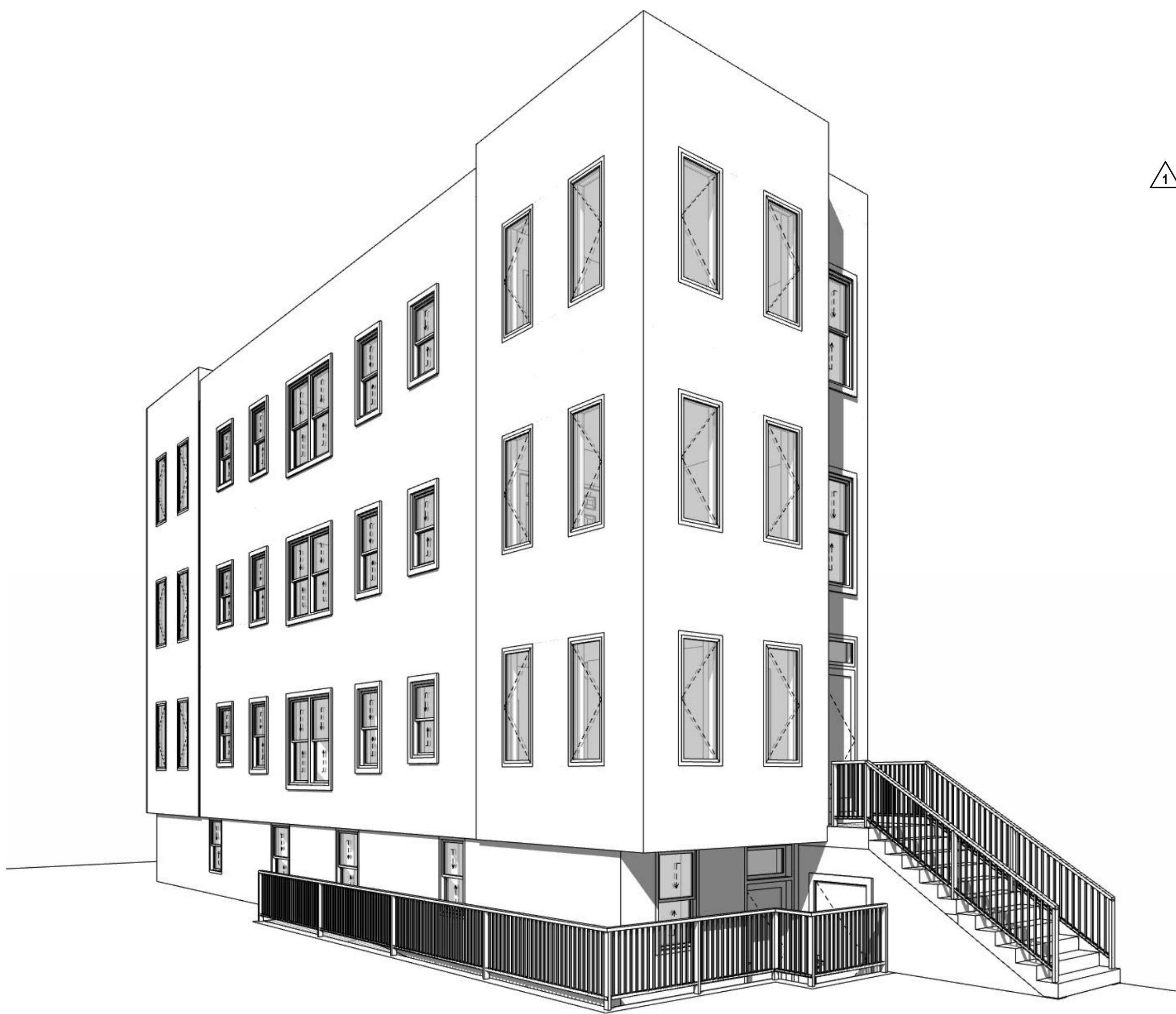


1326 W PIKE ST QUADPLEX

NEW CONSTRUCTION

1326 W PIKE STREET PHILADELPHIA, PA 19140



CORNER PERSPECTIVE

PERSPECTIVES FOR VISUAL PURPOSES ONLY. REFER TO DRAWINGS FOR ALL FURTHER RELATED DETAILS.

