

PROJECT DESCRIPTION AS-OF-RIGHT

LOT INFORMATION		
LOT ADDRESS(ES):	10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118	
LOT AREA(S):	11,113 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT:	WWO WISSAHICKON WATERSHED OVERLAY DISTRICT	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS		
	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	79.5% (8,839 SF BLDG)
MAX UNITS ALLOWED	35 (see Note 1)	34
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	0' - 0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	46'-9 1/2"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
OFF STREET PARKING REQUIREMENTS		
CAR PARKING	0	0
BICYCLE PARKING	12 (1 bicycle per 3 units)	12

NOTES

Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units permitted is provided for Moderate Income.

Maximum units allowed = 11,113 SF / 480 SF per unit = 23 units
Green Roof Bonus = 23 units x .25% = 5.75 units (5 rounded down) = 28 units
Moderate Income Density Bonus = 28 units x .25% = 7 units = 35 units allowed.

Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.

Minimum rear yard depth = 77'-3" x .1 = 7'-8 3/4", therefore, it shall be 9'-0" or greater.

Note 3: Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0".

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus.

Section 14-202(6) Rules of Measurement - Height, Building or Structure the vertical distance from the average ground level at the base of the structure to the top of the structure.

Building Height= 38'-0" + 7'-0" (height bonus) = 45'-0"
Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
Average Grade = 438.61' = +1.81' (1'-9 1/2")

Total Building Height = 38'-0" + 7'-0" + 1'-9 1/2" = 46' - 9 1/2"



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
**PROJECT DESCRIPTION
AS-OF-RIGHT**

SCALE 12" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A01



VIEW FROM BETHLEHEM PIKE



VIEW TOWARD BETHLEHEM PIKE (FROM SUMMIT ST)



VIEW FROM SUMMIT ST

2/12/2021 4:38:32 PM

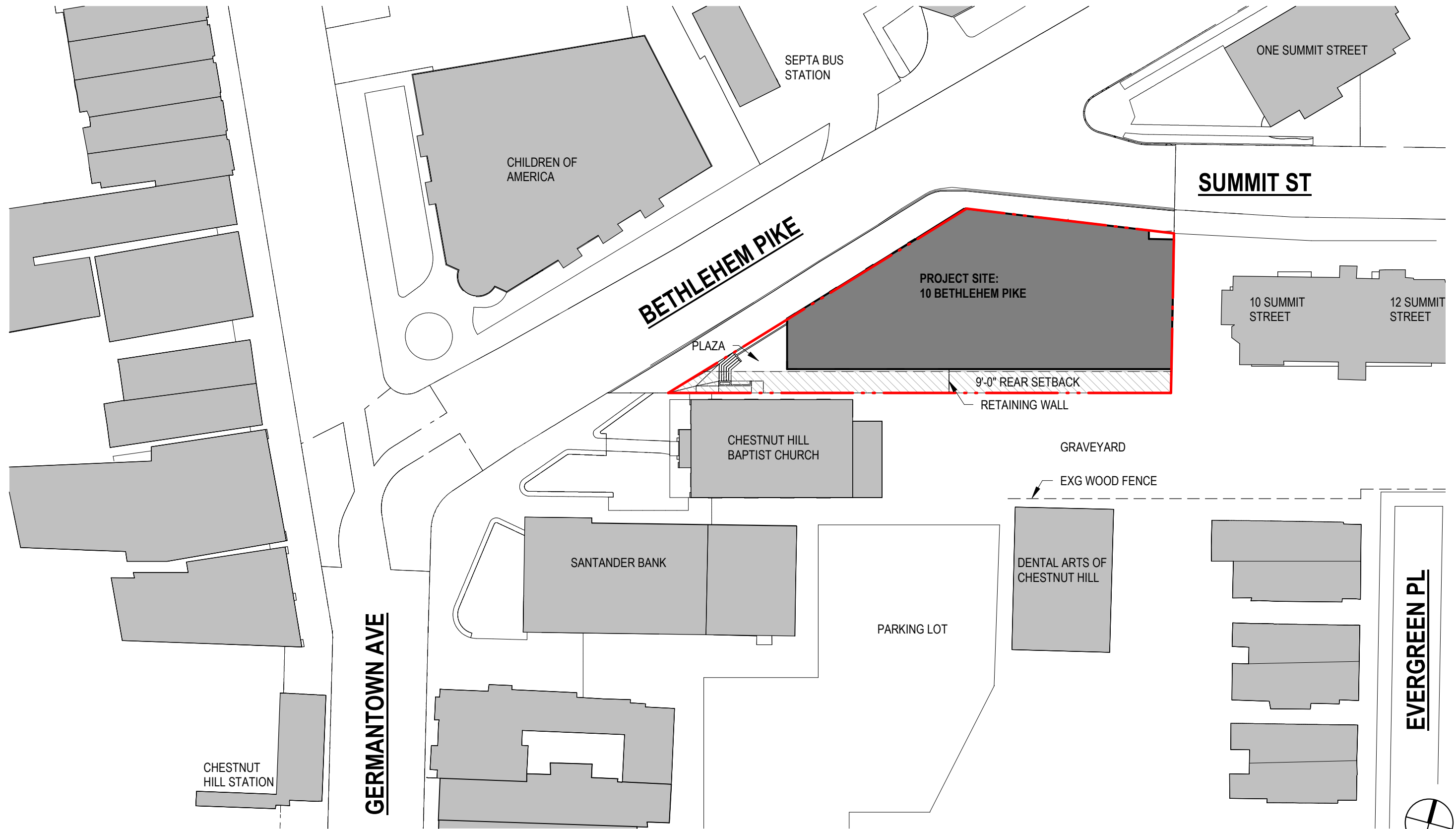
COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
EXISTING SITE PHOTOS

SCALE	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A02



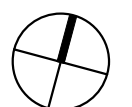
10 BETHLEHEM PIKE
 10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

COSCIA MOOS
 ARCHITECTURE

SHEET TITLE
SITE PLAN
AS-OF-RIGHT

SCALE 1" = 40'-0"	DRAWN JAV	PROJECT NO. 567
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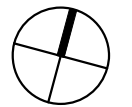
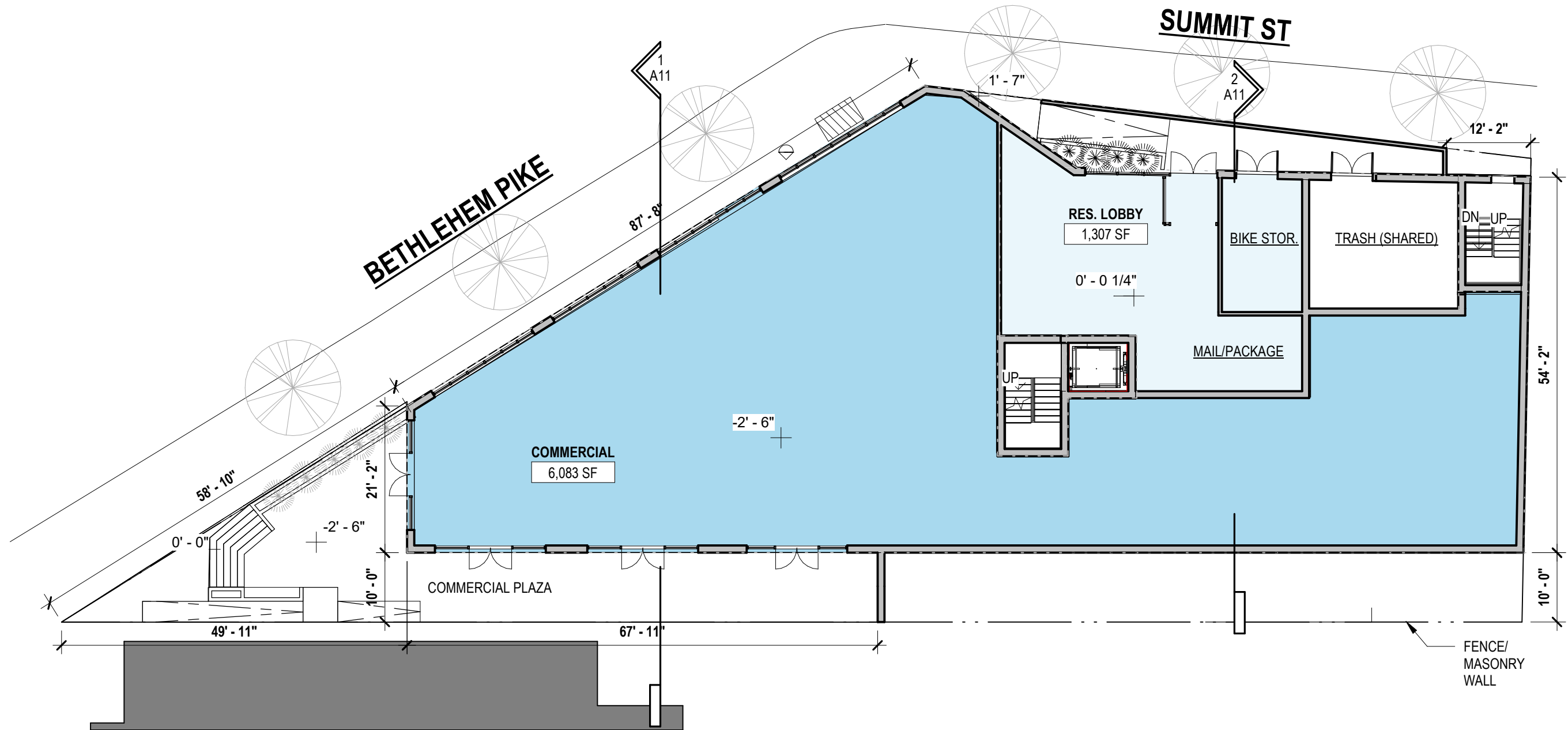
SHEET NO. A03



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APARTMENT UNIT MIX

JR 1 BDR	3
1 BDR	19
2 BDR	12
UNIT TOTAL	34



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
GROUND FLOOR PLAN
AS-OF-RIGHT

