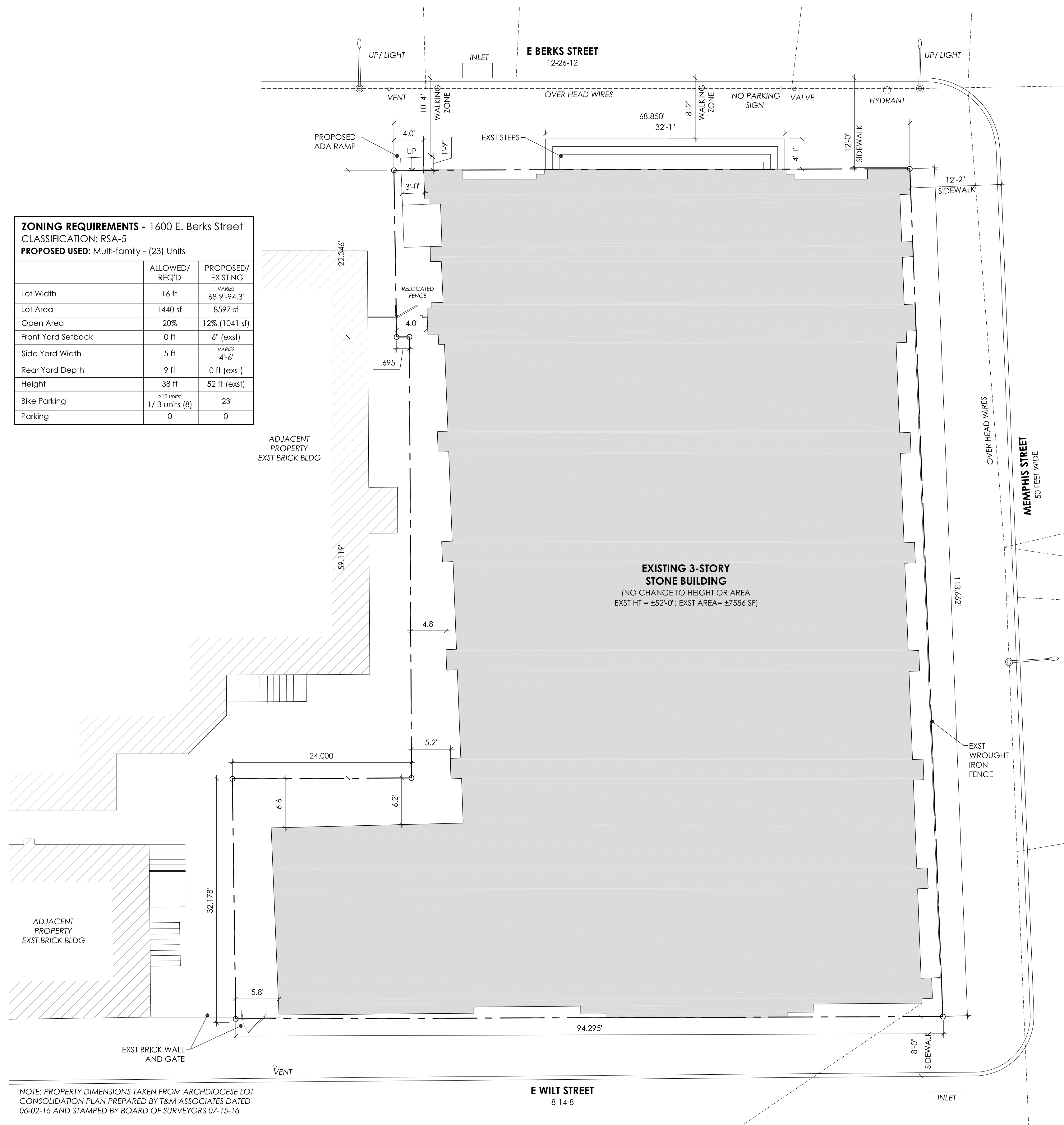


**ZONING REQUIREMENTS - 1600 E. Berks Street**  
CLASSIFICATION: RSA-5  
PROPOSED USED: Multi-Family - (23) Units

	ALLOWED/REQ'D	PROPOSED/EXISTING
Lot Width	16 ft	VARIES 68.9'-94.3'
Lot Area	1440 sf	8597 sf
Open Area	20%	12% (1041 sf)
Front Yard Setback	0 ft	6' (exst)
Side Yard Width	5 ft	VARIES 4'-6'
Rear Yard Depth	9 ft	0 ft (exst)
Height	38 ft	52 ft (exst)
Bike Parking	1/3 units (8)	23
Parking	0	0



