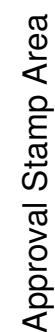
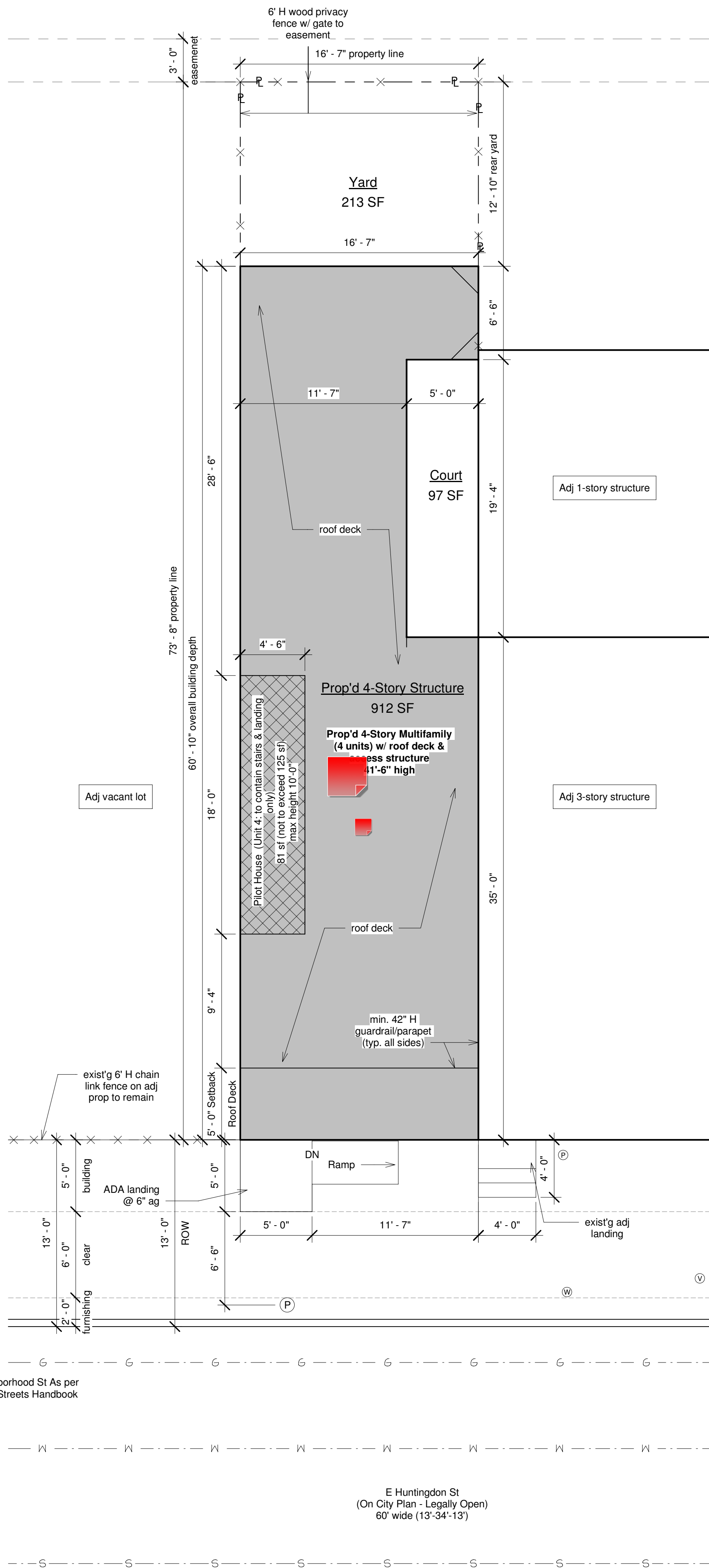


- G — Gas Line
- W — Water Line
- S — Sewer/Sanitary Line
- ST — Stormwater Line
- [W] — Water Meter
- (G) — Gas Valve
- [P] — Property Line
- (W) — Water Supply
- (V) — Vent Outlet
- (P) — Pole/Sign
- (P) — 18" Diam. Wood Pole
- (F) — Fire Hydrant
- (B) — Bollard
- (MH) — Manhole

Area Schedule (Zoning)		
Name	Area	%
Prop'd 4-Story Structure	912 SF	74.7%
Occupied	912 SF	74.7%
Court	97 SF	7.9%
Yard	213 SF	17.4%
Open	309 SF	25.3%
Total Lot	1,222 SF	100.0%



