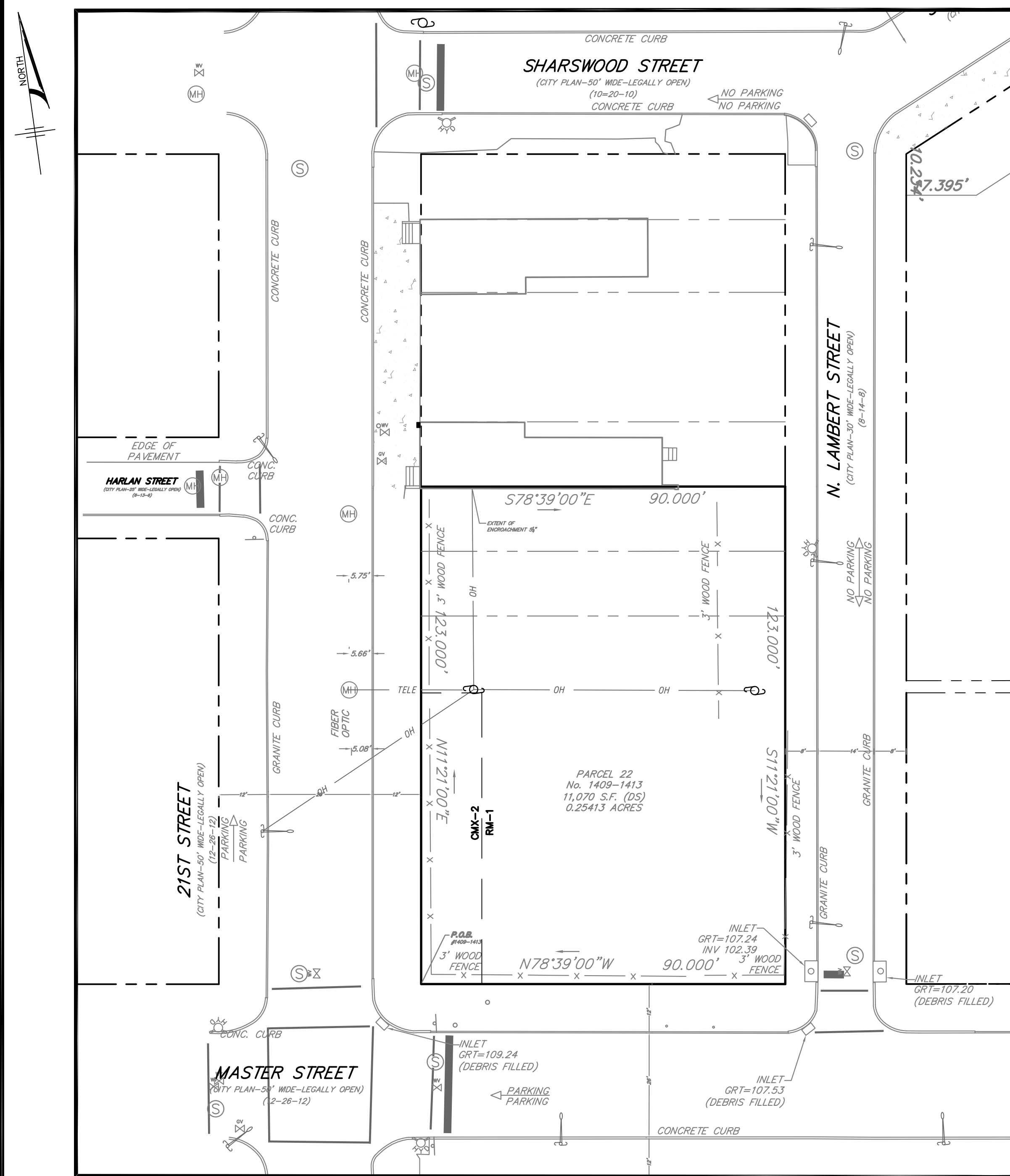
