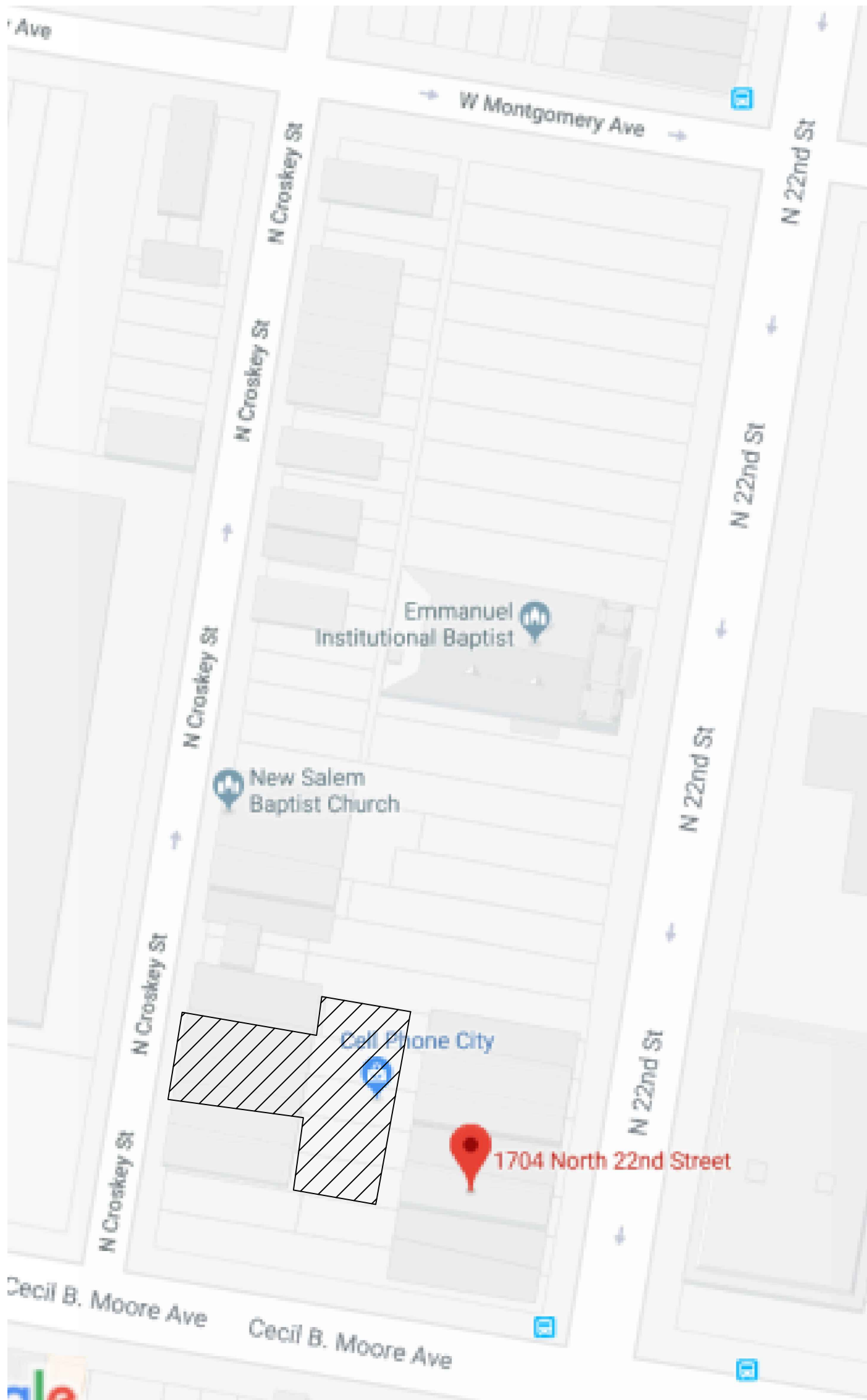




2 LOCATION MAP
SCALE: N.T.S.

ZONING CODE DATA
1709-II N CROSEY ST
DISTRICT - RMI (MULTI-FAMILY RESIDENTIAL)