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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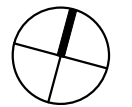
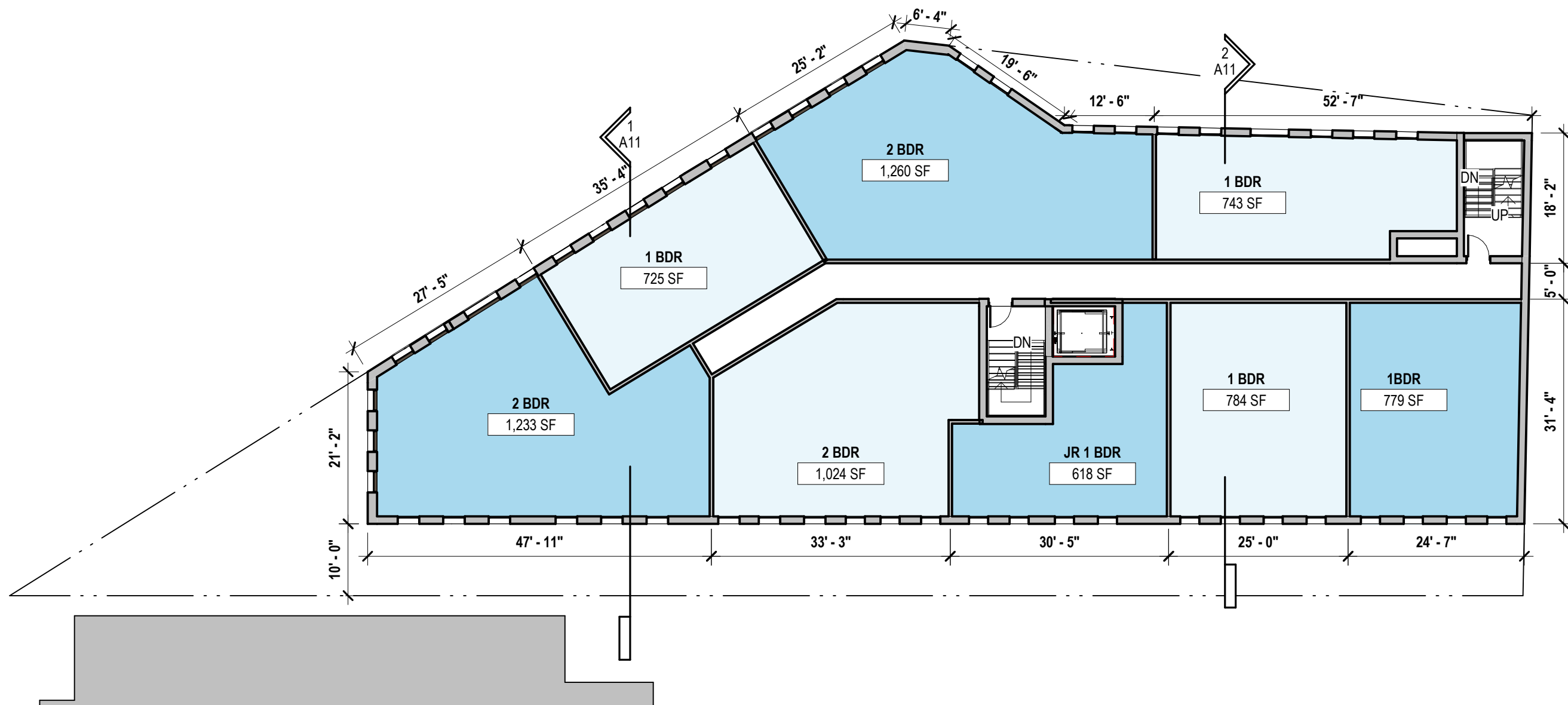
SHEET NO.
A04

LEVEL 2 - APARTMENT MIX

JR 1 BDR	1
1 BDR	4
2 BDR	3
UNIT TOTAL	8

LEVEL 3&4 - APARTMENT MIX

JR 1 BDR	1
1 BDR	5
2 BDR	3
UNIT TOTAL	9



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

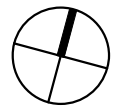
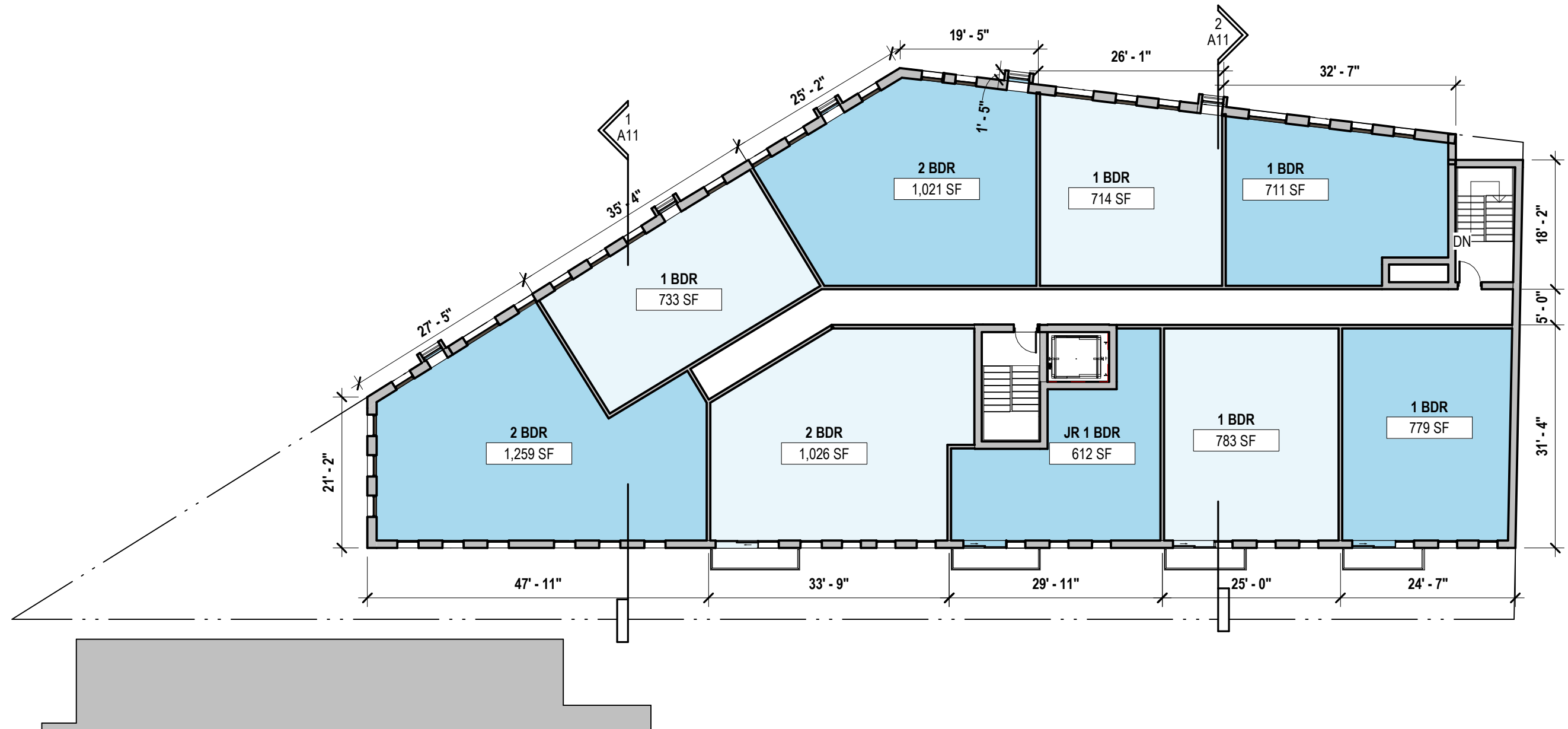
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2ND FLOOR PLAN
AS-OF-RIGHT

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A05

LEVEL 3&4 - APARTMENT MIX

JR 1 BDR	1
1 BDR	5
2 BDR	3
UNIT TOTAL	9



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

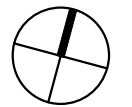
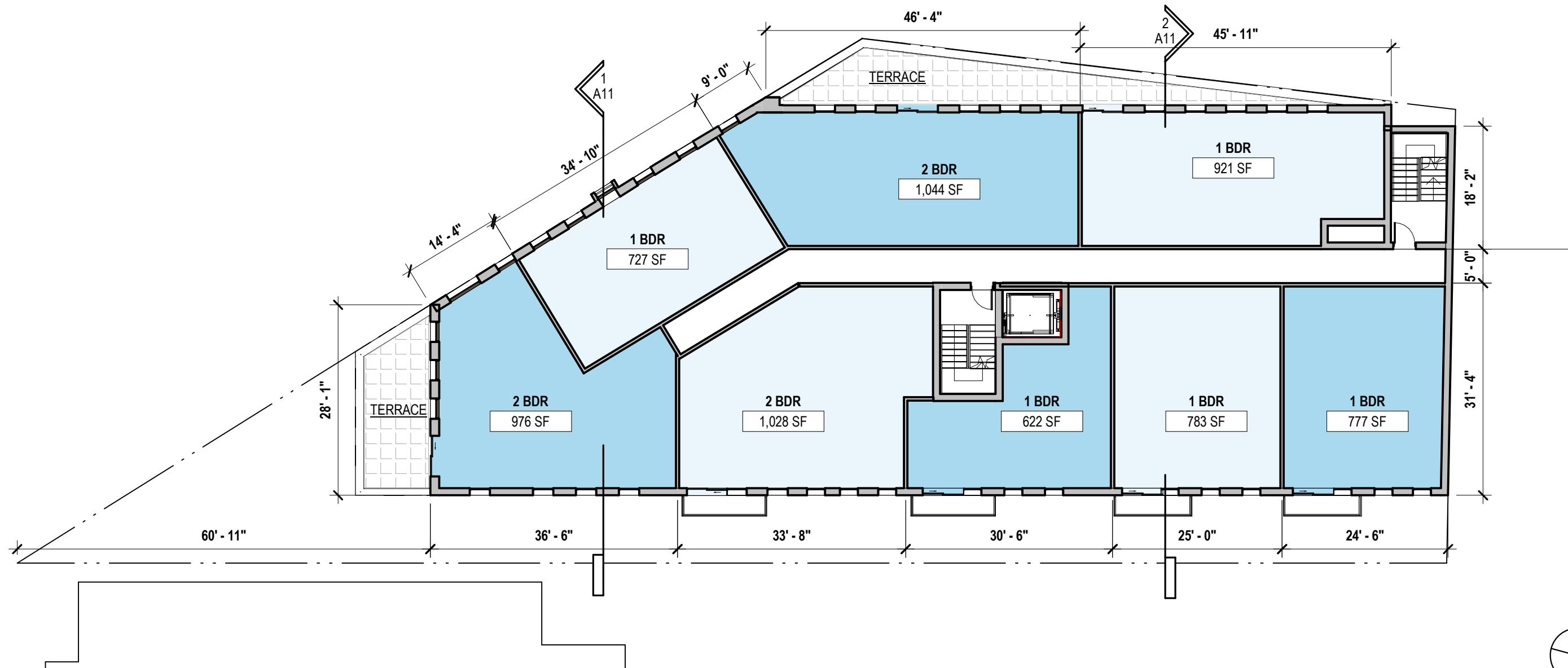
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3RD AND 4TH FLOOR PLAN
AS-OF-RIGHT