CHANGE NARRATIVE

REVISION 1 CHANGES INCLUDE THE FOLLOWING:

- REVISED ZONING CHART PER REVISED DRAWINGS (SEE Z-02) CHANGED OPEN AREA TO OCCUPIED AREA CALCULATION. NEW VALUES FROM AREA DIAGRAM ON Z-02
- REMOVED SECTION DRAWINGS ON Z-02. SEE ELEVATIONS ON Z-03 FOR HEIGHT
- REVISED SITE PLAN ON Z-02 TO REFLECT 4 STORY BUILDING
- ADDED AREA DIAGRAM FOR OCCUPIED AND OPEN AREA CALCULATIONS ON Z-02. VALUES SHOWN AND USED ON ZONING CHART ON Z-01
- REVISED ELEVATIONS ON Z-03 FOR OVERALL BUILDING HEIGHT

GENERAL ZONING NOTES

ADDRESS: 1326 W PIKE STREET PHILADELPHIA, PA 19140
OPA: 432238800
ZONED: RM-1
USE: RESIDENTIAL MULTI-FAMILY - 4 UNITS*

ZONING CHART			
ZONING	REQUIRED	PROPOSED	VARIANCE
MIN. LOT WIDTH	16'-0"	16'-0"	EXISTING - NO CHANGE
MIN. LOT AREA	1,440 SF	1,454 SF	EXISTING - NO CHANGE
MAX OCCUPIED AREA	80% (CORNER)	73.52 %	NO
MIN. FRONT SETBACK	ADJACENT	ALIGN	NO
MIN. SIDE YARD WIDTH	0 (ATTACHED)	0'	NO
MIN. REAR YEARD DEPTH	9'-0"	19'-0"	NO
MAX HEIGHT	38'-0"	36'-4"	NO
FLOOR AREA RATIO	NO LIMIT	-	NO

* NO CHANGE OF USE IS BEING REQUESTED WITH THIS APPLICATION. PLEASE REFERENCE THE FOLLOWING ZONING PERMIT: **ZP-2021-016225** DATE ISSUED: 12/17/2021
PREVIOUS APPROVAL FOR FOUR (4) DWELLING UNITS.

