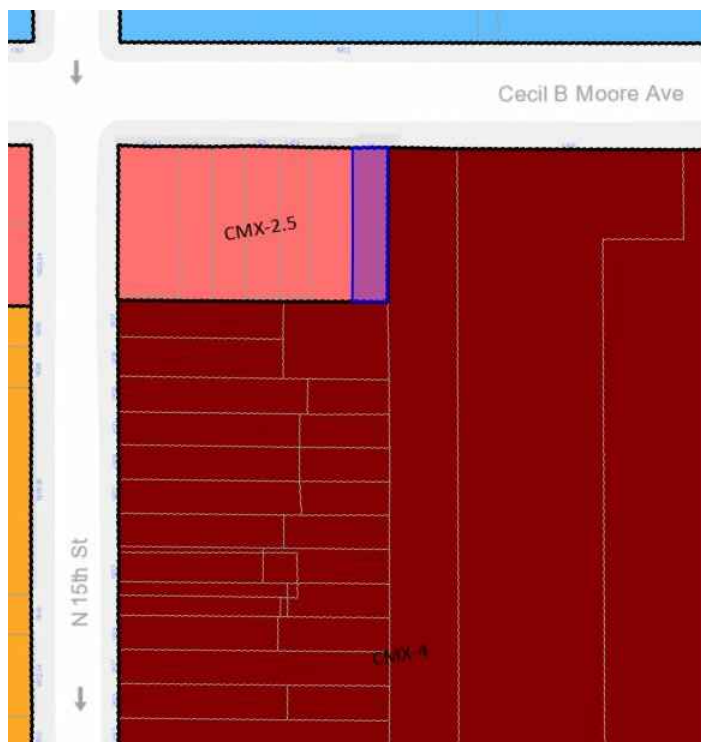


1420 CECIL B. MOORE AVE.

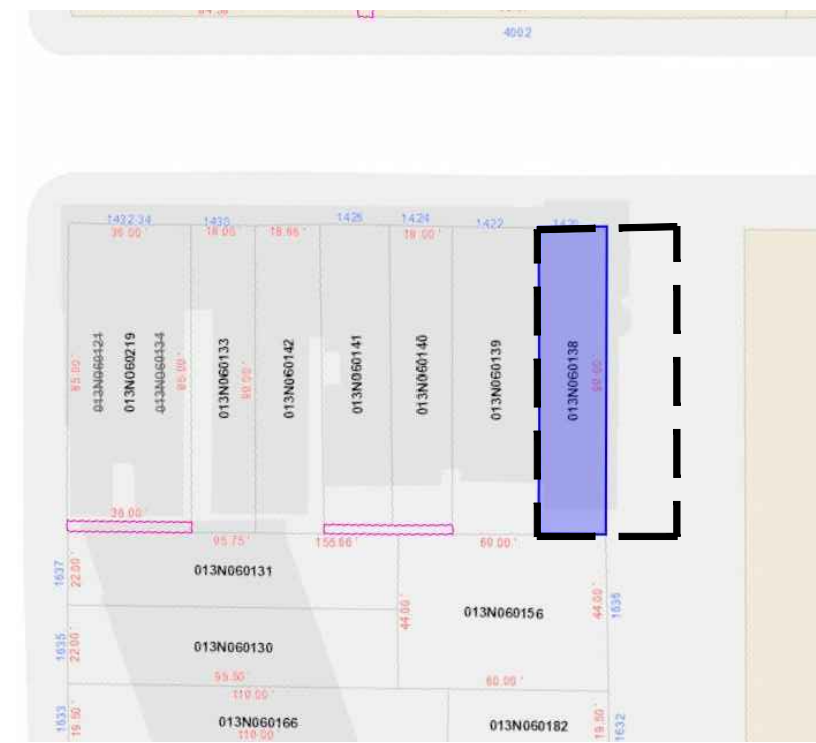
PHILADELPHIA, PA 19121

ZONING CONFORMANCE SCHEDULE				
Zoning Classification: CMX 2.5		Present Use: MIXED USE		
Address: 1420 CECIL B. MOORE AVE.		Proposed Use: MIXED USE / COMMERCIAL		
Lots: UNKNOWN				
ZONING CRITERIA	REQUIRED / ALLOWED	EXISTING	PROPOSED	CONFORMS
AREA	N/A	3,520 SQ. FT.	NO CHANGE	N/A
MIN. LOT DIMENSIONS:				
WIDTH	N/A	40.00'	NO CHANGE	N/A
DEPTH	N/A	88.00'	NO CHANGE	N/A
LOT COVERAGE:				
OPEN AREA	25% (CORNER: 20%)	51.1% (1,820 SF)	9.1% (320 SF)	N
MAX OCCUPIED AREA	75% (CORNER: 80%)	48.3% (1,700 SF)	90.9% (3,200 SF)	N
IMPERVIOUS COVERAGE	N/A	N/A	N/A	N/A
MIN. REAR YARD DEPTH	GREATER OF 9'-0" OR 10% OF LOT DEPTH	3'-0"	NO CHANGE	N/A
HABITABLE STORIES	N/A	4	NO CHANGE	N/A
MAXIMUM BUILDING HEIGHT	55'-0"	>55'-0"	NO CHANGE	Y
MIN. CORNICE HEIGHT	25'-0"	<25'-0"	NO CHANGE	Y
BUILDING SETBACKS:				
FRONT	BUILT TO LOT LINE OF ANY PRIMARY FRONTAGE	IN LINE W/ ADJACENT	NO CHANGE / 6'-0"	Y
SIDE(s)	5'-0" (IF USED)	N/A	N/A	Y
REAR	GREATER OF 9'-0" OR 10% OF LOT DEPTH	3'-0"	NO CHANGE	N/A