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A06

LEVEL 5 - APARTMENT MIX

JR 1 BDR	0
1 BDR	5
2 BDR	3
UNIT TOTAL	8



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

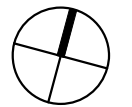
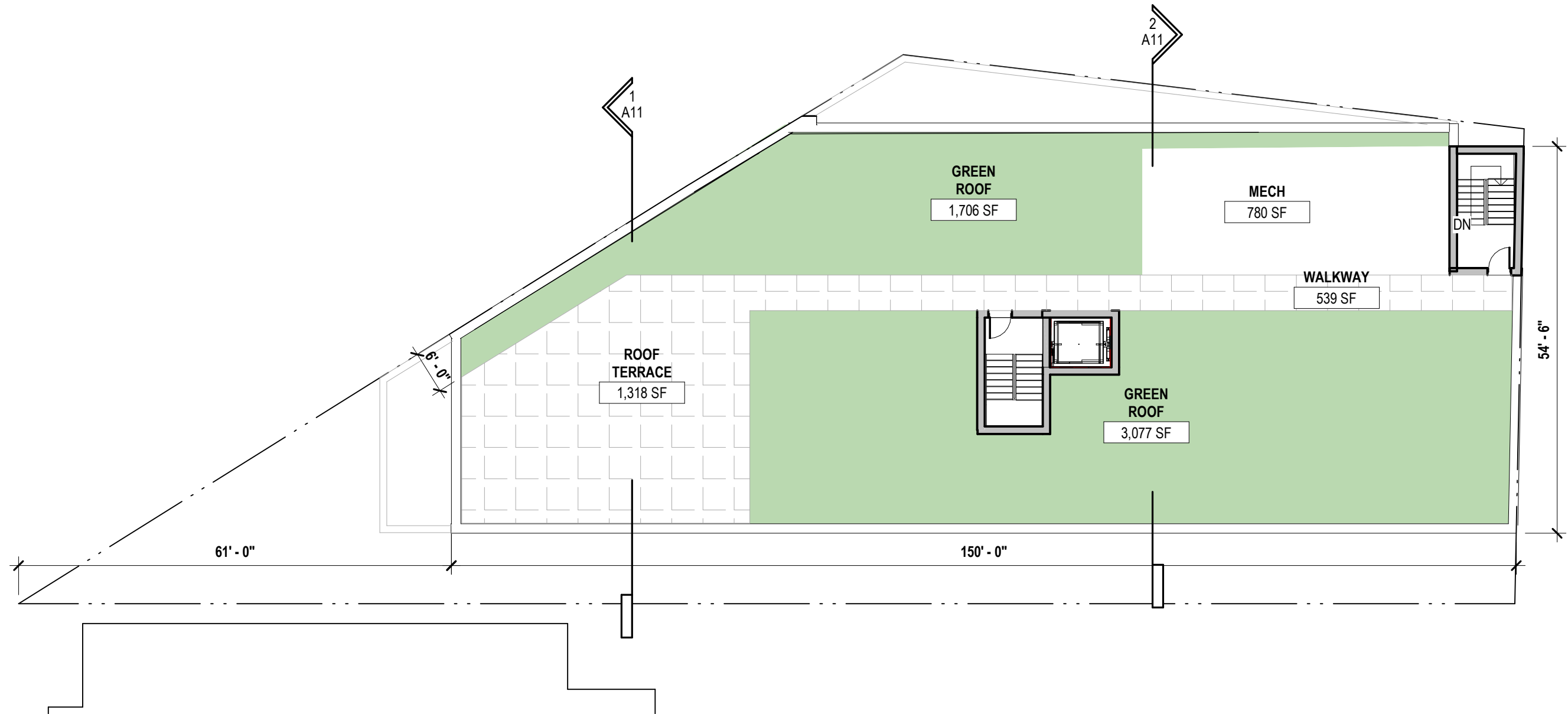
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5TH FLOOR PLAN
AS-OF-RIGHT

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A07

ROOF AREA: 7,971 SF

GREEN ROOF REQUIRED: 60% OF ROOF AREA
GREEN ROOF MINIMUM: 4783 SF
GREEN ROOF PROVIDED: 4783 SF



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
ROOF PLAN
AS-OF-RIGHT

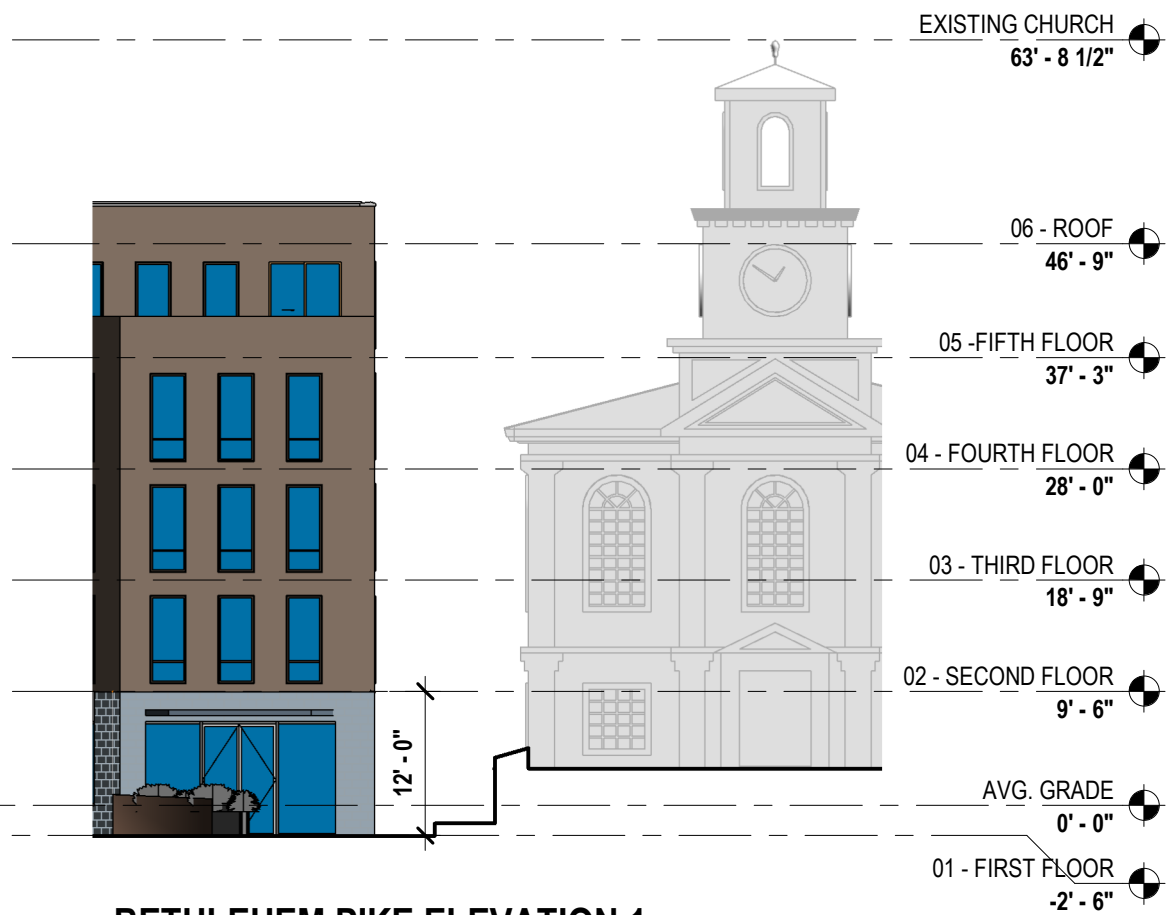
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1/16" = 1'-0"

DRAWN
JAV

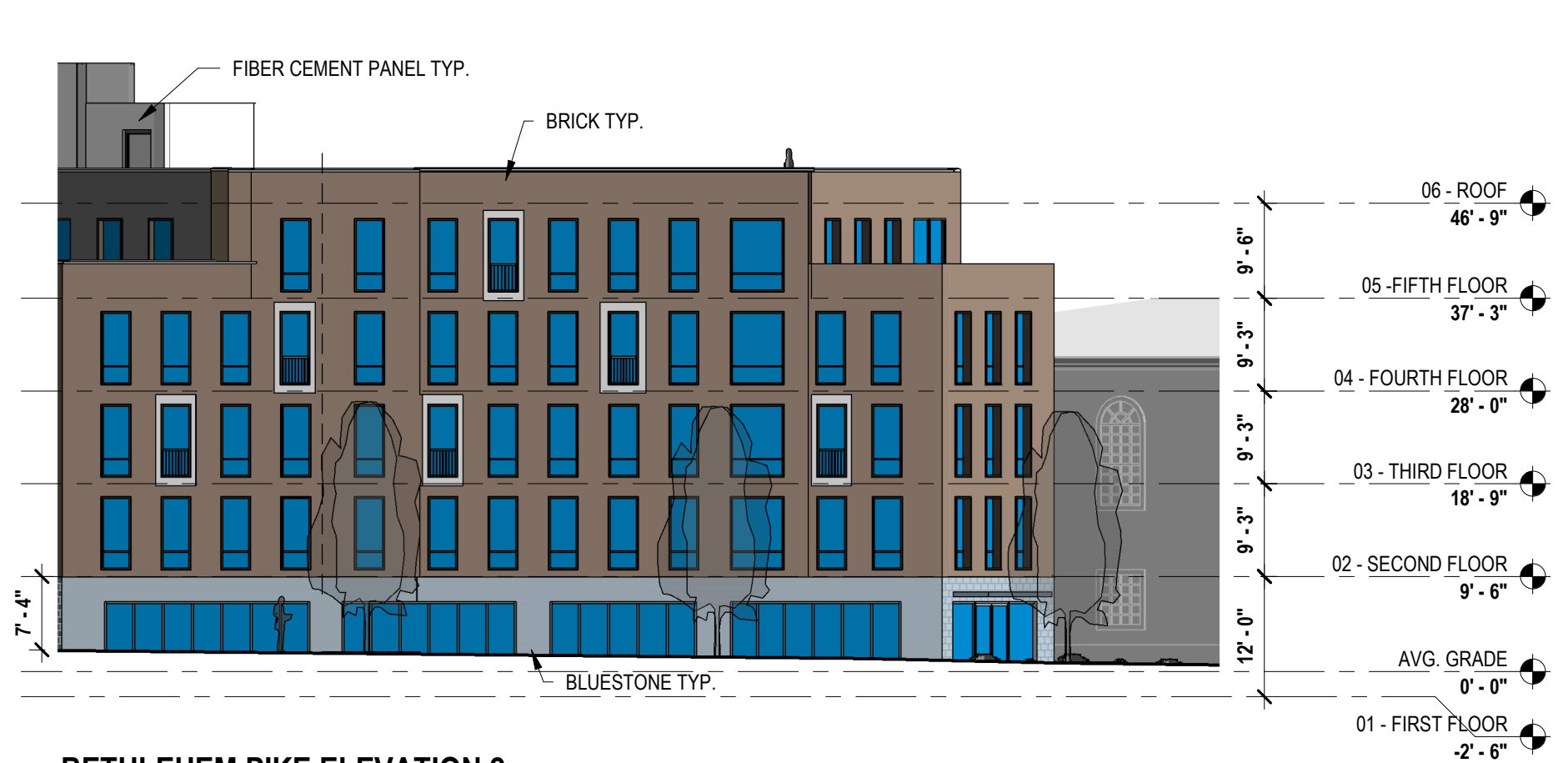
PROJECT NO.
567

SHEET NO.