VIEW FROM MEMPHIS LOOKING NORTH



VIEW FROM MEMPHIS LOOKING WEST



VIEW FROM BERKS LOOKING SOUTH/WEST



VIEW FROM BERKS LOOKING SOUTH



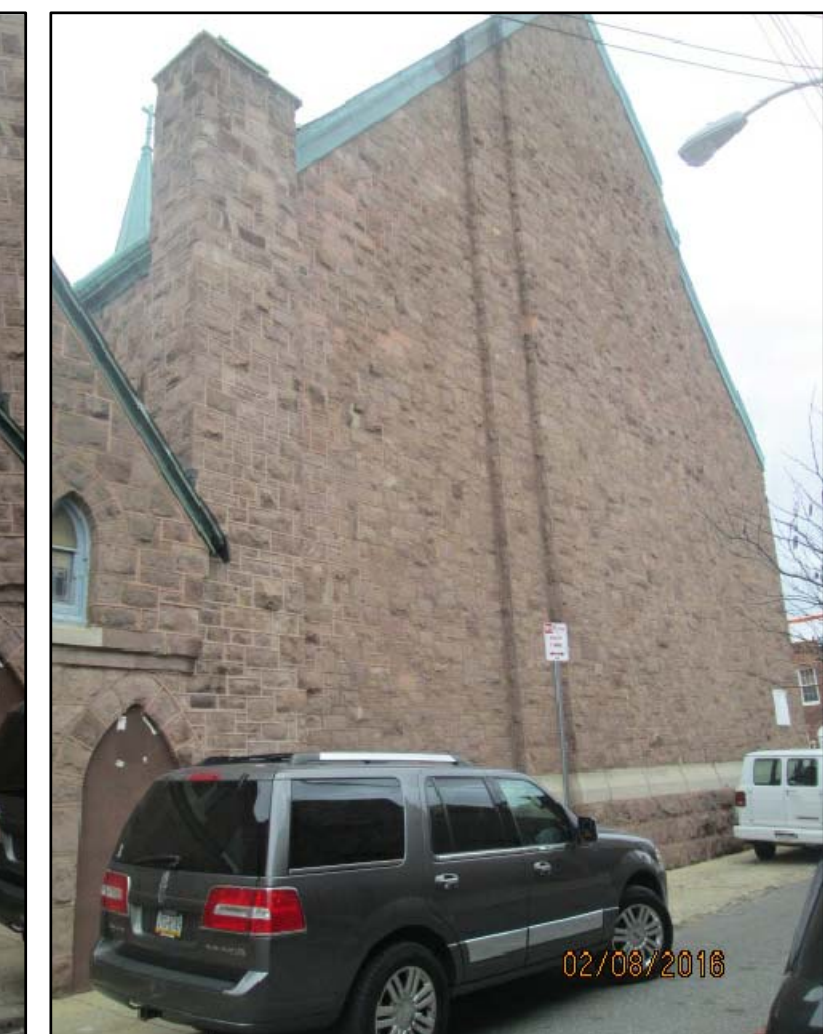
VIEW FROM COURTYARD LOOKING SOUTH



VIEW FROM COURTYARD LOOKING EAST



VIEW FROM WILT LOOKING NORTH/ EAST



VIEW FROM WILT LOOKING EAST

NOTE: PROPERTY DIMENSIONS TAKEN FROM ARCHDIOCESE LOT CONSOLIDATION PLAN PREPARED BY T&M ASSOCIATES DATED 06-02-16 AND STAMPED BY BOARD OF SURVEYORS 07-15-16

1 PLOT PLAN  
SCALE: 1/8" = 1'-0"

2 EXISTING BUILDING PHOTOS  
SCALE: NTS

Project Name & Location:  
St Laurentius Apartments  
1600-06 E Berks Street, Philadelphia PA

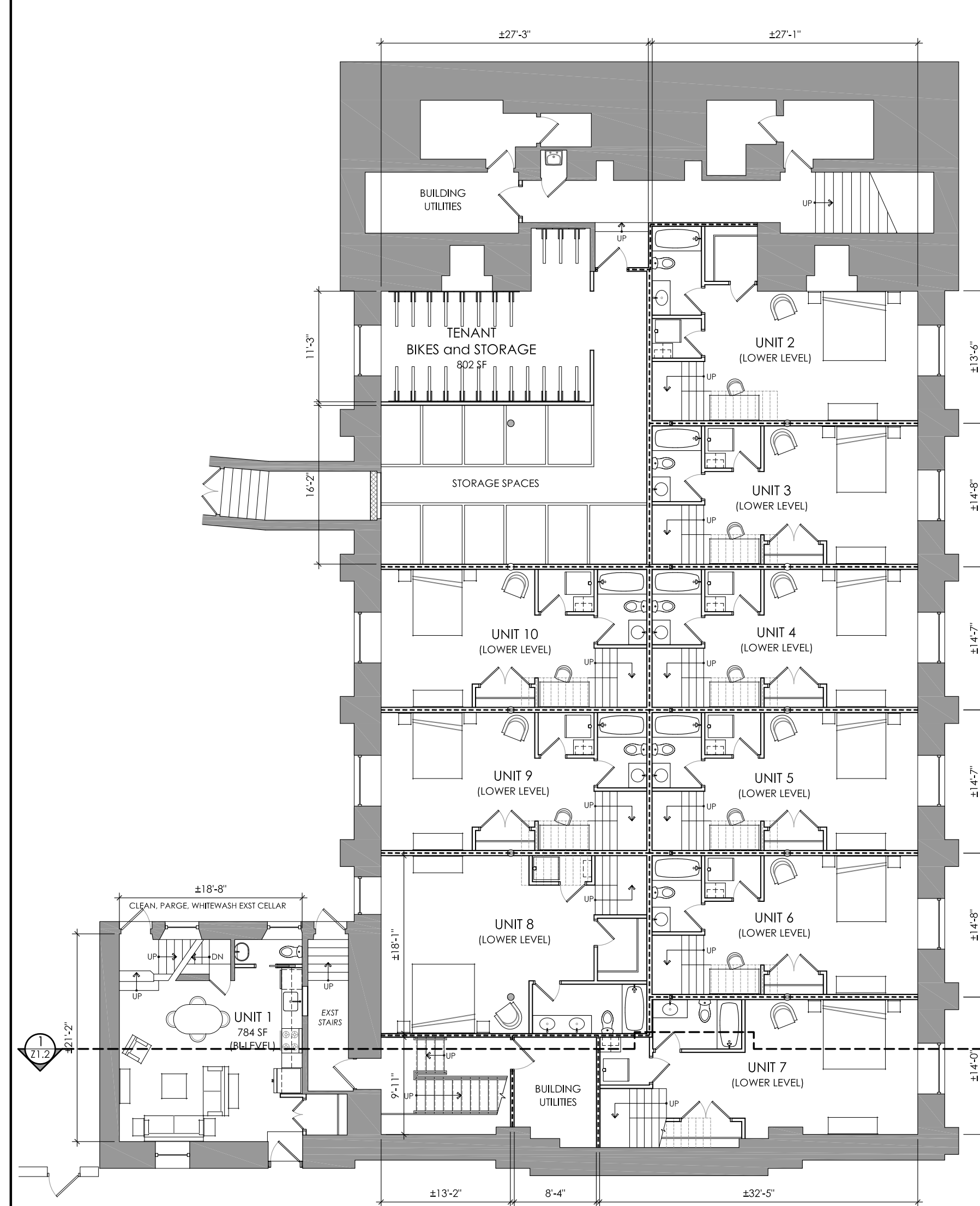
Drawing Title:  
PLOT PLAN and EXISTING BUILDING PHOTOS



