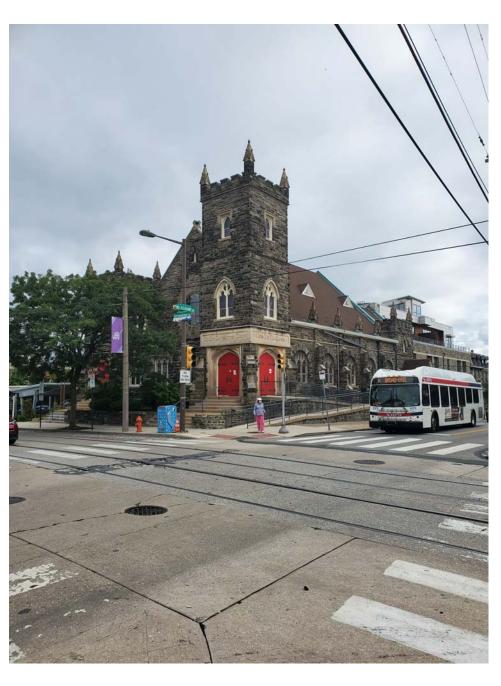
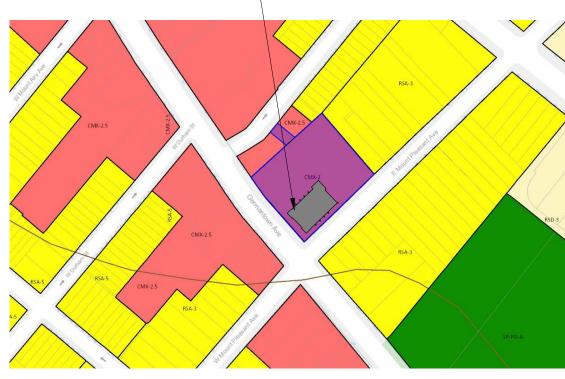


OF PHILADELPHIA STAMPS CITY



VIEW OF PROJECT SITE FROM CORNER OF GERMANTOWN AND MT. PLEASANT AVENUES

PROJECT LOCATION -



ZONING & LOCATION MAP

ZONING SUMMARY

CHANGE OF USE TO PERFORMING ARTS THEATER FOR THE ENTIRE PROJECT SITE WITH PUBLIC PERFORMANCE SPACE AND ACCESSIBLE TOILET FACILITIES TO BE LOCATED ON THE FIRST FLOOR AND ACTOR, STAFF, AND ADDITIONAL PUBLIC TOILET FACILITIES TO BE LOCATED ON THE LOWER LEVEL. NO ACCESS THROUGH SHARED, FIRE-RATED DEMISING WALL BETWEEN THE PROJECT SITE AND THE ABUTTING EXISTING 4 STORY RESIDENCE.

CMX-2 COMMERCIAL ZONING CRITERIA

DISTRICT AND LOT DIMENSIONS MAX. OCCUPIED AREA (% OF LOT)

<u>YARDS</u> MIN. SIDE YARD WIDE (EA.) MIN. REAR YARD DEPTH <u>HEIGHT</u>

MAX HEIGHT	38'	
	EXISTING	PROPOSED
USE:	RELIGIOUS ASSEMBLY (A-3)	PERFORMING ARTS THEATER (A-1) - PERMITTED WTIH A SPECIAL EXCEPTION
BUILDING AREA:	EXISTING	NO CHANGE
LOT WIDTH:	EXISTING	NO CHANGE
LOT AREA:	EXISTING	NO CHANGE
OPEN AREA:	EXISTING	NO CHANGE
SIDE YARD WIDTH:	EXISTING	NO CHANGE
REAR YARD DEPTH:	EXISTING	NO CHANGE
REAR YARD AREA:	EXISTING	NO CHANGE
BUIDING HEIGHT:	EXISTING	NO CHANGE
NUMBER OF STORIES:	EXISTING	NO CHANGE

DISTRICT AND LOT DIMENSIONS MAX. OCCUPIED AREA (% OF LOT)

<u>YARDS</u> MIN. FRONT YARD DEPTH MIN. SIDE YARD WIDE (EA.) MIN. REAR YARD DEPTH

<u>HEIGHT</u> MAX HEIGHT MIN CORNICE HEIGHT



- <u>REQUIRED</u> INTERMEDIATE: 75
- CORNER: 80

5' IF USED THE GREATER OF 9 FT OR 10% OF LOT DEPTH

CMX-2.5 NEIGHBOHOOD COMMERCIAL MIXED USE ZONING CRITERIA (ON PORTION OF PROPERTY OUTSIDE OF PROJECT AREA - NO STRUCTURES EXISTING OR PROPOSED)

<u>REQUIRED</u> INTERMEDIATE: 75 CORNER: 80

MUST BUILD TO FRONT LOT LINE 5' IF USED THE GREATER OF 9 FT OR 10% OF LOT DEPTH Architect: collaborative 4818 Baltimore Avenue Philadelphia, PA 19143

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	HEATER
C	COMPANY
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