A08



BETHLEHEM PIKE ELEVATION 1



BETHLEHEM PIKE ELEVATION 2

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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
ELEVATIONS
AS-OF-RIGHT

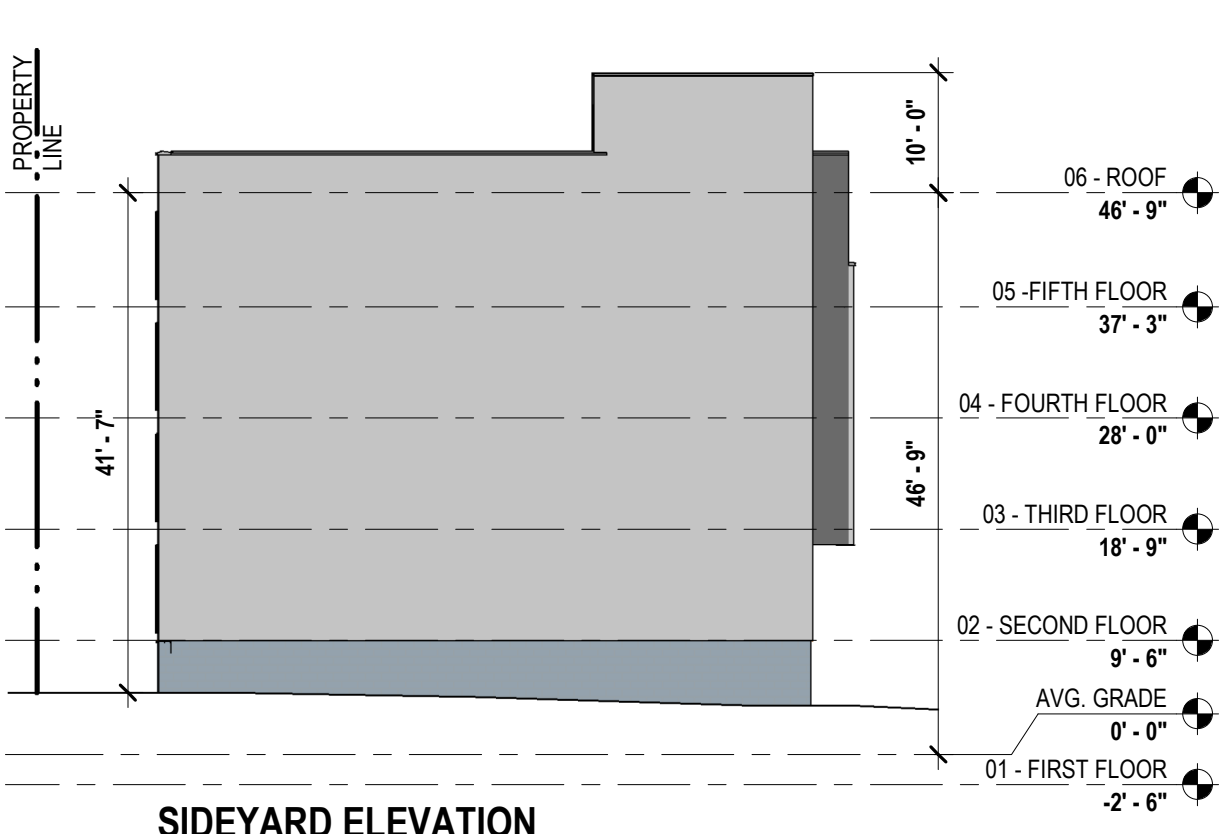
SCALE
1/16" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A09



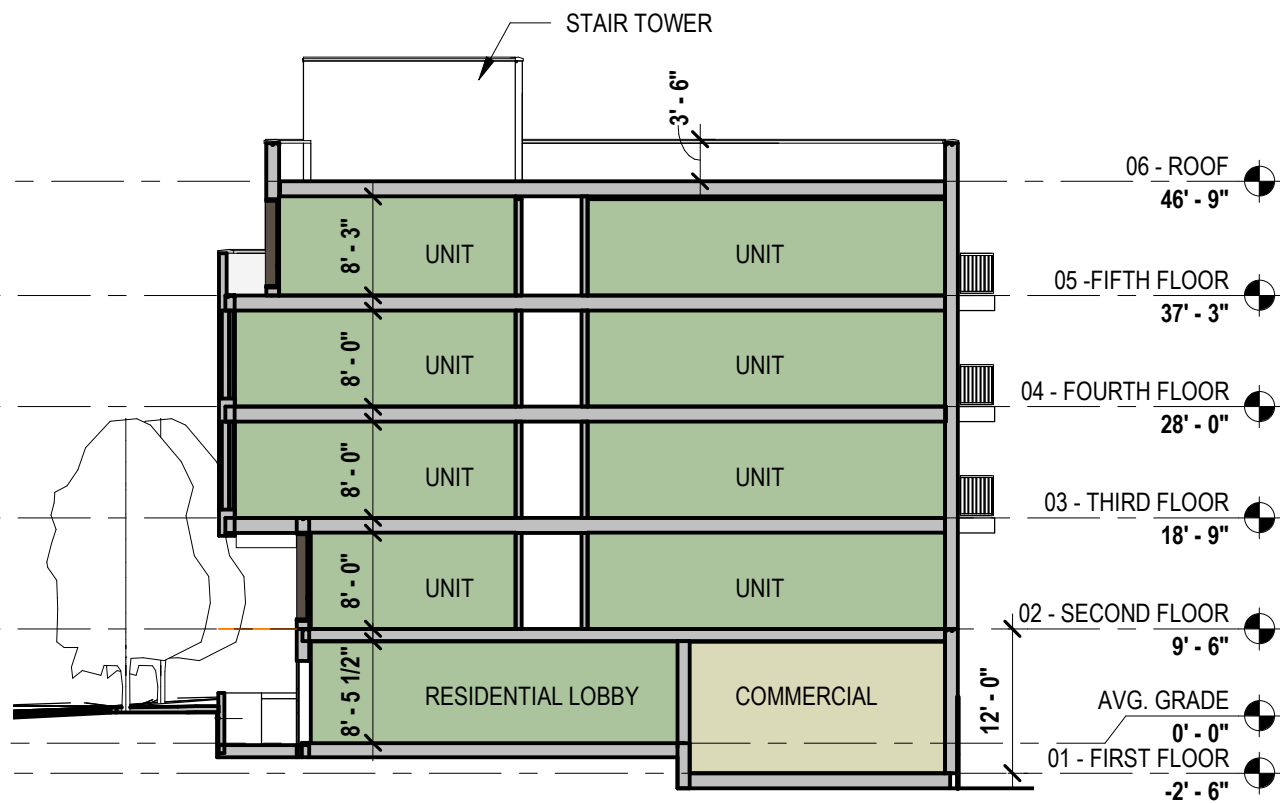
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COSCIA MOOS
ARCHITECTURE

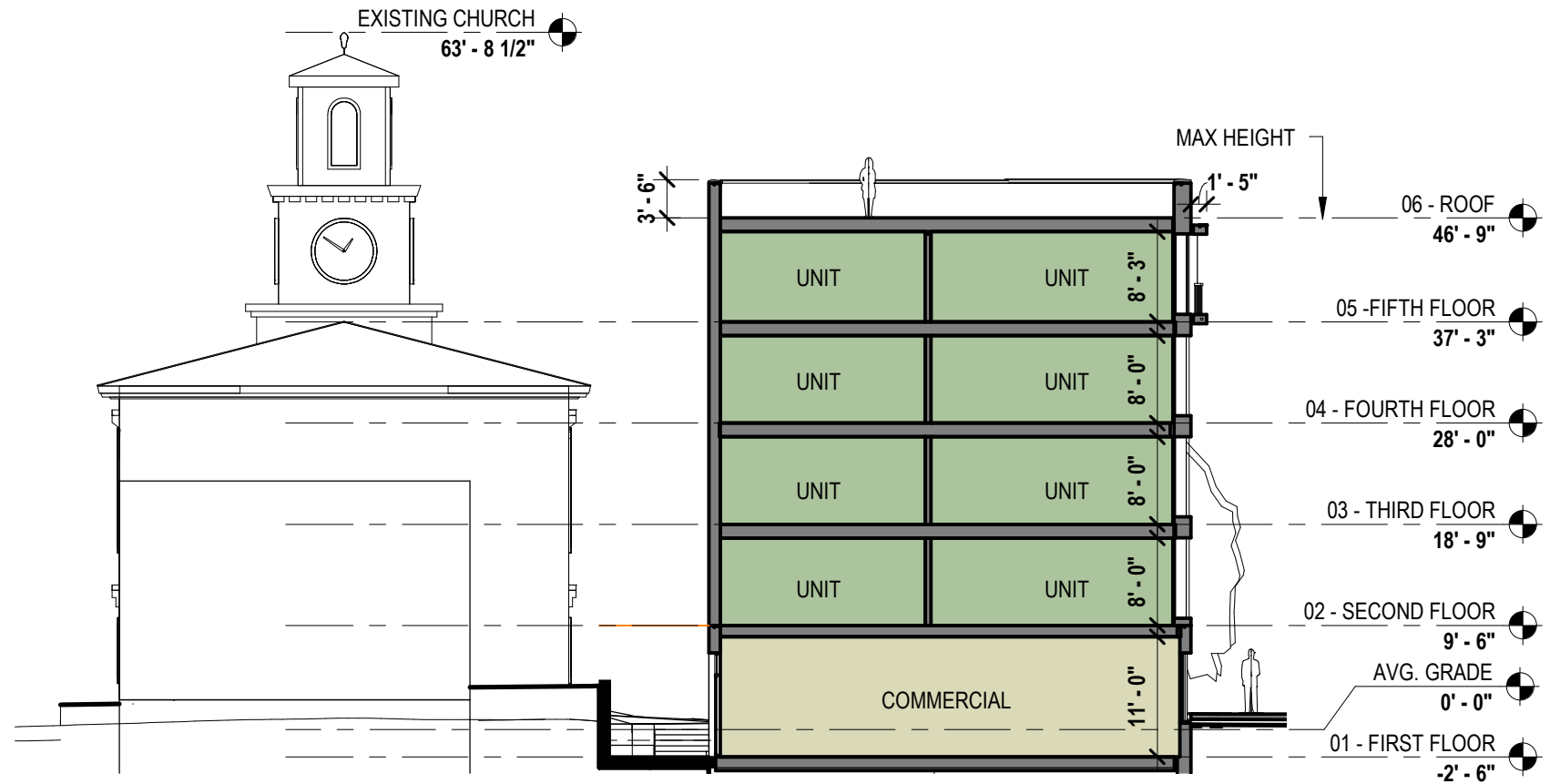
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10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
ELEVATIONS
AS-OF-RIGHT

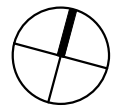
SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
SHEET NO. A10		