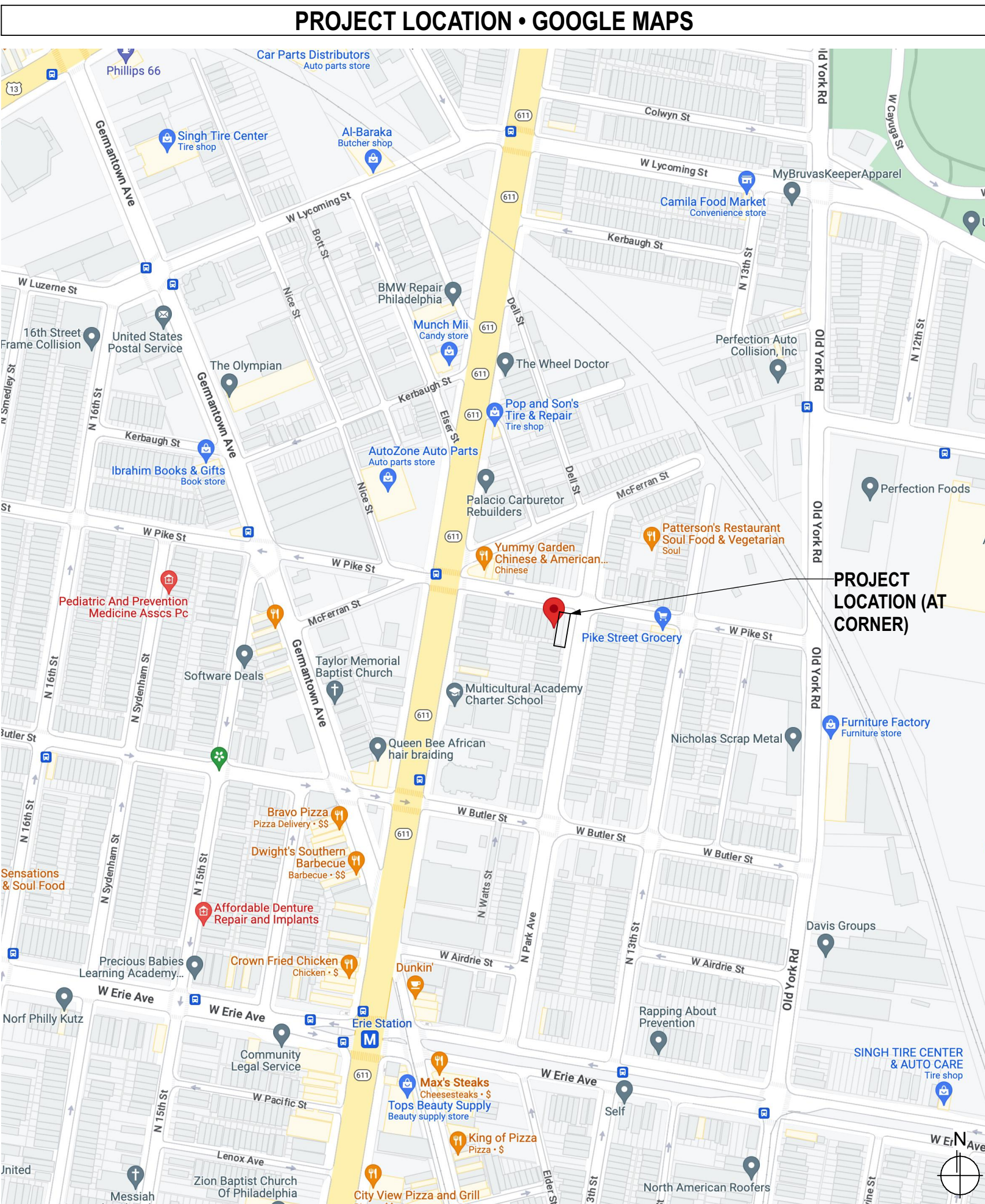
DRAWING LIST			
NUM.	DRAWING NAME	ISSUE	DATE
Z-01	ZONING COVER SHEET	REVISION 1	06/07/2023
Z-02	ZONING - ARCH SITE PLAN	REVISION 1	06/07/2023
Z-03	ZONING - FRONT & REAR ELEVATIONS	REVISION 1	06/07/2023
Z-04	ZONING - SIDE ELEVATION	REVISION 1	06/07/2023

PROJECT INFORMATION

PROJECT ADDRESS: 1326 W PIKE STREET PHILADELPHIA, PA 19140
OPA NUM: 432238800

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF A NEW CONSTRUCTION 4 RESIDENTIAL UNIT (QUAD) AT 1326 W PIKE STREET PHILADELPHIA, PA 19140. THE ENTRANCE TO THE BASEMENT UNIT, ALSO THE ACCESSIBLE UNIT, IS ACCESSED FROM AN EXTERIOR 3'-0" WIDE ADA ACCESSIBLE RAMP FROM THE NORTH PARK AVENUE SIDE ADJACENT TO THE BUILDING AND WRAP AT THE FRONT ELEVATION FACING WEST PIKE STREET. THE REMAINING 3 UNITS (ON FLOORS 1, 2, & 3) SHALL BE ACCESSED FROM AN EXTERIOR STAIRCASE ACCESSED FROM WEST PIKE STREET. EACH OF THE FOUR RESIDENTIAL UNITS CONSIST OF 2 BEDROOM 2 BATHROOM UNITS.



