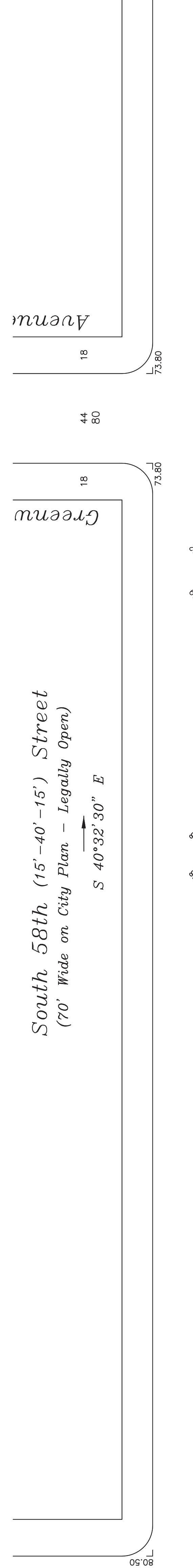
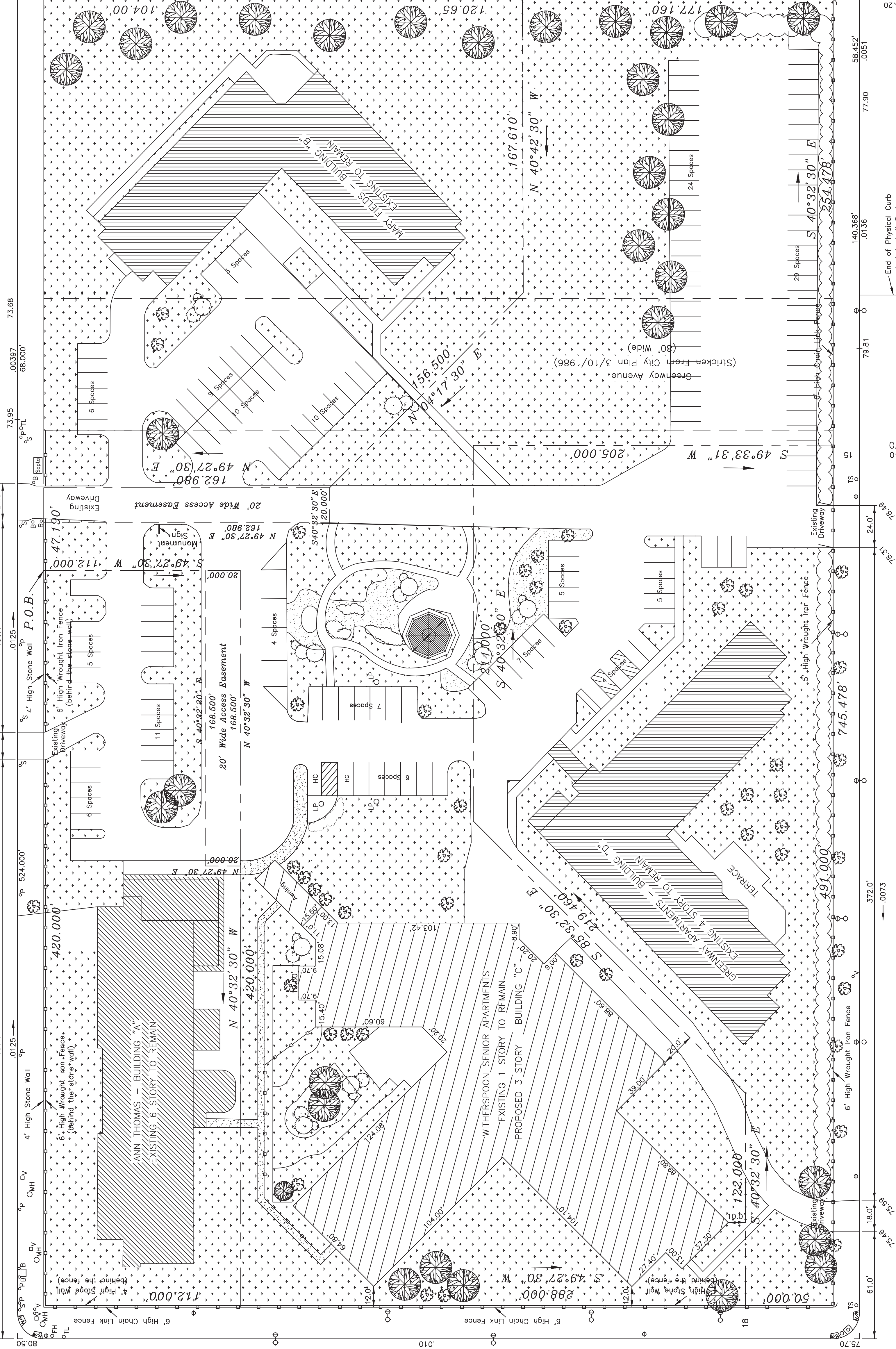


South 58th (15'-40'-15') Street
(70' Wide on City Plan - Legally Open)

S 40°32'30" E



Lot	Area
A	47,040
B	73,555
C	148,987
D	69,572
Campus Total	339,154
Max Occupied Area allowed (70% total)	
237,407.8	



Lot	Existing	Proposed New	Total	Percent Occupied
A	12,164		12,164	26%
B	14,477		14,477	20%
C	25,300		25,300	17%
D	15,556		15,556	22%
Campus Total	67,497	0 (no change)	67,497	20%

Gross Floor Area Allowed (400% total)	1,356,616
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Lot	Existing	Proposed New	Total	FAR
A	66,167		66,167	141%
B	79,342		79,342	108%
C	29,000		29,000	49%
D	59,626		59,626	86%
Campus Total	234,135	44,122	278,257	82%

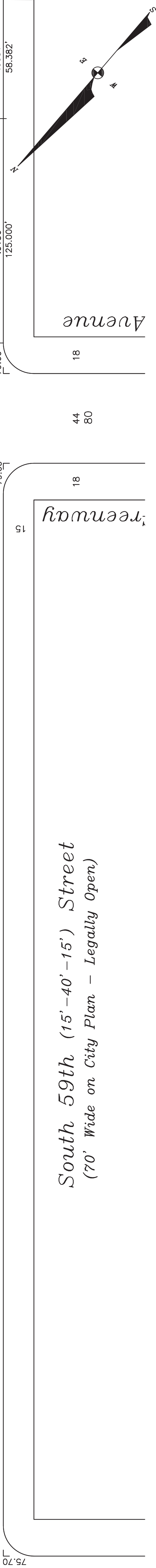
Building Height	Existing	Proposed New	Total
A	54'6"		54'6"
B	54'6"		54'6"
C	14'	24'	38'
D	47'		47'

Required Parking Spaces Required (1 per 4000 sq. ft. GFA)	Parking Spaces 70 Provided
148	

MASTER DEVELOPMENT PLAN

58th and Kingessing Ave
Philadelphia, PA 19143

South 59th (15'-40'-15') Street
(70' Wide on City Plan - Legally Open)



Owner: Presbyterian Home at 58th Street	Date: OCTOBER 7, 2013
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