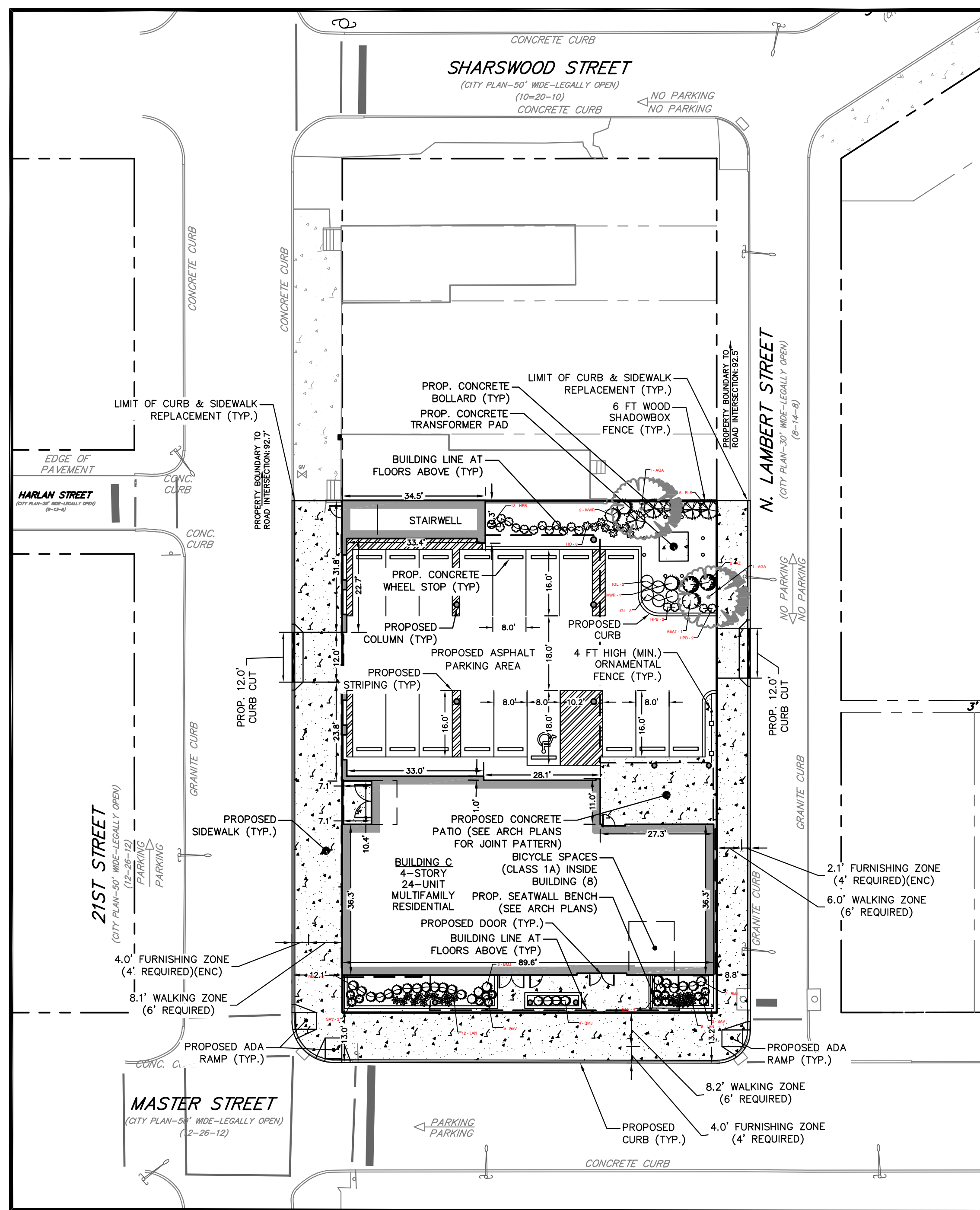