CONSULTANTS:

ID:	DISTRIBUTION:	DATE:
0	ZONING SET	05/02/2023
1	REVISION 1	06/07/2023

ARCHITECT:

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PA Lic. #: RA408880
Firm Lic. #: AX01877

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PROJECT:

1326 W PIKE ST QUADPLEX

1326 W PIKE STREET
PHILADELPHIA, PA 19140
OPA NUMBER: 432238800

PROJECT NUMBER: 2022-016

NOTE & COPYRIGHT:

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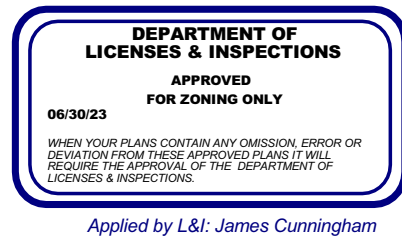
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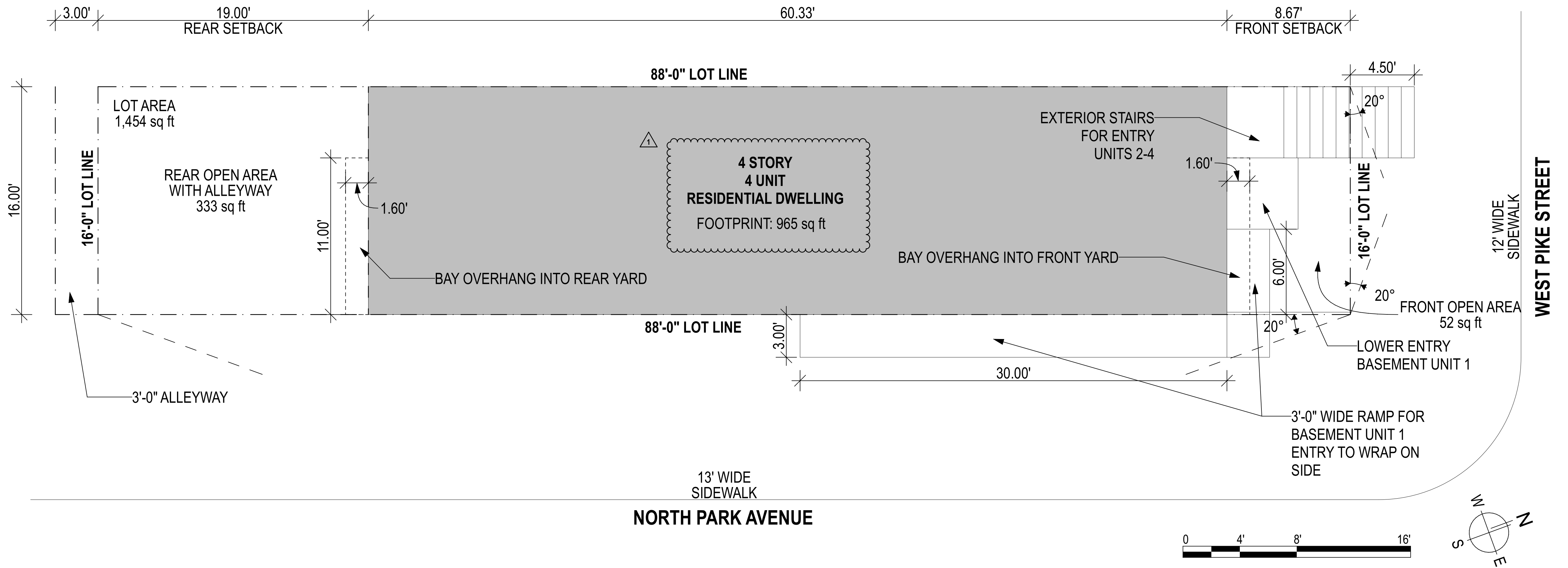
DRAWING NAME & NUMBER:

ZONING COVER SHEET

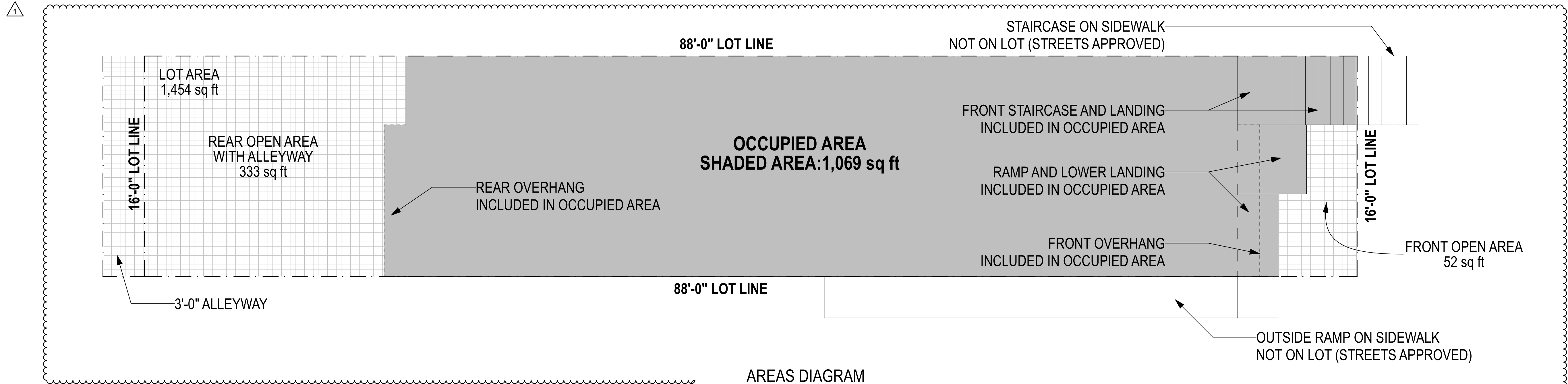
Z-01

PHILADELPHIA ECLIPSE APPROVALS AREA





PROPOSED ARCHITECTURAL SITE PLAN
SCALE: 1/4" = 1'-0"



AREAS DIAGRAM
SCALE: 1/4" = 1'-0"

OCCUPIED AREA INCLUDES (SHADED):

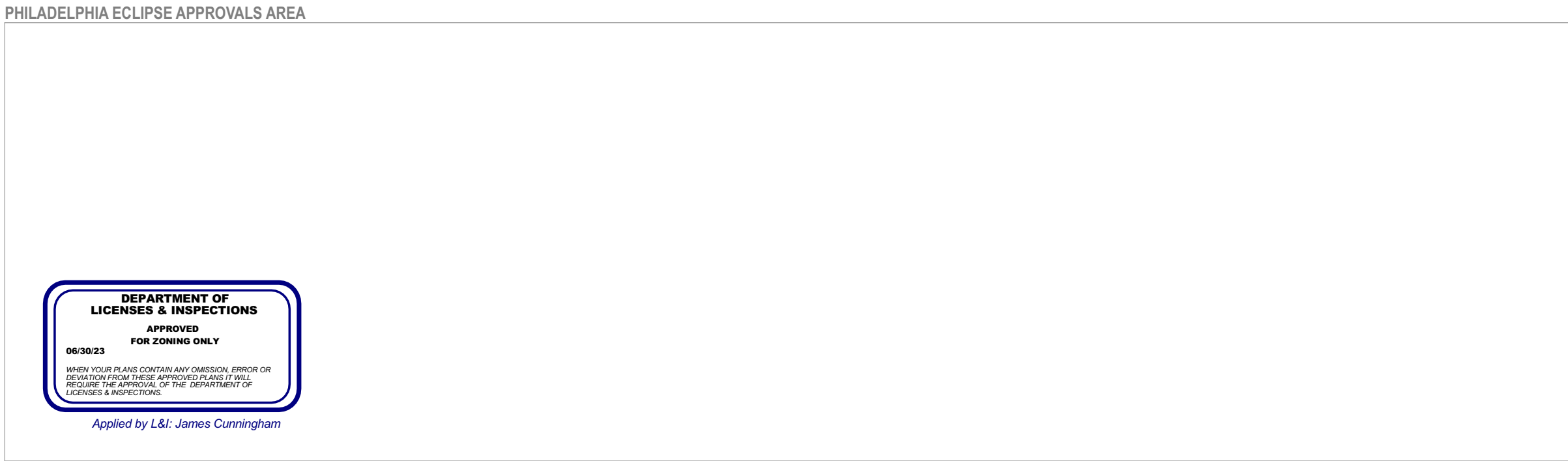
- BUILDING FOOTPRINT WITH FRONT AND REAR OVERHANGS
- FRONT STAIRCASE AND LANDING
- FRONT RAMP AND LOWERED LANDING