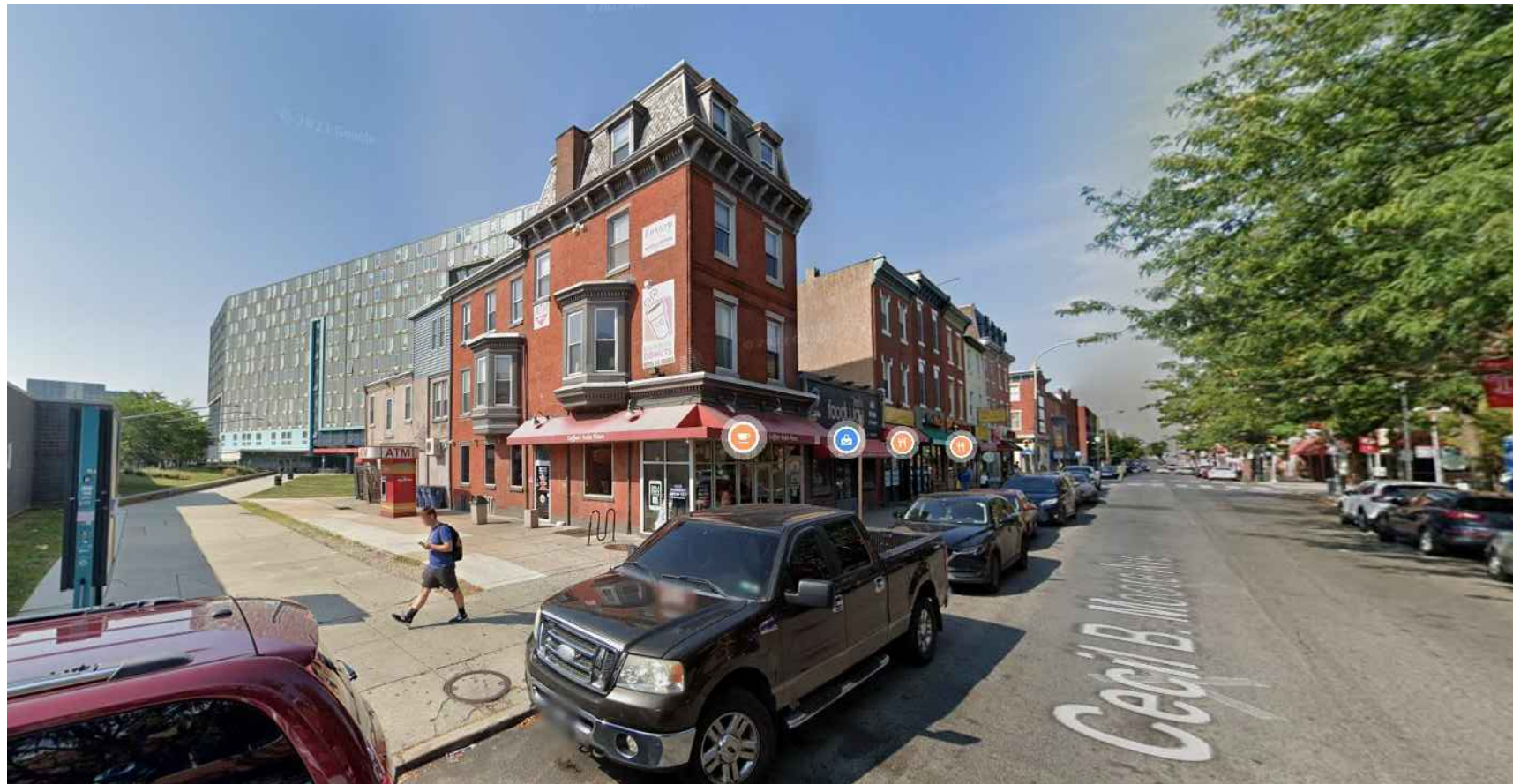
ATLAS ZONING



