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FEASIBILITY STUDY
1324 Mifflin St

COMPASS REALTY

F001

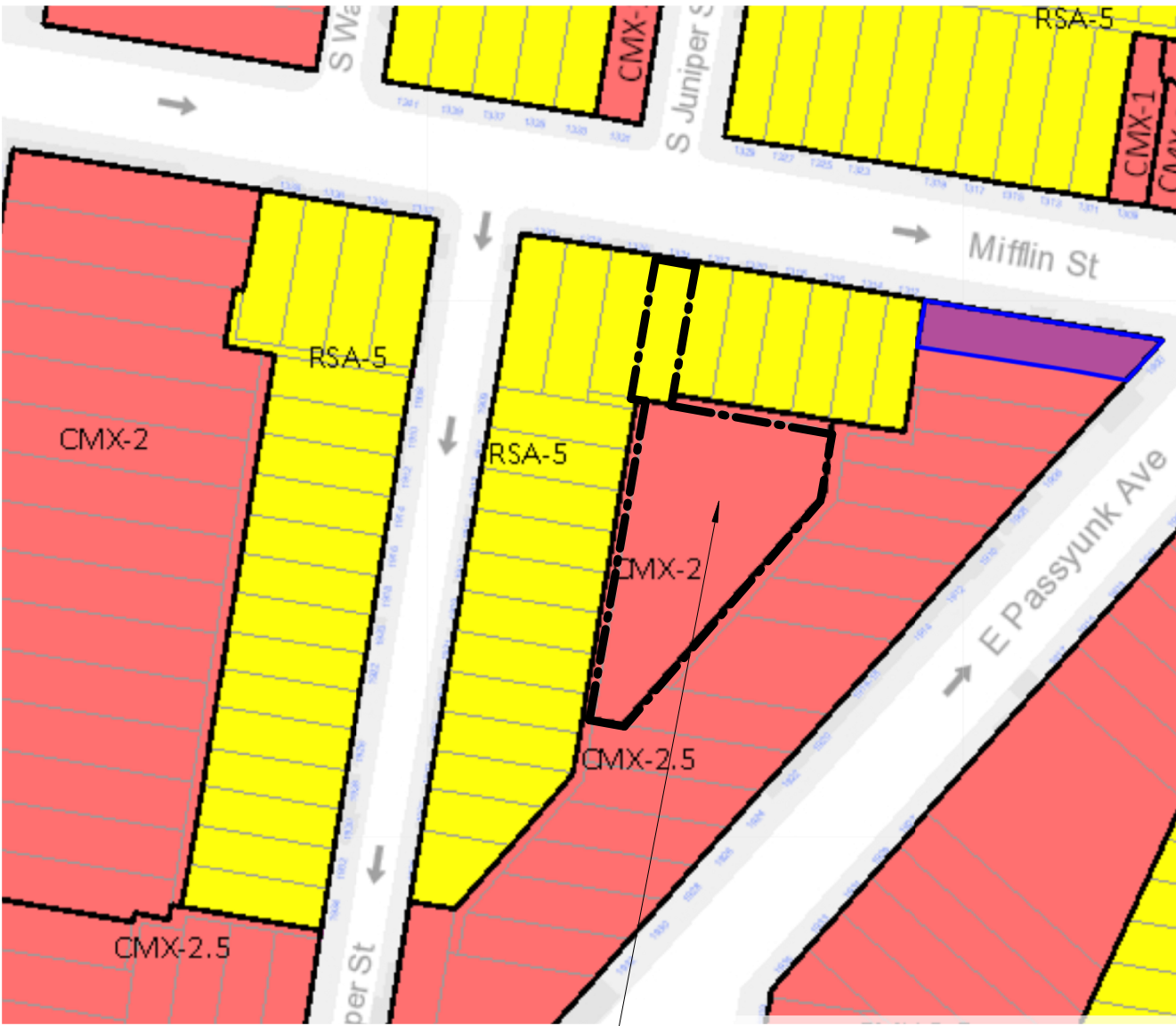
2019.08.01

ZONING INFORMATION RSA-5		
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MINIMUM LOT WIDTH: 16'-0"	LOT WIDTH: 15'-7"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	LOT AREA: 810.43	NO
MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%	OPEN AREA: EXISTING	NO
MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ABUTTING LOTS	FRONT YARD DEPTH: N/A	NO
MINIMUM SIDE YARD WIDTH (PERMITTED RESIDENTIAL USE): 5'-0" PER YARD	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: 9'-0"	REAR YARD DEPTH: EXISTING	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT:	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 8'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 5'-0"	SET BACK: 5'-0"	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

PERMITTED USE TYPE -
SINGLE FAMILY; PASSIVE RECREATION; FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

DESCRIPTION -
EXISTING SINGLE FAMILY HOME WITH CARRIAGE DRIVE AND ENTRY FOR REAR BUILDING ON 1324 MIFFLIN ST.

