



120-26 GREEN LANE
MANAYUNK - PHILADELPHIA, PA



1 120-26 GREEN LANE

SITE MAP + TRANSPORTATION

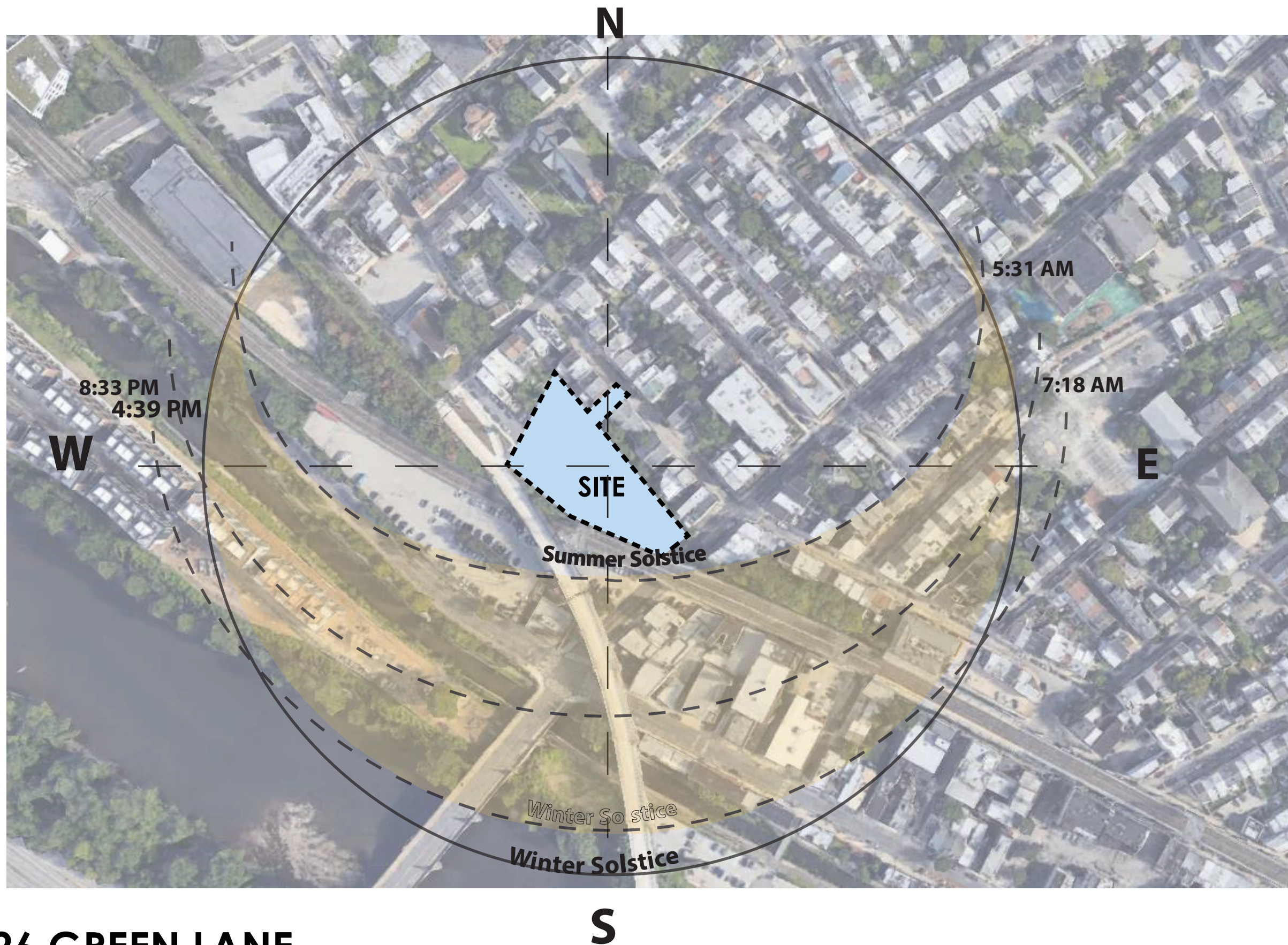
- RAILWAY
- WALK/BIKE PATH





2 120-26 GREEN LANE AMENITIES





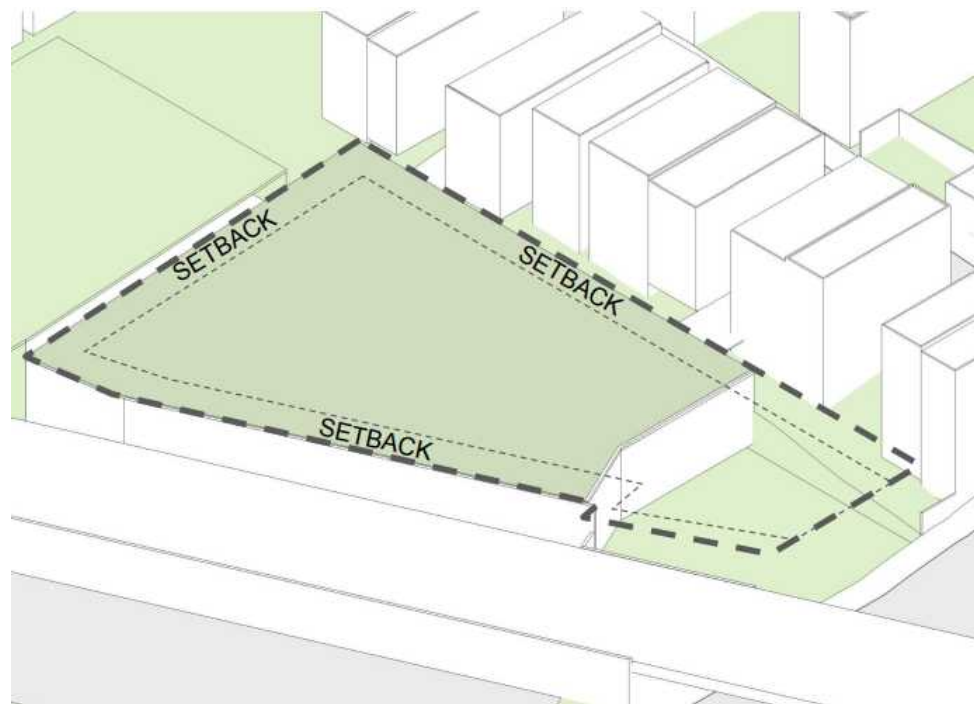
3 120-26 GREEN LANE

SUN PATH

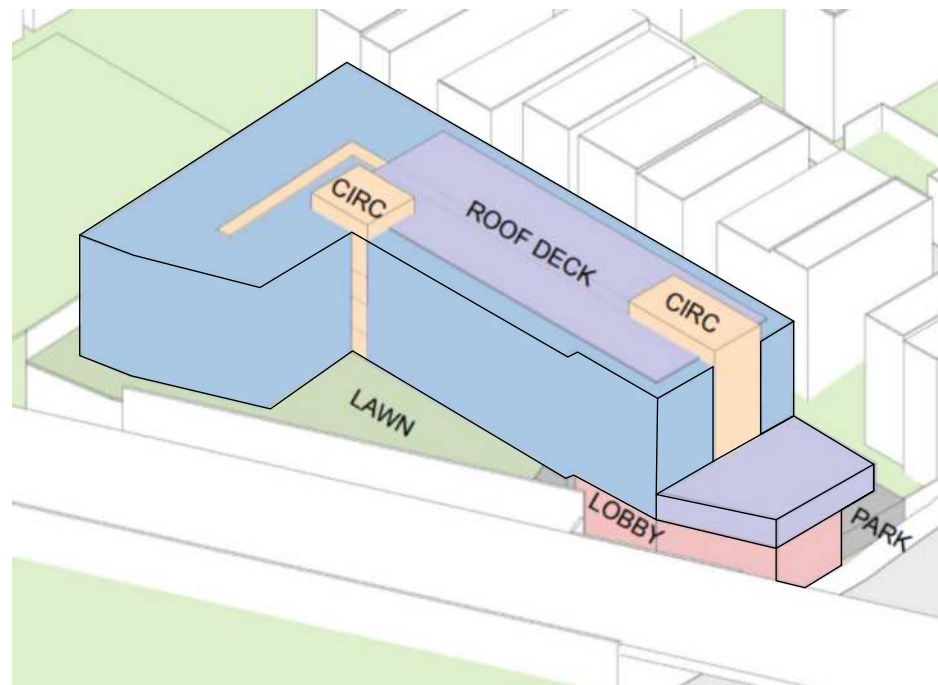


4 120-26 GREEN LANE

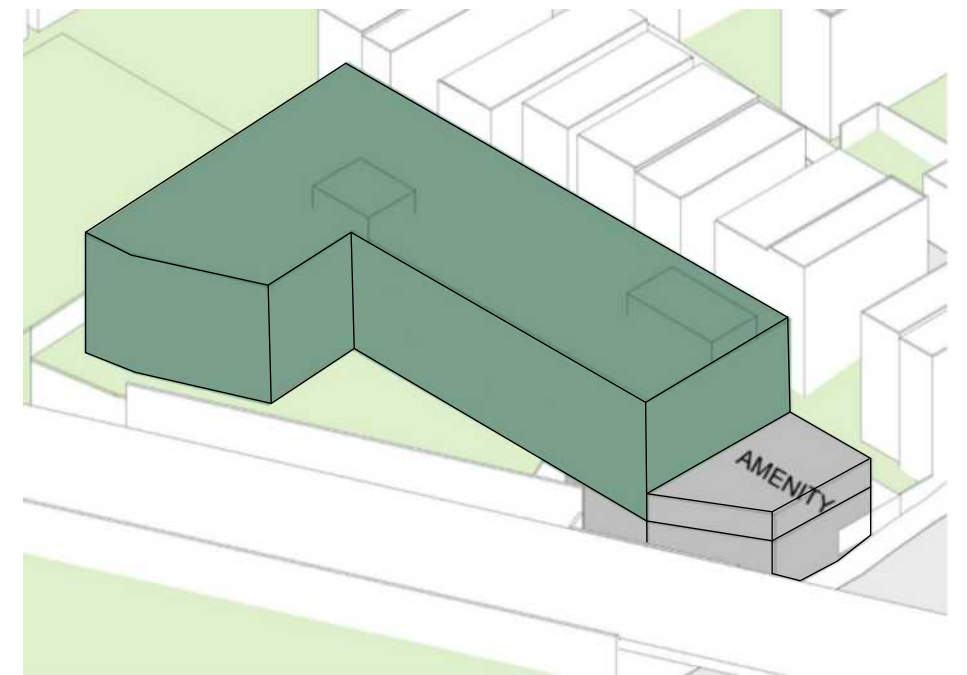
SITE STUDY



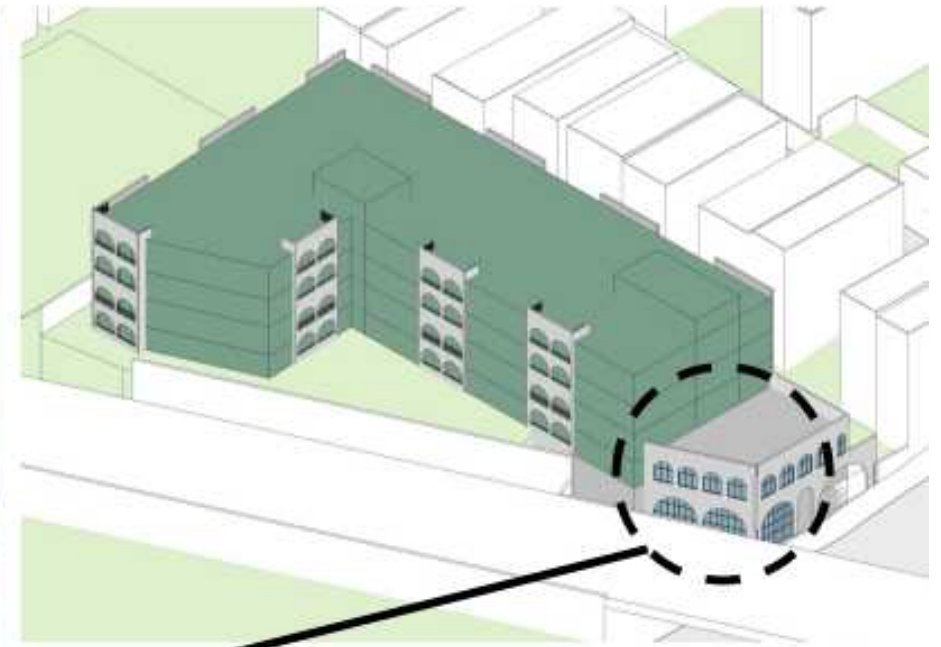
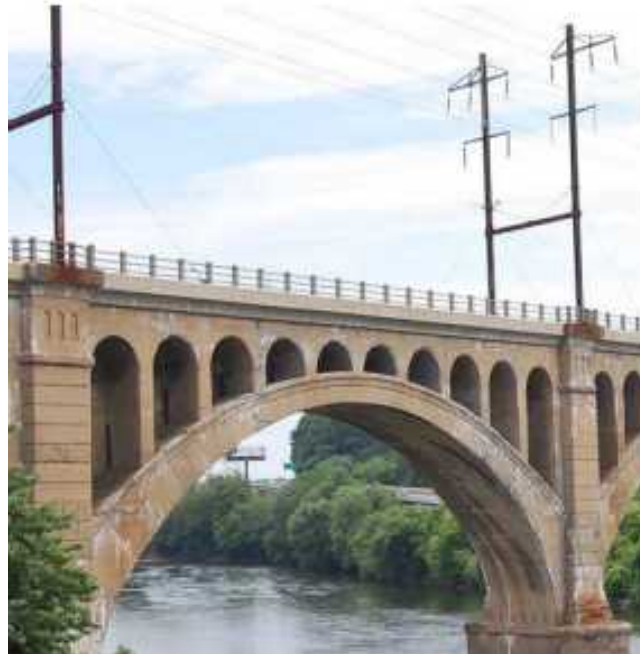
SETBACK



PROGRAMS



DIVISION OF SPACES



6 120-26 GREEN LANE CONTEXTUAL FEATURES



7 120-26 GREEN LANE PROPOSED MASSING



126 GREEN LANE



120-26 GREEN LANE



126 E. GREEN LANE



BAKER ST.