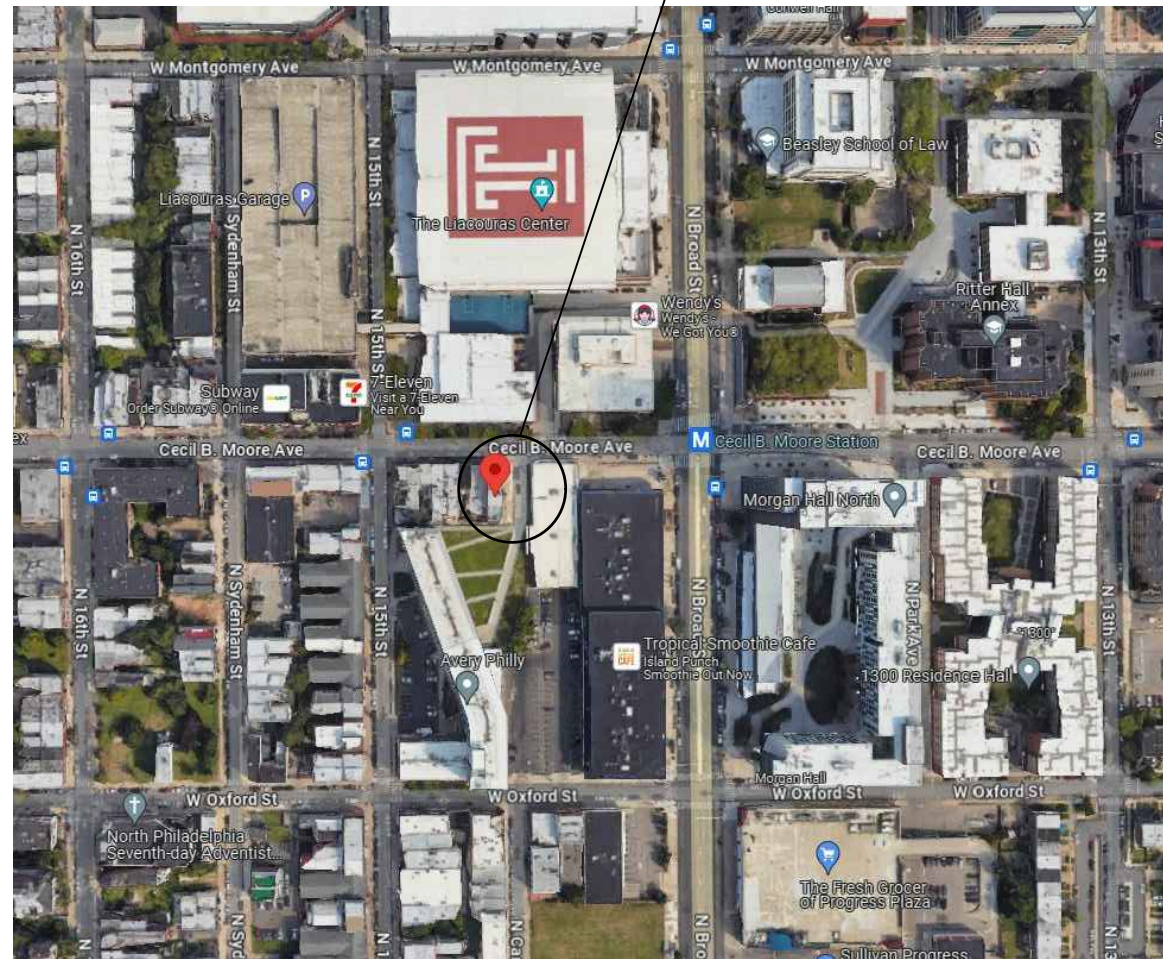
ATLAS DEED



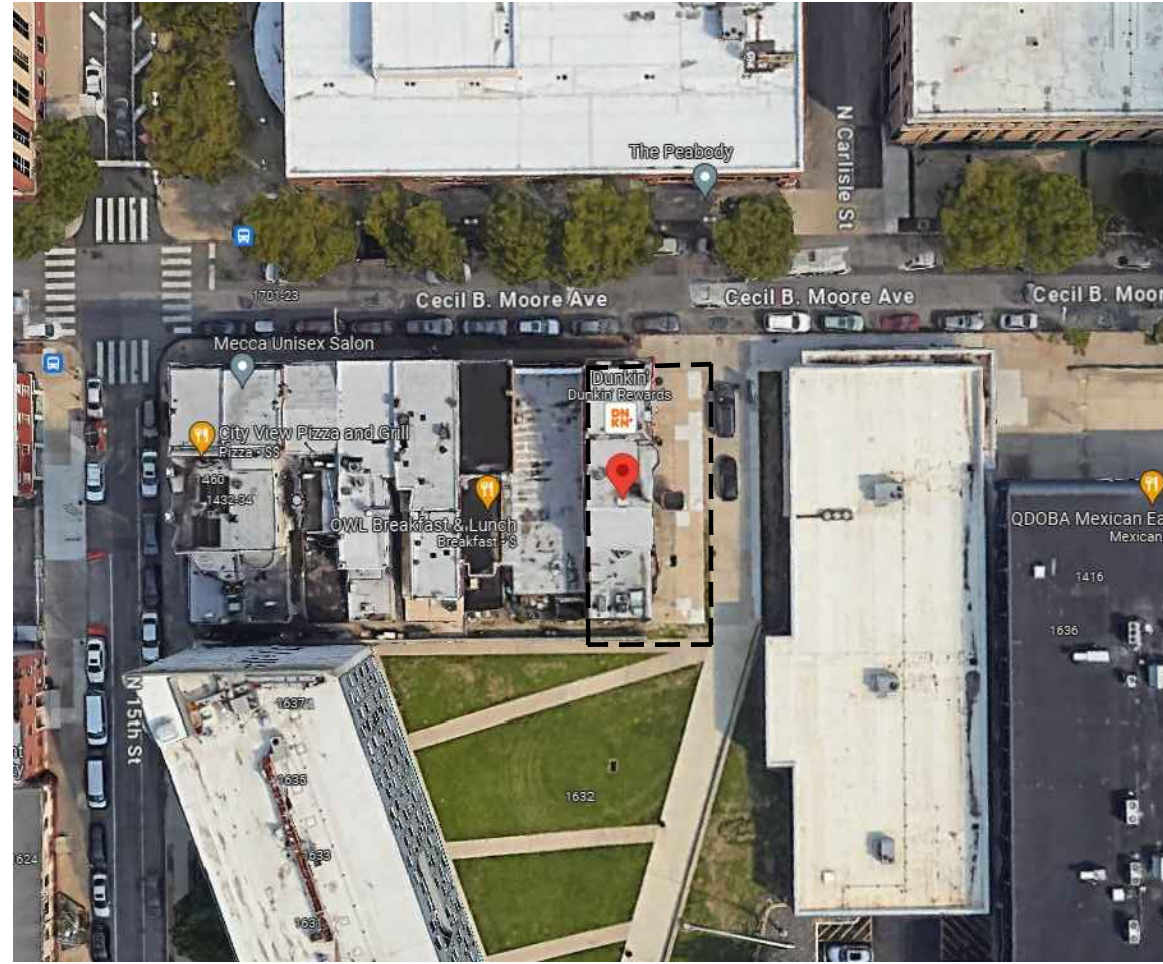
STREET VIEWS



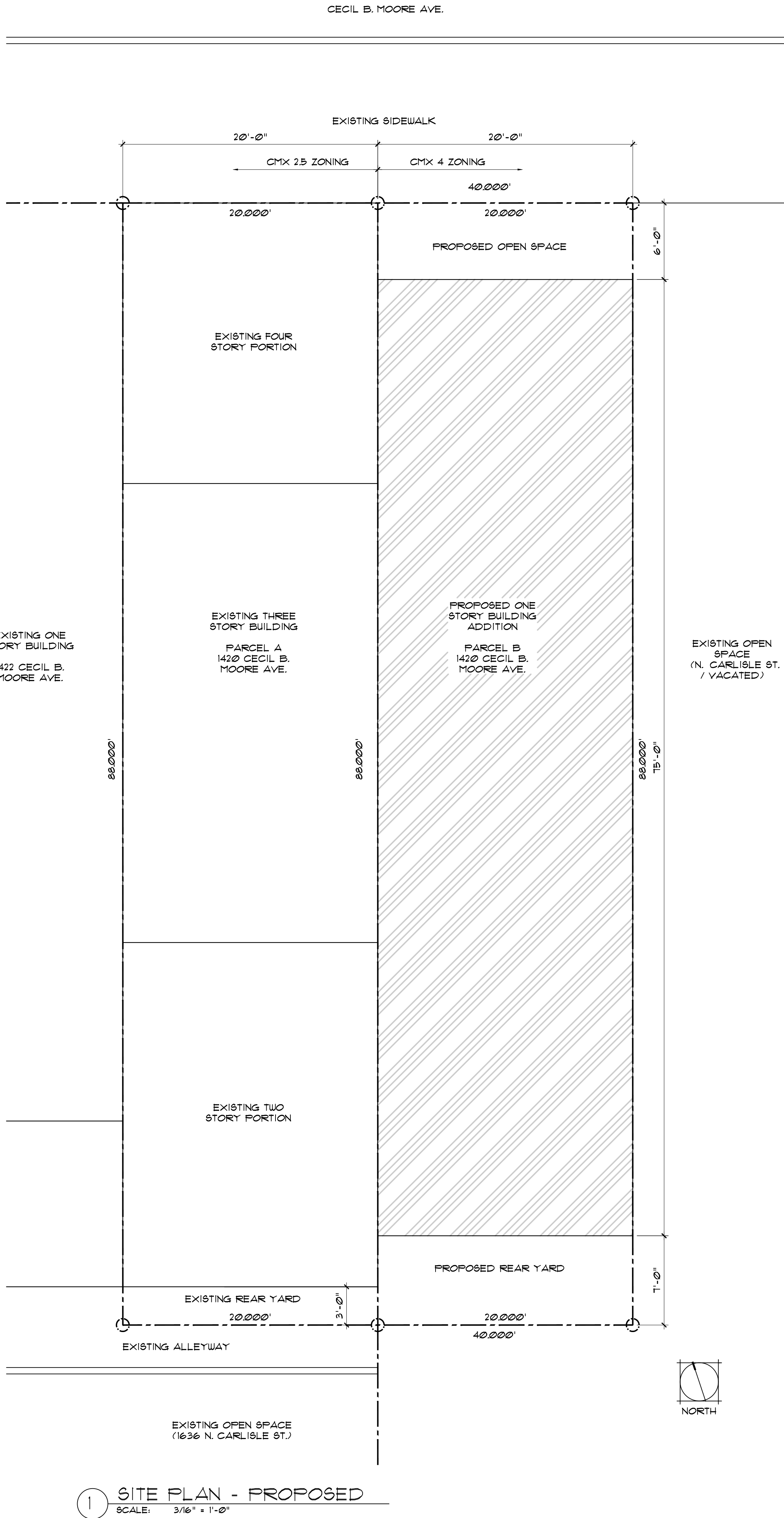
1420 CECIL B MOORE AVE.
PHILADELPHIA, PA 19121



LOCATION MAP
N.T.S.



LOCATION MAP
N.T.S.



JASON
CHRISTIANSEN, AIA

586 RAHWAY AVE
WESTFIELD, NJ 07090
267.808.9472

PA LIC#RA405055

COPYRIGHT BY
JASON C. CHRISTIANSEN 2024

PROPERTY OF
JASON C. CHRISTIANSEN, AIA
REPRODUCTION WITHOUT APPROVAL
IS STRICTLY PROHIBITED.

CDGI

CASALINA DESIGN GROUP, INC.
MBE CERTIFIED PT01640

2149 Menlo Avenue
Glenside, PA 19038
215.498.4149

www.casalinadesign.com



PA ONE CALL
CALL 3 DAYS BEFORE YOU DIG

PROJECT TITLE:

NEW CONSTRUCTION AT:

1420 CECIL B MOORE AVE.
PHILADELPHIA, PA 19121

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CDGI

CHECKED BY: CDGI

ISSUE DATE: 10-28-2024

ISSUED FOR:

ZONING PERMIT

SHEET NAME:

SITE PLAN

SHEET NUMBER:

Z1.0

PROJECT NO.: CDG2024.XX



1 CECIL B MOORE (NORTH) FRONT ELEVATION
3/16" = 1'-0"



3 CECIL B MOORE VIEW RENDERING
NOT TO SCALE



2 N. CARLISLE (EAST) SIDE ELEVATION
3/16" = 1'-0"



JASON
CHRISTIENSEN, AIA

586 RAHWAY AVE
WESTFIELD, NJ 07090
267.808.9472

PA LIC#RA405055

COPYRIGHT BY
JASON C. CHRISTIANSEN 2024

PROPERTY OF
JASON C. CHRISTIANSEN, AIA
REPRODUCTION WITHOUT APPROVAL
IS STRICTLY PROHIBITED.

CDGI

CASALINA DESIGN GROUP, INC.
MBE CERTIFIED PT01640

2149 Menlo Avenue
Glenside, PA 19038
215.498.4149

www.casalinadesign.com



PA ONE CALL
CALL 3 DAYS BEFORE YOU DIG

PROJECT TITLE:

NEW CONSTRUCTION AT:
1420 CECIL B MOORE AVE.
PHILADELPHIA, PA 19121

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: CDGI

CHECKED BY: CDGI

ISSUE DATE: 10-28-2024

ISSUED FOR:

ZONING PERMIT

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER:

Z2.0

PROJECT NO.: CDG2024.XX