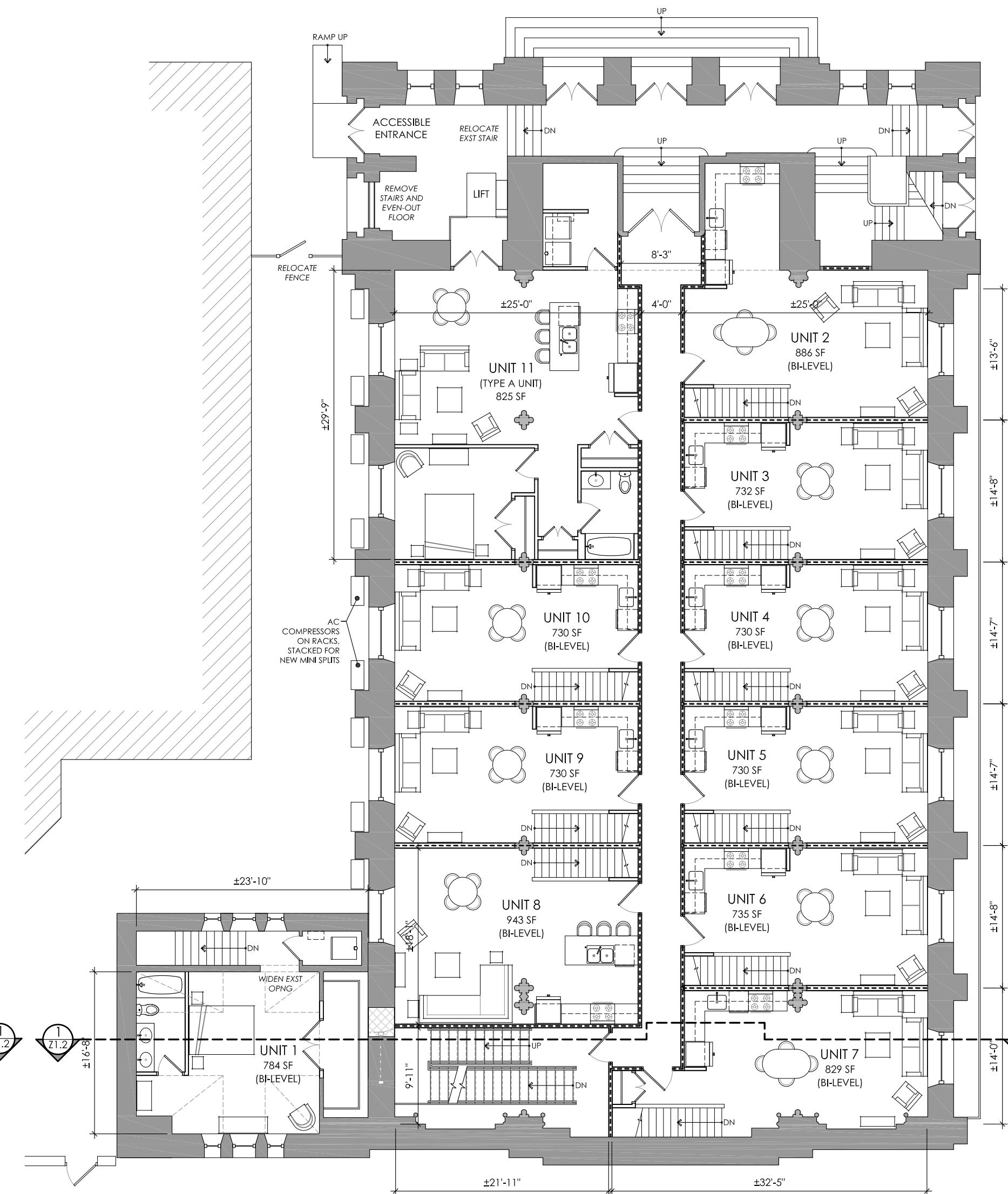
1219 North 4th Street - Philadelphia, PA 19122  
215.627.3845 - jr@continuum-architecture.com