8 120-26 GREEN LANE

STREET VIEWS



EXTENSIVE GREEN ROOF



POROUS PAVEMENT

SEPTA

ESCAPE WELL

ESCAPE WELL

ESCAPE WELL

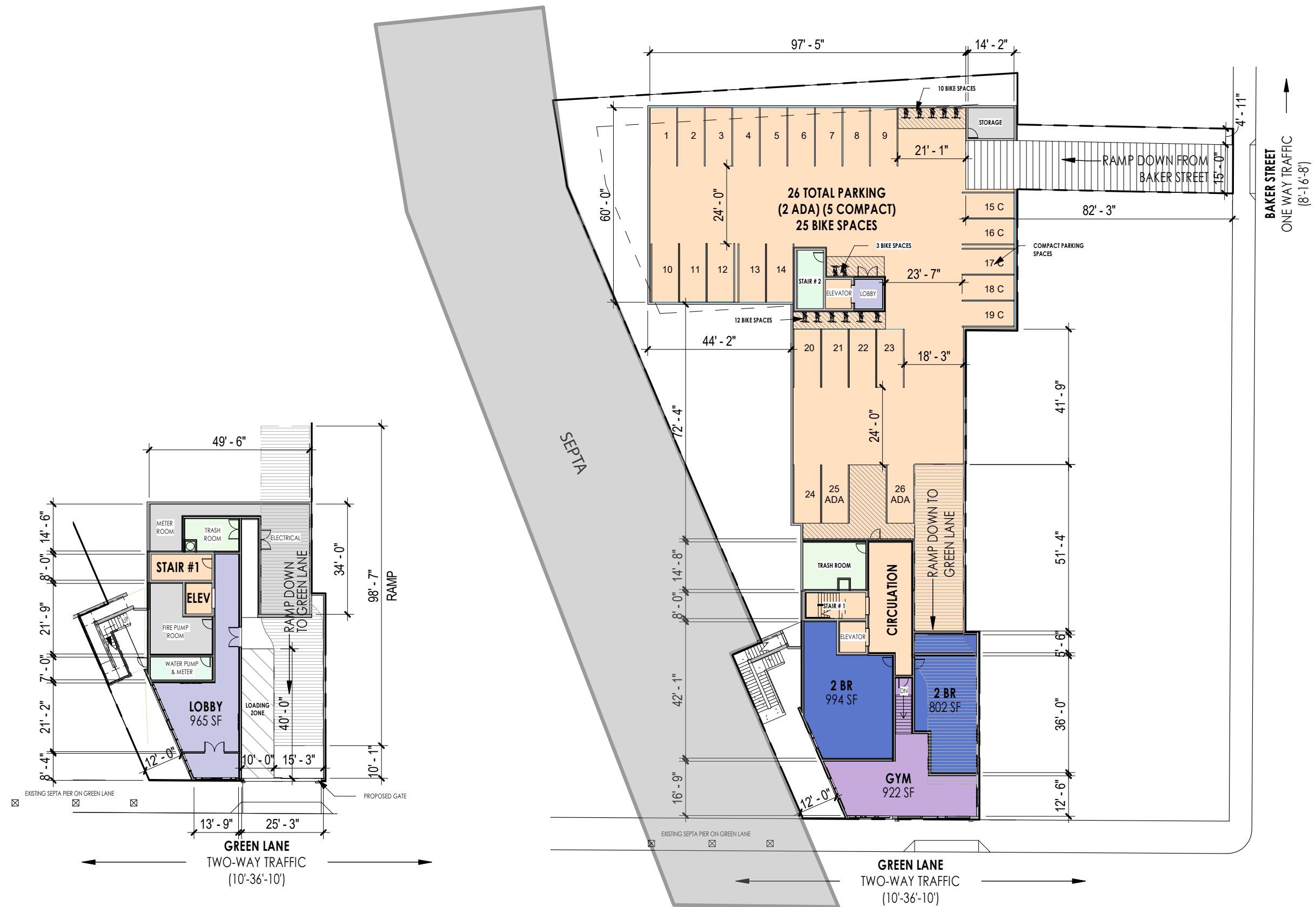
WINTER KING HAWTHORNE



COLUMNAR HETZ JUNIPER



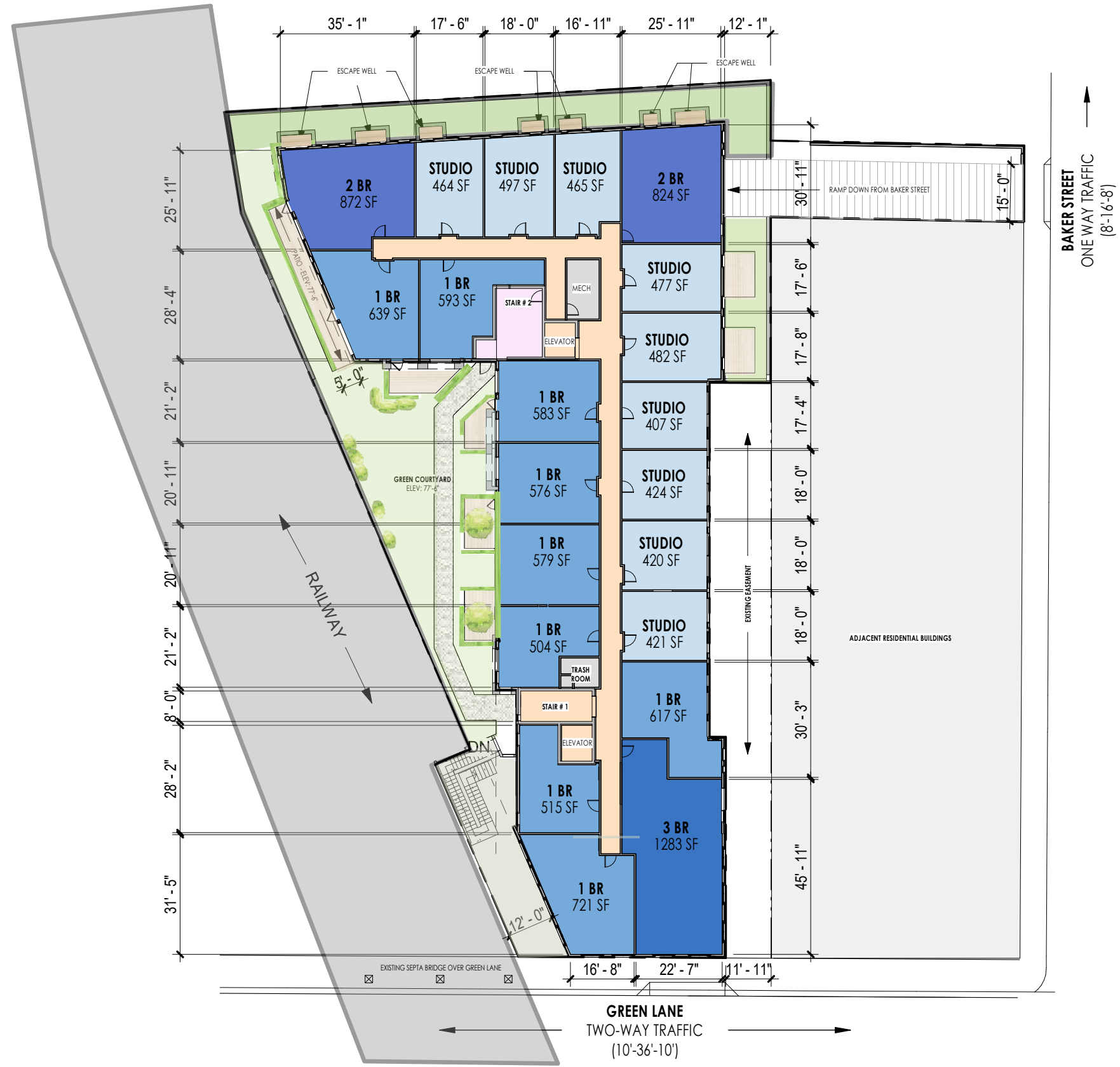