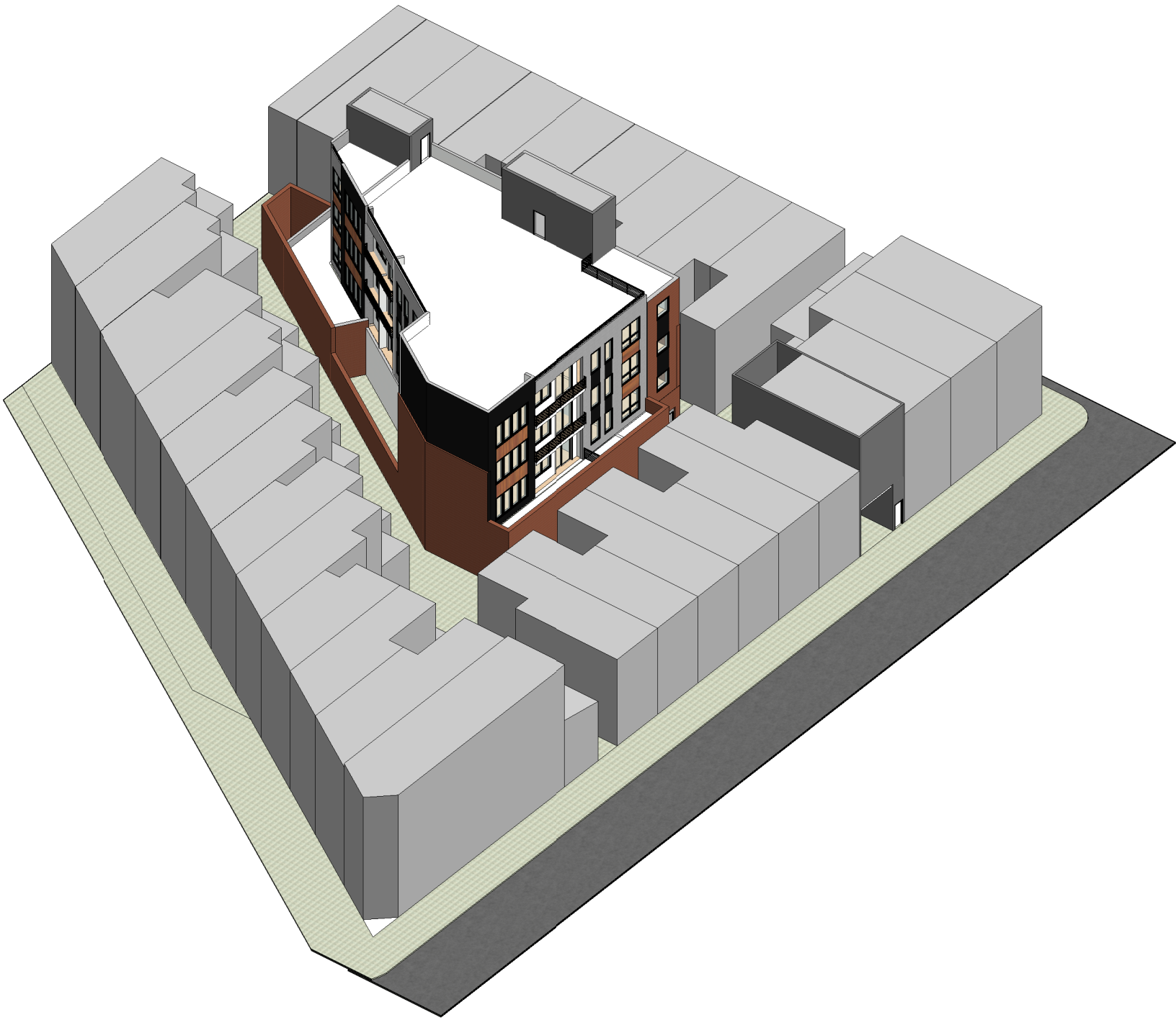
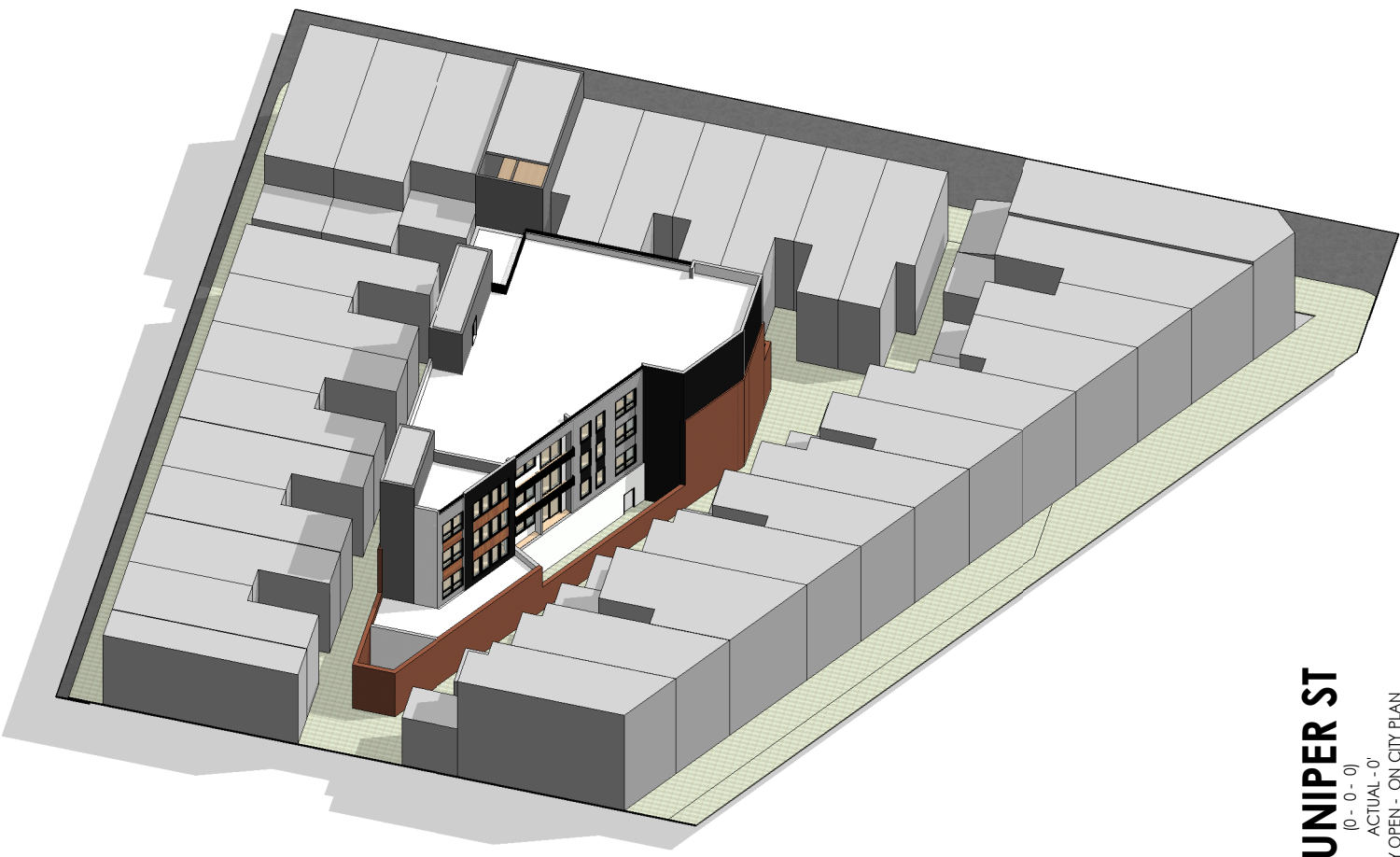


