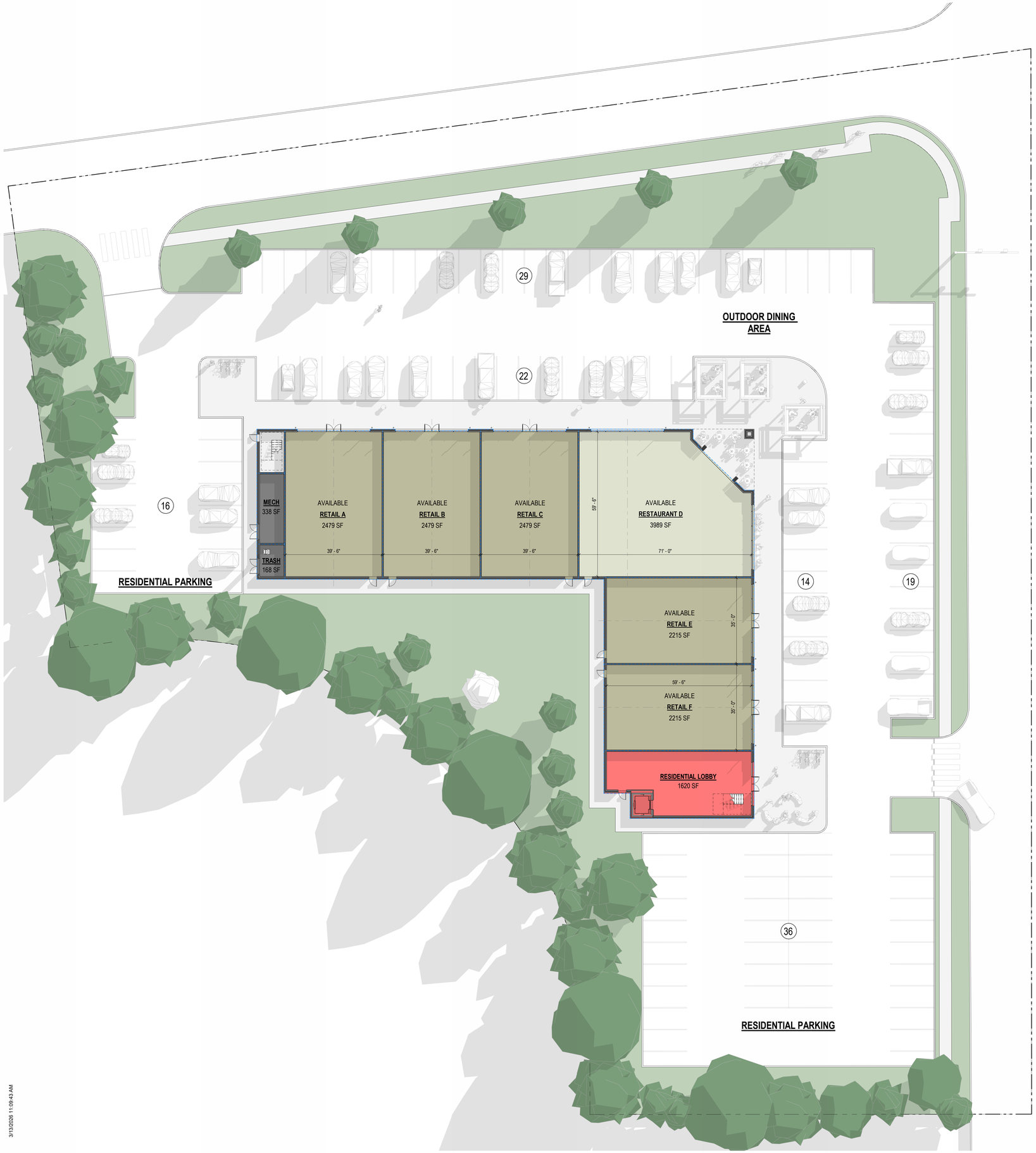

3993 HUNTINGDON PIKE MU-VC ZONING

SITE DATA

GROSS PARCEL AREA	130,595 SF
PARCEL EXCLUDING ROW	93,945 SF

DENSITY AND LOT REQUIREMENTS

	ALLOWABLE	PROPOSED
MAXIMUM NET DENSITY (DU PER ACRE)	12 DU'S PER ACRE 26 DU'S ALLOWED	***45 UNITS PROPOSED***
MINIMUM LOT AREA	5,000 PLUS 1,500 PER DWELLING UNIT	
MAX UNITS PER MAX DENSITY	59 UNITS	**45 UNITS**
MINIMUM LOT WIDTH	50 FT	**142 FT**
MAX LOT COVERAGE (TOTAL IMPERVIOUS)	80%	**76.6%****

IMPERVIOUS COVERAGE TABLE **

		PROPOSED
BUILDINGS		**18,698 SF**
PAVED AREAS		**43,965 SF**
SIDEWALKS, ETC		**9,316 SF**
TOTAL IMPERVIOUS	MAXIMUM = 75,156 = 80%	**71,979 SF = 76.6%**

SETBACK REQUIREMENTS

	ALLOWABLE	PROPOSED
MINIMUM FRONT SETBACK	25 FT	**55 FT**
MINIMUM SETBACK "LONG SIDE"	20 FT	**28 FT**
MAXIMUM FRONT SETBACK	NONE	
MINIMUM SIDE SETBACK	20 TOTAL, MINIMUM 8 FT ONE SIDE	**77, 122 FT**
MINIMUM REAR SETBACK	20 TOTAL, MINIMUM 8 FT ONE SIDE	**28 FT**

BULK REQUIREMENTS

	ALLOWABLE	PROPOSED
MAXIMUM BUILDING HEIGHT	35 FT W/ 1 FT ALLOWED PER ADDITIONAL 1 FT OF SETBACK	**38 FT**
MINIMUM BUILDING HEIGHT	25 FT	**38 FT**
MAXIMUM BUILDING COVERAGE	65%	**19.9%**

PARKING REQUIREMENTS

	ALLOWABLE	PROPOSED
SETBACK FROM BUILDING	7 FT	**7 FT**

PARKING CALCULATIONS

USE:

RESIDENTIAL USES:

- APARTMENT:
  1. STUDIO: 1 PER DWELLING UNIT
  2. 1-BEDROOM: 1.5 PER DWELLING UNIT — 45 DUS X 1.5 = 67 SPACES
- RETAIL USES:
  1. 1 PER 350 SQ FT GLA — 11,867 GSF / 350 = 33 SPACES
- FOOD SERVICES:
  1. FOOD SERVICE: 1 PER 150 SQ FT GLA — 3,989 GSF / 150 = 26 SPACES

TOTAL MINIMUM PARKING SPACES REQUIRED:	126 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED:	**136 SPACES**

VITAL STATS

RETAIL A	2,479 SF
RETAIL B	2,479 SF
RETAIL C	2,479 SF
RESTAURANT D	3,989 SF
RETAIL E	2,215 SF
RETAIL F	2,215 SF
TOTAL	15,856 SF

PARKING SPACES

69 TOTAL RETAIL SPACES =
4.4 SPACES PER 1K SF

RESIDENTIAL UNITS - 45 TOTAL UNITS
67 PARKING SPACES

GROSS SQUARE FOOTAGE

FIRST FLOOR	18,286 GSF
SECOND FLOOR	17,621 GSF
THIRD FLOOR	18,695 GSF
TOTAL	**54,602 GSF**

STUDIO HS4
ARCHITECTURE | DESIGN | DEVELOPMENT
575 NORTH MIDDLETOWN RD
MEDIA, PA 19063 2.15.955.4906

PROJECT NAME

3993 HUNTINGDON AVENUE
PHILADEPHIA, PENNSYLVANIA

PROJECT TEAM

OWNER
HIGHTOP REAL ESTATE
448 NORTH 10TH STREET, SUITE 303
PHILADELPHIA, PENNSYLVANIA

STRUCTURAL

SYSTEMS

CIVIL ENGINEER
MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD., PHILADELPLPHIA, PA 19102
215-977-2887

CONTRACTOR ACKNOWLEDGEMENT:

By using or agreeing to use any of the information set forth on the project drawing and specifications, each contractor, subcontractor and/ or supplier acknowledges that:
(a) it has thoroughly reviewed all of the project drawings, specifications and existing conditions to obtain the information necessary for performance of it's work scope;
(b) it has verified that the information used is accurate and complete;
(c) it will report any inaccurate or incomplete information to the project architect immediately upon becoming aware of the error or omission; and
(d) it will look solely to the party it has a contract with to recover economic losses or damages which are caused or alleged to have been caused by errors or omissions in the information used.

Note:

All contractors and subcontractors shall be responsible for reviewing all drawings and all sections of the specifications for coordination of their work. Any discrepancies in their respective trades shall be reported to the architect prior to finalizing their bids.

SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

FIRST FLOOR SITE PLAN

SCALE:	As indicated	DRAWN BY:	Author
DATE:	07/18/24	CHECKED BY:	Checker

SHEET NO.

SP.01

PROJECT NO. 2414-A

3/13/2026 11:09:43 AM

1 SP.02 SECOND FLOOR
1" = 10'-0"

2 SP.02 THIRD FLOOR
1" = 10'-0"

3/13/2026 11:09:47 AM

STUDIO HS4
ARCHITECTURE | DESIGN | DEVELOPMENT
575 NORTH MIDDLETOWN RD
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SEAL:

REVISIONS

NO.	DATE	ISSUE

DRAWING TITLE

SECOND AND THIRD FLOOR PLANS

SCALE:	1" = 10'-0"	DRAWN BY:	Author
DATE:	07/18/24	CHECKED BY:	Checker

SHEET NO.

SP.02

PROJECT NO. 2414-A