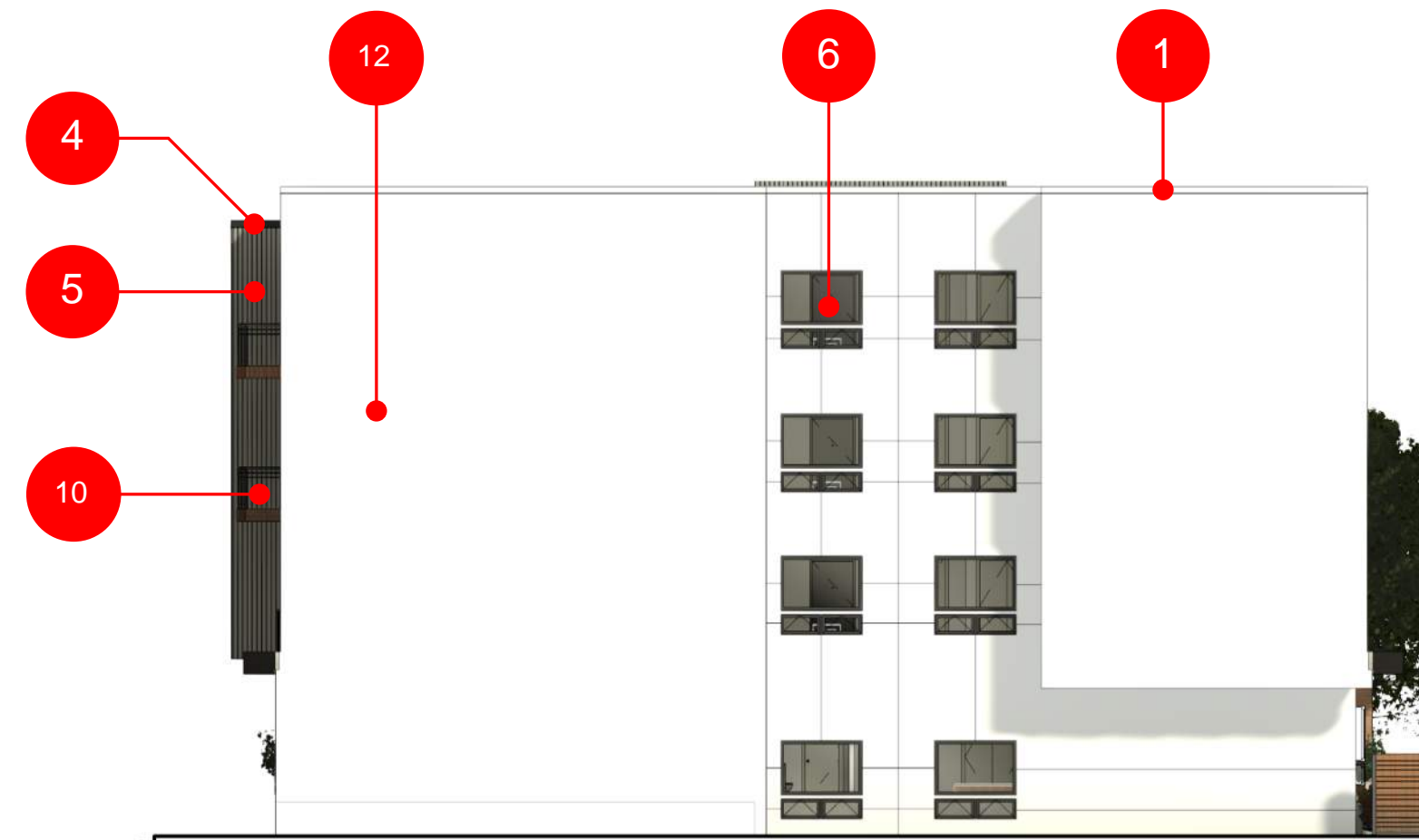




SOUTH ELEVATION AT CECIL B MOORE



ELEVATION ALONG NORTH RANDOLPH STREET

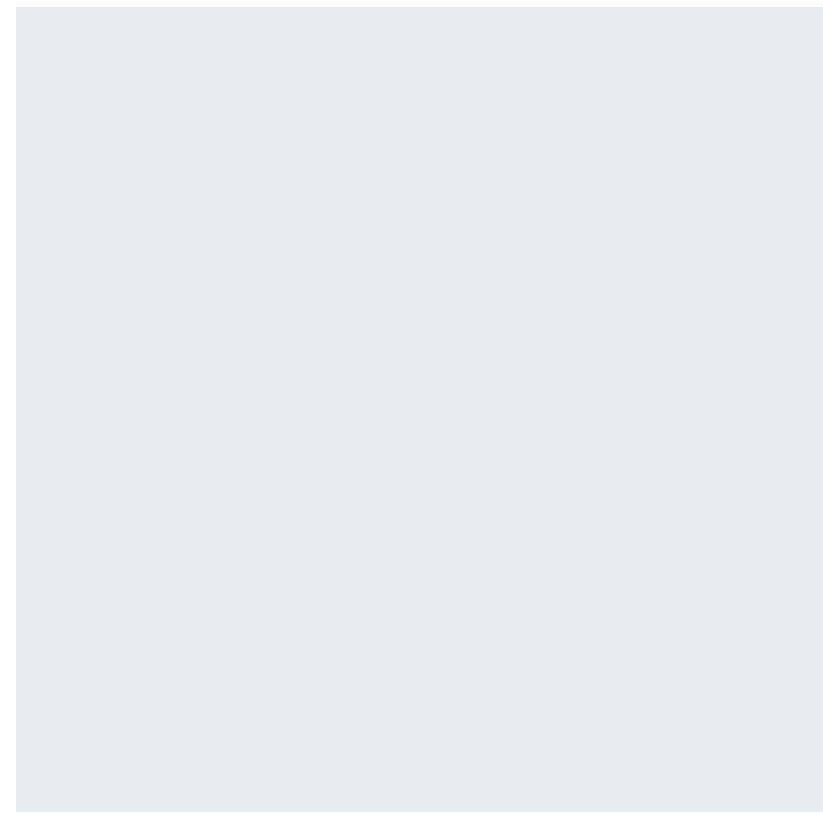


NORTH ELEVATION AT PROPERTY LINE