TOTAL AREA 1,069 SF
PERCENTAGE OF LOT - 73.52%

OPEN AREAS INCLUDE (HATCHED):

- FRONT SIDEWALK AREA - 52 SF
- REAR YARD WITH SHARED ALLEYWAY - 333 SF

TOTAL AREA - 385 SF
PERCENTAGE OF LOT - 26.48%



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PROJECT:

1326 W PIKE ST QUADPLEX

1326 W PIKE STREET
PHILADELPHIA, PA 19140
OPA NUMBER: 432238800

PROJECT NUMBER: 2022-016

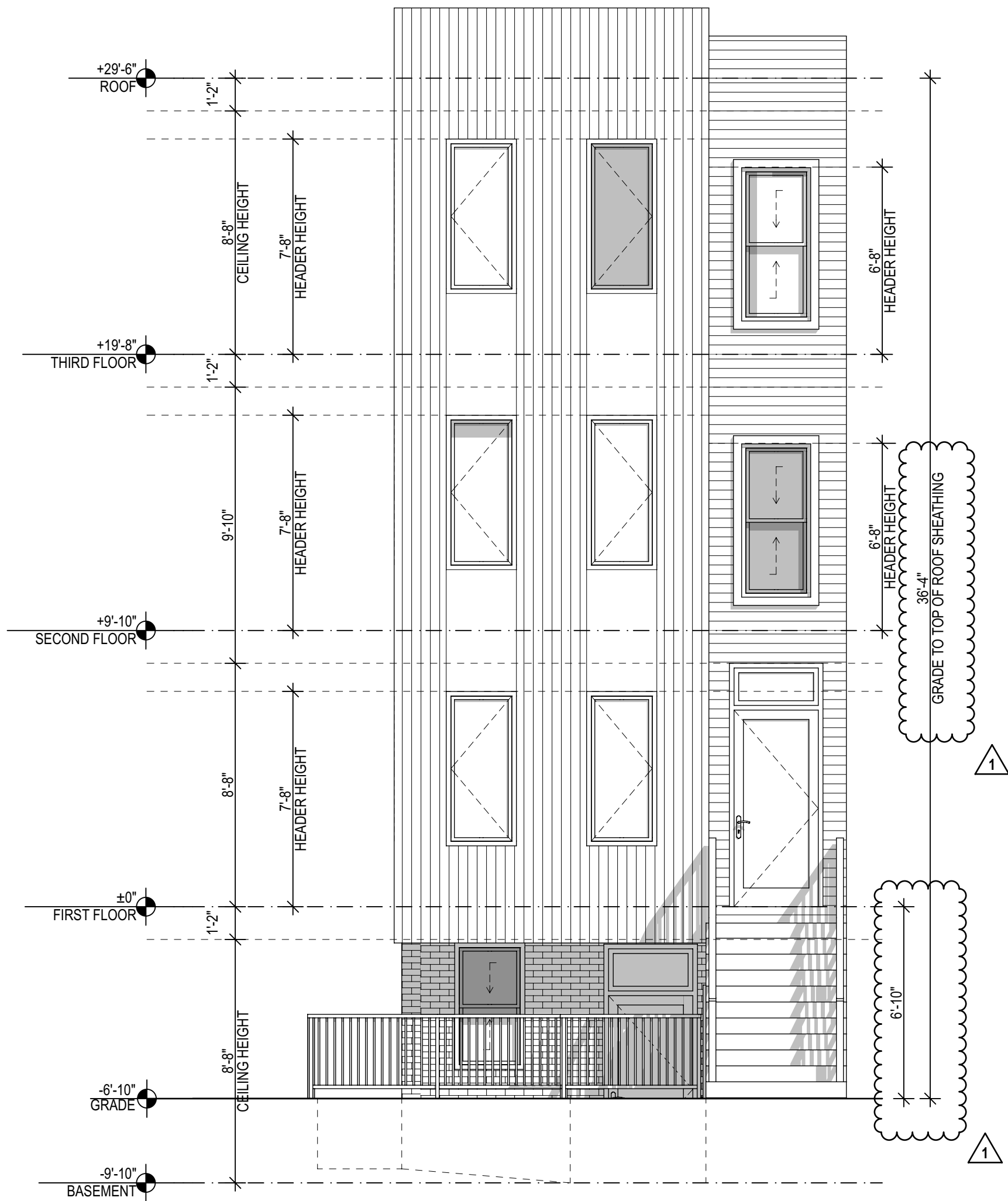
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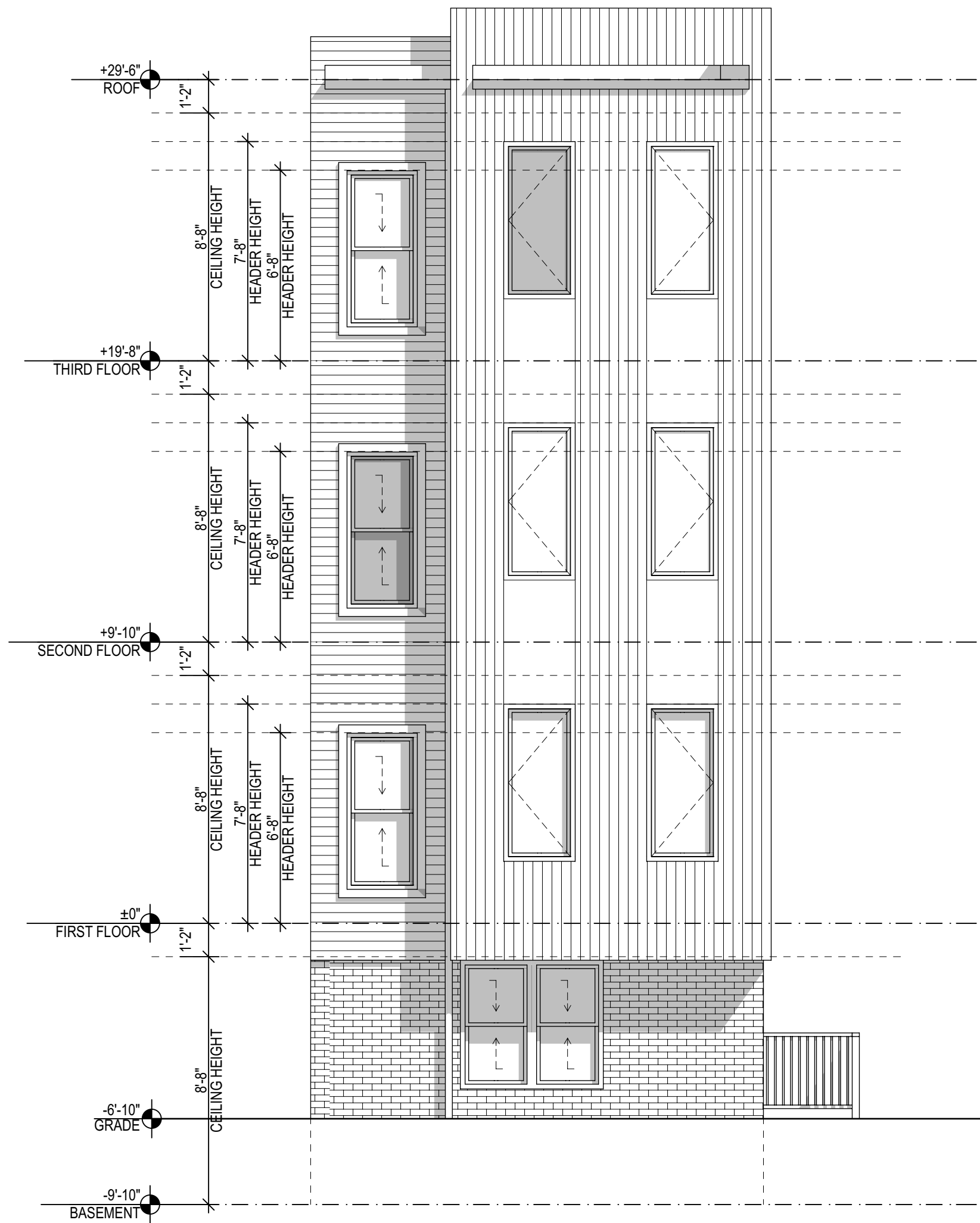
DRAWING NAME & NUMBER:

ZONING - ARCH SITE PLAN

Z-02



FRONT ELEVATION - WEST PIKE STREET
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

PHILADELPHIA ECLIPSE APPROVALS AREA



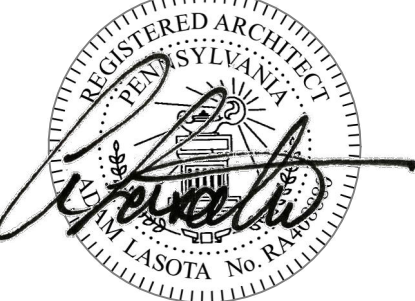
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PROJECT:

1326 W PIKE ST
QUADPLEX

1326 W PIKE STREET
PHILADELPHIA, PA 19140
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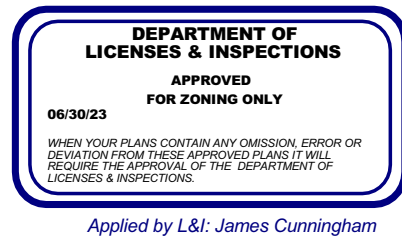
ZONING - FRONT & REAR ELEVATIONS

Z-03



SIDE ELEVATION - NORTH PARK AVE
SCALE: 1/4" = 1'-0"

PHILADELPHIA ECLIPSE APPROVALS AREA



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DRAWING NAME & NUMBER:

ZONING - SIDE ELEVATION

Z-04

Zoning Permit

Permit Number ZP-2023-005128

LOCATION OF WORK 1326 W PIKE ST, Philadelphia, PA 19140-3730	PERMIT FEE \$406.00	DATE ISSUED 6/30/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 1326 WEST PIKE STREET LLC	6 COULTER AVE 1000 1326 WEST PIKE STREET LLC ARDMORE PA 19003
--	--

OWNER CONTACT 1 Sean Whalen	49 St. Georges Rd, Ardmore PA 19003
--------------------------------	-------------------------------------

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR NEW CONSTRUCTION OF AN ATTACHED BUILDING. SIZE AND LOCATION PER APPROVED 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)
--



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-2023-005128

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1326 W PIKE ST Philadelphia, PA 19140-3730

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (FOUR DWELLING UNITS)

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.