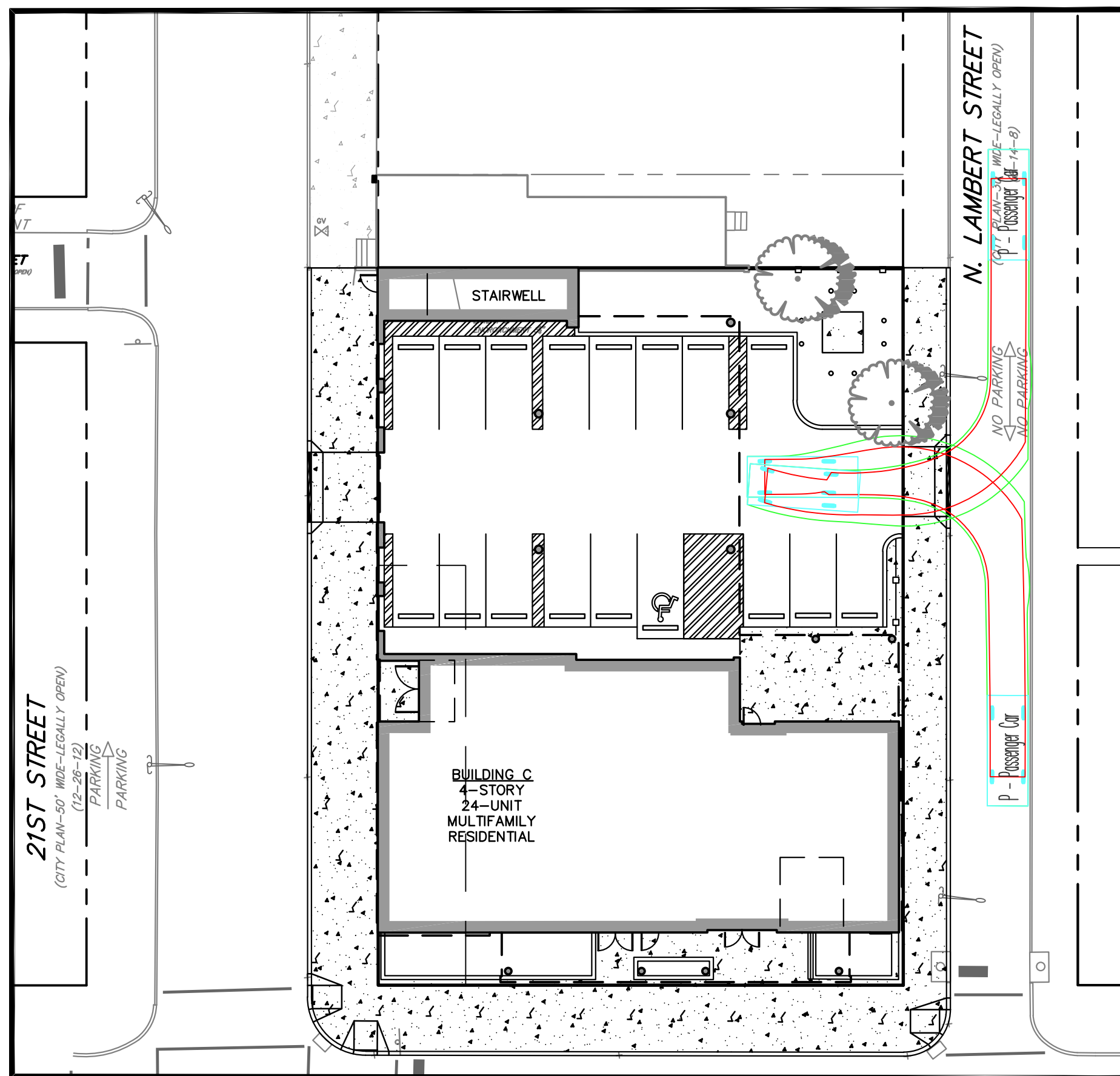