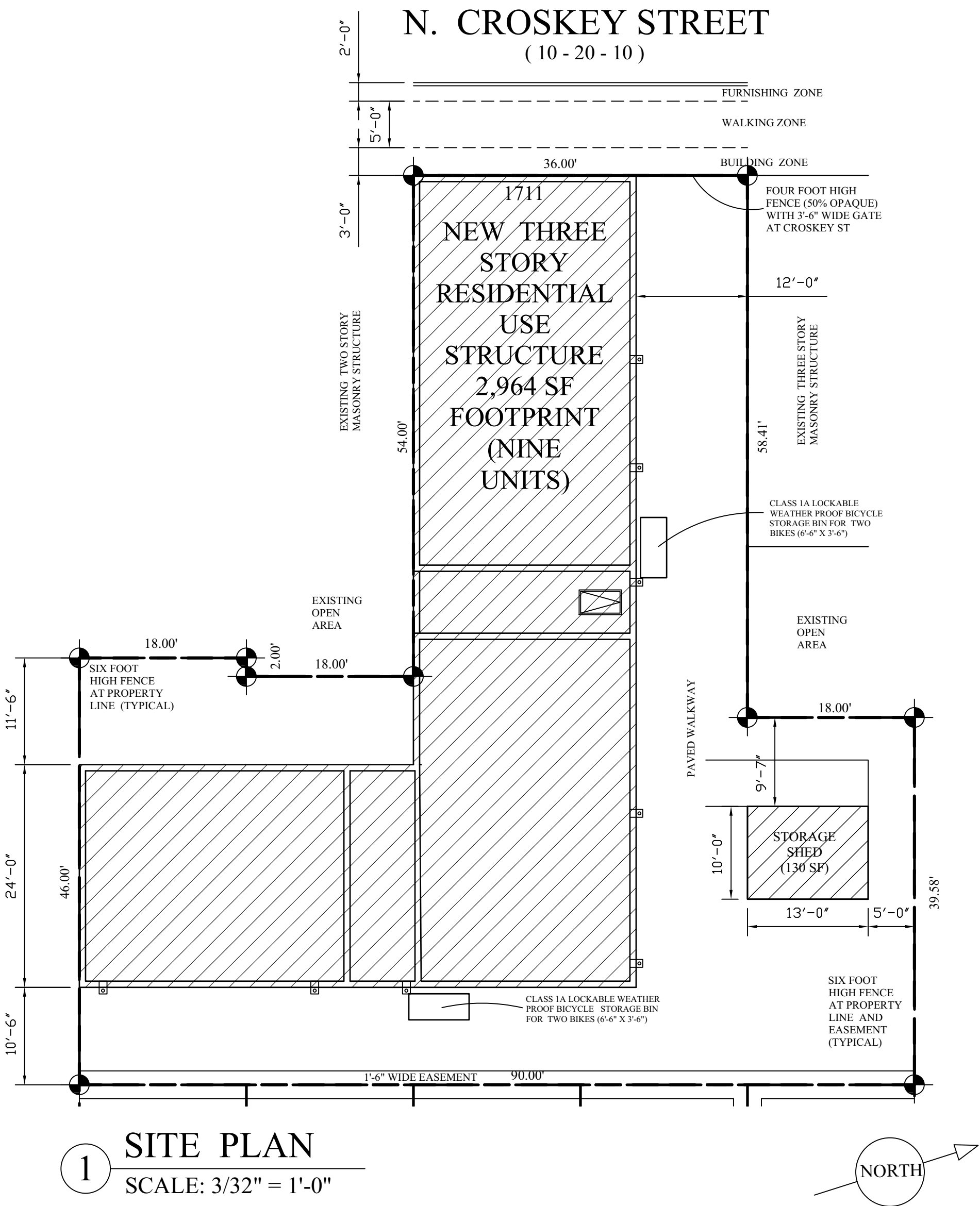
	REQUIRED / ALLOWED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT)	16 FEET	36'-0"	SAME
MIN. LOT AREA (SQ FT)	1,440 SQ FT	5,860.5 SQ FT	SAME
MIN OPEN AREA (% OF LOT)	INTERMEDIATE: 25%	$\frac{0 \text{ SF (BLDG)}}{5,860.5 \text{ SF (LOT)}} - 1 = 100\%$	$\frac{2,976 \text{ SF (BLDG)}}{5,860.5 \text{ SF (LOT)}} - 1 = 49.22\%$
FRONT SETBACK (FT)	MATCH ADJACENT	VACANT LOT	0'-0"
MIN SIDE YARD WIDTH (FT)	ATTACHED: N/A SEMI DETACHED: 12'-0"	VACANT LOT	SEMI DETACHED: 12'-0"
REAR YARD DEPTH (FT)	9'-0"	VACANT LOT	10'-0"
MIN REAR YARD AREA	144 SF	VACANT LOT	900 SF
MAXIMUM HEIGHT (FT)	38'-0"	VACANT LOT	29'-0"