CROSS SECTION - 1



CROSS SECTION - 2



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
SECTIONS
AS-OF-RIGHT

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A11



2/12/2021 4:39:08 PM

COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
AS-OF-RIGHT

SCALE
12" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A12



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
AS-OF-RIGHT

SCALE
1 1/2" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A13



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
AS-OF-RIGHT

SCALE
1 1/2" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A14

PROJECT DESCRIPTION 55'-0" SCHEME

LOT INFORMATION		
LOT ADDRESS(ES):	10 BETHLEHEM PIKE, PHILADELPHIA, PA, 19118	
LOT AREA(S):	11,113 SF	
BASE ZONING DISTRICT:	CMX-2	
OVERLAY ZONING DISTRICT:	WWO WISSAHICKON WATERSHED OVERLAY DISTRICT	
USE REGULATIONS		
PROPOSED & PERMITTED USES:	BASEMENT THRU 1ST	RETAIL SALE OF FOOD & BEVERAGE, RESIDENTIAL LOBBY, MECHANICAL
	2ND THRU 5TH	MULTI-FAMILY HOUSING
DISTRICT & LOT DIMENSIONS		
	REQUIRED	PROPOSED
MIN LOT WIDTH (FT)	N/A	NO CHANGE
MIN LOT AREA (SF)	N/A	NO CHANGE
MAX OCCUPIED AREA (% OF LOT)	80%	76% (8,462 SF BLDG)
MAX UNITS ALLOWED	35 (see Note 1)	34
YARDS		
MIN FRONT YARD DEPTH (FT)	N/A	0' - 0"
MIN SIDE YARD WIDTH, EACH (FT)	5 FT if used	5' - 0"
MIN REAR YARD DEPTH (FT)	9'-0" (see Note 2)	10'-0"
HEIGHT		
MAX HEIGHT (FT)	46'-9 1/2" (see Note 3)	55'-0"
MAX FLOOR AREA (% OF LOT AREA)	N/A	N/A
OFF STREET PARKING REQUIREMENTS		
CAR PARKING	0	9
BICYCLE PARKING	12 (1 bicycle per 3 units)	12

NOTES

Note 1: Section 14-602(4)(a)[2](.b) A minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is twenty-five percent (25%) greater than indicated by the foregoing lot size requirements.

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Housing Unit density Bonuses table, 25% increase in units permitted is provided for Moderate Income.

Maximum units allowed = 11,113 SF / 480 SF per unit = 23 units
Green Roof Bonus = 23 units x .25% = 5.75 units (5 rounded down) = 28 units
Moderate Income Density Bonus = 28 units x .25% = 7 units = 35 units allowed.

Note 2: Minimum rear yard depth shall be the greater of 9 feet or 10% of the lot depth per Table 14-701-3.

Minimum rear yard depth = 77'-3" x .1 = 7'-8 3/4", therefore, it shall be 9'-0" or greater.

Note 3: Per table 14-701-3 Dimensional Standards for Commercial Districts, Max Height ft = 38'-0".

Section 14-702 (7) (b) A floor area, height, or housing unit density bonus, as applicable if the owner of the property enters into a payment-in-lieu agreement that meets the standards set forth in subsection (.6). Per Additional Building Height table, 7'-0" of height bonus.

Section 14-202(6) Rules of Measurement - Height, Building or Structure the vertical distance from the average ground level at the base of the structure to the top of the structure.

Building Height= 38'-0" + 7'-0" (height bonus) = 45'-0"
Grade at Building Corners = 441', 440.2', 437.85', 436.8', 437.2'
Average Grade = 438.61' = +1.81' (1'-9 1/2")

Total Building Height = 38'-0" + 7'-0" + 1'-9 1/2" = 46' - 9 1/2"



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
PROJECT DESCRIPTION
55'-0" SCHEME

SCALE 12" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A15

2/12/2021 3:15:58 PM

COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
SITE PLAN
55'-0" SCHEME

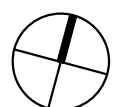
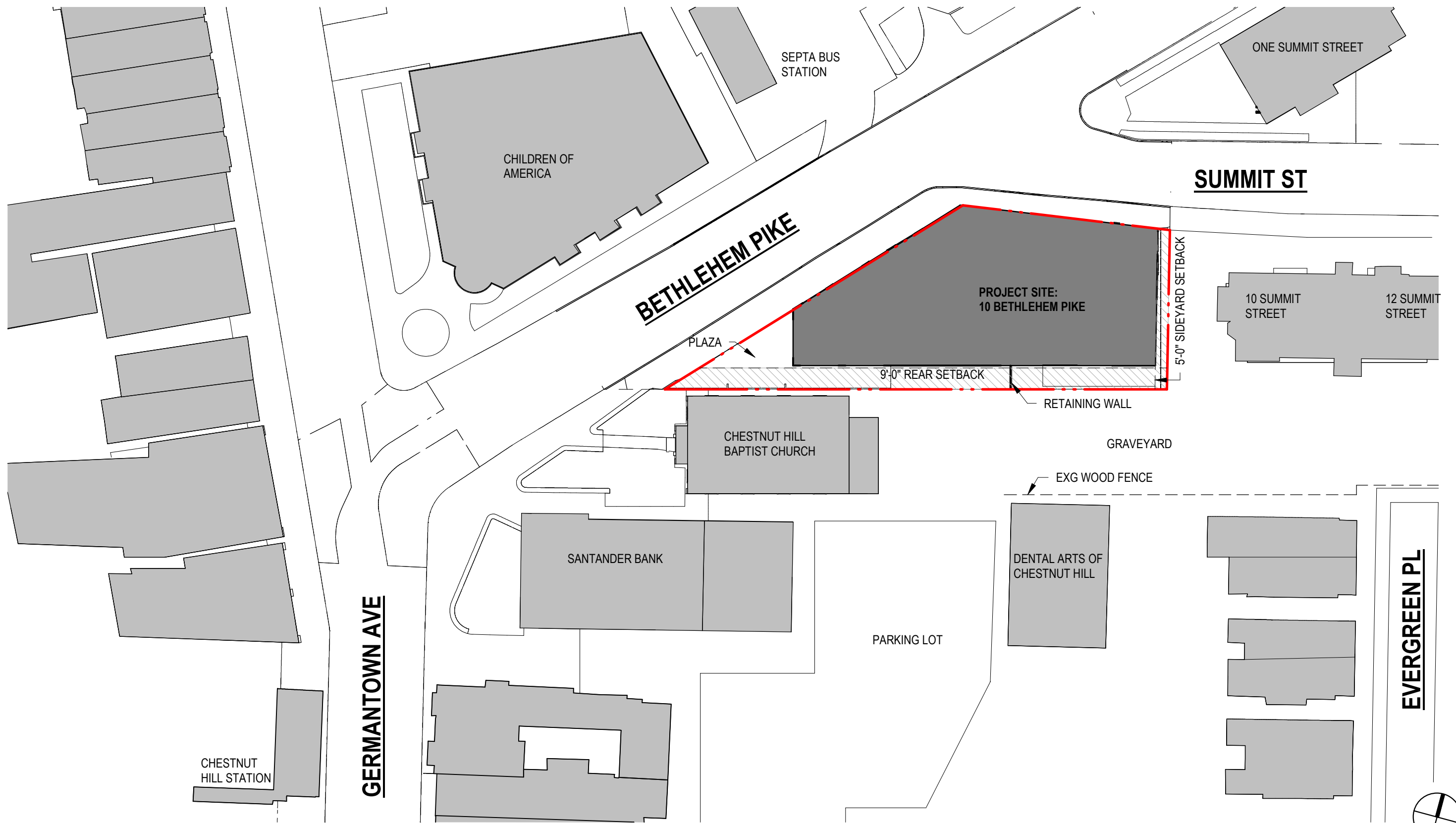
SCALE
1" = 40'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A16



EVERGREEN PL

GERMANTOWN AVE

SUMMIT ST

BETHLEHEM PIKE

PROJECT SITE:
10 BETHLEHEM PIKE

CHILDREN OF AMERICA

SEPTA BUS STATION

ONE SUMMIT STREET

10 SUMMIT STREET

12 SUMMIT STREET

PLAZA

9'-0" REAR SETBACK

5'-0" SIDEYARD SETBACK

RETAINING WALL

CHESTNUT HILL BAPTIST CHURCH

GRAVEYARD

EXG WOOD FENCE

SANTANDER BANK

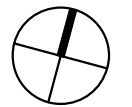
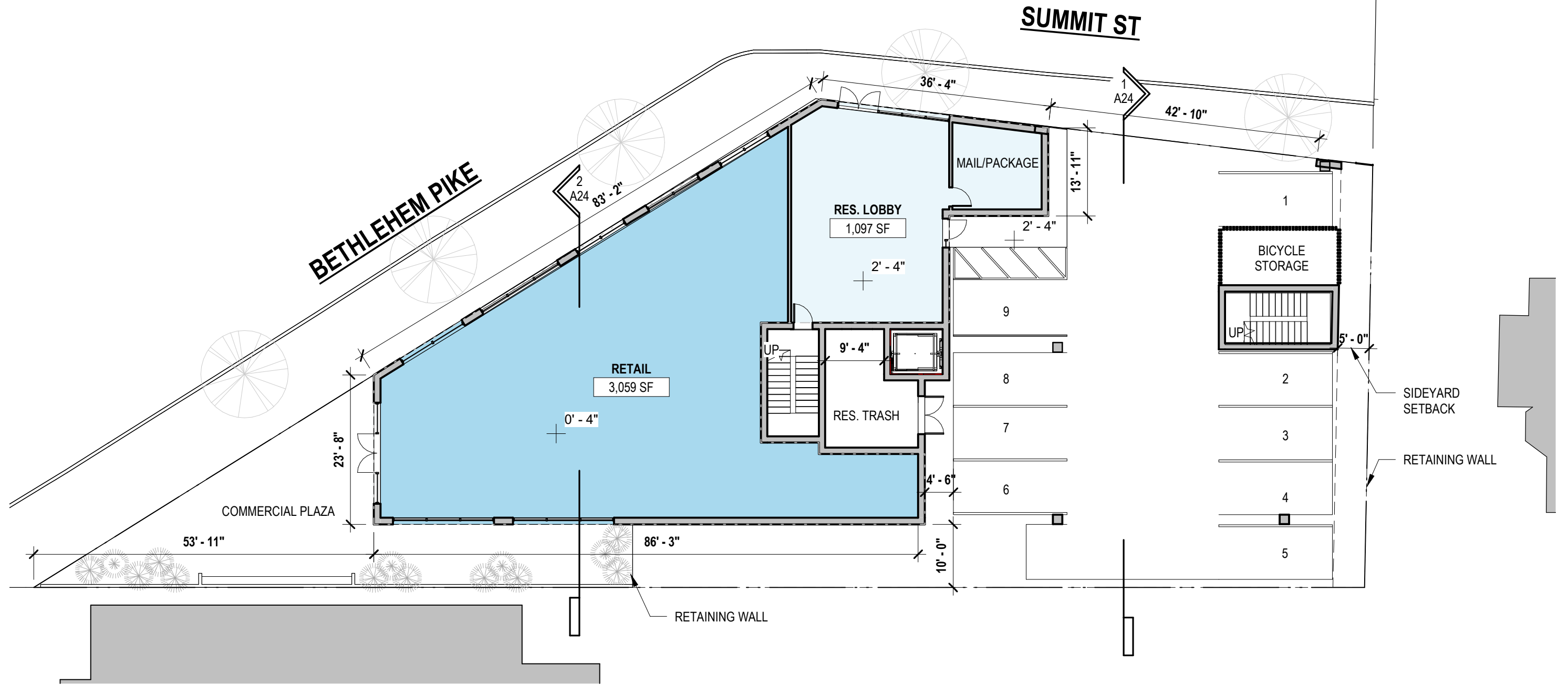
DENTAL ARTS OF CHESTNUT HILL