PROJECT LOCATION

ZONING INFORMATION CMX-2		
ZONING REGULATIONS	PROPOSED CONDITIONS	VARIANCE REQUIRED
MAX OCCUPIED AREA: INTERMEDIATE: 75%; CORNER: 80%	OPEN AREA: 5013.5	NO
MINIMUM FRONT YARD DEPTH: NA	FRONT YARD DEPTH: N/A	NO
MINIMUM SIDE YARD WIDTH: 5'-0" IF USED	SIDE YARD WIDTH: N/A	NO
MINIMUM REAR YARD DEPTH: THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	REAR YARD DEPTH: 12'-0" (11.4' MIN)	NO
MAXIMUM HEIGHT: 38'-0"	HEIGHT: 45'-0" (LOW INCOME HOUSING HT. BONUS)	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"	SET BACK: N/A	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"	SET BACK: 5'-0"	NO
PARKING: 0 REQUIRED	0	NO
BIKE PARKING: 0 REQUIRED	0	NO
STREET TREES: 0 REQUIRED	0	NO

PERMITTED USE TYPE -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL OFFICE; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL MARIJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

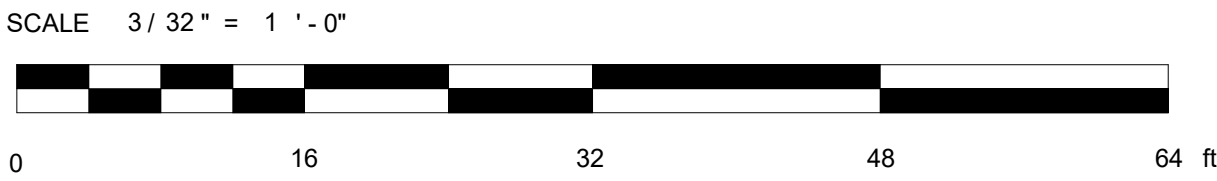
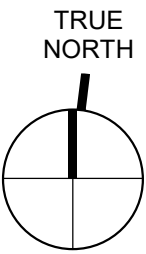
DESCRIPTION -
ADDITION AND RENOVATION TO EXISTING 2 STORY BUILDING. NEW STRUCTURE TO BE 4 STORIES WITH A SHARED ROOF DECK. 14 DWELLING UNITS WITH A GROUND FLOOR COMMERCIAL SPACE OCCUPY THE FIRST 30 FT OF THE BUILDING.



S. JUNIPER ST
LEGALLY OPEN - ON CITY PLAN
ACTUAL: 0'



1 | SCHEMATIC DESIGN SITE PLAN
F002 | 3/32" = 1'-0"



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FEASIBILITY OVERVIEW

1324 Mifflin St

COMPASS REALTY

F002

2019.08.01

1324 MIFFLIN ST FEASIBILITY

ZONING ANALYSIS
BASE DISTRICT CMX-2
RSA-5



Split zoning on the lot between RSA-5 and CMX-2. The RSA-5 is under 20% of the area which mandates that the zoning of the specific areas shall remain.

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AREA ANALYSIS (SINGLE FAMILY)

LEVEL	AREA (GSF)	HEIGHT (FT)
LEVEL 01	140.00	13
LEVEL 02	550.00	9
LEVEL 03	550.00	9

TOTAL 1,240.00 31

AREA ANALYSIS (MIXED USE BUILDING)

LEVEL	AREA (GSF)	HEIGHT (FT)	STUDIO	1BR	2BR	TOTAL
LEVEL 01	4,460.00	13	0	2		2
LEVEL 02	3,748.00	10	0	2	2	4
LEVEL 03	3,748.00	10	0	2	2	4
LEVEL 04	3,748.00	12	0	2	2	4
LEVEL 05 (ROOF LEVEL)	358.00		0			0