NOTE:

A ZONING VARIANCE NOT REQUIRED
A USE VARIANCE NOT REQUIRED

BUILDING CODE DATA :

APPLICABLE CODES	- 2018 INTERNATIONAL BUILDING CODE - 2018 UNIFORM CONSTRUCTION CODE FOR PHILADELPHIA - 2018 INTERNATIONAL MECHANICAL CODE - 2004 PHILADELPHIA PLUMBING CODE CODE (6TH PRINTING) - 2018 INTERNATIONAL FUEL GAS CODE - 2018 INTERNATIONAL ENERGY CONSERVATION CODE - 2009 INTERNATIONAL FIRE CODE - 2017 NATIONAL ELECTRIC CODE (PER 2018 IBC)		
USE GROUP (SECTION 301 IBC)	R2		
CONSTRUCTION TYPE (TABLE 601)	VA		
STAIR (1011.5.2 IBC; 504.4 IEBC)	RISERS 8" MAX. TREADS 8" MIN. (FIRE ESCAPE STAIRS ONLY) RISERS 7-3/4" MAX. TREADS 10" MIN. (INSIDE UNITS ONLY) RISERS 7" MAX. TREADS 11" MIN.		
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AS PER TABLE 1607.1 IBC; 504.3 IEBC	USE	LIVE LOAD	
	FLOOR (NON SLEEPING)	40 PSF	
	ROOF	30 PSF	
	STAIRS	40 PSF	
	FLOOR (SLEEPING AREA)	30 PSF	
	BALCONY	40 PSF	
	STAIRS/TREADS	100 PSF/300 POUNDS CONCENTRATED	
	EMERGENCY ESCAPE STAIRS	100 PSF	
FIRE SEPARATION (TABLE 508.4 IBC; TABLE 509 IBC; TABLE 602 IBC; SECTION 708 IBC; SECTION 711 IBC)	USE	FIRE RATING	UL#
	CORRIDOR/UNITS	1 HR	U305
	FLOOR COMMON SPACE/UNITS	1 HR	L501
	PARTY WALL	1 HR	MASONRY
	WALL BETWEEN UNITS	1 HR	U305
	FLOOR BETWEEN UNITS	1 HR	L501
	EXTERIOR WALLS	1 HR	U305
FIRE PROTECTION	HARD WIRED SMOKE DETECTORS REQUIRED SPRINKLER SYSTEM REQUIRED		
CARBON MONOXIDE DETECTOR (SEC 915 IBC)	HARD WIRED CARBON MONOXIDE DETECTORS REQUIRED		
SOUND TRANSMISSION (SECTION 1206 IBC)	LOCATION	STC RATING	IIC RATING
	WALL BETWEEN UNITS	50	--
	FLOOR BETWEEN UNITS	50	50