9 120-26 GREEN LANE LANDSCAPE PLAN



10

120-26 GREEN LANE

FLOOR PLAN LEVEL 00 & 0



11

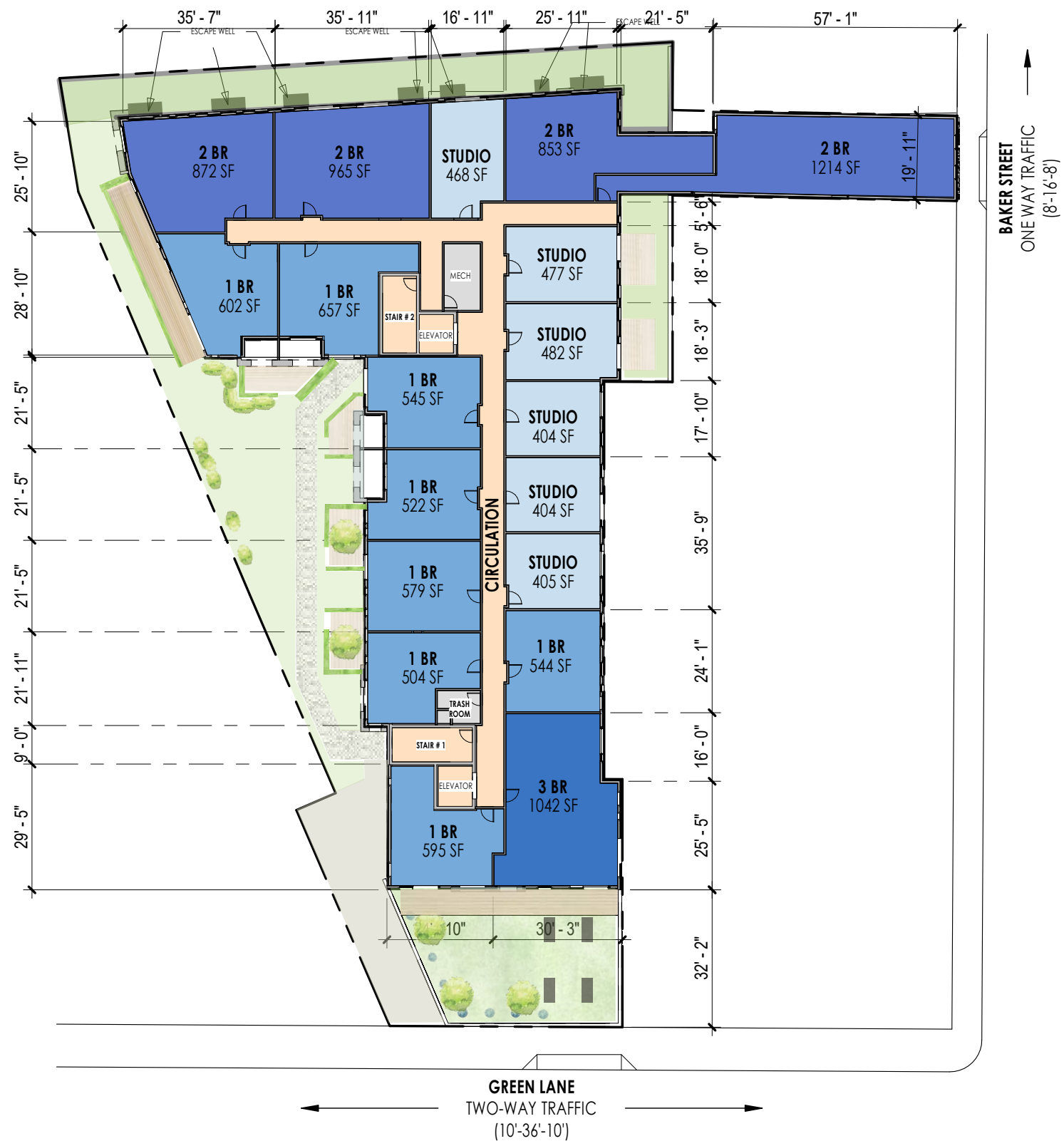
120-26 GREEN LANE

FLOOR PLAN LEVEL 1



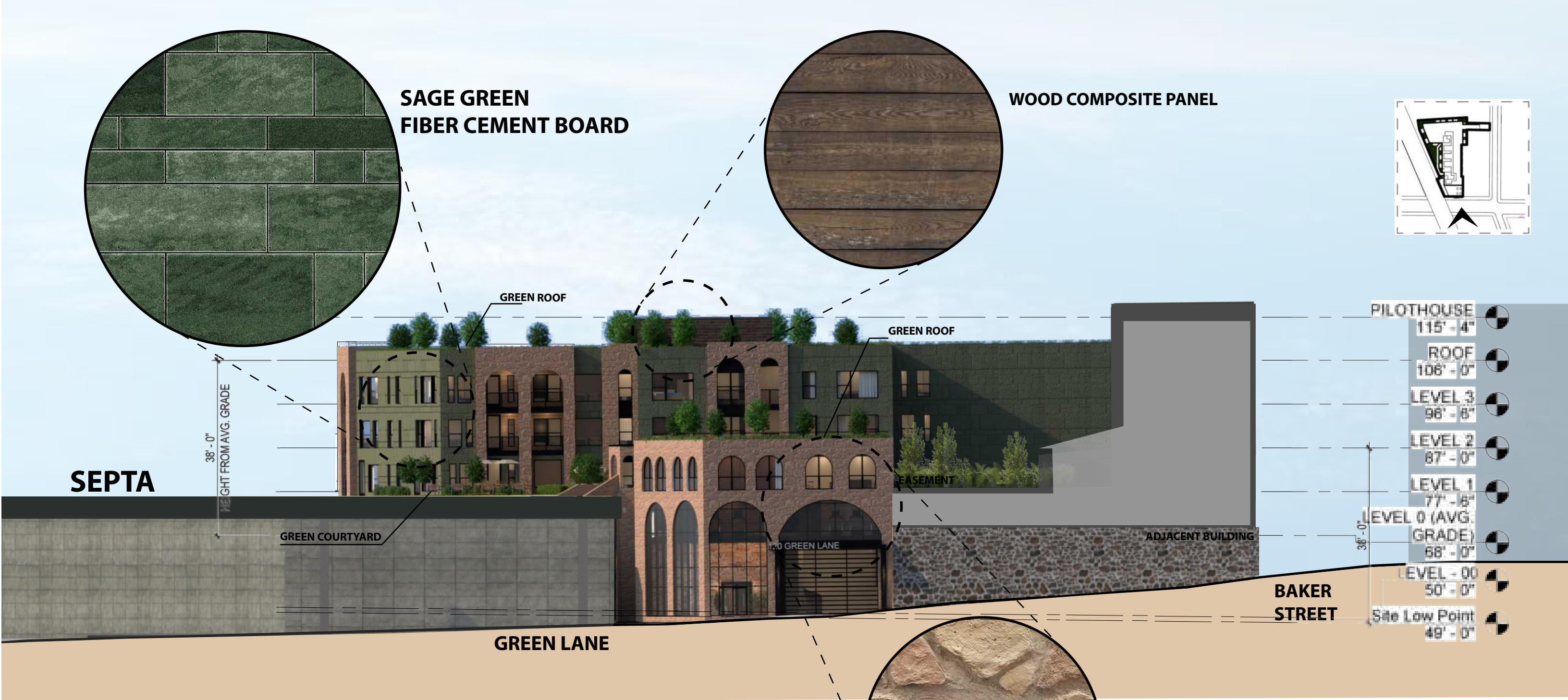
120-26 GREEN LANE

FLOOR PLAN LEVEL 2



13 120-26 GREEN LANE