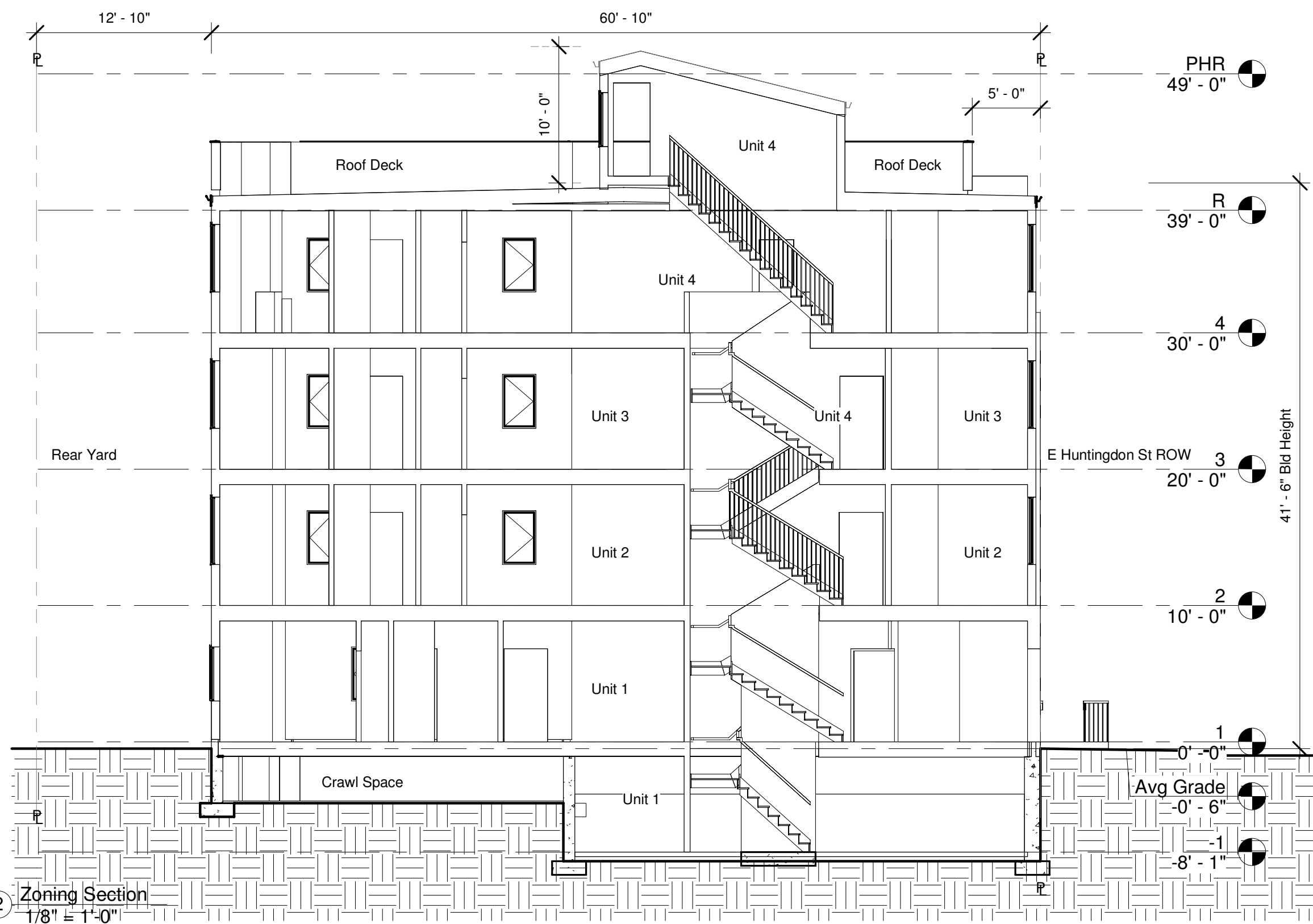
Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number
20250021000

Utility Plan for information only. Contractor to contact individual utility companies for latest data and information before digging. Call PA One Call before you dig in accordance with state and local laws and regulations.

All Water, Sewage, and Storm service sizes and materials to be designed by a licensed Pennsylvania Engineer.

RM-1 Zoning Analysis (TOD Transit-Oriented Development Overlay District - Huntingdon Station (Market-Frankford Line))			
Category	Regulation	Philadelphia Zoning Code Reference	Comments
Building Type	Attached buildings permitted	14-602(3)	The zoning district allows for structures built to side property lines
Uses Allowed / Maximum Allowed Multifamily Unit Count	Residential Use: Multi-family residential permitted by lot area	14-602(3)	4 units allowable by lot area and TOD overlay. the maximum number of dwelling units permitted is increased by fifty percent (50%) with TOD overall.The baseline multi-family unit count is 4 units
Minimum Open Area / Maximum Occupied Area of Lot	Max. Occupied Area: [75]%	14-701(2)	The proposed structure occupies 912 sf (74.7%) of the lot
Front Setback	Min. Front Setback: determined by Adjacent Structures	14-701(2)	The adjacent structures on site have no setback from the E Huntingdon St ROW. The prop'd structure has no setback from the E Huntingdon St ROW.
Side Setback	Min. Side Setback: none required	14-701(2)	The proposed attached structure is attached without side setbacks
Rear Setback / Rear Yard Depth	Min. Rear Setback: 9'	14-701(2)	10'-0" rear setback proposed
Maximum Building Height	Max. Building Height: 38', max height increased to 45' with TOD overlay	14-701(2)	41'-6" proposed for new structure