TOTAL 16,062.00 45
0.00% 57.14% 42.86%
PARKING REQ 0 0

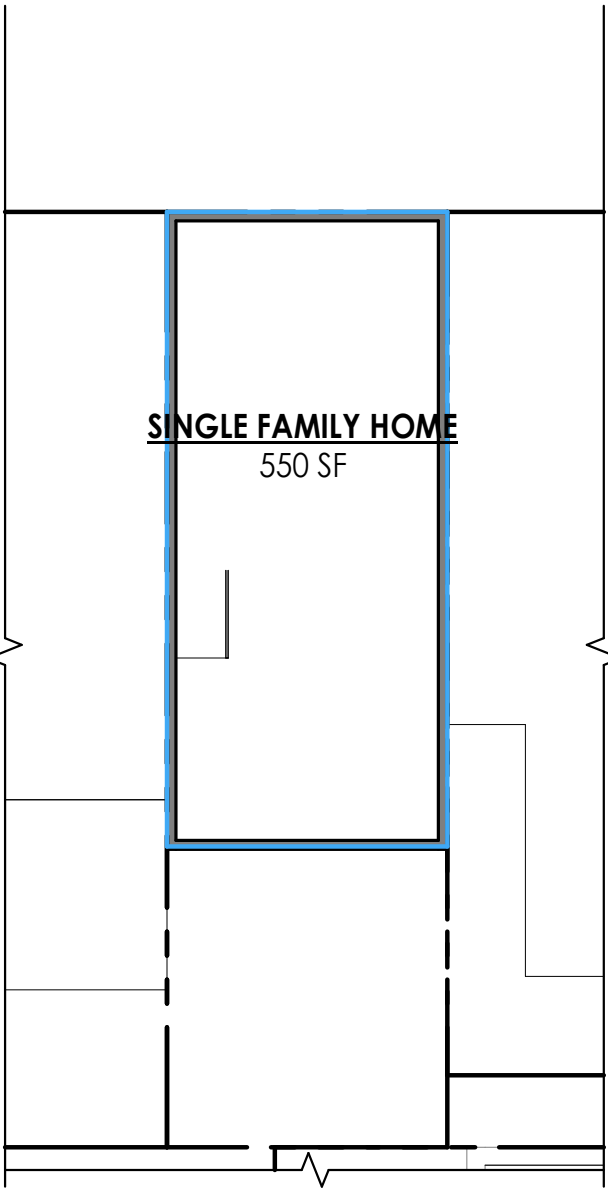
BUILDING AREA LEGEND

- COMMON
- RENTABLE

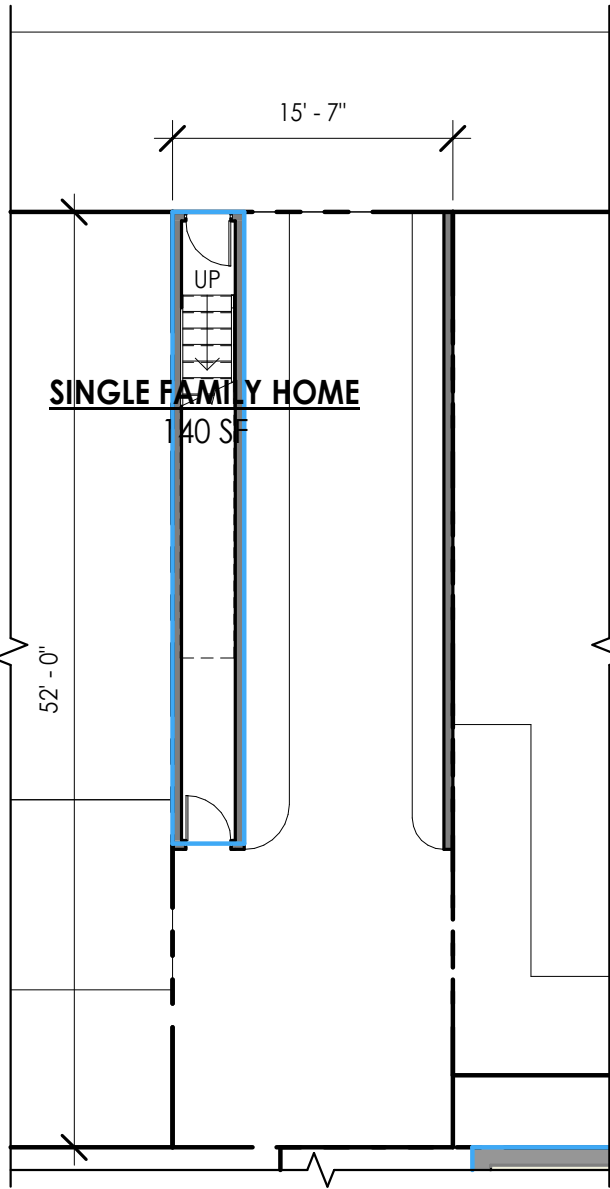
LEVEL	AREA	Occupancy Classification
T.O. ROOF	2983 SF	
: 1	2983 SF	
T.O. ROOF	146 SF	COMMON
T.O. ROOF	213 SF	COMMON
COMMON: 2	358 SF	
Grand total: 3	3342 SF	

LEVEL	AREA	Occupancy Classification
LEVEL 02	550 SF	
: 1	550 SF	
LEVEL 02	630 SF	COMMON
COMMON: 1	630 SF	
LEVEL 02	1129 SF	RENTABLE
LEVEL 02	802 SF	RENTABLE
LEVEL 02	598 SF	RENTABLE
LEVEL 02	589 SF	RENTABLE
RENTABLE: 4	3117 SF	
Grand total: 6	4297 SF	