PARKING LOT

CHESTNUT HILL STATION

APARTMENT UNIT MIX

JR 1 BDR	4
1 BDR	21
2 BDR	9
UNIT TOTAL	34



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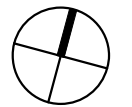
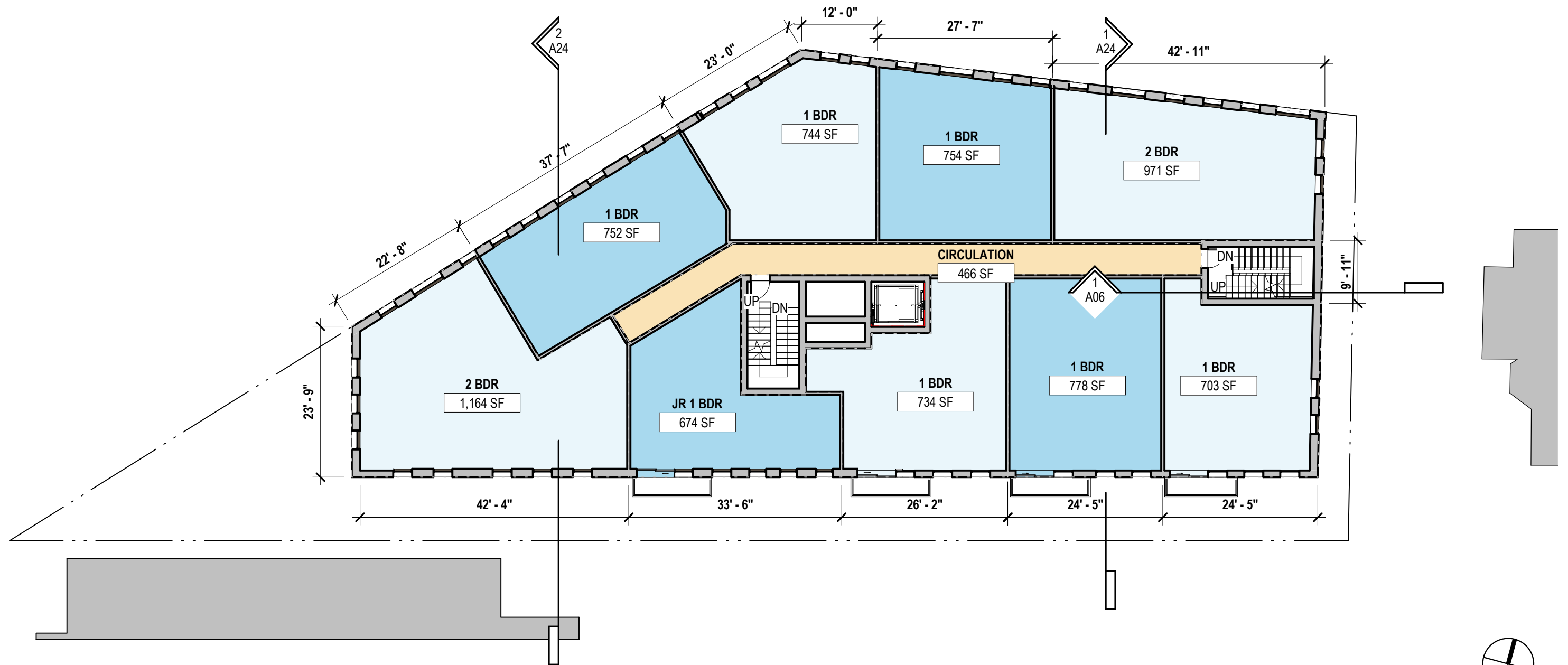
<p>COSCIA MOOS ARCHITECTURE</p>	<p>10 BETHLEHEM PIKE</p>
	<p>10 BETHLEHEM PIKE, PHILADELPHIA PA 19118</p>

<p>SHEET TITLE GROUND FLOOR PLAN 55'-0" SCHEME</p>
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<p>SCALE 1/16" = 1'-0"</p>	<p>DRAWN JAV</p>	<p>PROJECT NO. 567</p>
<p>SHEET NO. A17</p>		

TYPICAL FLOOR (LEVEL 2,3 &4)

JR 1 BDR	1
1 BDR	6
2 BDR	2
UNIT TOTAL	9



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

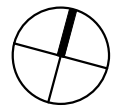
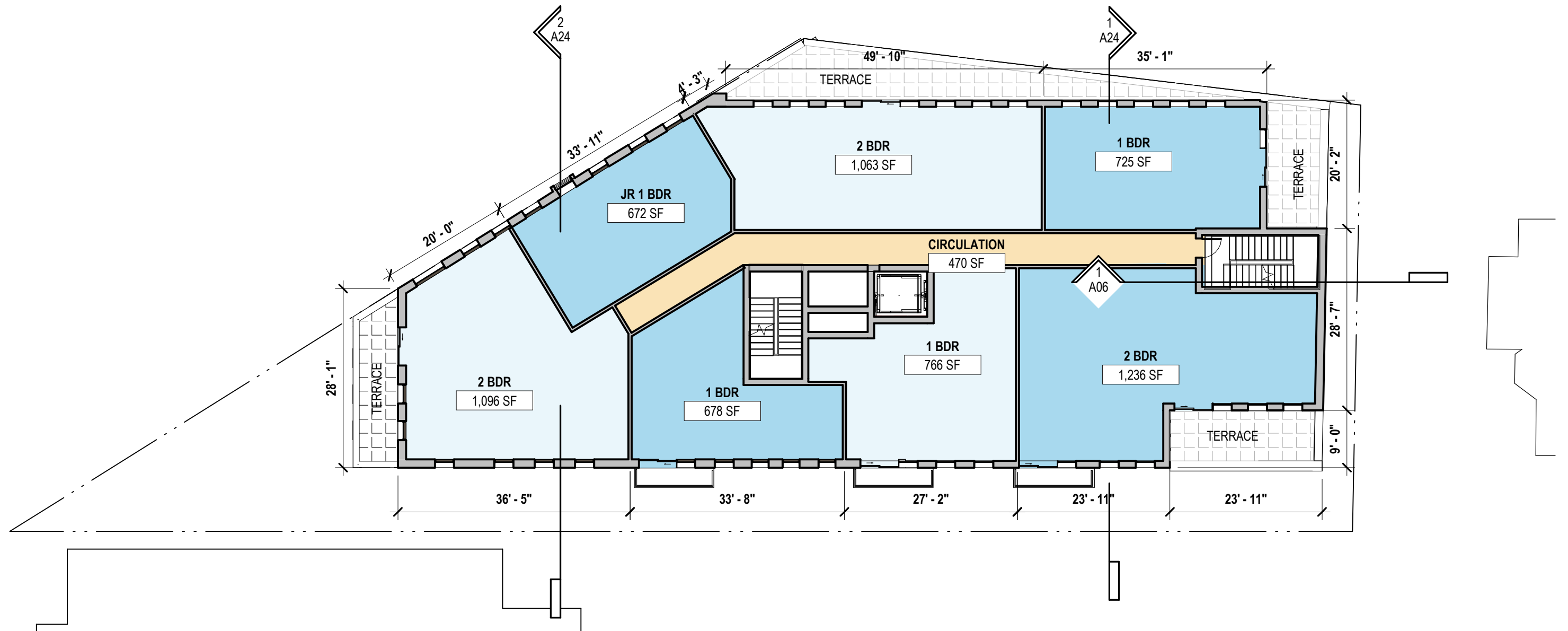
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TYPICAL FLOOR
55'-0" SCHEME

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A18

FIFTH FLOOR (LEVEL 5)

JR 1 BDR	1
1 BDR	3
2 BDR	3
UNIT TOTAL	7



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

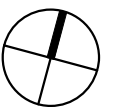
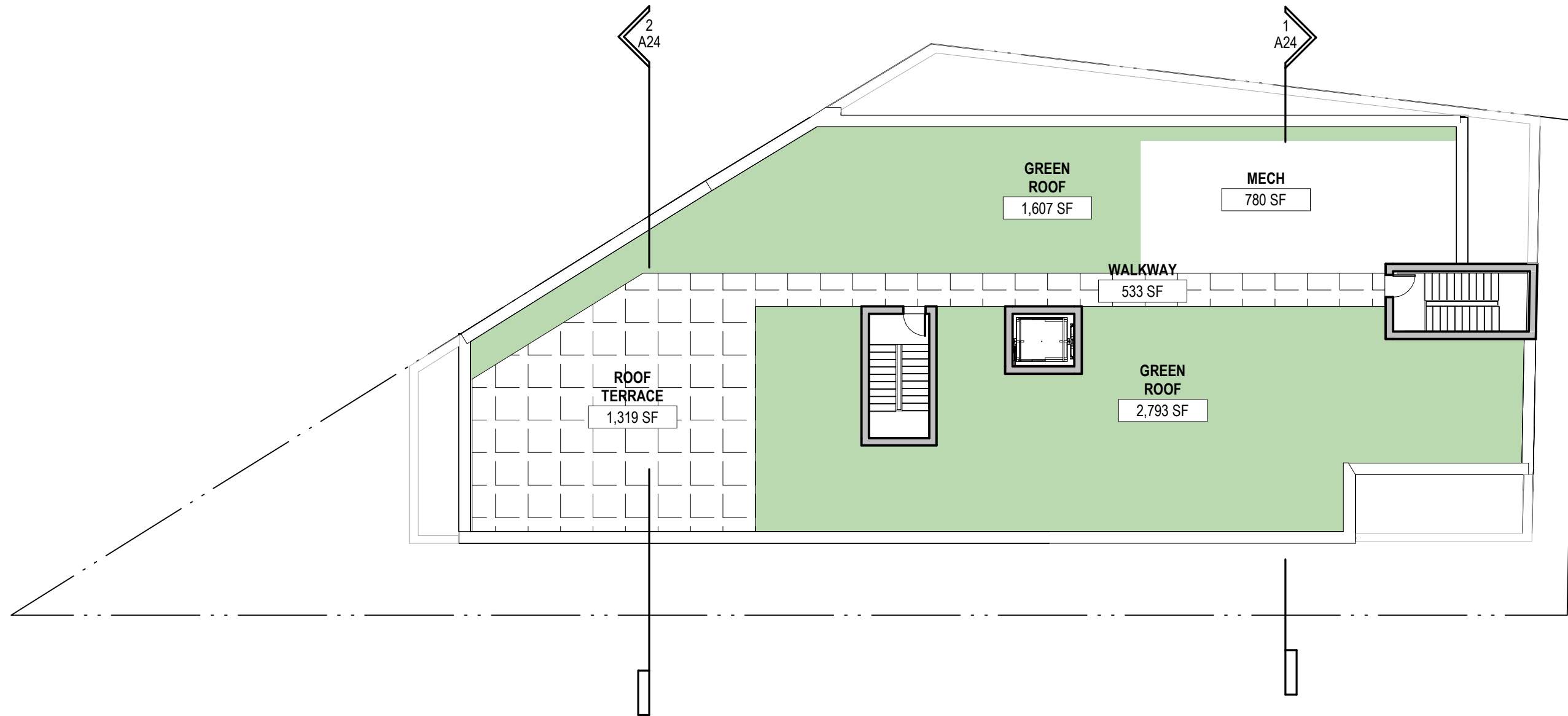
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FIFTH FLOOR
55'-0" SCHEME