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This drawing is for use during construction. Contractor is responsible for verifying all dimensions in the field; if discrepancies are found, notify all interested parties immediately.
This drawing is not to be used for any other purpose. Contractor is responsible for work with that of all other trades, and performing work in a safe manner. All work is to be performed in a safe manner and in accordance with all other trades and all applicable local, state, and federal codes and regulations.
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Patrick Aitcheson

New Construction Multi-Family Building

1820 East Huntingdon St
Philadelphia PA 19125

Stamps

Architect
LC Architecture LLC
Mr. Lee Elsey, AIA
500 W Office Center Dr
Suite 400
Fort Washington, PA
19034
t: 484.441.6057
e: arch@lc-co.com



Civil Engineer

Structural Engineer

MEP Engineer

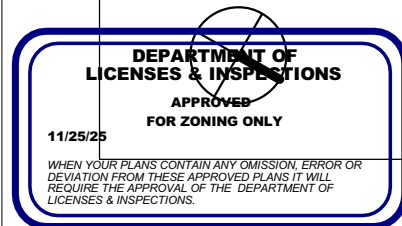
[illegible]

Zoning

Project number	202408-01
Date	10/10/2025

ZOO1

Scale	As indicated
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Applied by L&I: Paulose Issac

10/10/2025 4:34:55 PM

Zoning Permit

Permit Number ZP-2025-010260

LOCATION OF WORK 1820 E HUNTINGDON ST, Philadelphia, PA 19125-1120	PERMIT FEE \$821.00	DATE ISSUED 12/5/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER AITCHESON PATRICK	953 RIVER ROAD AITCHESON PATRICK HILLSBOROUGH NJ 08844
------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED NEW STRUCTURE WITH A CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE (14-513 /TOD overly, increase in height and increase in dwelling unit). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.
--

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)
--



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-2025-010260

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1820 E HUNTINGDON ST, Philadelphia, PA 19125-1120

ADDITIONAL USE DETAILS

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

FOR HOUSEHOLD LIVING MULTI-FAMILY FOUR (4) DWELLING UNITS.(14-513 /TOD overly, increase in height and increase in dwelling unit)

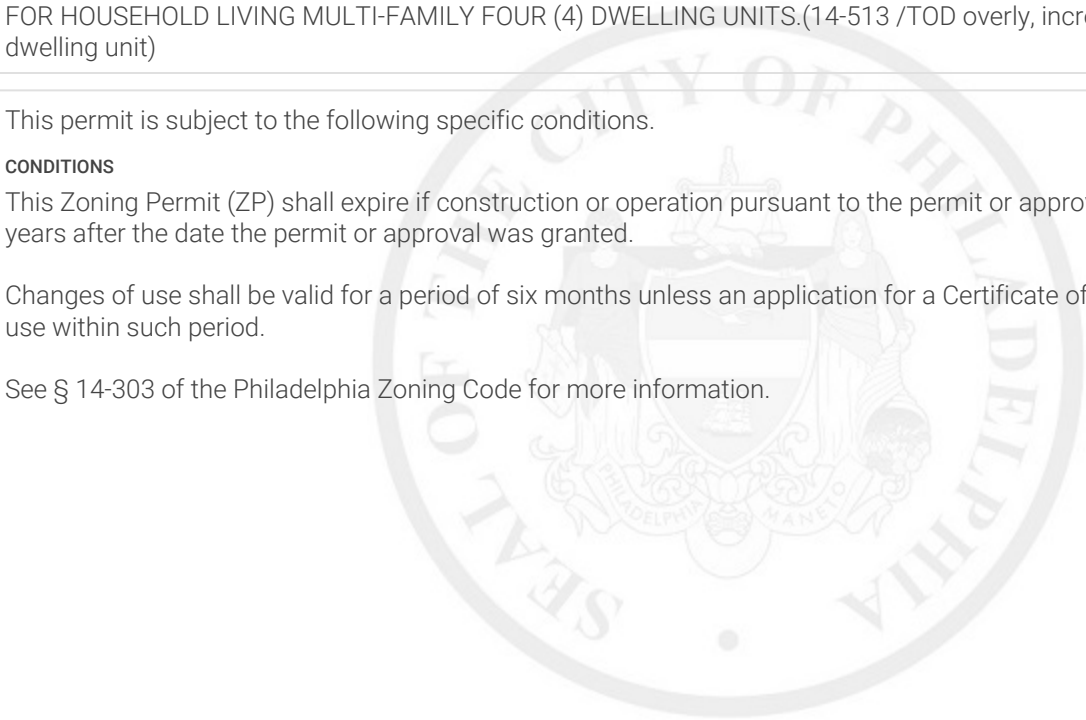
This permit is subject to the following specific conditions.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.