1 SITE PLAN
SCALE: 3/32" = 1'-0"



3 EXISTING SITE @ 1711 N. CROSEY STREET
SCALE: N.T.S.

DATE	
REVISION DESCRIPTION	
NO.	
PROFESSIONAL SEALS:	

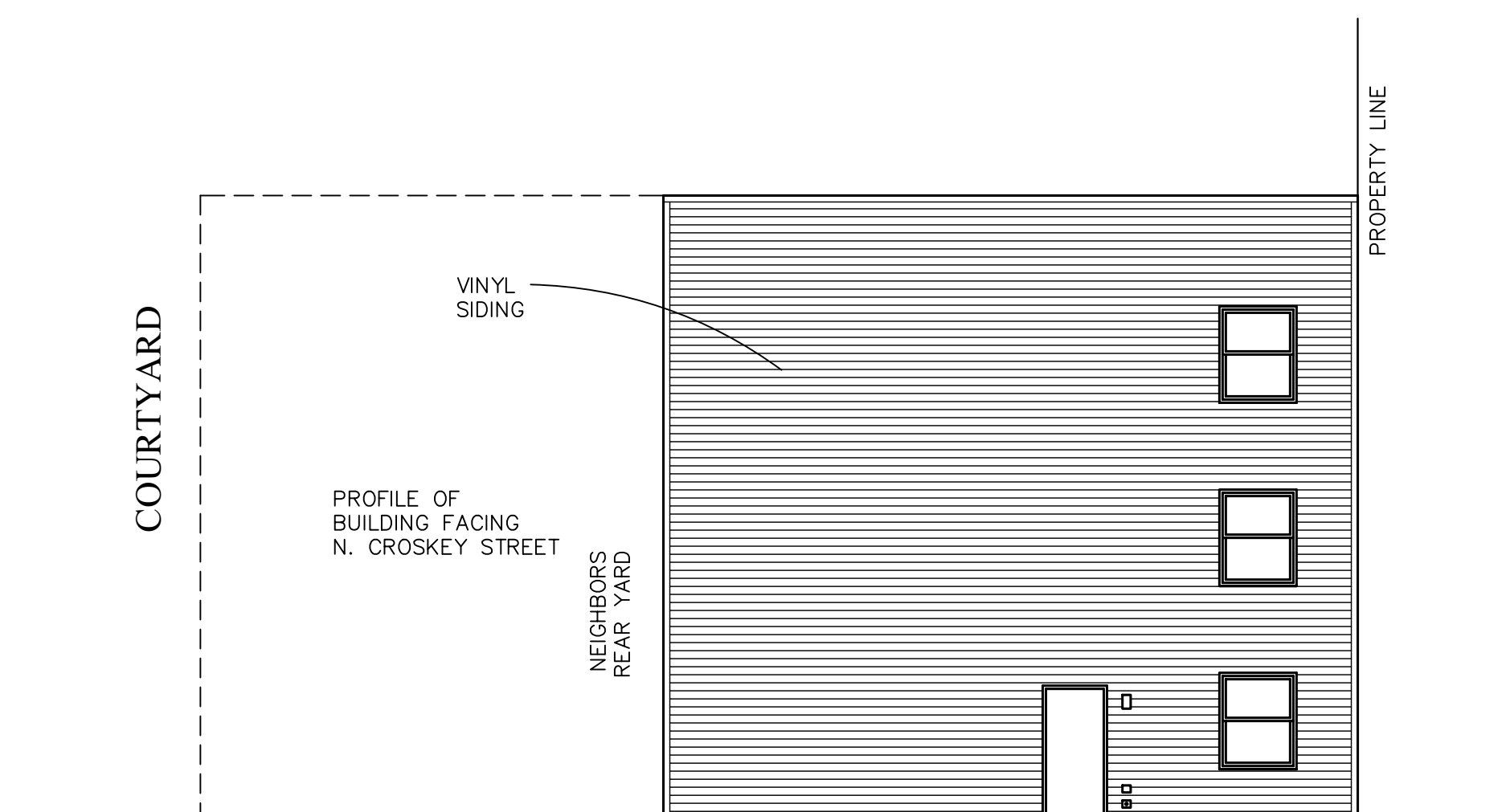
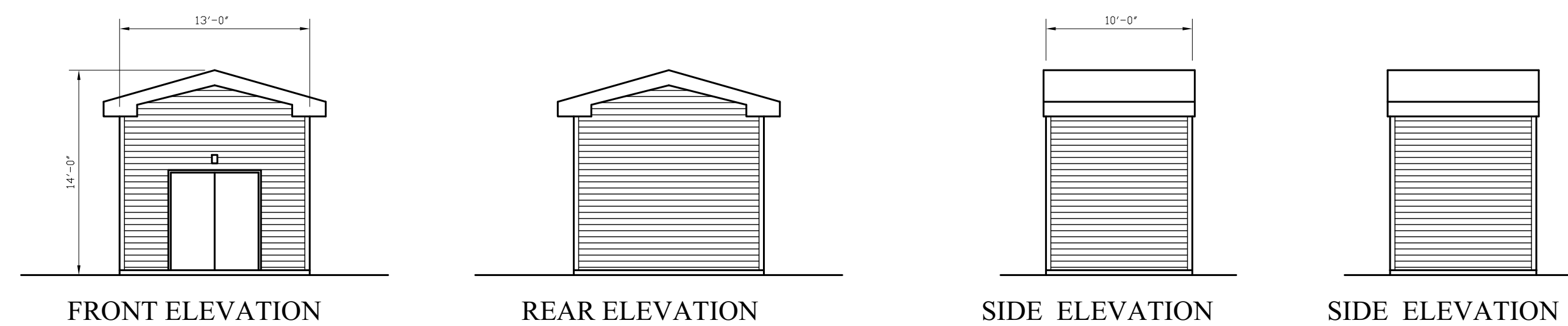
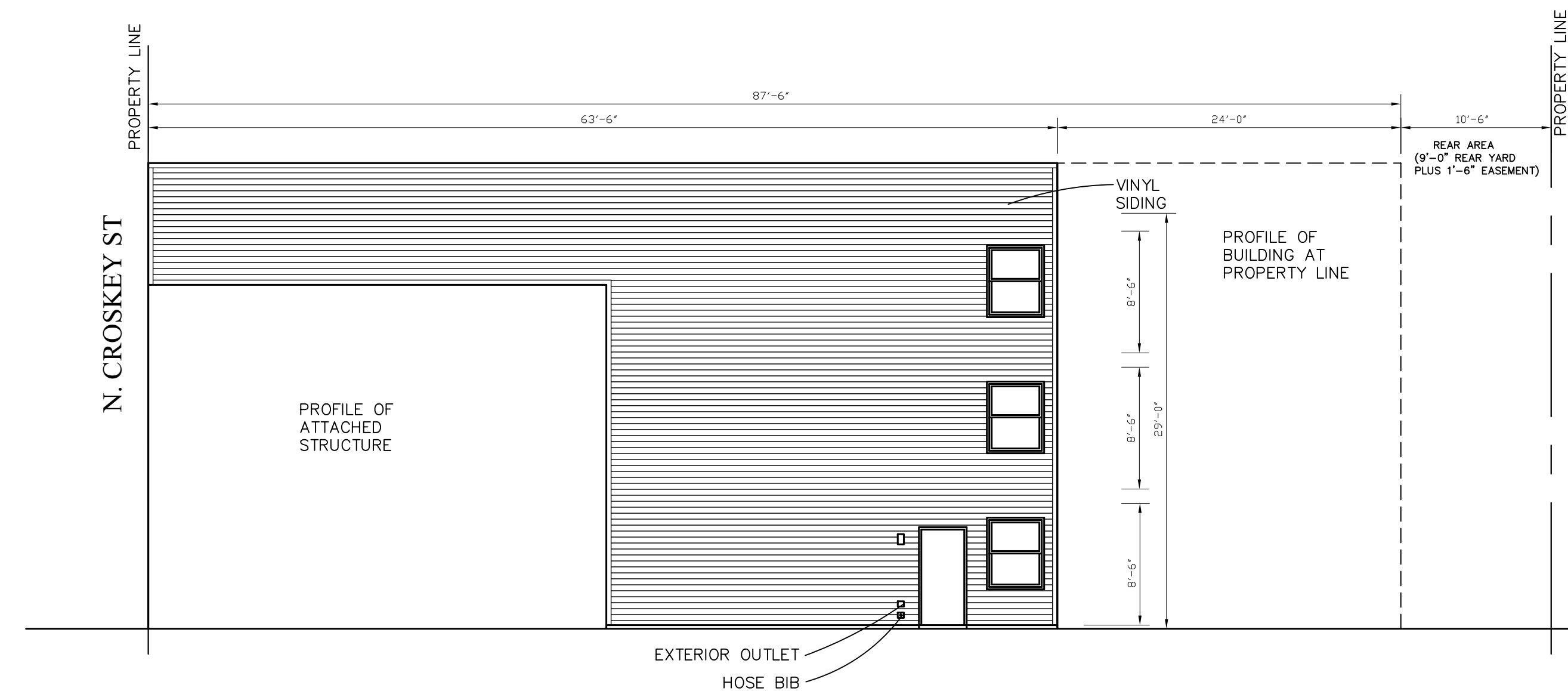
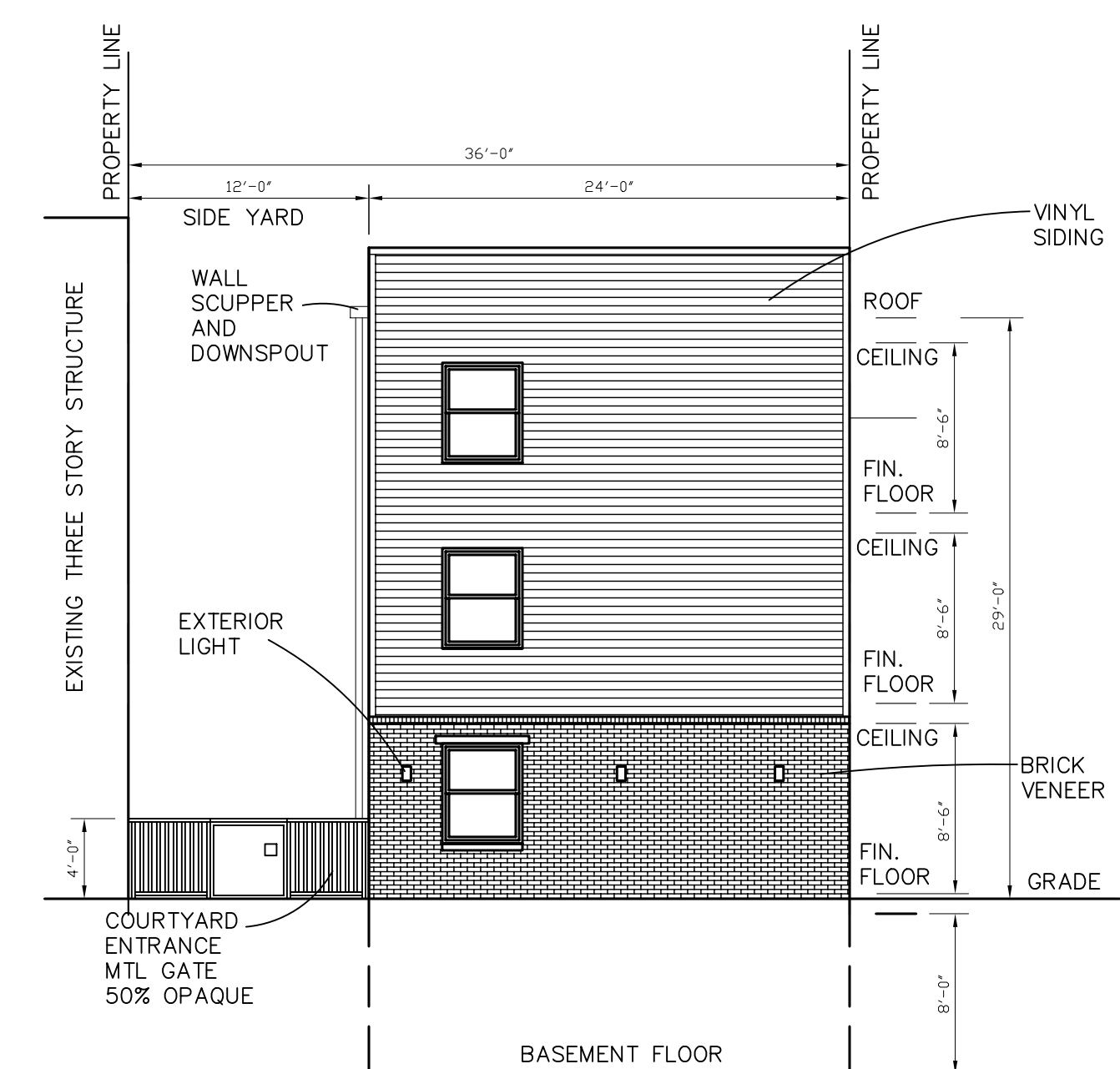
Architect of Record: KENNETH JOHNSON	Architectural Firm: ARCHITECTURE, URBAN DESIGN, AND POLICY, L.L.C.	Contact Information: E: KJOHNSON@ARCHPOLICY.COM P: 267.252.6128 F: 1.425.930.9688 WWW.ARCHPOLICY.COM	Principal Designer: KENNETH JOHNSON
Project Description: NEW THREE STORY MULTI-FAMILY DEVELOPMENT - 9 UNITS			Sheet Description: SITE PLAN MAP

Project Address: THE WHARTON CENTRE 1709-1711 N. CROSEY ST PHILADELPHIA, PA. 19121	CLIENT: WHARTON CENTRE
--	----------------------------------

Sheet	Project No.	20190011740
Z.1		
Date	09/22/2021	SHEET 1 OF 10



Applied Electronically by L&I User:



PROFESSIONAL SEALS:		NO.	REVISION	DESCRIPTION	DATE
		PROFESSIONAL SEALS:		PROFESSIONAL SEALS:	

Project Description: NEW THREE STORY MULTI-FAMILY DEVELOPMENT - 9 UNITS	Architect of Record: KENNETH JOHNSON Architectural Firm: ARCHITECTURE. URBAN DESIGN. AND POLICY, L.L.C. Contact Information: E: KJOHNSON@ARCHPOLICY.COM P: 267.252.6128 F: 1.425.930.9688 WWW.ARCHPOLICY.COM Principal Designer:
Sheet Description: ELEVATIONS FOR N. CROSEY STREET	KENNETH JOHNSON

Project Address	THE WHARTON CENTRE 1709-1711 N. CROSEY ST PHILADELPHIA, PA. 19121
PROPERTY OWNER:	WHARTON CENTRE
	CLINIC: WHARTON CENTRE

Sheet	Project No. 20190011740
Z.2	
Date 09/22/2021	SHEET 2 OF 10

Zoning Permit

Permit Number ZP-2022-000209

LOCATION OF WORK 1711 N CROSEY ST, Philadelphia, PA 19121-3015	PERMIT FEE \$672.00	DATE ISSUED 2/3/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER WHARTON CENTRE LLC	1711 N CROSEY ST PHILADELPHIA, PA 19121-
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OWNER CONTACT 1 Joe Quinones	3502 Scotts Lane, Bldg.1, Suite 113, Philadelphia, PA 19129
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION S SHOWN ON PLANS.
--

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2022-000209

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1711 N CROSKEY ST, Philadelphia, PA 19121-3015

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (9 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.