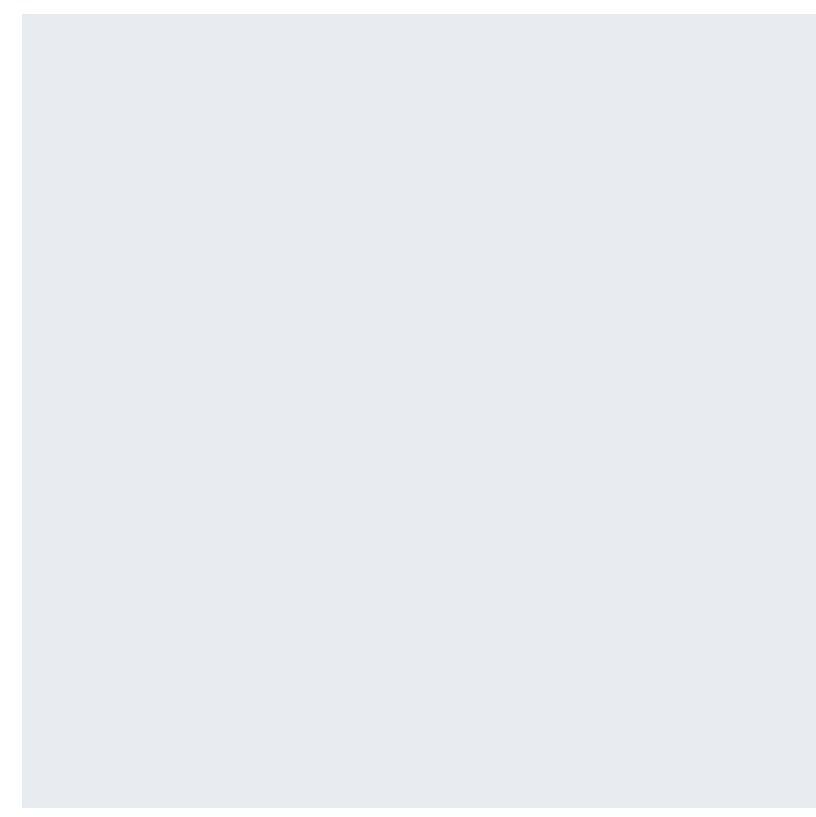


WEST ELEVATION AT COURTYARD

- 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



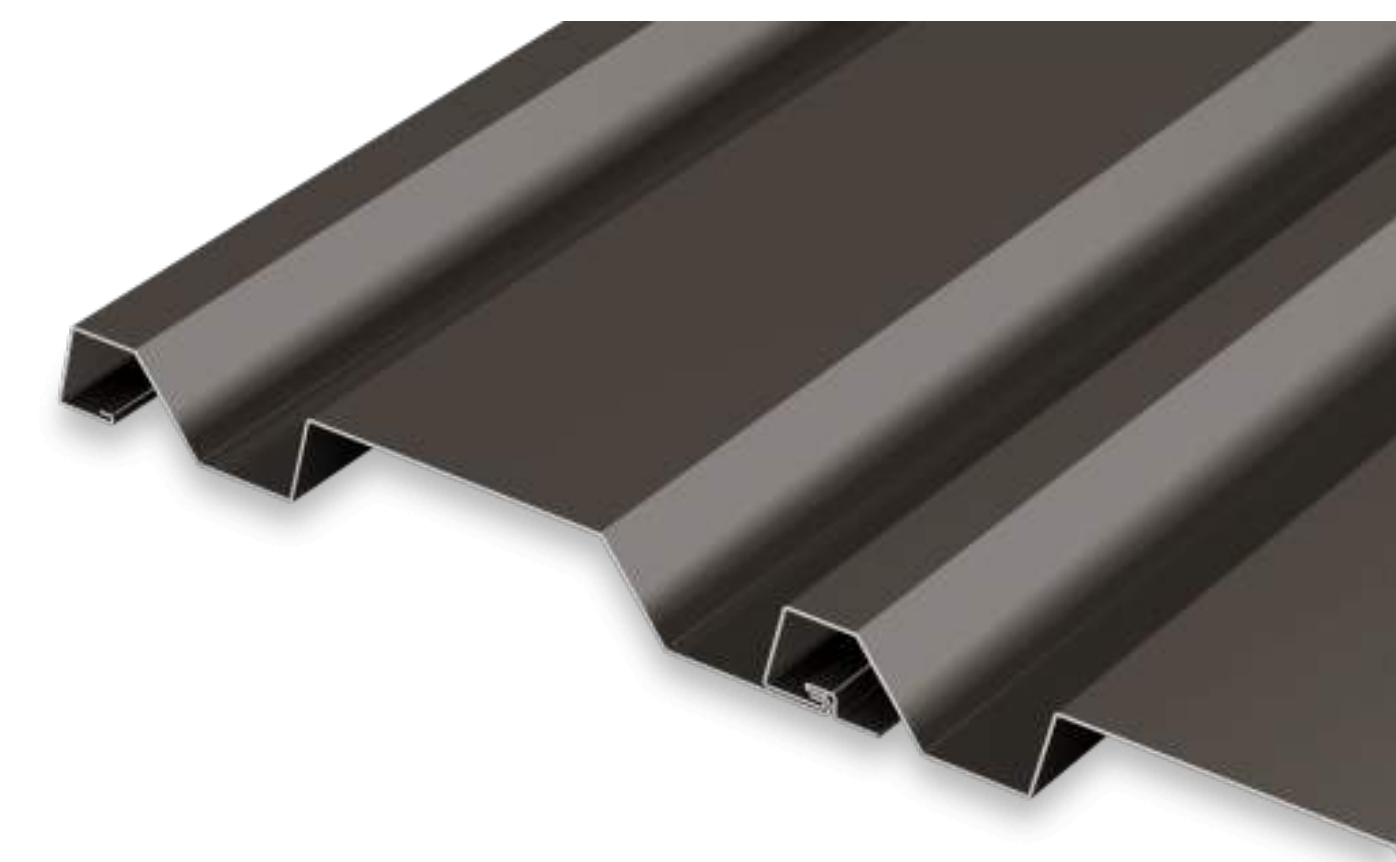