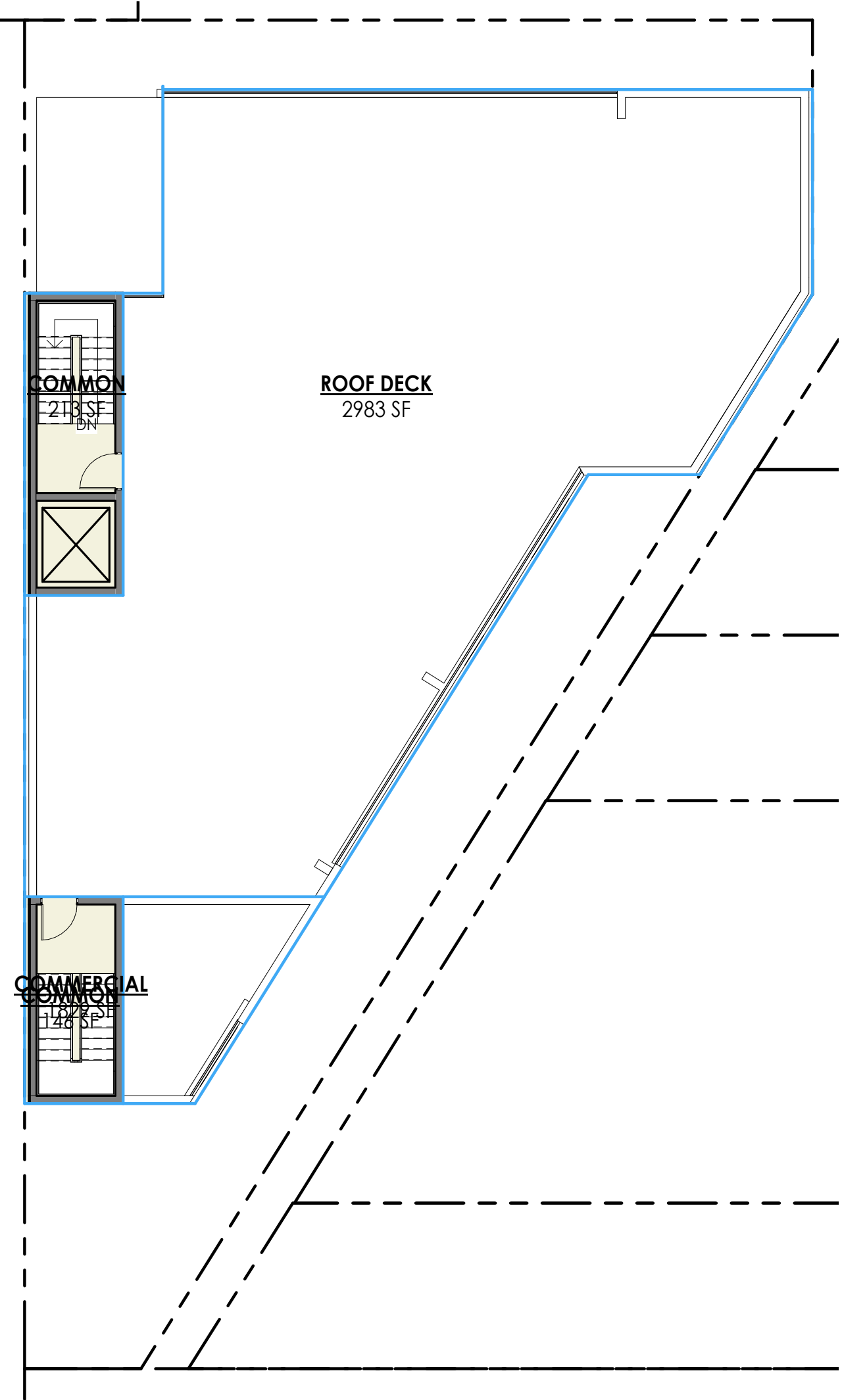
LEVEL	AREA	Occupancy Classification
LEVEL 01	140 SF	
: 1	140 SF	
LEVEL 01	922 SF	COMMON
LEVEL 01	135 SF	COMMON
COMMON: 2	1057 SF	
LEVEL 01	829 SF	RENTABLE
LEVEL 01	745 SF	RENTABLE
LEVEL 01	1829 SF	RENTABLE
RENTABLE: 3	3403 SF	
Grand total: 6	4601 SF	



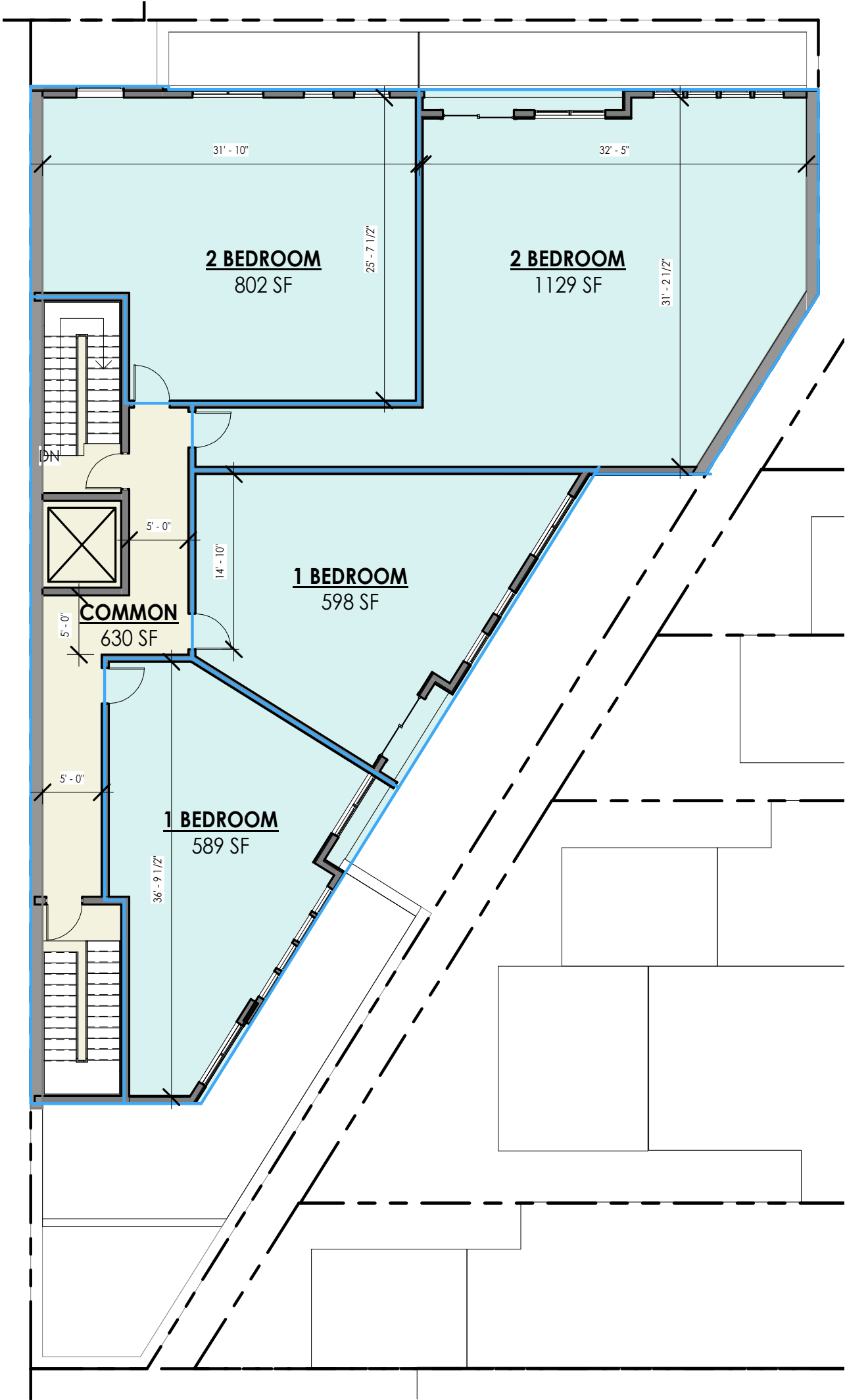
5 | TYP. 2ND AND 3RD FLOOR
F003 | 3/32" = 1'-0"



