EXHIBIT A

Map A Existing Zoning

SILVERWOOD ST

RSA5

CARSON ST

CONARROE ST

RSA5

RSA5

GAY ST

BREWERY ALY

MANSION ST

RSA5

ST DAVIDS ST

RSA5

CMX2

CMX2.5

CMX2.5

BAKER ST
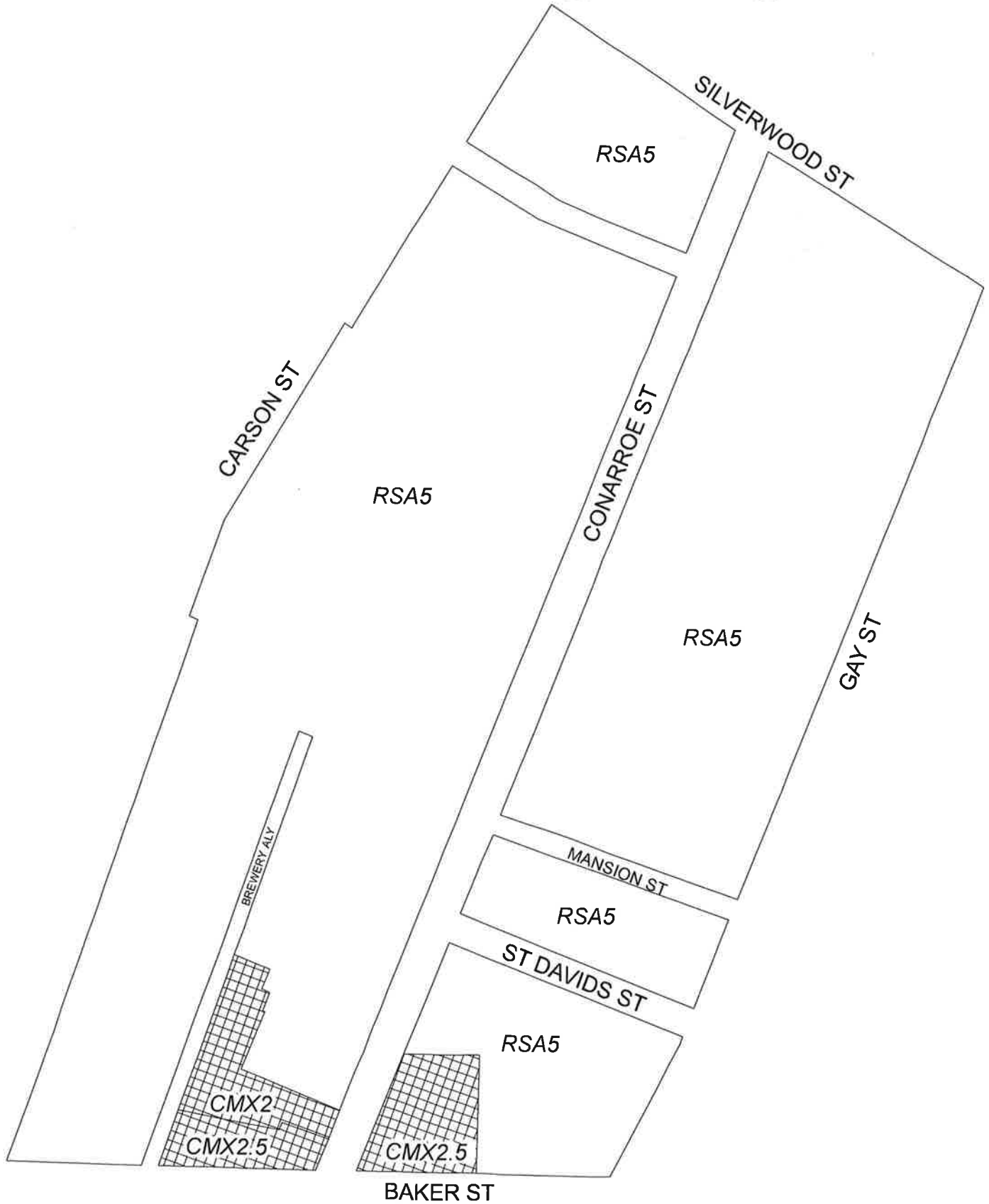
Zoning Districts

CMX-2/CMX-2.5, Neighborhood Commercial Mixed-Use

RSA-5, Residential Single-Family Attached

N

Map B Proposed Zoning

RSA5

SILVERWOOD ST

RSA5

CARSON ST

82' 54'