2- Fiber Cement Hardi Panels- White



3- Fiber Cement Hardi Panels-Charcoal



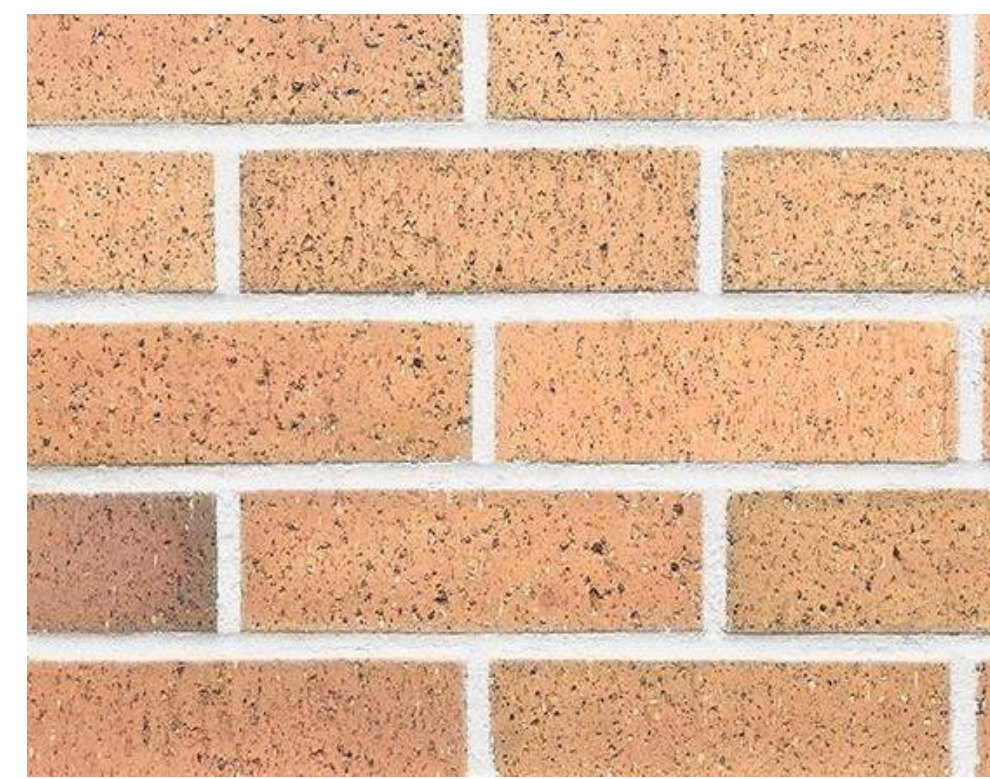
4- Metal Coping- Charcoal



5- Ribbed Metal Panel-Mid Grey