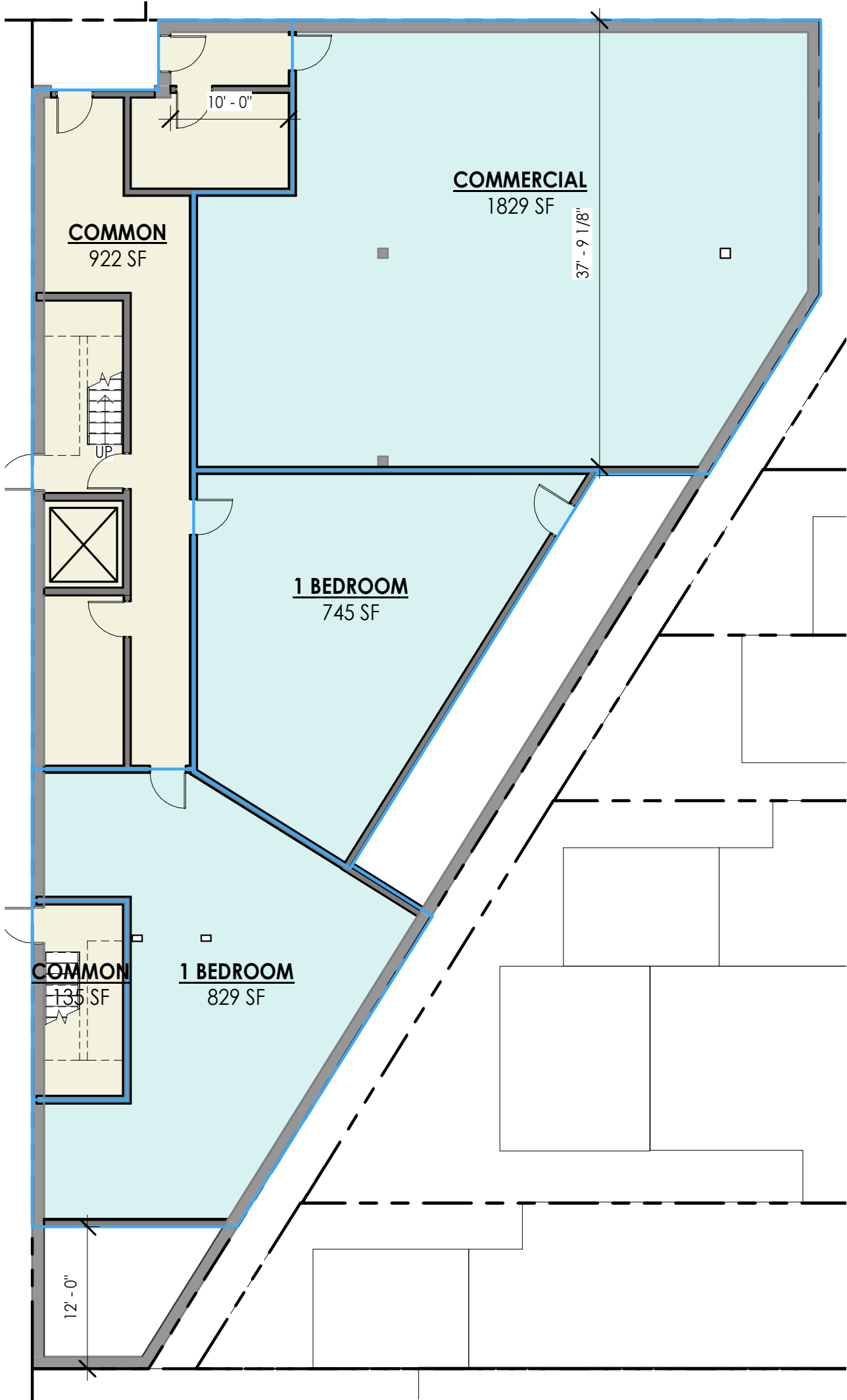
4 | FIRST FLOOR (FRONT)
F003 | 3/32" = 1'-0"
COMMON 922 SF



3 | T.O. ROOF
F003 | 3/32" = 1'-0"



2 | TYPICAL SECOND - FOURTH FLOOR
F003 | 3/32" = 1'-0"