118'

100'

CONARROE ST

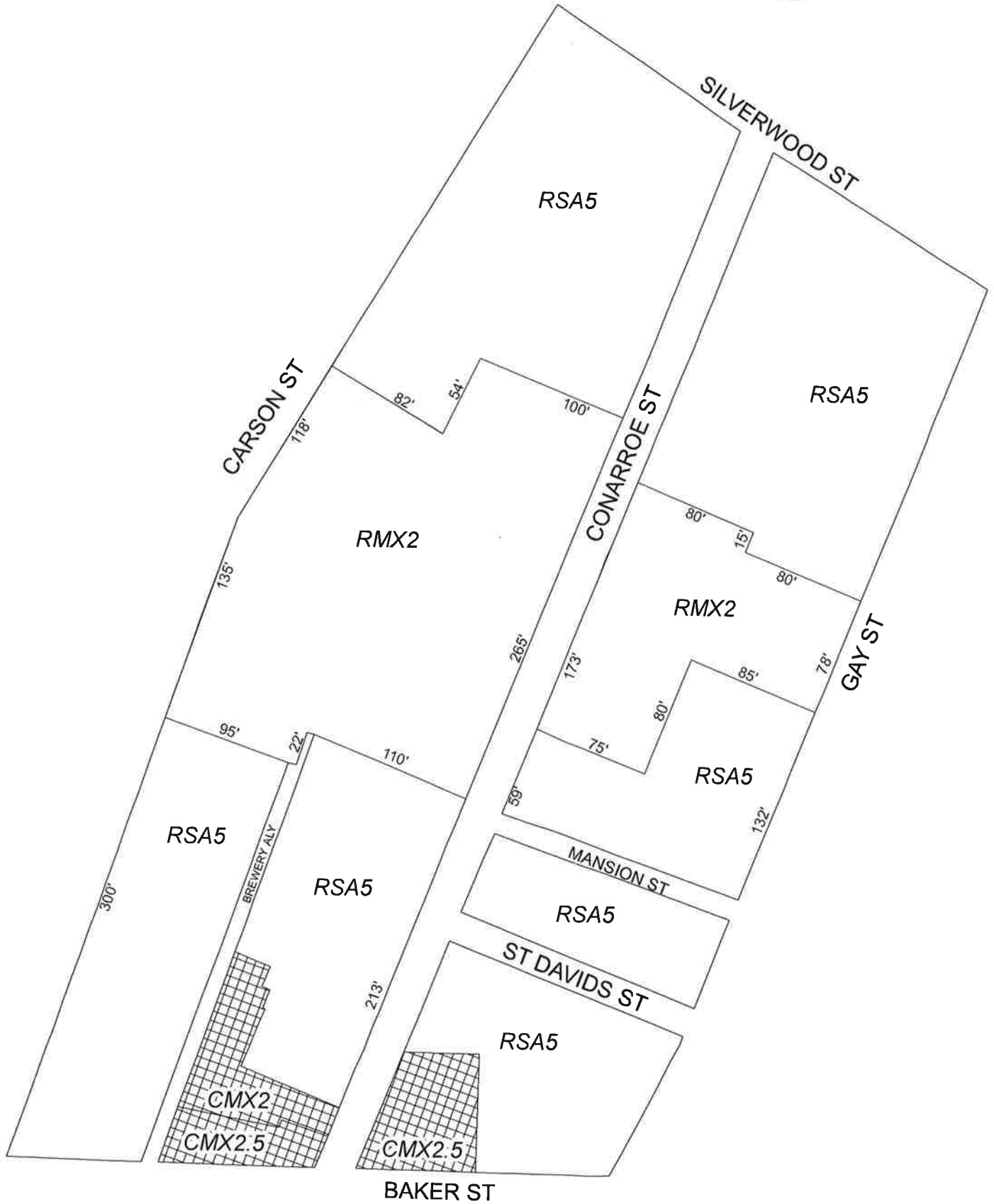RMX2

135

80'