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A19

ROOF AREA: 7,333 SF

GREEN ROOF REQUIRED: 60% OF ROOF AREA
GREEN ROOF MINIMUM: 4400 SF
GREEN ROOF PROVIDED: 4400 SF



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
ROOF PLAN
55'-0" SCHEME

SCALE
1/16" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A20

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COSCIA MOOS
ARCHITECTURE

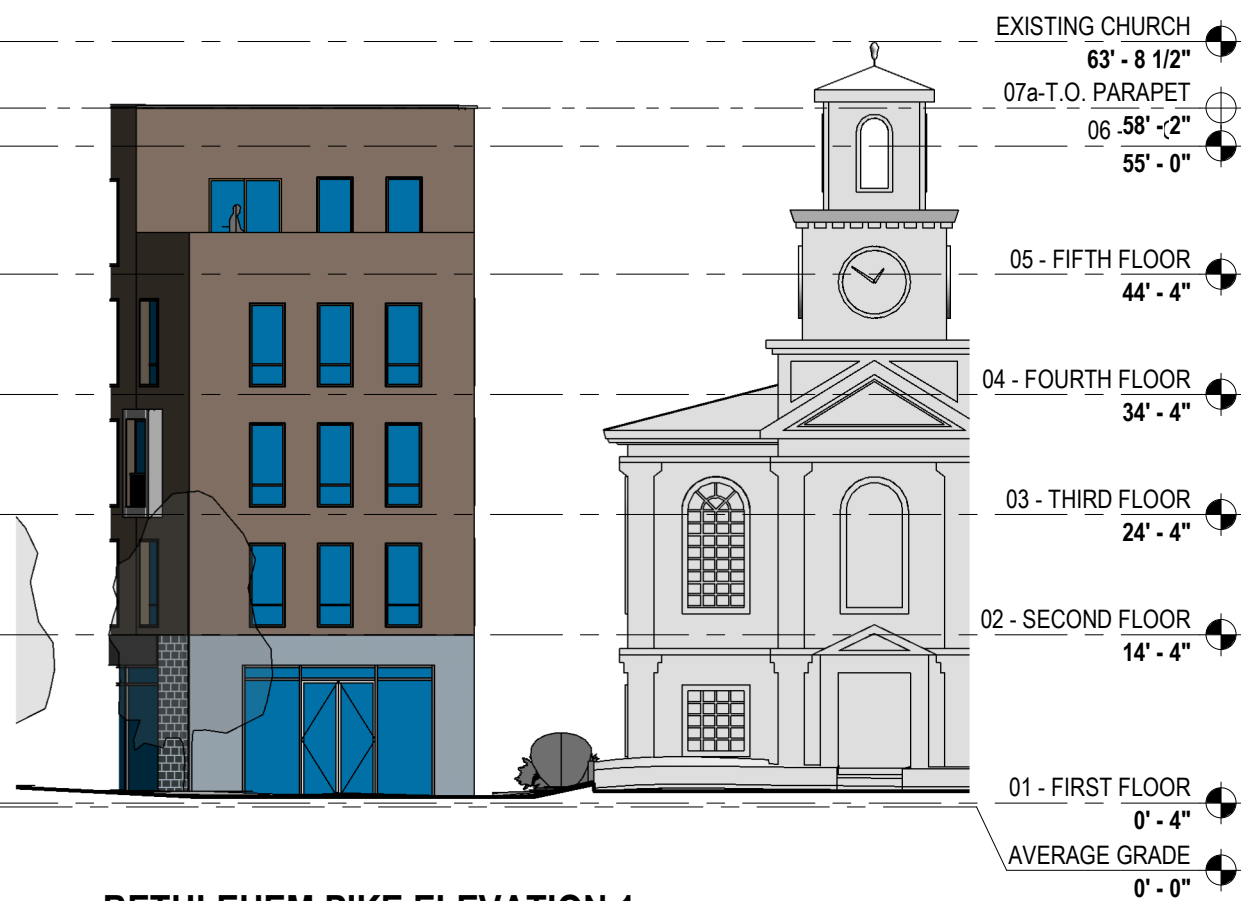
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10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
BUILDING ELEVATIONS
55'-0" SCHEME

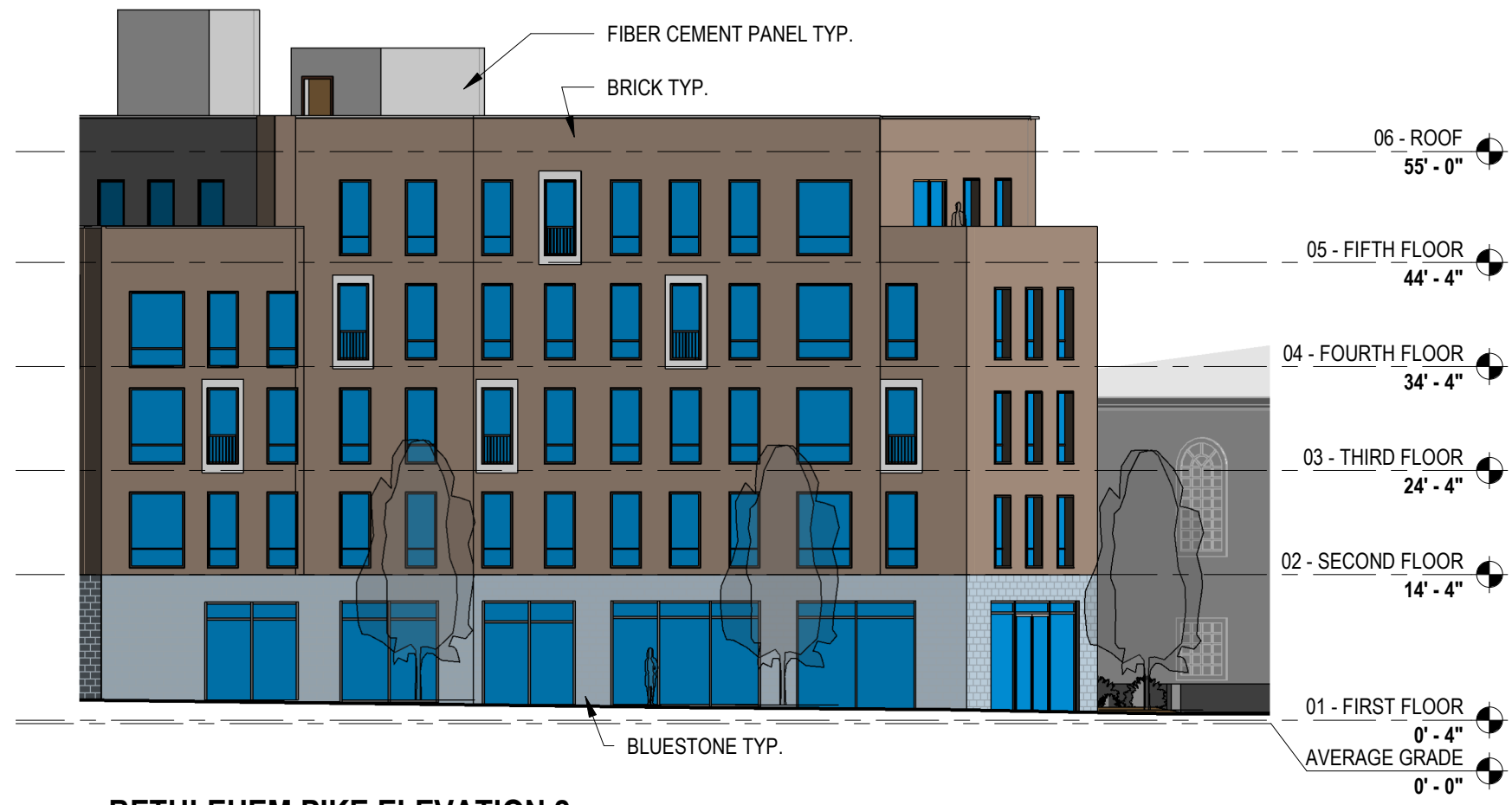
SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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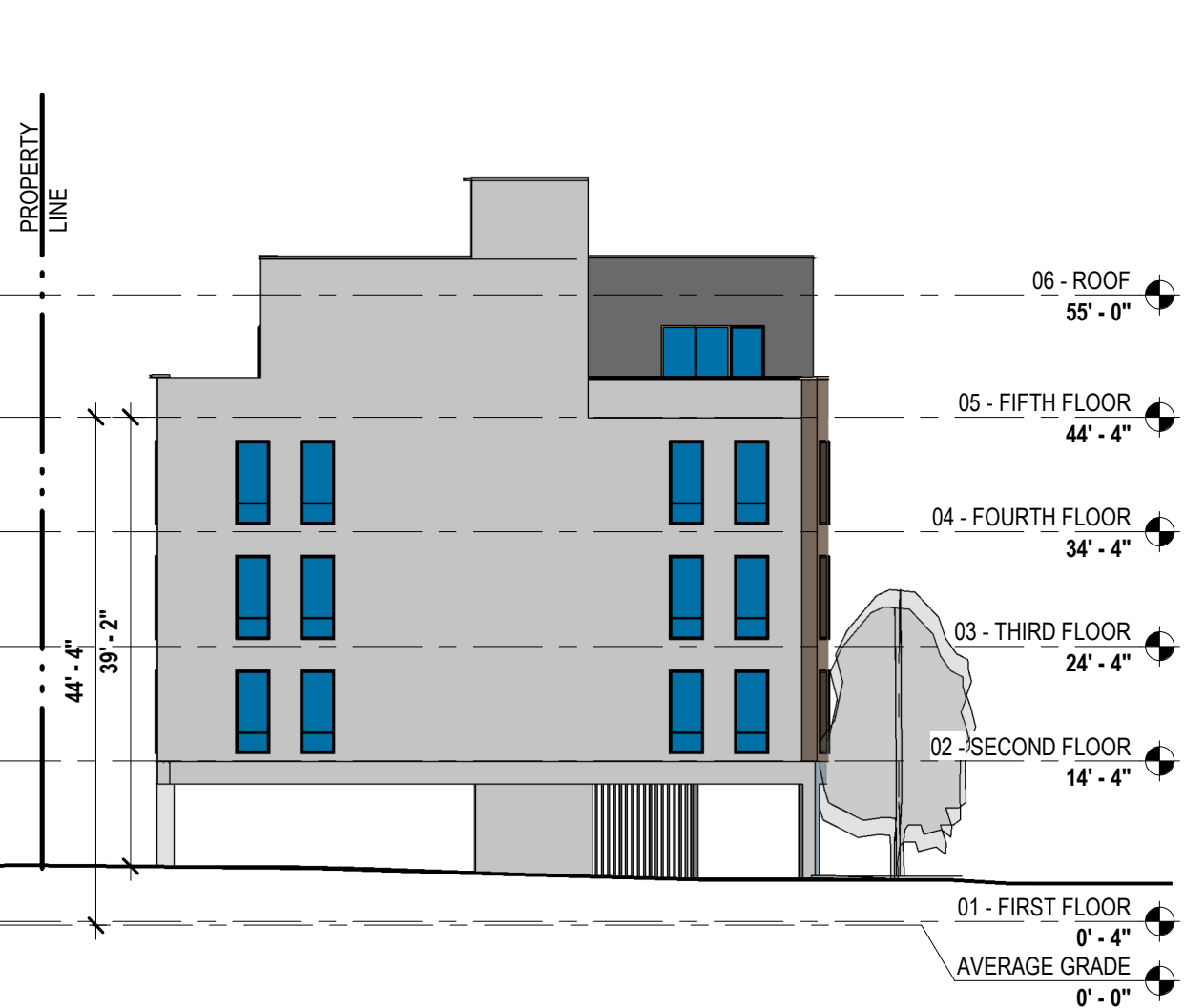
SHEET NO. A21