6- Glazed Windows- Anderson 100 Series- Black



7- Masonry Brick- 'Grand Canyon Velour



8- Cast Stone Sill- 'Whitestone'

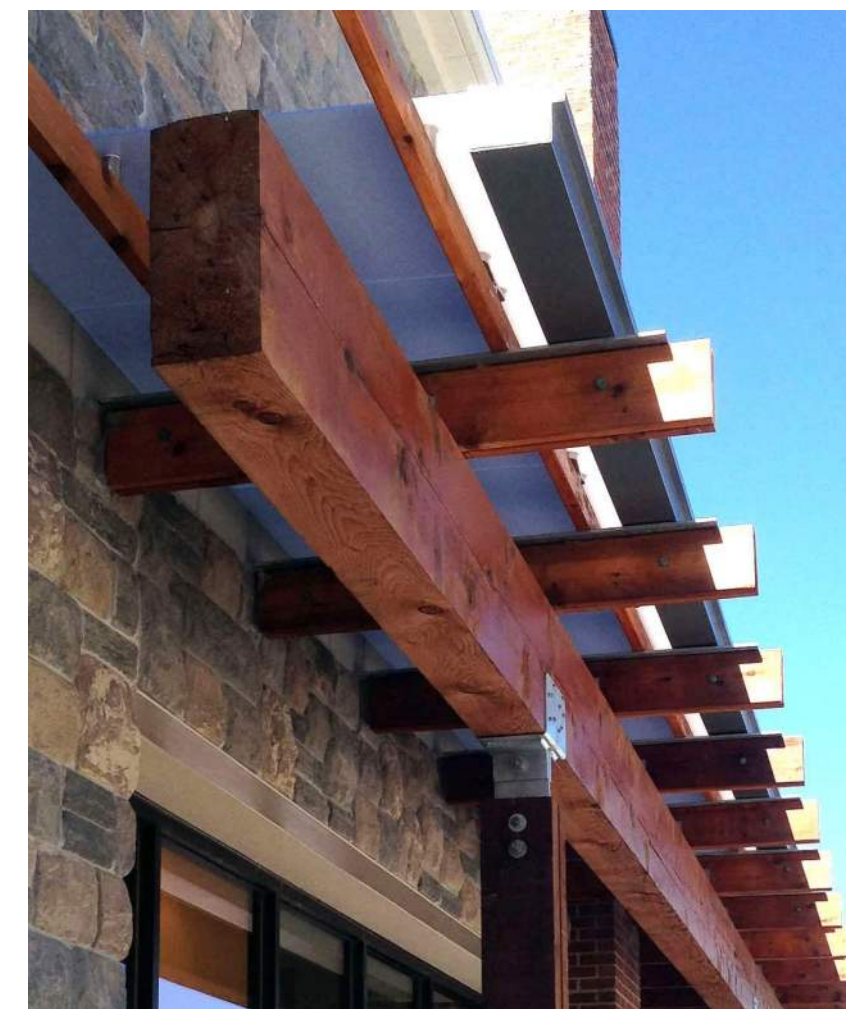
13- Cast Stone Water Table- 'Whitestone'



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



VIEW AT CORNER OF CECIL B MOORE AND NORTH RANDOLPH STREET



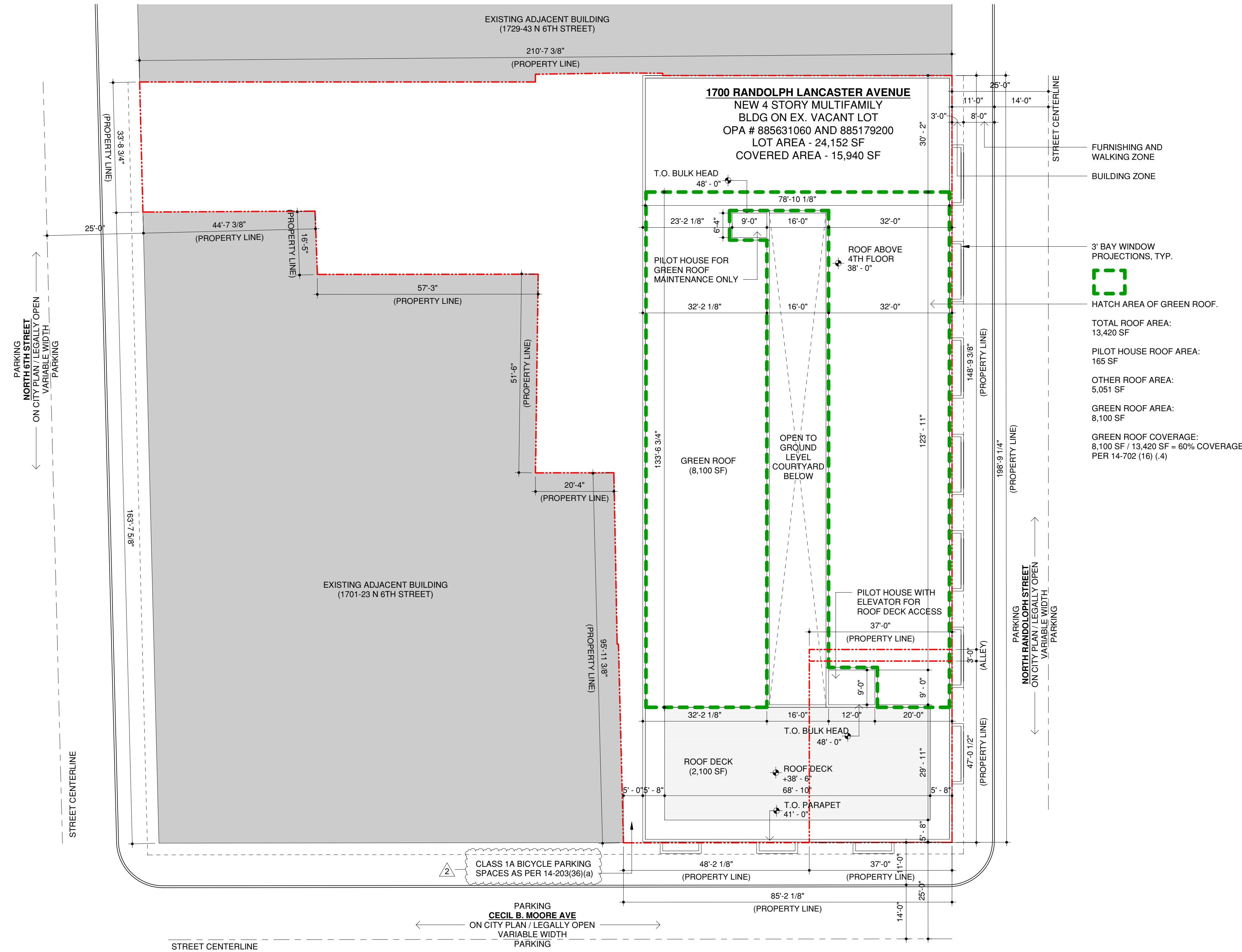
VIEW ALONG NORTH RANDOLPH STREET



VIEW OF AMENITY TERRACE AT CORNER



BIRDS EYE VIEW CONTEXT



1 ZONING SITE PLAN
SCALE: 1/16" = 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 1700 N. RANDOLPH ST.) WITH RESPECTIVE COVENANTS, AGREEMENTS, AND EASEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS (1700 N. RANDOLPH ST. AND 929-27 CECIL B. MOORE 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 38') FOR USE AS MULTI-FAMILY RESIDENTIAL WITH SIXTY-THREE (63) DWELLING UNITS, TWENTY-ONE (21) ACCESSORY BICYCLE PARKING SPACES, A GREEN ROOF AND AN ACCESSORY ROOF DECK ACCESSED BY A PILOT HOUSE WITH ELEVATOR. UTILIZATION OF GREEN ROOF DENSITY BONUS PURSUANT TO 14-702(16) (12 ADDITIONAL UNITS).

LOT INFORMATION

| | |
|---------------------------|--|
| LOT ADDRESS - | 1700 N RANDOLPH ST, PHILADELPHIA, PA 19122 |
| LOT AREA - | 24,152 SQ. FT. |
| OPA NUMBER - | 885631060 and 885179200 |
| BASE ZONING DISTRICT - | RM-1 (RESIDENTIAL MULTI-FAMILY 1) |
| OVERLAY ZONING DISTRICT - | N/A |

USE REGULATIONS

| (TABLE 14-602-2) | FLOOR | PROPOSED |
|---------------------------|-----------------------|---|
| PROPOSED & PERMITTED USES | CELLAR THRU GROUND | RESIDENTIAL LOBBY, MECHANICAL, MULTI-FAMILY HOUSING |
| | CELLAR THRU 4TH FLOOR | MULTI-FAMILY HOUSING |

DISTRICT & LOT DIMENSIONS

| (TABLE 14-701-2) | REQUIRED | PROPOSED |
|------------------------------|------------------------------|-----------------------|
| MIN LOT WIDTH (FT) | 16' | GREATER THAN 16' |
| MIN LOT AREA (SF) | 1,440 | GREATER THAN 1,440 SF |
| MAX OCCUPIED AREA (% OF LOT) | 80% (CORNER) 19,321.60 SF | 15,940.00 SF (65%) |

SETBACKS (TABLE 14-701-2)

| | REQUIRED | PROPOSED |
|--------------------------------|-------------------|------------------|
| MIN FRONT YARD DEPTH (FT) | BASED ON ADJACENT | 0'-0" |
| MIN SIDE YARD WIDTH, EACH (FT) | N/A ³ | N/A ³ |
| MIN REAR YARD DEPTH (FT) | N/A ³ | N/A ³ |

HEIGHT (TABLE 14-701-2)

| | REQUIRED | PROPOSED |
|--------------------------------|----------|----------|
| MAX HEIGHT (FT) | 38'-0" | 38'-0" |
| MAX FLOOR AREA (% OF LOT AREA) | N/A | N/A |

UNIT COUNT

| (PER TABLE 14-602-2 NOTE) | MAXIMUM | PROPOSED |
|---------------------------------------|-----------------------|----------|
| BASE DENSITY | 51 UNITS | |
| GREEN ROOF DENSITY BONUS ¹ | 12 UNITS | |
| TOTAL | 63 UNITS ² | 63 UNITS |

STREET TREE REQUIREMENTS (14-705)

| | REQUIRED | PROPOSED |
|--|--------------------|----------|
| ALL DEVELOPMENTS ON LOTS GREATER THAN 5,000 SF | 317 LINE FEET / 35 | 9 TREES |

OFF STREET PARKING REQUIREMENTS (14-802)

| | REQUIRED | PROPOSED |
|--------------------------|----------|----------|
| MULTI-FAMILY | 0 | 0 |
| ALL RETAIL SALES USES | 0 | 0 |
| COMMERCIAL SERVICES USES | 0 | 0 |

BICYCLE PARKING RATIOS AND STANDARDS (14-804)

| | REQUIRED | PROPOSED |
|--|---------------------|----------|
| MULTI-FAMILY (12 OR MORE DWELLING UNITS) | 1 PER EVERY 3 UNITS | 21 |

NOTES:

- GREEN ROOF DENSITY BONUS PER 14-702 (16)(b)
- 4 UNITS FOR THE FIRST 1,440 SF LOT AREA
24,152 SF - 1,440 SF = 22,712 SF LOT AREA / 480 SF = 47 UNITS
4 UNITS + 47 UNITS = 51 BASE UNITS
51 UNITS x 1.25 (25% INCREASE FOR GREEN ROOF DENSITY BONUS PER SECTION 14-702(16)(B)) = 12 ADDITIONAL UNITS (63 TOTAL)
- PER 14-701 (1)(d)(2), (PROPERTIES BOUNDED BY THREE OR MORE STREETS) WHEN A PROPERTY IS BOUNDED BY THREE OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THAT LOT LINE, EXCEPT A REAR YARD IS NOT REQUIRED FOR ATTACHED BUILDINGS OR SEMI-DETACHED BUILDINGS BUT THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE REMAIN THE SAME. THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.

NO. DATE ISSUE

| | | |
|---|------------|------------------------------------|
| 1 | 11.24.2021 | ISSUED FOR ZONING PERMIT |
| 2 | 04.26.2022 | ISSUED FOR ZONING PERMIT (AMENDED) |
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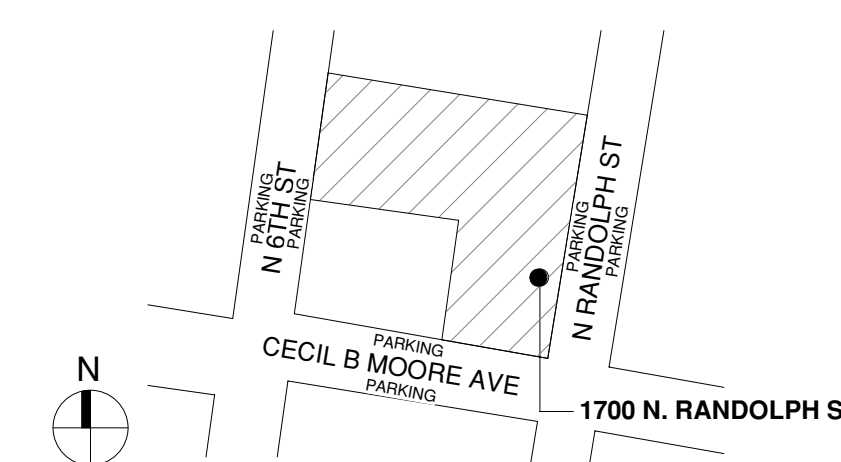
Hightop
HIGHTOP DEVELOPMENT
448 N 10TH STREET
PHILADELPHIA, PA 19123

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.