15'

80'

RMX2

GAY ST

265'

173'

85'

78'

80'

95' 22'

110'

75'

RSA5

RSA5

BREWERY ALY

RSA5

59'

RSA5

132'

MANSION ST

RSA5

300'

213'

ST DAVIDS ST

RSA5

CMX2

CMX2.5

CMX2.5

BAKER ST

Zoning Districts
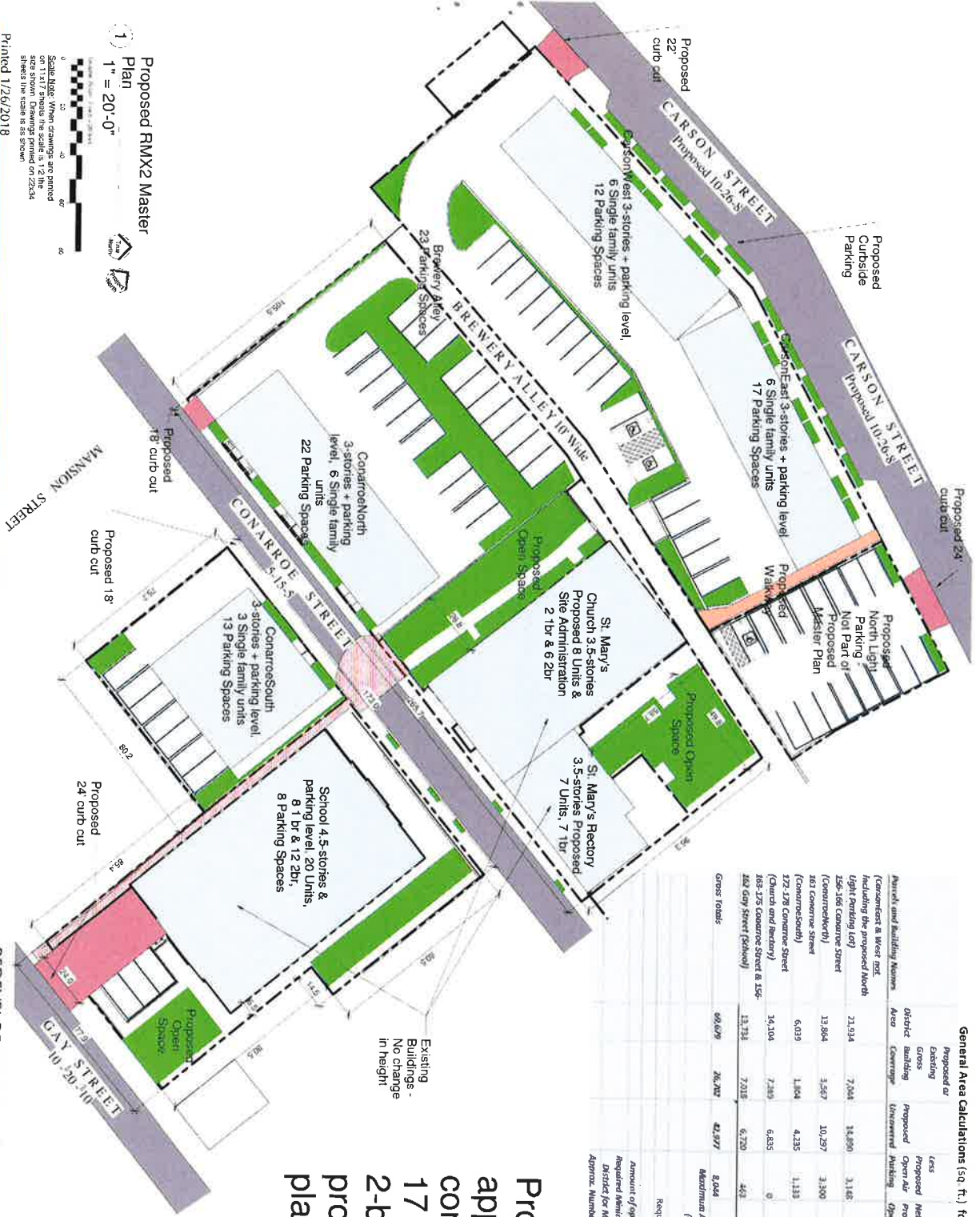
CMX-2/CMX-2.5, Neighborhood Commercial Mixed-Use

RMX-2, Residential Mixed-Use; RSA-5, Residential Single-Family Attached

N

Proposed RMX2 Master Plan

Scale: 1" = 20'-0"

Scale Note: When drawings are printed on 11x17 sheets the scale is 1/2 the size shown. Drawings printed on 22x34 sheets the scale is as shown.