1 | FIRST FLOOR
F003 | 3/32" = 1'-0"



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GROSS BUILDING AREAS

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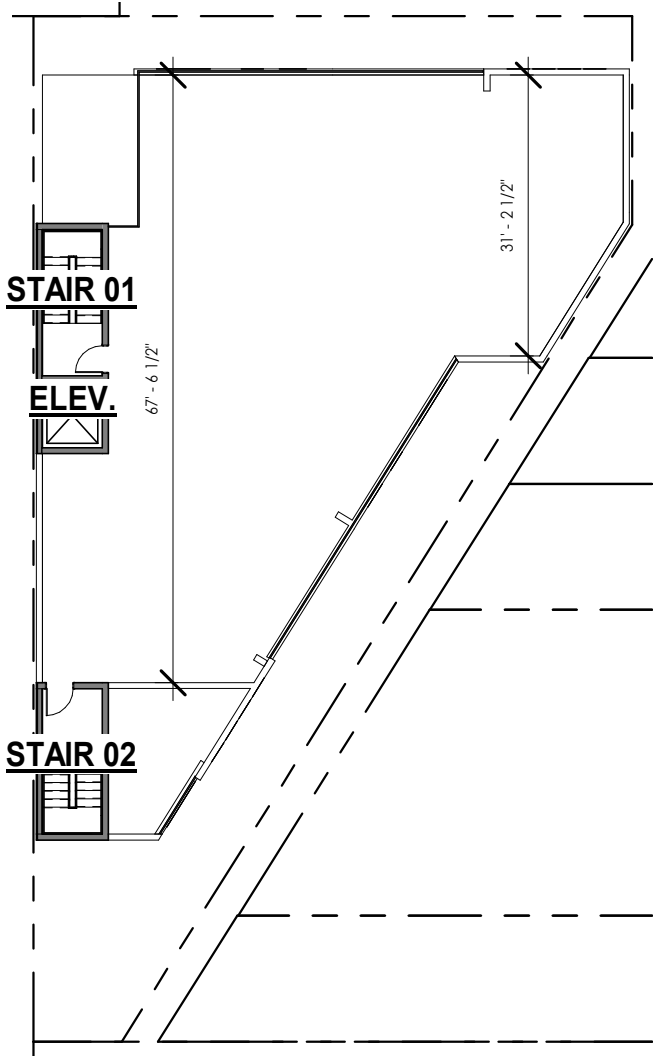
COMPASS REALTY

F003

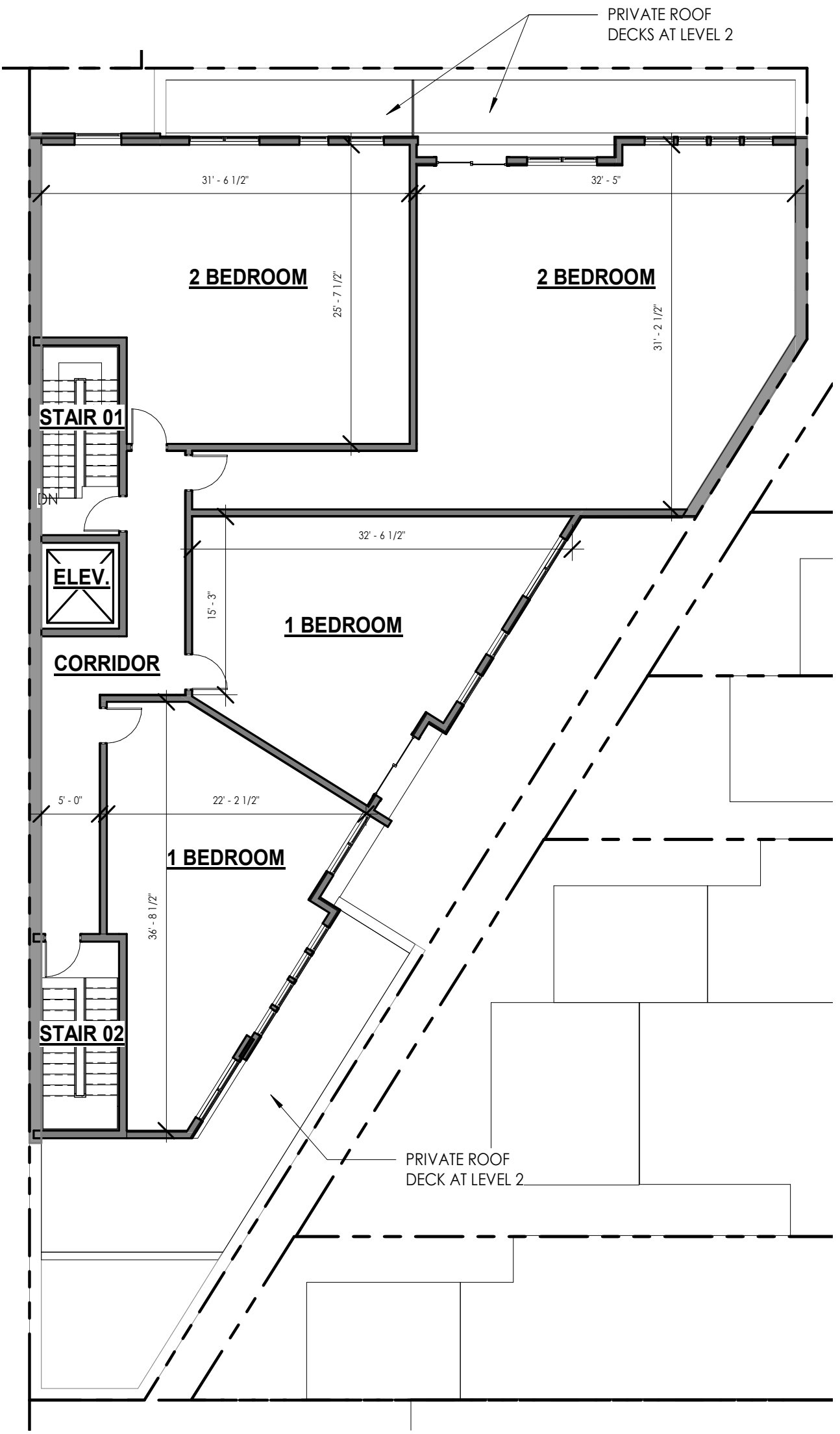
2019.08.01



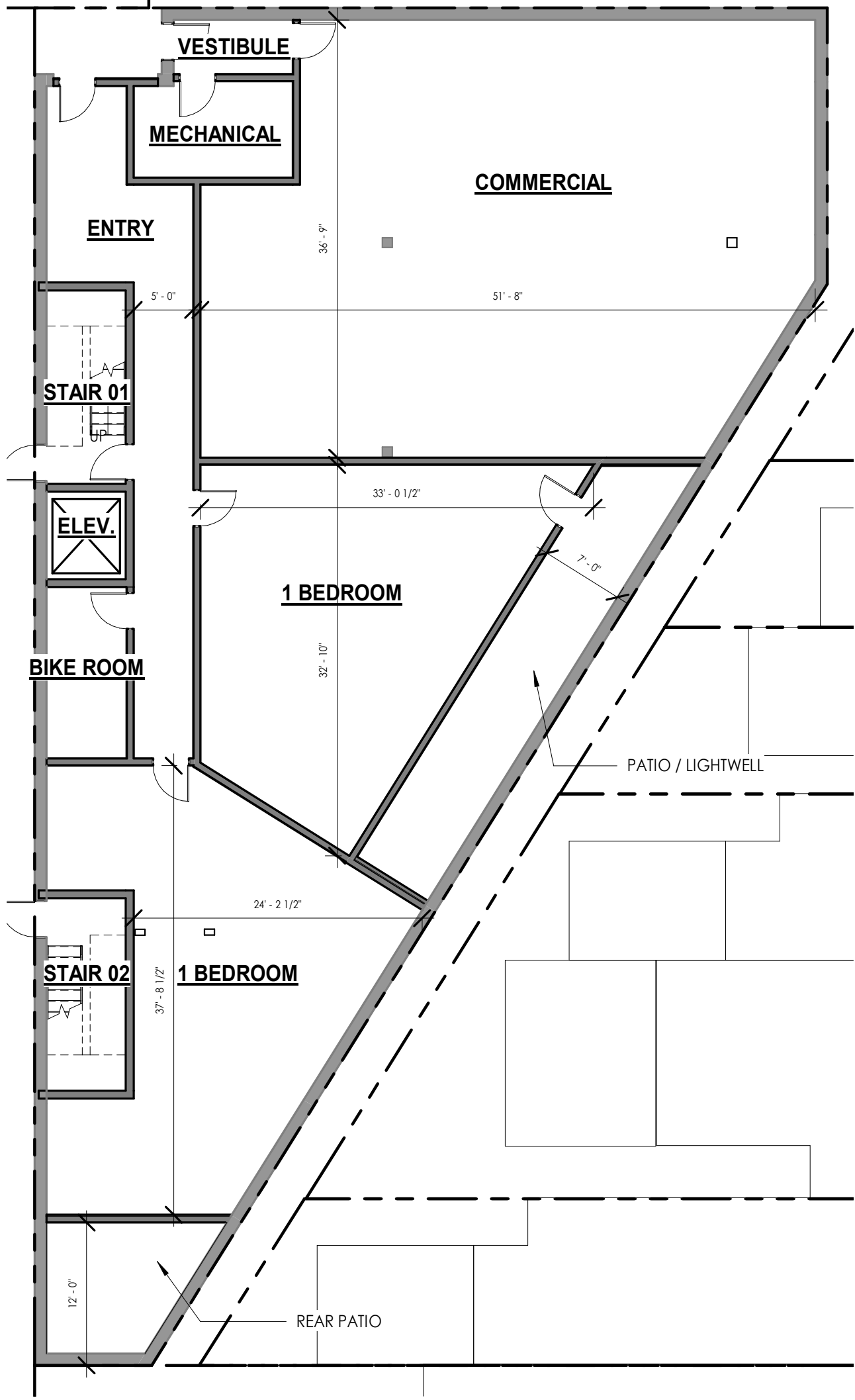
AERIAL RENDERING VIEW LOOKING NORTH



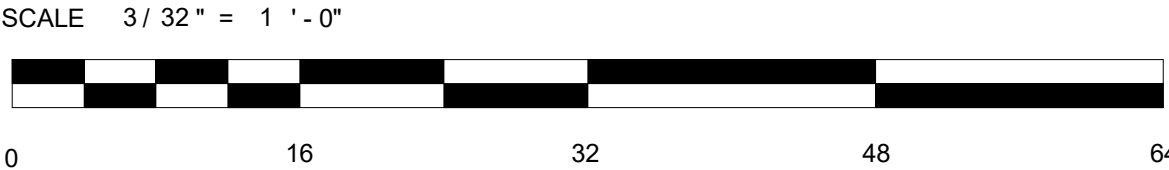
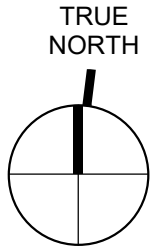
3 | T.O. ROOF
F004 | 3/64" = 1'-0"



2 | TYPICAL LEVEL 02 -04 FLOOR PLAN
F004 | 3/32" = 1'-0"



1 | LEVEL 01 FLOOR PLAN
F004 | 3/32" = 1'-0"



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SCHEMATIC PLANS

1324 Mifflin St

COMPASS REALTY

F004

2019.08.01