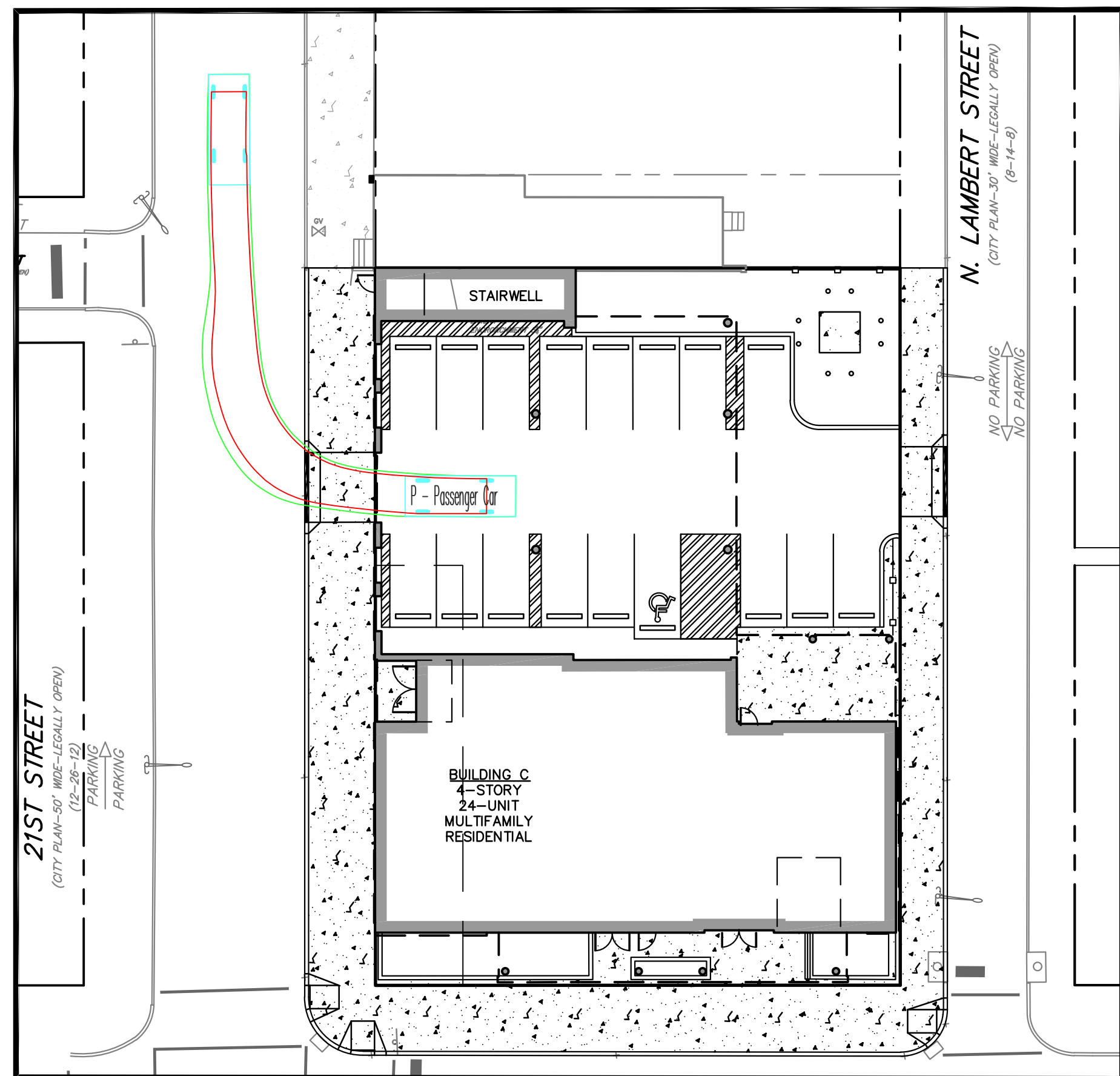
EXISTING CONDITIONS



PROPOSED CONDITIONS



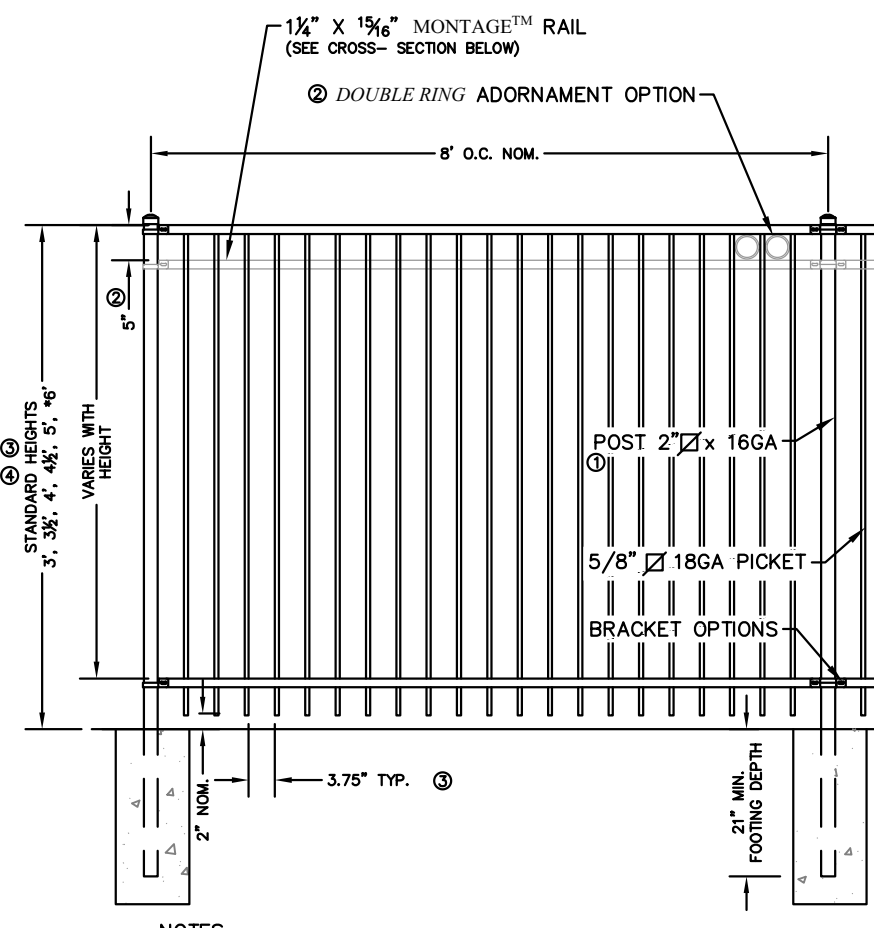
INGRESS MANEUVER



EGRESS MANEUVER

PLANT SCHEDULE

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
BMI	27	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	18-24" HT.	B&B	18-24" spread
IGL	7	Ilex glabra	Red Holly	18-24" HT.	B&B	Native Plant Species
WVR	3	Ilex verticillata 'Winter Red'	Winter Red Holly	18-24" HT.	B&B	Native plant species, deer resistant
JPJA	1	Juniperus x citroides 'Armstrongii'	Armstrong Juniper	18-24" HT.	B&B	
PLS	6	Prunus laurocerasus 'Schipkaensis'	Schipka English Laurel	4-5' HT.	B&B	Mature ht. of 8-10'
AZ	3	Rhododendron x 'Rozes'	Autumn Lilac Encore Azalea	18-24" HT.	B&B	
FLOWERING SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
MEAT	1	Azalea Encore 'Autumn Twist' TM	Autumn Twist Azalea	18-24" HT.	B&B	
FLOWERING TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AGA	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	2-2 1/2' cal.	B&B	PPI approved small tree
PERENNIAL HSD	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AGA	3	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 gal.	Pot	Mature ht. 3-4'
PERENNIAL HD	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
HPS	8	Hibiscus x 'Night Before Christmas'	Plantain Lily	1 gal.	Pot	
HPS	17	Hibiscus x 'Pamora's Box'	Plantain Lily	1 gal.	Pot	
PERENNIAL LAN	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
LAN	21	Lavandula angustifolia	English Lavender	1 gal.	Pot	
ANNUALS/PERENNIALS SAV	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
SAV	19	Salvia x 'Ultra Violet'	Sage	1 gal.	Pot	



NOTES:
1) POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MANUFACTURER'S SPECIFICATIONS FOR POST SIZING CHART.
2) THIRD RAIL REQUIRED FOR DOUBLE RAILS.
3) AVAILABLE IN 3" AIR SPACE AND/OR FLUSH BOTTOM ON MOST HEIGHTS.
4) THREE RAILS REQUIRED FOR 6' TALL.

VALUES SHOWN ARE NOMINAL AND NOT TO BE USED FOR INSTALLATION PURPOSES. SEE PRODUCT SPECIFICATION FOR INSTALLATION REQUIREMENTS.

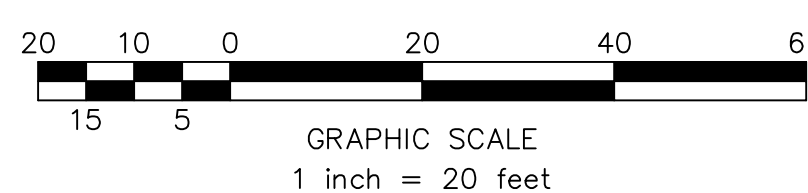
ORNAMENTAL FENCE DETAIL

NOT TO SCALE
(MONTAGE MAJESTIC BY AMERISTAR OR APPROVED EQUAL)

EXISTING BOUNDARY
EXISTING INTERIOR BOUNDARY
EXISTING BUILDING
EXISTING BUILDING OVERHANG
EXISTING BUILDING INTERIOR
EXISTING CURB
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING INLET
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS VALVE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT

LEGEND

EXISTING FENCELINE
EXISTING LIGHT POLE
EXISTING SIGNAGE
PROPOSED CURB
PROPOSED SIDEWALK
PROPOSED FURNISHING ZONE
PROPOSED WALKING ZONE
PROPOSED NEW BUILDING
PROPOSED REHAB BUILDING
PROPOSED PAINT
PROPOSED BUILDING
PROPOSED SIGN
PROPOSED TREE PIT
PROPOSED FENCELINE
EXISTING ZONING BOUNDARY
EXISTING ZONING DISTRICT
PROPOSED LIMIT OF DISTURBANCE



General Notes

- Owner: Philadelphia Housing Authority, 2013 Ridge Ave., Philadelphia, PA 19121
- Applicant: Penrose PH, LLC, c/o Lindsey Samsi, Senior Developer, 1301 North 31st Street, Philadelphia, PA 19121
- Project site being known as 2041-49 Master Street, 1409-13 N 21st Street and designated as Map Registry No. 011N130356. Map registry #s obtained from atlas.phila.gov.
- Project boundary and existing conditions shown based upon map entitled "Boundary and Topographic Survey, 1409-1413 N. 21st Street situated in City of Philadelphia, Philadelphia County, Pennsylvania" prepared by MidAtlantic Engineering Partners, LLC, dated 08/13/21.
- Horizontal Datum: NAD 83 Vertical Datum: NAVD 88 (Vertical Datum adjusted to City of Philadelphia Datum with a -4.8" correction factor)
- The contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
- All construction to be in accordance with the City of Philadelphia Streets Department Specifications & PennDOT Standard Specifications for Road and Bridge Construction, latest edition. All signage and striping to be in accordance with The Manual on Uniform Traffic Control Devices (MUTCD).
- Existing corner curb ramps are to be upgraded to current ADA standards.
- Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
- Sidewalk/walkway risers must be greater than 4" and less than 7".
- All sidewalks shall conform to state and federal barrier free design standards.
- All proposed parking, both open air and garage, require Streets Department Approval.
- All contractors must call the PA One Call System (800-242-1776) in accordance with the Underground Facilities Control Act Law three working days prior to any subsurface activity.