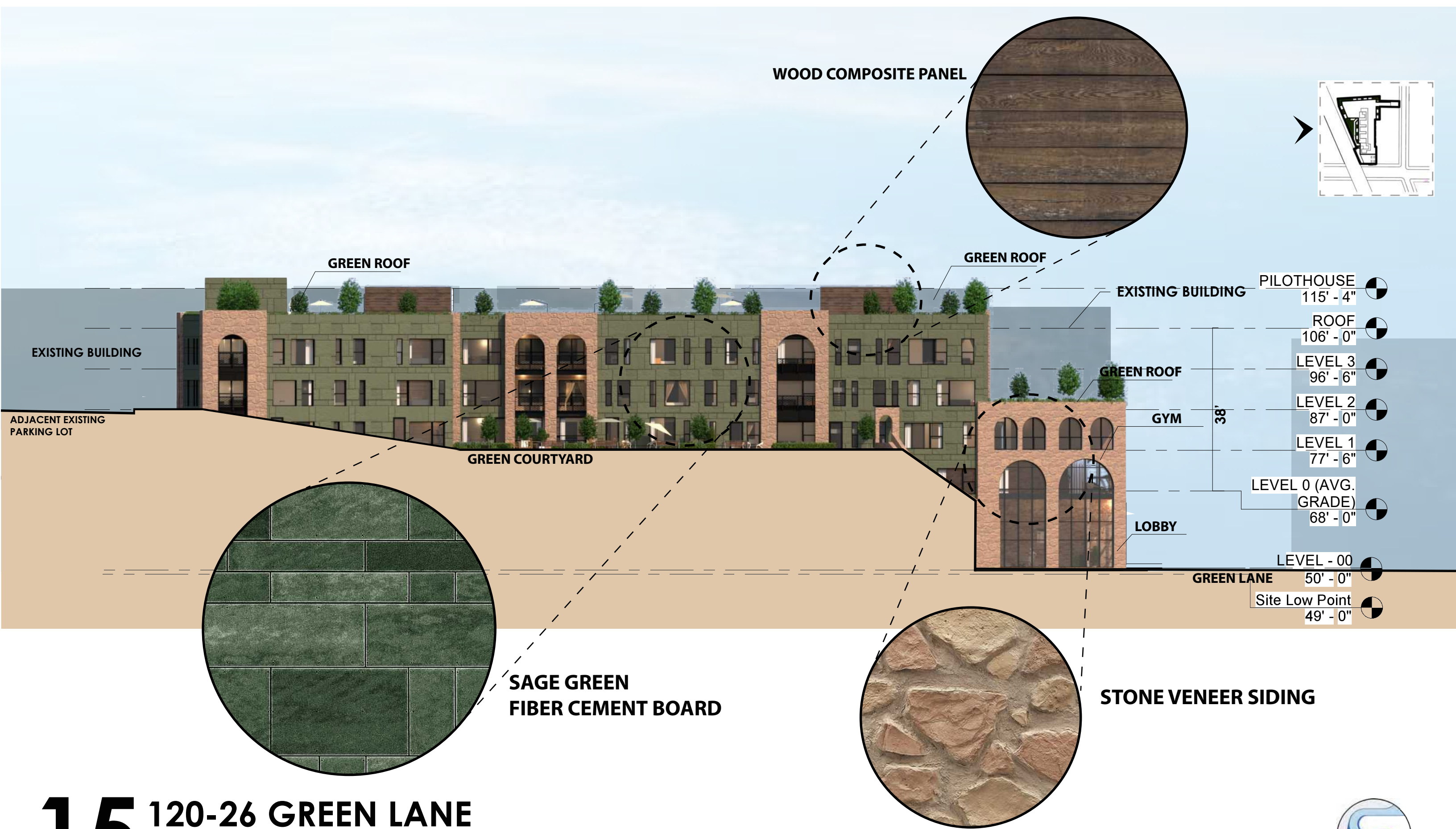
FLOOR PLAN LEVEL 3



14 120-26 GREEN LANE

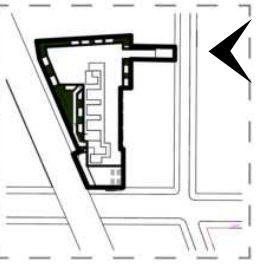
SOUTH EAST ELEVATION - SCALE : (20'=1")





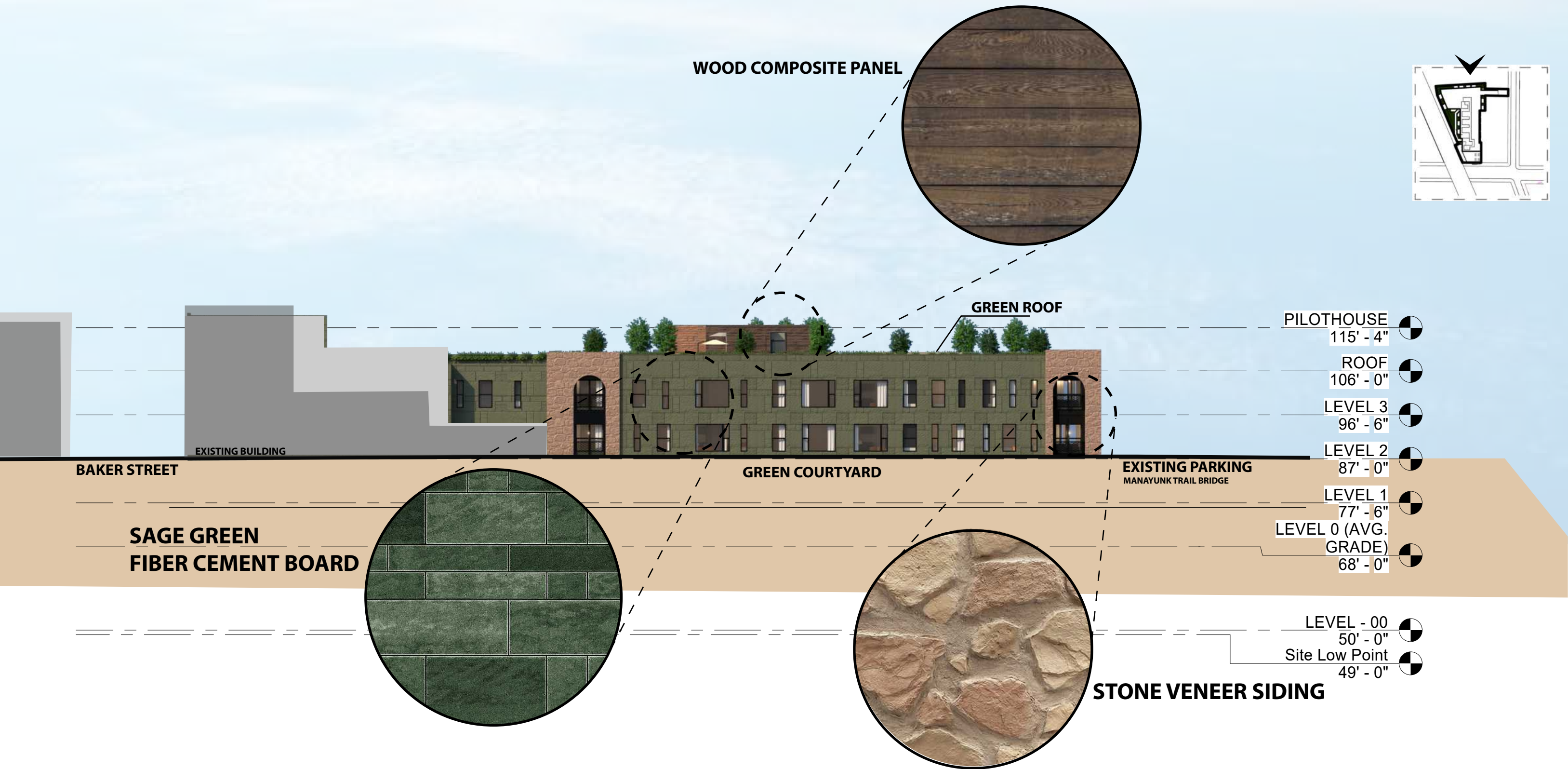
15 120-26 GREEN LANE
SOUTH WEST ELEVATION - SCALE : (20'=1")