Z1.0

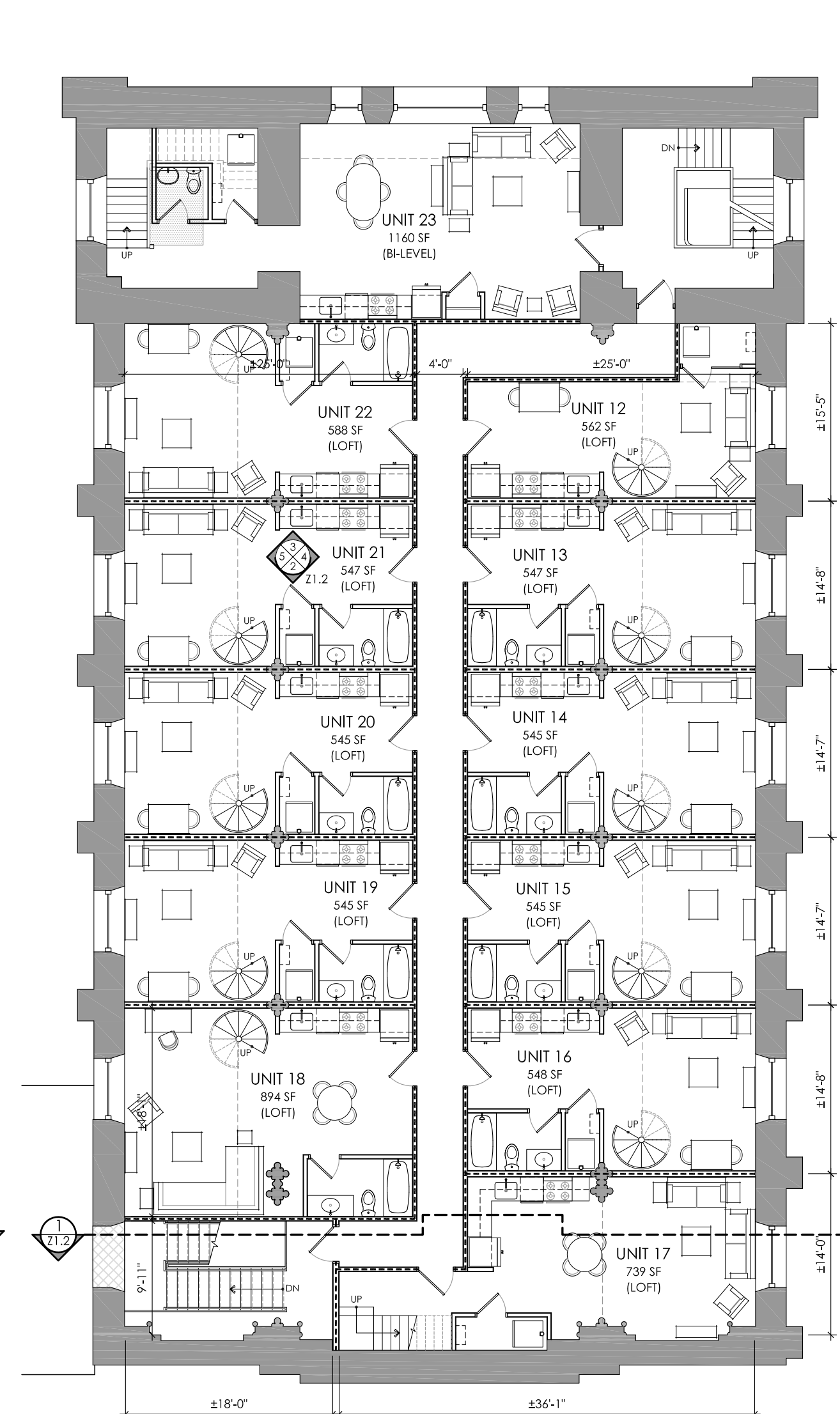




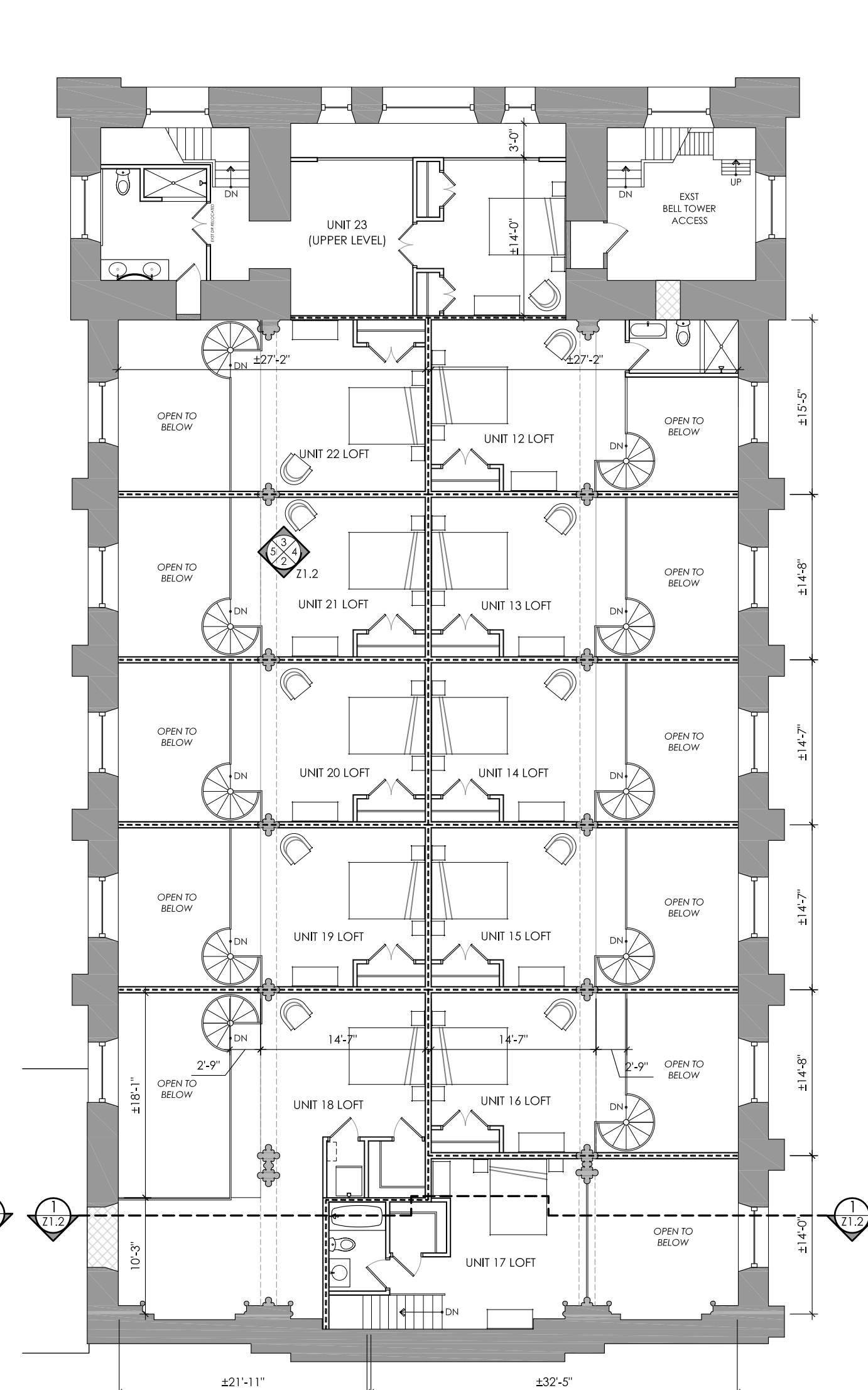
0 LOWER LEVEL PLAN (CELLAR)  
SCALE: 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



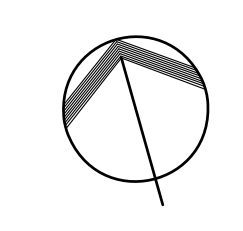
3 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

PLAN LEGEND	
	Typical Interior Partition: 2x4 wood studs at 16" OC with horizontal bracing as required, secure top and bottom 3/8" or 1/2" GWB, stagger joints, tape and spackle.
	1hr rated wall: 1/2" type 'X' GWB on each side of 2x4 wood studs (note: damming wall studs are staggered on 2x6 top and bottom plate w/ acoustic insulation woven between studs).
	CMU Infill
	Existing Partition



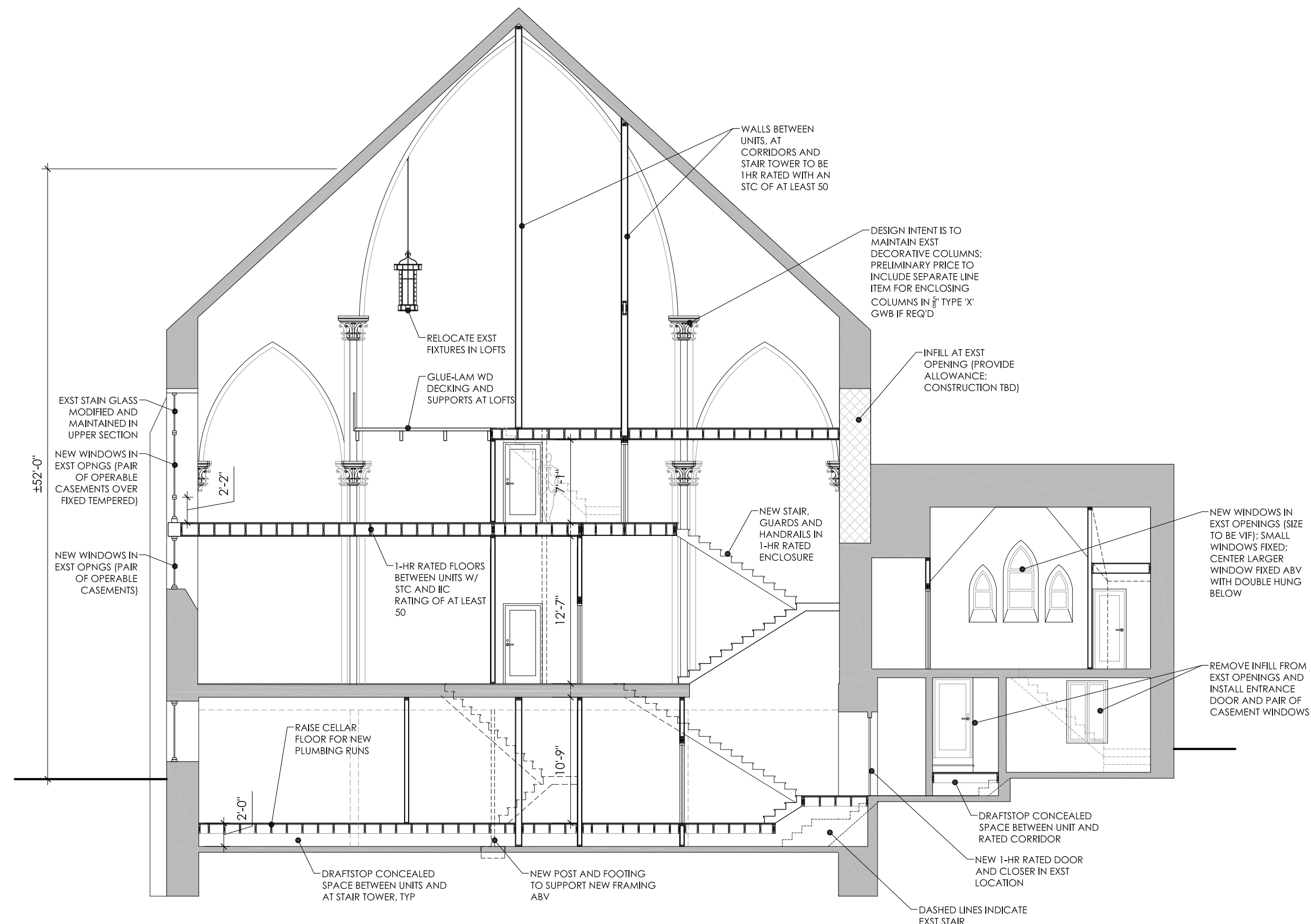
Project Name & Location:  
**St Laurentius Apartments**  
 1600-06 E Berks Street, Philadelphia PA

Drawing Title:  
**SCHEMATIC FLOOR PLANS**

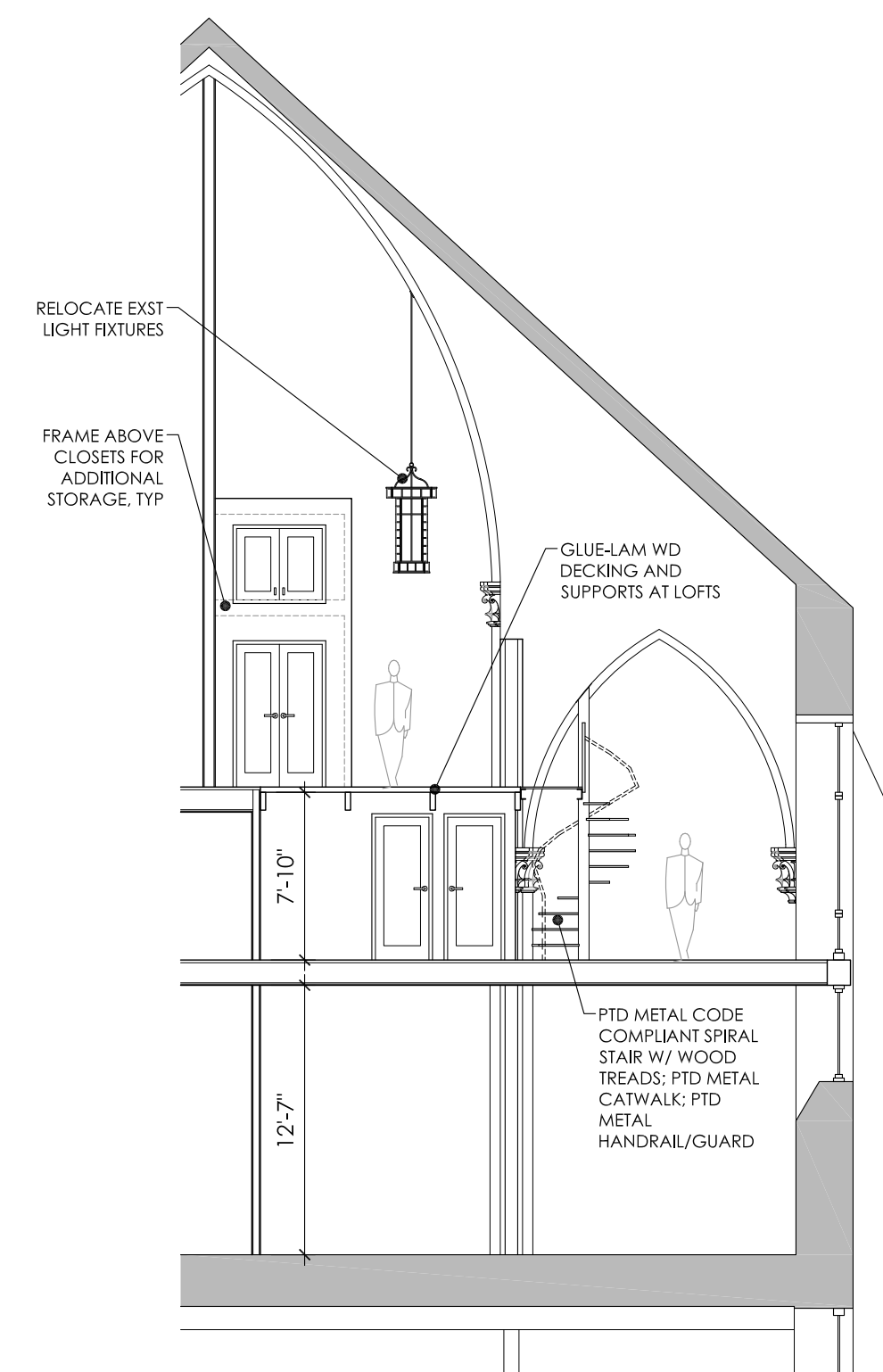


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 ZONING  
 REVIEW  
**07-20-16**

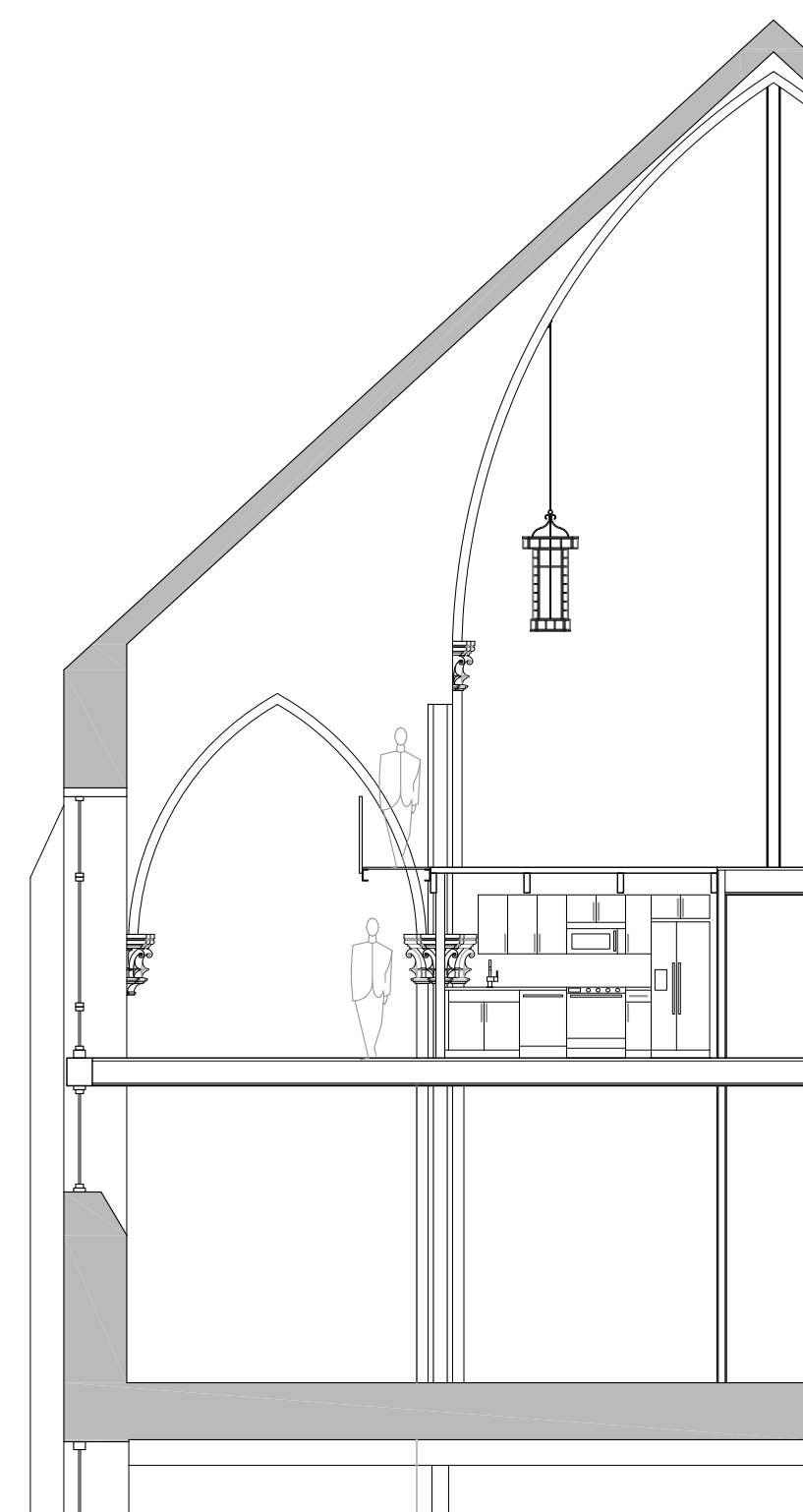
**Z1.1**



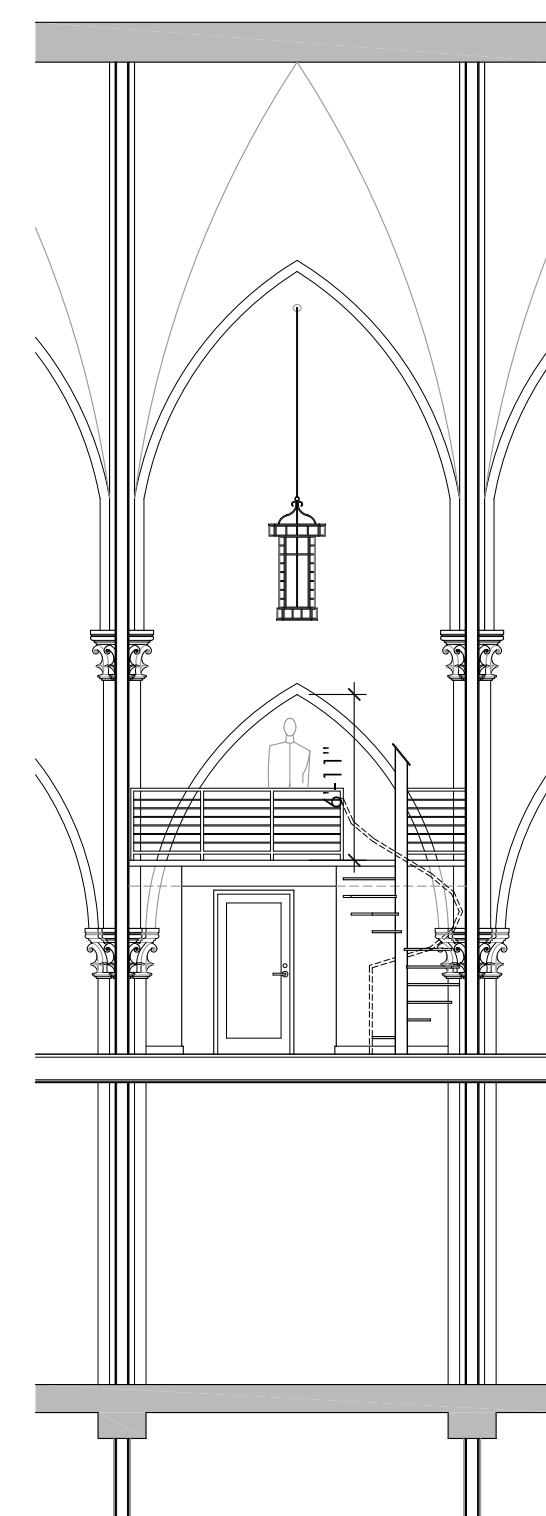
1 BUILDING SECTION LOOKING SOUTH  
 Z1.2 SCALE: 1/8" = 1'-0"



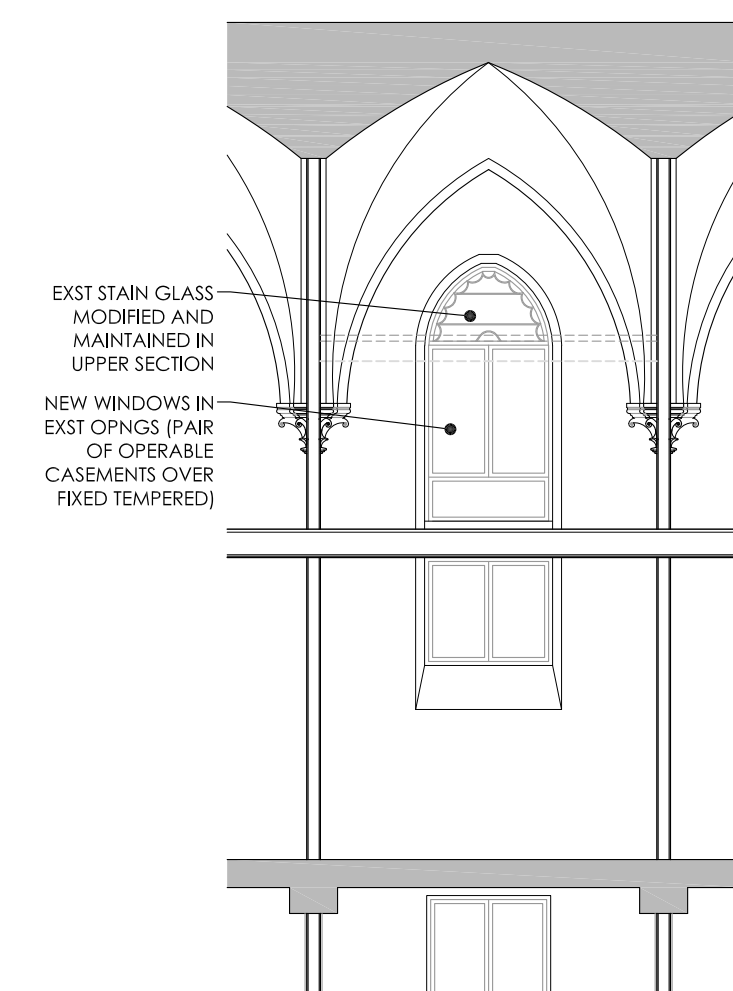
2 UNIT 21 INTERIOR ELEVATION LOOKING SOUTH  
 Z1.2 SCALE: 1/8" = 1'-0"



3 UNIT 21 INTERIOR ELEVATION LOOKING NORTH  
 Z1.2 SCALE: 1/8" = 1'-0"



4 UNIT 21 INTERIOR ELEVATION LOOKING EAST  
 Z1.2 SCALE: 1/8" = 1'-0"



5 UNIT 21 INTERIOR ELEVATION LOOKING WEST  
 Z1.2 SCALE: 1/8" = 1'-0"



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Project Name & Location:  
 St Laurentius Apartments  
 1600-06 E Berks Street, Philadelphia PA

Drawing Title:  
 SCHEMATIC INTERIOR ELEVATIONS AND SECTION

ISSUED FOR  
 ZONING  
 REVIEW  
 07-20-16

Z1.2