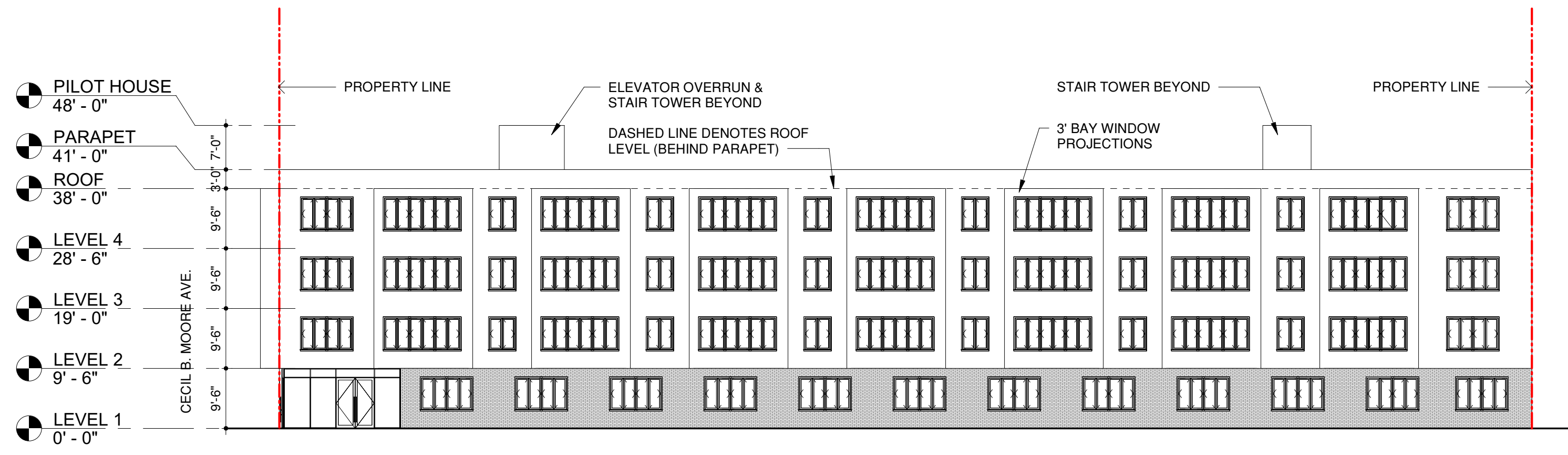
OPA # 885631060
ZONING DIST: RM-1

1700 N RANDOLPH ST
PHILADELPHIA, PA
HIGHTOP DEVELOPMENT
PHILADELPHIA, PA

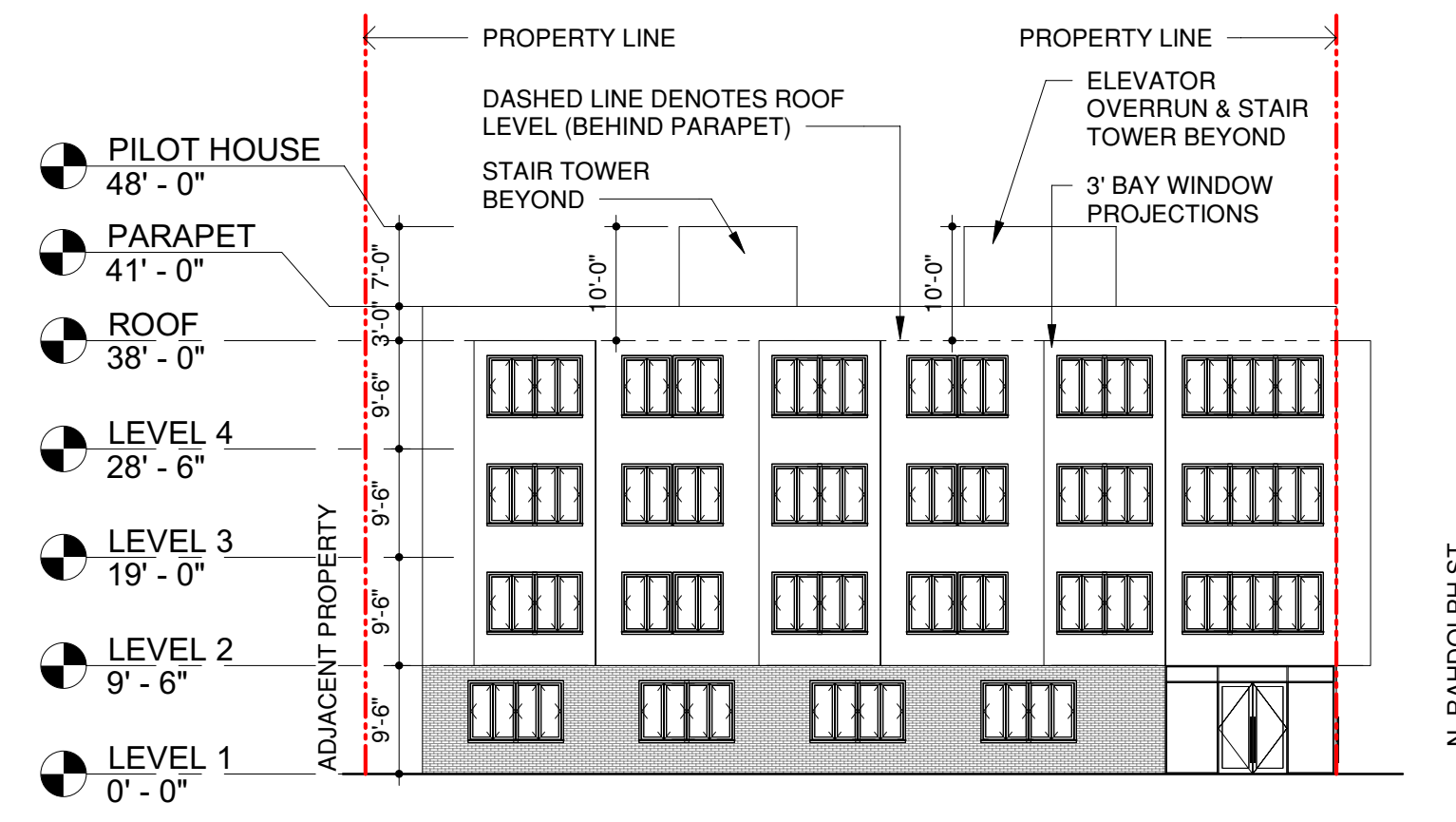
ZONING SUMMARY

SCALE: 1/16" = 1'-0"

Z-001.00



2 ZONING EAST ELEVATION - (N. RANDOLPH ST.)
SCALE: 1/16" = 1'-0"



3 ZONING SOUTH ELEVATION - (CECIL B. MOORE AVE)
SCALE: 1/16" = 1'-0"