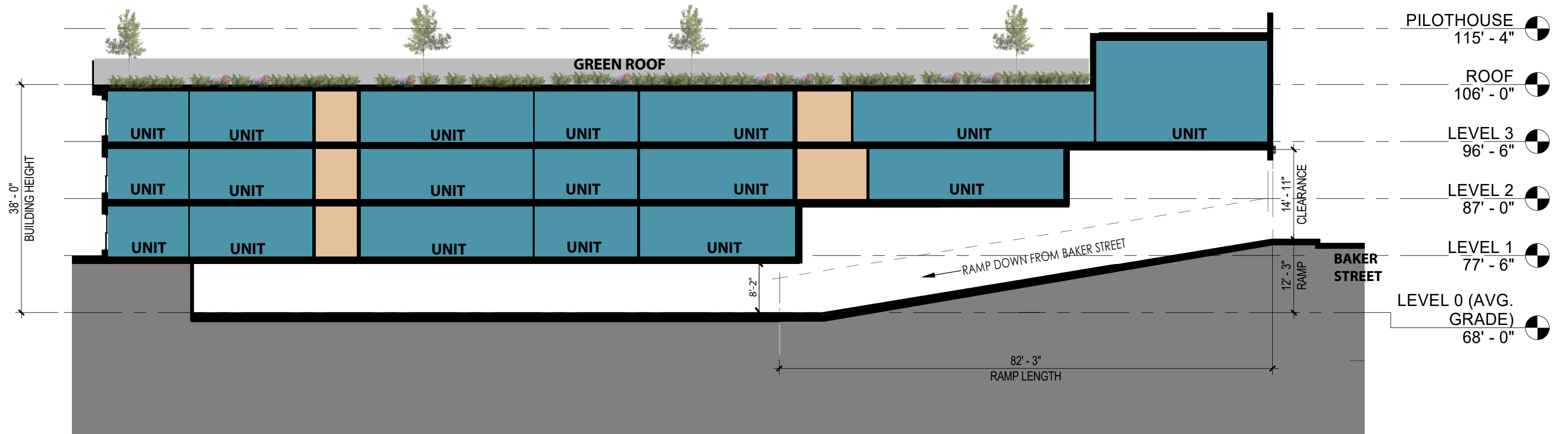
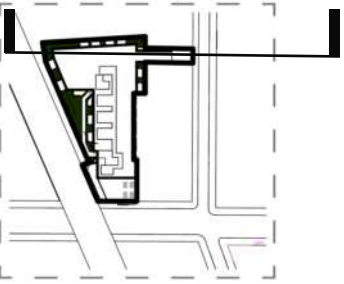
16 120-26 GREEN LANE

NORTH EAST ELEVATION - SCALE : (20'=1")



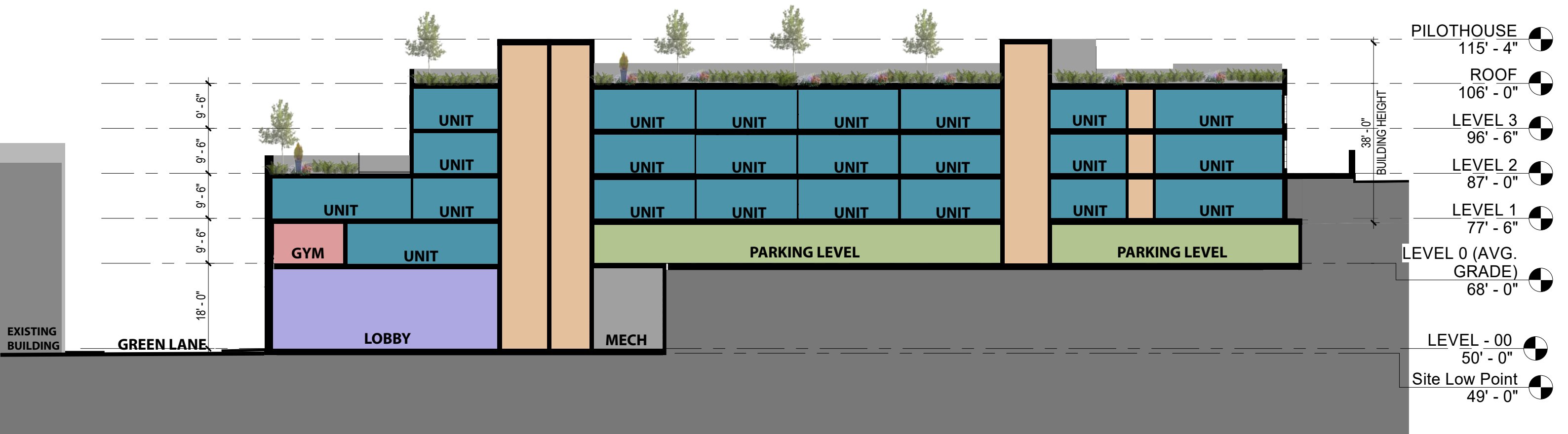
17 120-26 GREEN LANE

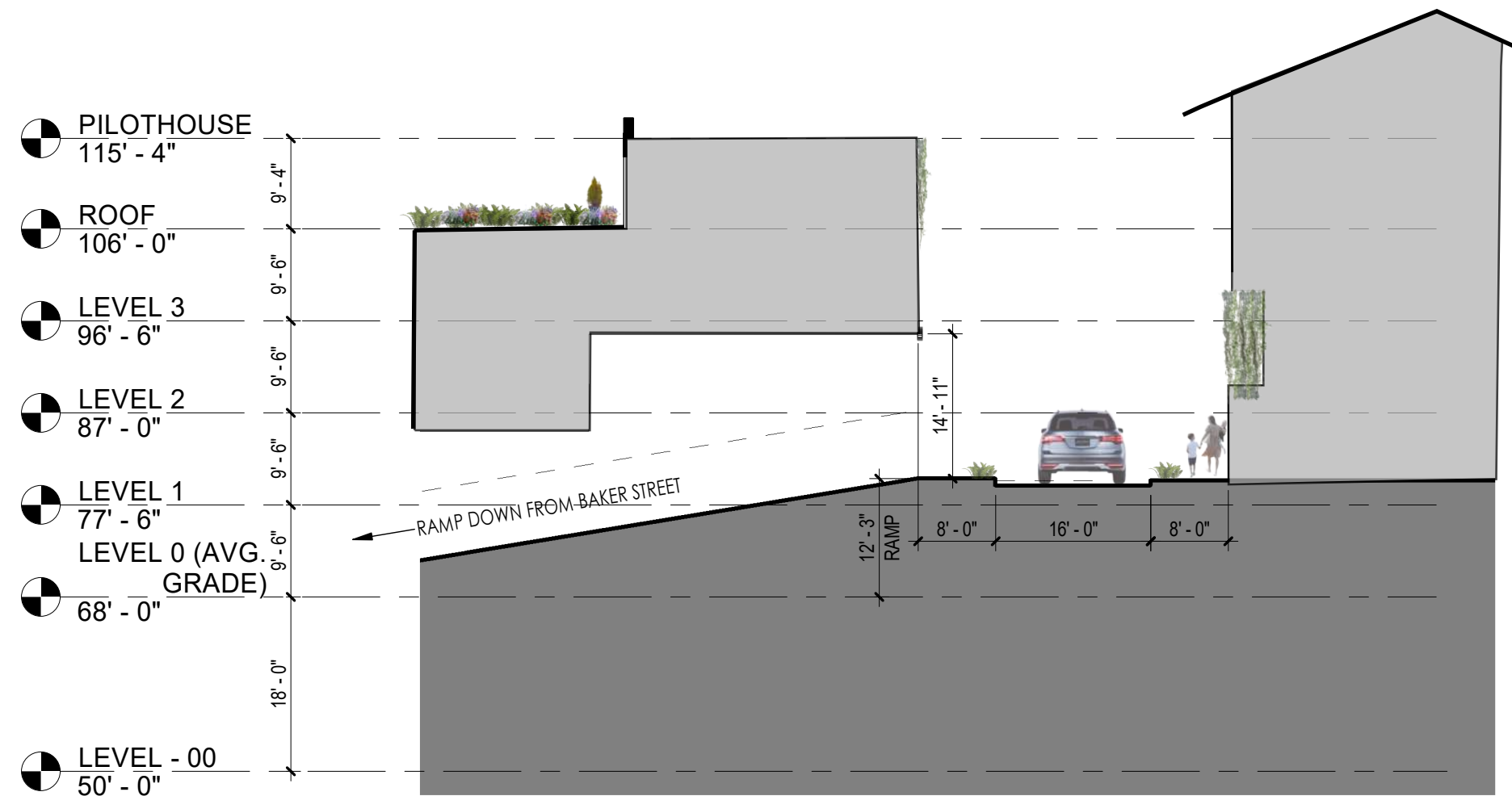
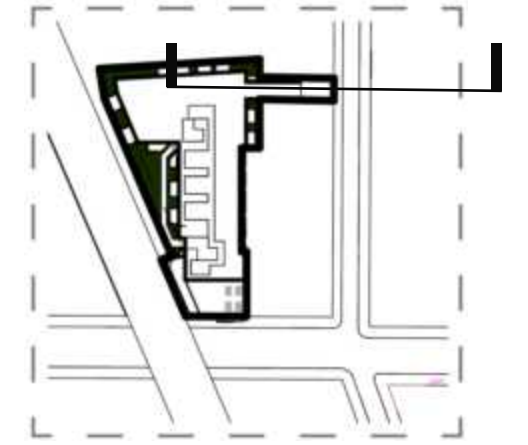
NORTH WEST ELEVATION - SCALE : (20' = 1")