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CT CAMPBELL THOMAS & CO.
&C ARCHITECTS

AMERICAN LIVING CONCEPTS OF MANAYUNK, LLC

REDEVELOPMENT OF FORMER ST MARY'S CHURCH PROPERTIES

Proposed RMX2 Master Plan

CDR-a17

See approved Parcel Consolidation Plans and Building Plans for detailed site dimensions.

Proposed Construction of approximately 56 Units consisting of approximately 17 1-bedroom units and 39 2-bedroom units to fit into a proposed rezoned master plan for the complex.

Drawing labels:

- CARSON STREET
- CONARROE STREET
- MANSION STREET
- GAY STREET
- BREWERY ALLEY 10' Wide
- Proposed 22' curb cut
- Proposed 24' curb cut
- Proposed 18' curb cut
- Proposed Curbside Parking
- Carson West 3-stories + parking level, 6 Single family units, 12 Parking Spaces
- Carson East 3-stories + parking level, 6 Single family units, 17 Parking Spaces
- ConarroeNorth 3-stories + parking level, 6 Single family units, 22 Parking Spaces
- ConarroeSouth 3-stories + parking level, 3 Single family units, 13 Parking Spaces
- School 4.5-stories & parking level, 20 Units, 8 1 br & 12 2br, 8 Parking Spaces
- St. Mary's Church 3.5-stories Proposed 8 Units & Site Administration 2 1br & 6 2br
- St. Mary's Rectory 3.5-stories Proposed 7 Units, 7 1br
- Proposed Open Space
- Proposed North Light Parking Not Part of Proposed Master Plan
- 23 Parking Spaces
- Existing Buildings - No change in height

General Area Calculations (sq. ft.) for Proposed Updated RMX2 Master Plan District

Parcels and Building Names	District Area	Proposed or Existing Gross Building Coverage	Less Proposed Uncovered Parking	Proposed Open Air Open Area	Net Proposed Open Area	% of Bldg Coverage	% of Site Uncovered	% of Open Area	Proposed Number of Floors	Proposed Gross Floor Area	Proposed FAR (%)	East Bldg (fl.)	West Bldg	East Bldg	West Bldg
(CarsonEast & West not including the proposed North Light Parking Lot)	21,934	7,044	14,850	3,168	11,742	32%	68%	54%	3.0	21,132	96	0	0	38	41
156-160 Conarroe Street (ConarroeNorth)	13,864	3,567	10,297	3,300	6,997	26%	74%	50%	4.0	14,268	103	0	0	40+/-	40+/-
161 Conarroe Street (ConarroeSouth)	6,039	1,804	4,235	1,133	3,102	30%	70%	51%	4.0	7,216	119	Existing Convent	0	0	40+/-
172-178 Conarroe Street (Church and Rectory)	14,104	7,269	6,835	0	6,835	52%	48%	48%	3.5	25,442	180	37.75	Rectory 40±	Church	Rectory same	Church same
163-175 Conarroe Street & 156-162 Gay Street (School)	13,738	7,018	6,720	463	6,257	51%	49%	46%	4.5	31,581	230	65	48	same	same
Gross Totals:	**69,679**	**26,702**	**42,997**	**8,064**	**34,933**					**99,639**					

Maximum Allowed FAR(%) - 250% of District Area (excluding streets and alley)

Proposed FAR(%) — 143% — 174,198 Sq. ft.

Required 25% Open of District Area — 17,420 sq. ft.

Net proposed open area — 34,933 sq. ft.

Amount of Open area in Excess of Minimum Required — 17,513 sq. ft.

Required Minimum Number of Parking Spaces Required — 17

Districts for Multi-family units = 3/10 Units or, for 56 units = 48

Approx. Number of Parking Spaces Proposed for District — 95