PROJECT NAME: Sharswood Phase II 2041-49 Master St 1409-13 N 21st St		ZONE: Residential Multi-Family RM-1 (90.2% OF LOT) Neighborhood Commercial Mixed-Use-2 CMX-2 (9.8% OF LOT)		
Permitted Uses Proposed Use		Single Family & Multi Family Multi Family		
	Required	Existing	Proposed	Complies
Min. Lot Width	16 FT	90 FT	90 FT	Yes
Min. Lot Area	1,440 SF ⁽¹⁾	11,070 SF	11,070 SF	Yes
Max Occupied Area	Corner 80% ^(2,3,4)	0%	79.4%	Yes
Min. Front Setback	0 FT	-	0 FT	Yes
Min. Side Yard Width	5 FT ⁽¹⁾	N/A	N/A	Yes
Min. Rear Yard Depth	9 FT ^(1,3)	-	0 FT	NO (V)
Min. Rear Yard Area	144 SF ⁽³⁾	-	0 SF	NO (V)
Max. Height	38 FT	-	53.4 FT	NO (V)
Max. Floor Area Ratio (FAR)	No Limit	-	No Limit	Yes

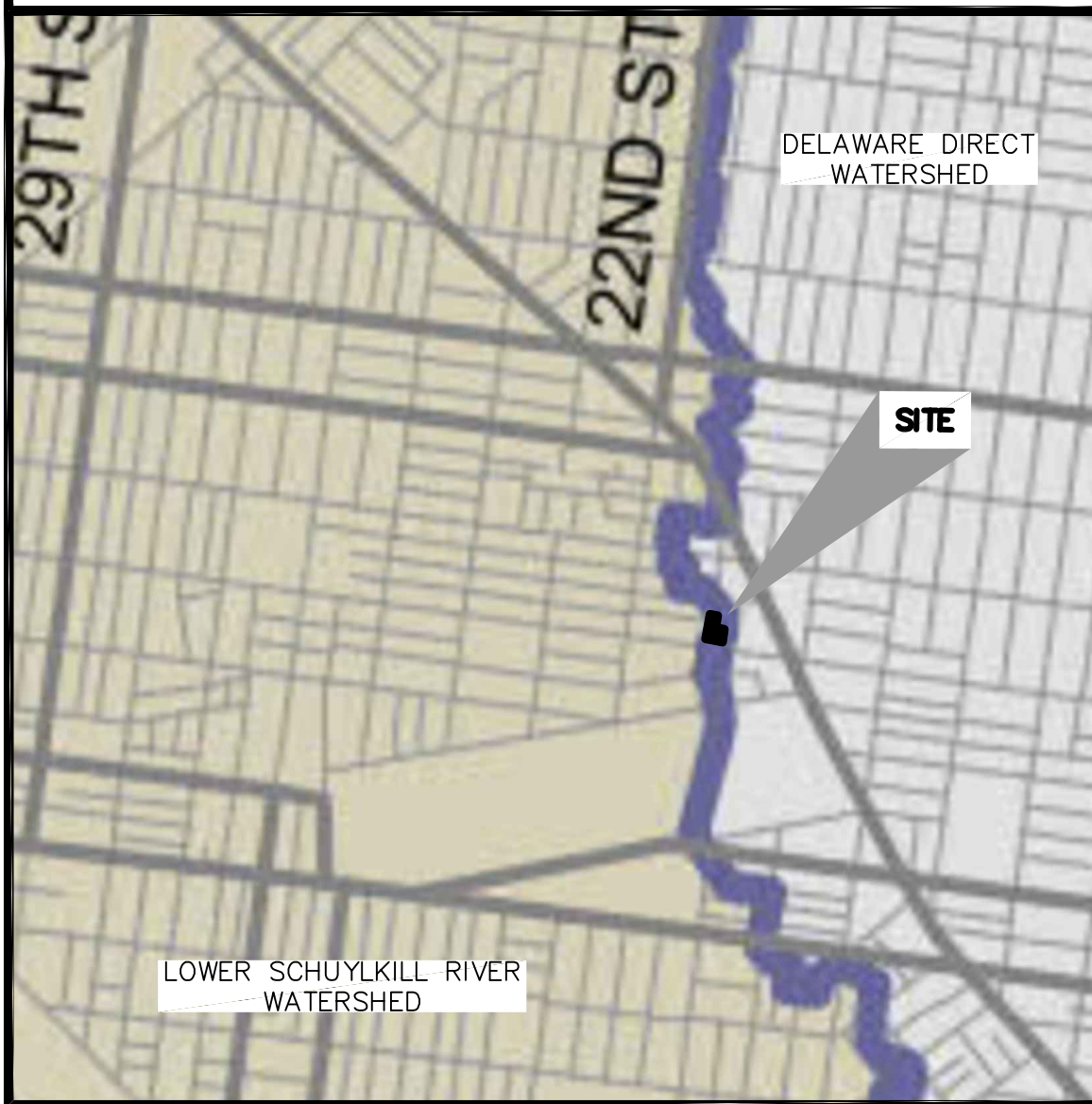
(V) DENOTES VARIANCE REQUIRED

- In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
 - At least 75% of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
 - Each of the lots created meets the minimum lot width requirement of the zoning district.
- In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement.
- If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional 8 ft. from the minimum setback shown in this table, except this requirement shall not apply to corner lots.
- In the RM-1 district, front setbacks shall comply with the following:
 - On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on each street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.
 - On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.
 - If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(d)(4) (Primary Frontage) shall be subject to the front setback requirements of (a) and (b) above.
 - Number of required yards' required width (Ft. "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.
- When the proposed use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply. Otherwise, the residential use regulations of the most restrictive adjacent residential district apply. If there is no adjacent residential district, single-family household living shall be permitted and two-family and multi-family household living shall be prohibited. Notwithstanding any of the foregoing, two-family and multi-family household living shall be permitted in the CMX-1 district if the dwelling would otherwise qualify for a housing unit density bonus for mixed-income housing, pursuant to § 14-702(f). In such instances, the property shall be subject to the housing unit density provisions set forth in Table Note (2), below, as if the property were located in a CMX-2 district, plus any applicable housing density bonus pursuant to § 14-702(f).
- In the CMX-2 district, the number of permitted dwelling units is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number:
 - A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;
 - A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area; and a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that
 - If the green roof conditions set forth at § 14-502(f) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (a) and (b), above, shall not apply.
- In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(d)(4) (Primary Frontage) shall be subject to this requirement.
- In the CMX-2 district, maximum occupied space is 75% for an intermediate lot and 80% for a corner lot.
- In the CMX-2 district, minimum of 5 ft. of side yard is used.
- In the CMX-2 district, minimum of 9 ft. of rear yard or 10% of lot depth if used.



LOCATION MAP

PHILADELPHIA NJ-PA USGS QUAD MAP
SCALE: 1"=2000'



WATERSHED MAP

LOWER SCHUYLKILL RIVER
SCALE: 1"=1000'

LAND DEVELOPMENT PLAN
SHARSWOOD PHASE II
2041-49 MASTER ST, 1409-13 N 21ST ST
ZONING PLAN
SITUATED IN
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

Sheet Number
Z-C301

321 W. State Street
Philadelphia, PA 19103
610-565-0020



Zoning Permit

Permit Number ZP-2022-014111

LOCATION OF WORK 1409 N 21ST ST, Philadelphia, PA 19121-3901	PERMIT FEE \$672.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS CMX2 RM1	

PERMIT HOLDER PHILADELPHIA HOUSING AUTH	1409 N 21ST ST PHILADELPHIA, PA 19121-
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) Provisos: NONE (MI-2022-004920)



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2022-014111

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1409 N 21ST ST, Philadelphia, PA 19121-3901

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR MULTI-FAMILY HOUSEHOLD LIVING TWENTY-FOUR (24) DWELLING UNITS AND ACCESSORY OFF STREET PARKING SEVENTEEN (17) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES / VAN ACCESSIBLE SPACE AND EIGHT (8) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.