18 120-26 GREEN LANE

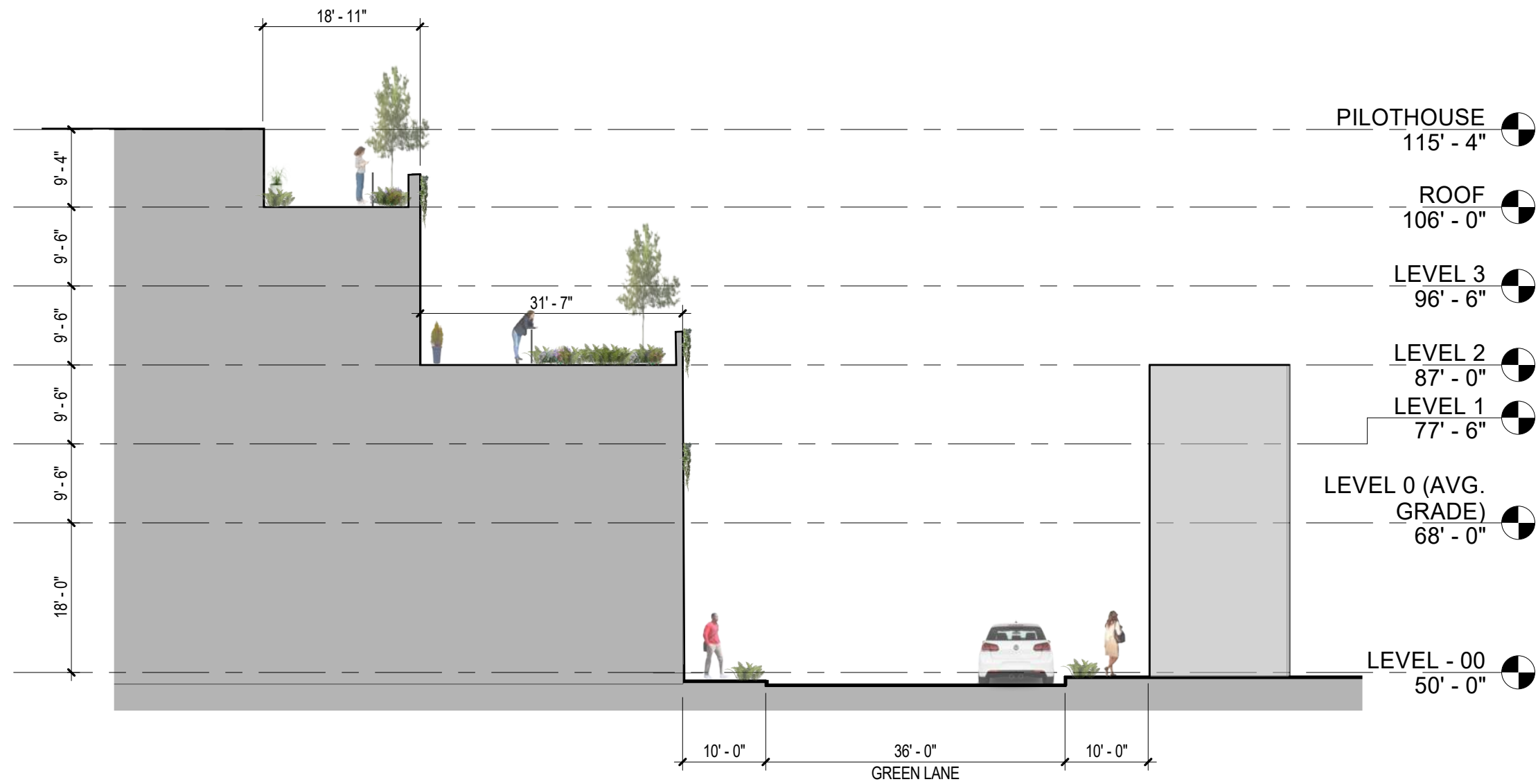
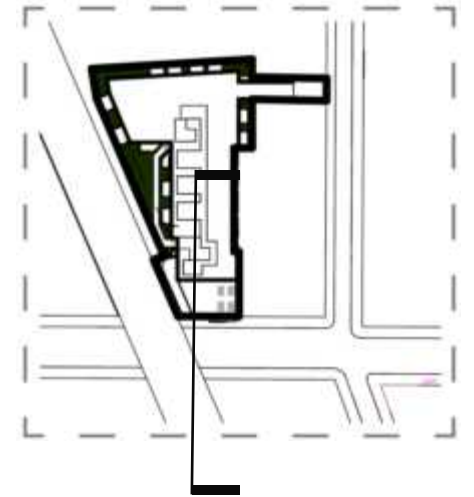
CROSS SECTION





20 120-26 GREEN LANE

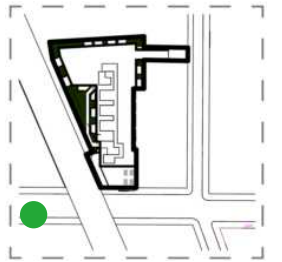
STREET SECTION 1 (BAKER STREET)



21

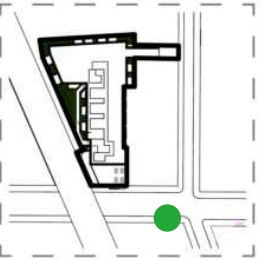
120-26 GREEN LANE

STREET SECTION 2 (GREEN LANE)

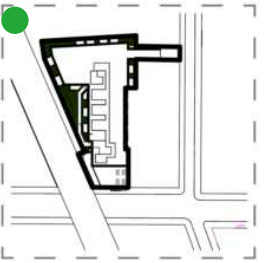


22 120-26 GREEN LANE
RENDERING (GREEN LANE - SOUTH WEST VIEW)

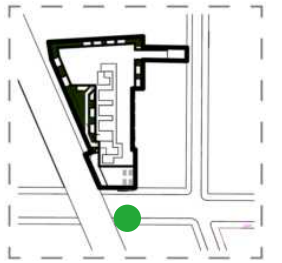




23 120-26 GREEN LANE
RENDERING - (GREEN LANE - NORTH EAST VIEW)



24 **120-26 GREEN LANE**
RENDERING (PARK VIEW - NORTH WEST VIEW)



25 120-26 GREEN LANE

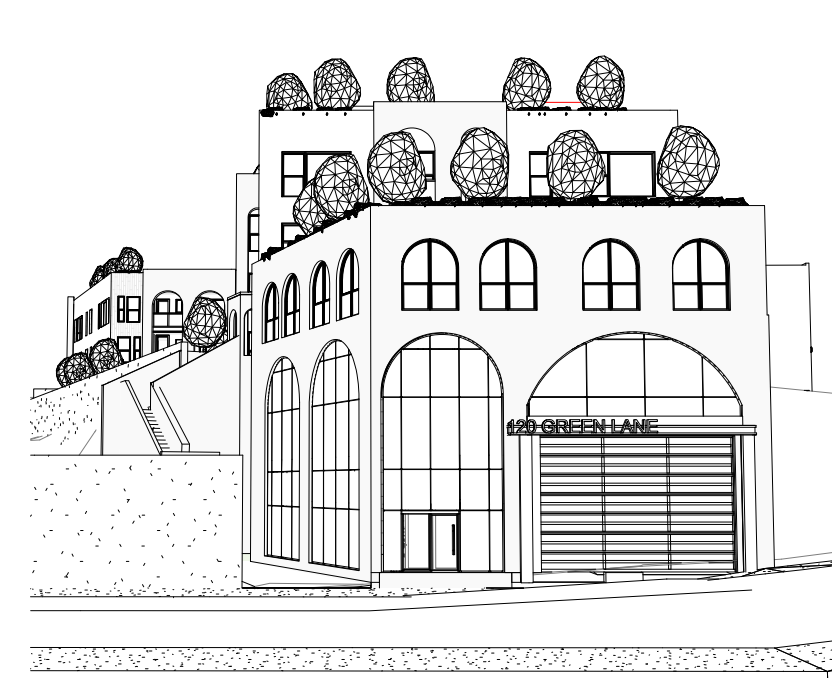
RENDERING - (GREEN LANE)