BETHLEHEM PIKE ELEVATION 1



BETHLEHEM PIKE ELEVATION 2





SIDEYARD ELEVATION

SUMMIT ST ELEVATION

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10 BETHLEHEM PIKE
 10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
BUILDING ELEVATIONS
 55'-0" SCHEME

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A22



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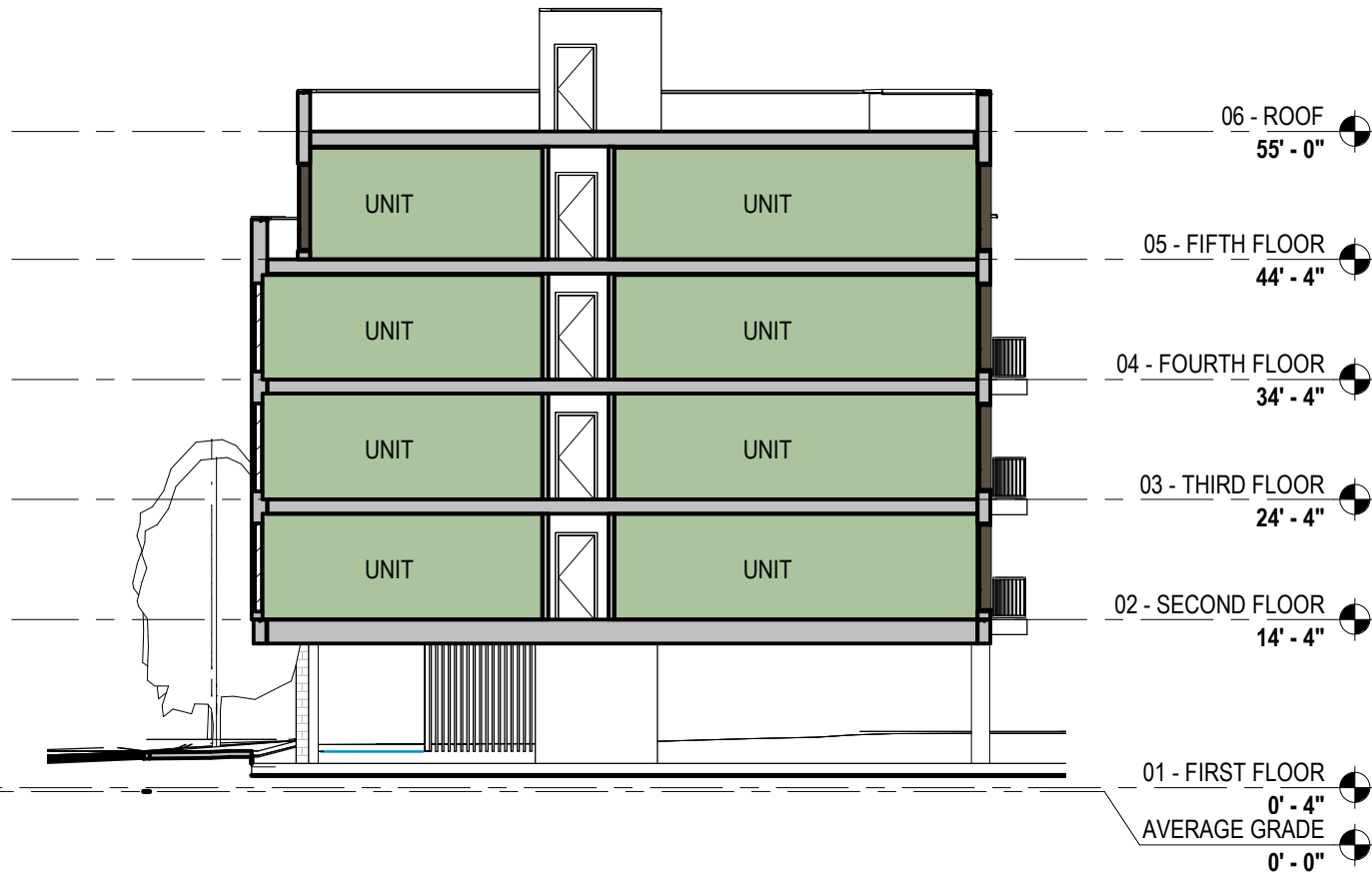
COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

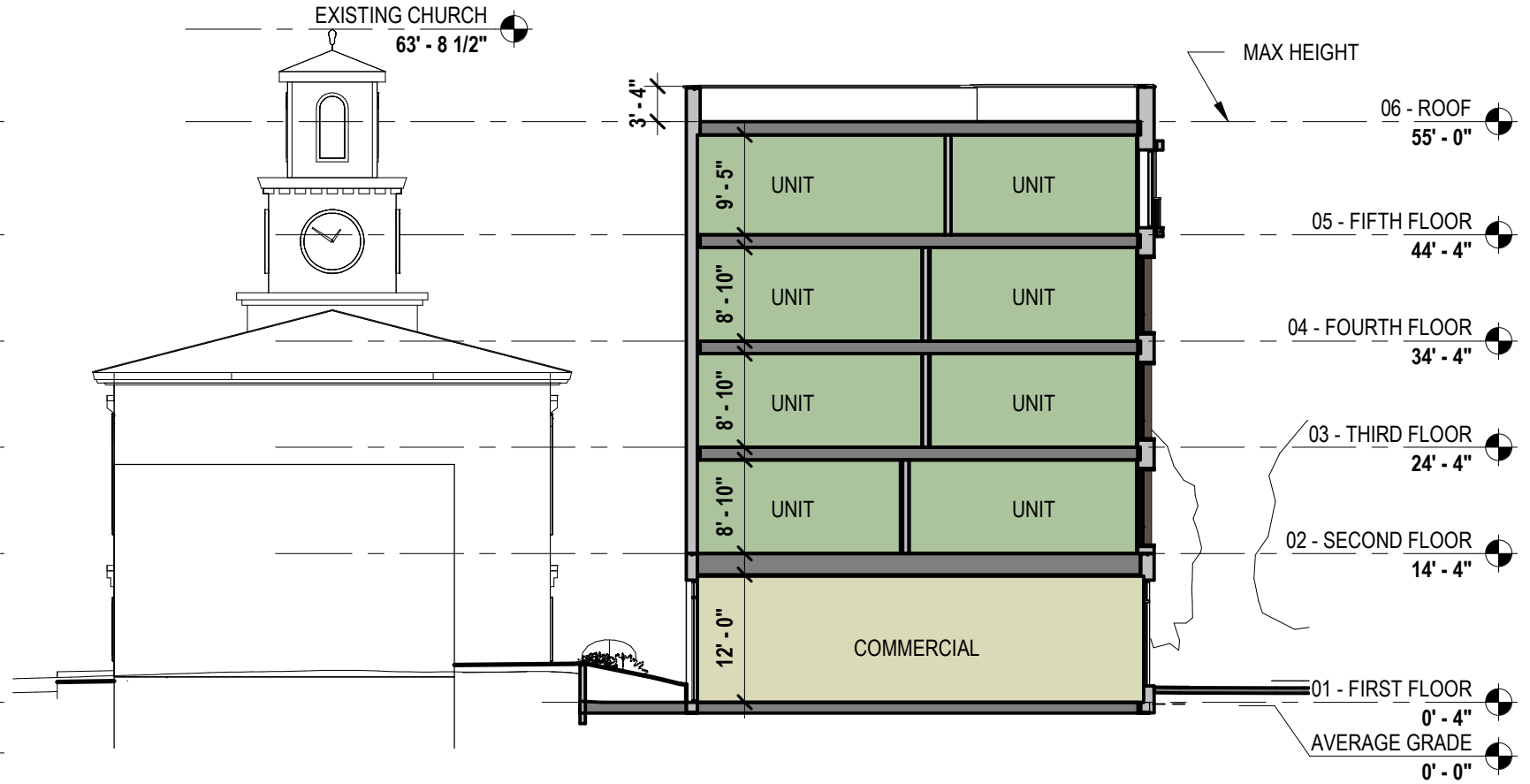
SHEET TITLE
BUILDING ELEVATIONS
55'-0" SCHEME

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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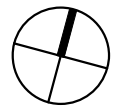
SHEET NO. A23



CROSS SECTION 1



CROSS SECTION 2



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
SECTIONS
55'-0" SCHEME

SCALE 1/16" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO.
A24



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
55'-0" SCHEME

SCALE
1 1/2" = 1'-0"

DRAWN
JAV

PROJECT NO.
567

SHEET NO.

A25



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE
10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
55'-0" SCHEME

SCALE 1 1/2" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A26



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COSCIA MOOS
ARCHITECTURE

10 BETHLEHEM PIKE

10 BETHLEHEM PIKE, PHILADELPHIA PA 19118

SHEET TITLE
3D VIEW
55'-0" SCHEME

SCALE 1 1/2" = 1'-0"	DRAWN JAV	PROJECT NO. 567
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SHEET NO. A27