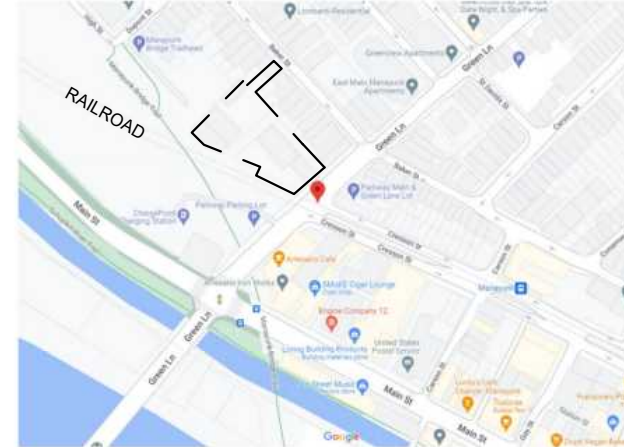
PROPOSED BUILDING - NTS - GREEN LANE VIEW 1



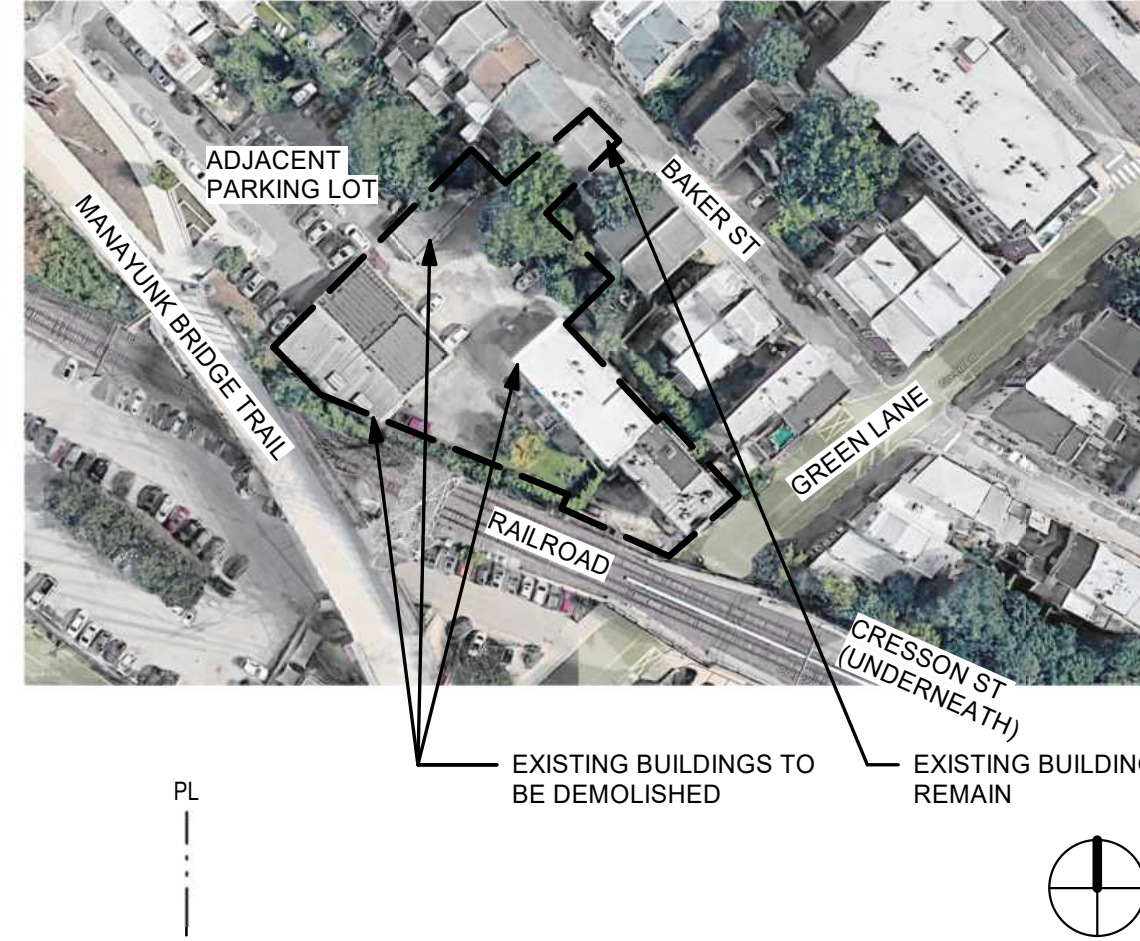
PROPOSED BUILDING - NTS - GREEN LANE VIEW 2



SITE LOCATION



EXISTING SITE AERIAL



ZONING TABULATION

120 - 126 GREEN LANE, PHILADELPHIA, PA 19127

RM-1 BASE ZONING DISTRICT: RESIDENTIAL MULTI-FAMILY - 1
OVERLAY: FOURTH DISTRICT (FDO)
OVERLAY: NEIGHBORHOOD COMMERCIAL AREA - MA

LOT DIMENSIONS	REQUIRED / ALLOWABLE	EXISTING	PROPOSED
LOT WIDTH	12 FT MIN	54 FT 5 IN	54 FT 5 IN
LOT AREA	1440 SF MIN	23,075 SF	23,075 SF
OPEN AREA	INTERMEDIATE : 25% MIN 5,769 SF	52.6% 12,137 SF	28.68% 6,620 SF
OCCUPIED AREA	INTERMEDIATE : 75% MAX 17,306 SF	47.4% 10,938 SF	66.88% 15,433 SF
FRONT YARD DEPTH	0 FT	0 FT	0 FT
SIDE YARD WIDTH	5 FT TO 12 FT MIN	0 FT	12 FT
REAR YARD DEPTH	9 FT MIN	0 FT	10 FT
BUILDING HEIGHT	38 FT MAX HEIGHT BONUS N/A	38 FT	38 FT
GROSS FLOOR AREA	N/A	26,947 SF	LEVEL 00 - 4,522 SF LEVEL 0 - 15,433 SF LEVEL 1 - 14,998 SF LEVEL 2 - 14,080 SF LEVEL 3 - 14,755 SF 63,788 SF
DWELLING UNITS	FIRST 1,440 SF / 360 SF: 4 UNITS REMAINING 21,635 SF / 480 SF: 45 UNITS SUBTOTAL: 49 UNITS 25% GREEN ROOF BONUS: 12 UNITS <u>49 UNITS + GREEN ROOF BONUS OF 12 UNITS</u> TOTAL: 61 UNITS MAX	N/A	61 UNITS
NUMBER OF PARKING SPACES BIKE RACKS:	0 REQUIRED 1 PER 3 UNITS	0 PARKING SPACES 0 BIKE SPACES	26 PARKING SPACES 25 BIKE SPACES



ONING

Revisions

WDD/YYYY

120-26 GREEN
LANE



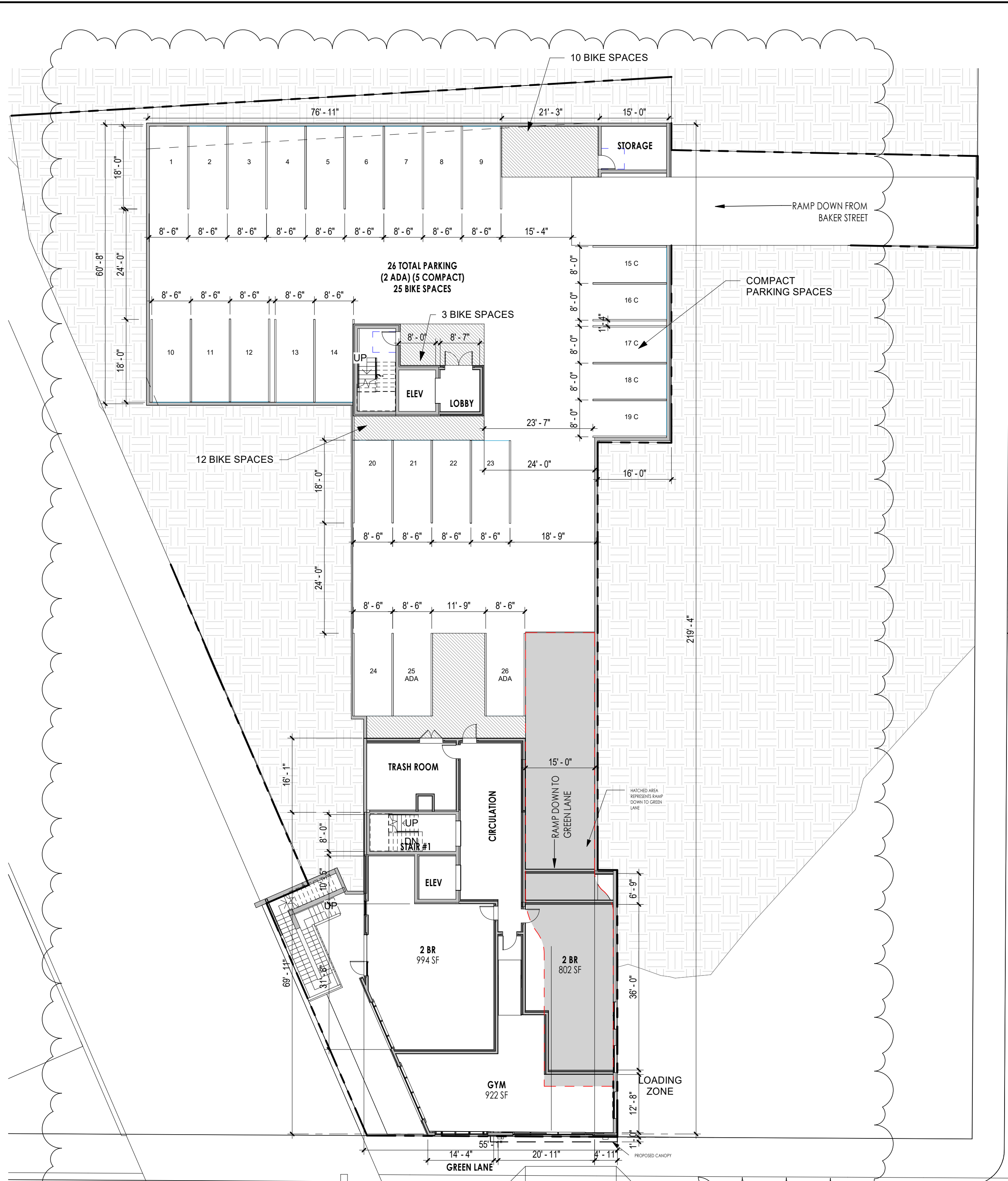
Drawing Title:

ZONING

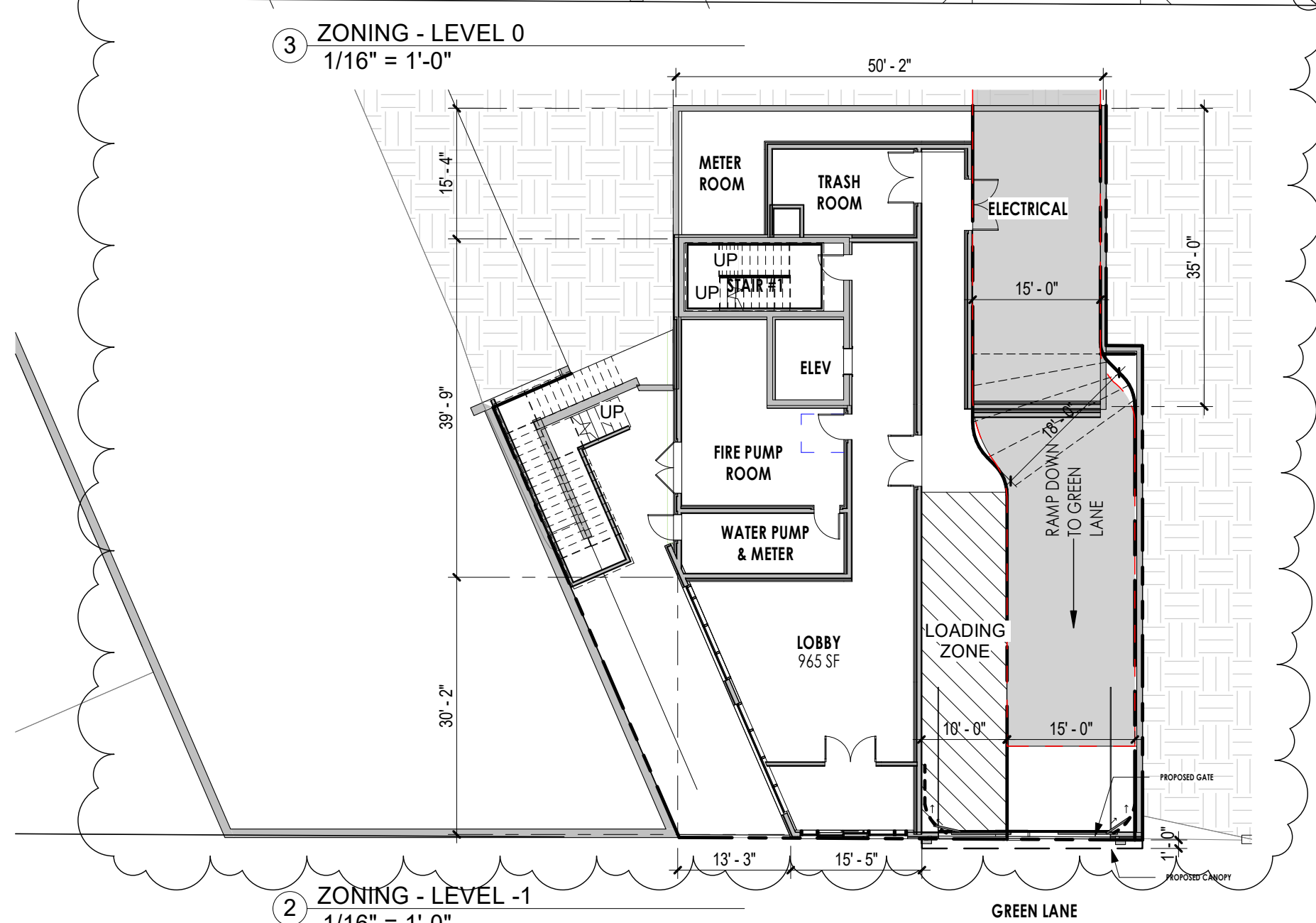
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Drawn by AH & FV
Checked by BL
Scale As indicated
Drawing Number:

71

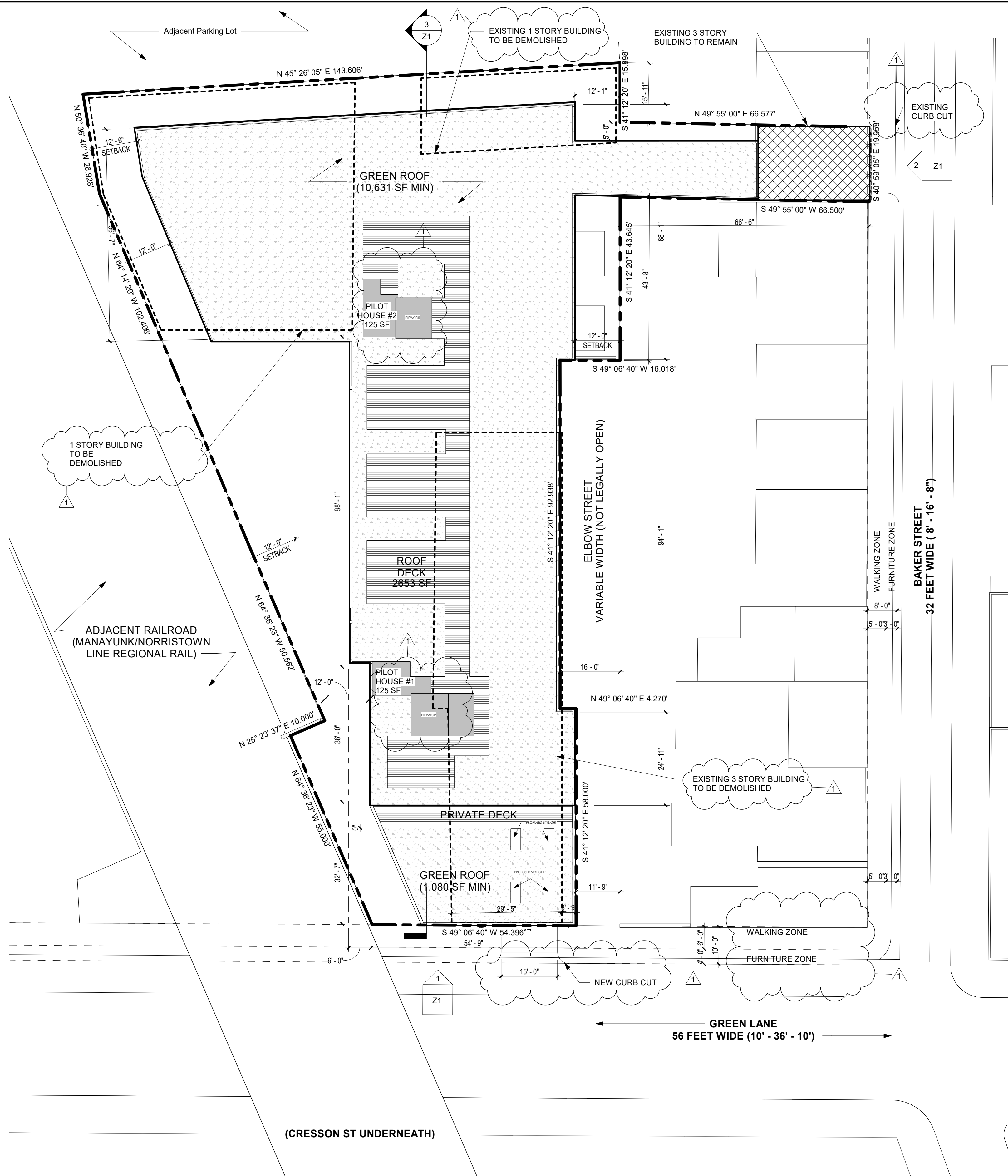
5/1/2023 1:53:36 PM



3 ZONING - LEVEL 0
1/16" = 1'-0"



2 ZONING - LEVEL -1
1/16" = 1'-0"



1 ZONING - SITE PLAN
1/16" = 1'-0"



Mark C. Paul

ZONING

Revisions		
1	Zoning	05/01/2023

120-26 GREEN LANE



ZONING

Date: 05/01/2023
Project No.: 055
Drawn by: AH & FV
Checked by: BL
Scale: 1/16" = 1'-0"
Drawing Number: