

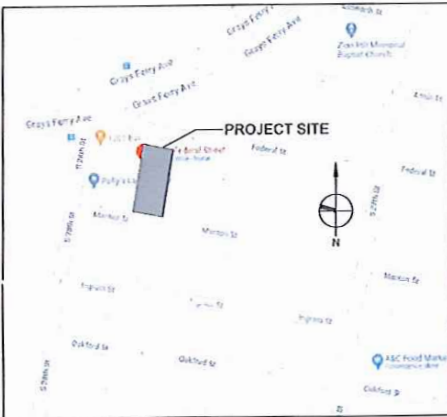
PROJECT ADDRESS: 2736-40 FEDERAL ST. PHILA. PA

ZONING CLASSIFICATION: I-2 (INDUSTRIAL DISTRICT)

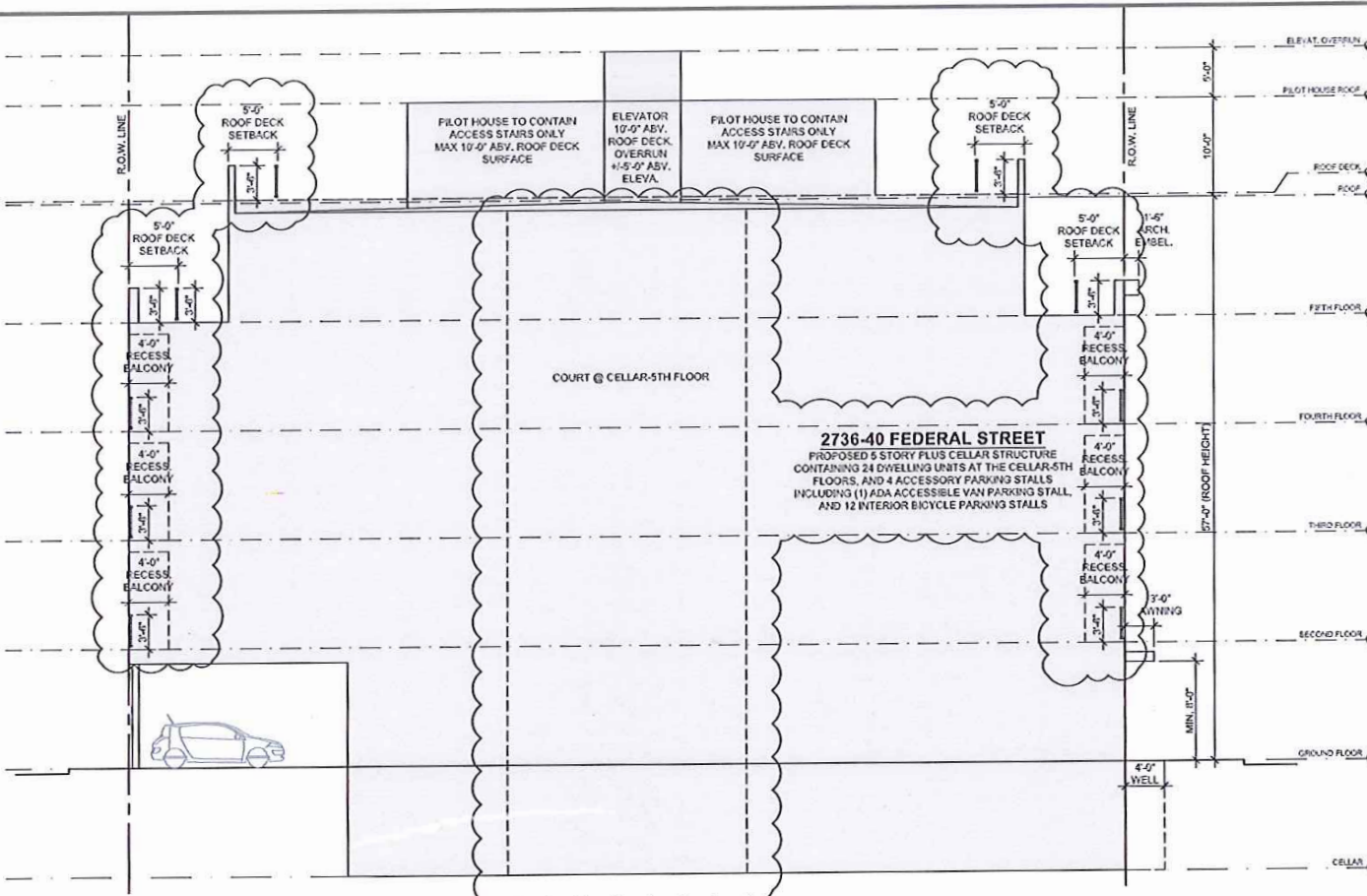
SCOPE OF WORK: FOR THE RELOCATION/ADJUSTMENT OF LOT LINES TO CREATE 1 NEW LOT FROM 3 EXISTING LOTS. FOR THE COMPLETE DEMOLITION OF AN EXISTING 1 STORY STRUCTURE, FOR THE ERECTION OF A 5 STORY PLUS CELLAR STRUCTURE CONTAINING 24 DWELLING UNITS AT THE CELLAR-5TH FLOORS, AND 4 ACCESSORY PARKING STALLS INCLUDING (1) ADA ACCESSIBLE VAN PARKING STALL, AND 12 INTERIOR BICYCLE PARKING STALLS.

ZONING DATA

	REQUIRED/ALLOWED	PROPOSED
LOT AREA	1,410 SF	4,800.0 SF
USE		TOTAL OF TWENTY-FOUR (24) DWELLING UNITS
OCCUPIED AREA	MAX. 100%	4,800.0 SF (93.5%)
OPEN AREA	MIN. 0%	311.9 SF (6.5%)
FRONT YARD	NOT REQ'D	NONE
SIDE YARD	6'-0" IF USED	NONE
REAR YARD DEPTH	8'-0" IF USED	NONE
HEIGHT	NO LIMIT	67'-0" A.A.G.
FAR	500%	21,720.0 GSF = 452.5%
PROPOSED BUILDING INFORMATION		
STREET ENCROACHMENTS	20' CURB CUT	(1) 4'-0" UTILITY WELL, (1) 4'-0" EGRESS WELL, 18" ARCH. EMBELLISHMENT, 3'-0" AWNING



SITE VICINITY MAP
Scale: N.T.S.

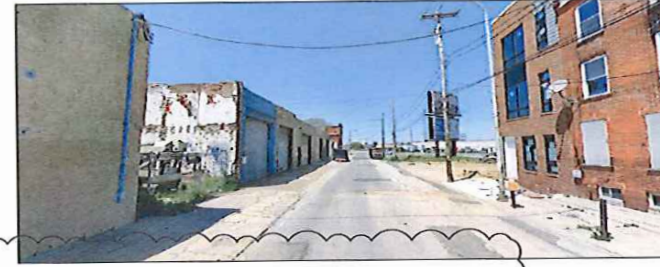


1 ZONING SECTION

Scale: 1/2" = 1'-0"



EXISTING SITE PHOTOS
Scale: N.T.S.



DUAL 8-1-1 OR 1-800-242-1778 NOT LESS THAN 3 BUSINESS DAYS NOR MORE THAN 10 BUSINESS DAYS PRIOR TO THE START OF EXCAVATION
PENNSYLVANIA ONE CALL SYSTEM RETAIL NUMBER: 2736-2740 FEDERAL ST - 2020030072

PLEASE NOTE: EXISTING SITE UTILITY INFORMATION SHOWN PER CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS RECORD. V.I.F. CONTRACTOR TO CONTACT 1-800-242-1778 FOR THE PA ONE CALL SYSTEM 3 DAYS NOTIFICATION IN ADVANCE PRIOR TO GROUND EXCAVATION OF THE SITE.



Gnome Architects LLC
1901 S. 9th St. Rm.526
Philadelphia PA 19148

O: 215 279 7531

www.gnomearch.com

CONSULTANTS

PROJECT

FEDERAL STREET MULTI-FAMILY

2736 - 2740 FEDERAL STREET,
PHILADELPHIA, PA 19146

OWNER

JULIANA ANDREW,
2738 FEDERAL LLC

REV #	DATE	DESCRIPTION
	01.30.2020	ZONING SUBMISSION
	02.17.2020	SCHEMATIC REVIEW
	07.23.2020	ZBA REVIEW

SEALS

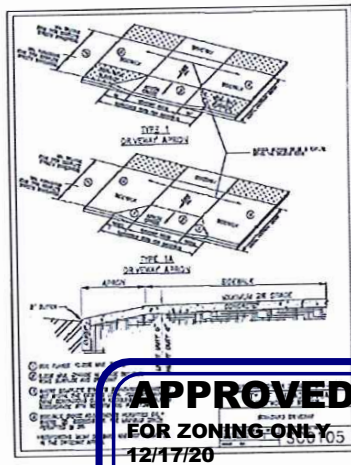


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Job No: 0284
Drawn By: DS
Checked By: JSD

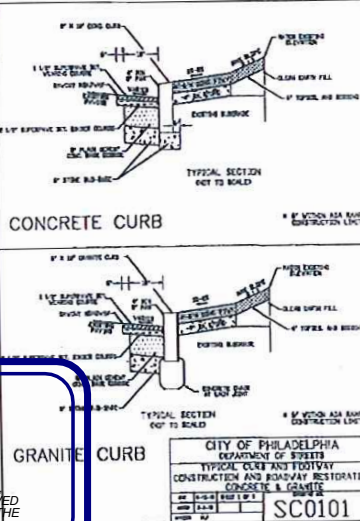
DRAWING TITLE:
ZONING PLAN

DRAWING No:
Z.2



STANDARD DRIVEWAY D.T.S.
CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:



STANDARD STREET WORK D.T.S.
Scale: N.T.S.

APPROVALS STAMPS

APPROVED

Revised plans, 2 pages, approved by ZBA 8/04/20.
Approval conditioned on consistency with proviso plans form.

Sharon Suleta
Sharon Suleta, Esquire

1 EGRESS WELL

Scale: 1/2" = 1'-0"

2 UTILITY WELL

Scale: 1/2" = 1'-0"

Zoning Permit

Permit Number ZP-2020-010353

LOCATION OF WORK 2736 FEDERAL ST Parcel A, Philadelphia, PA 19146-3715	PERMIT FEE \$672.00	DATE ISSUED 8/4/2020
	ZBA CALENDAR	ZBA DECISION DATE 8/4/2020
	ZONING DISTRICTS I2	

PERMIT HOLDER

APPLICANT
Gabriel Deck DBA: Gnome Architects, LLC 1901 S 9th StreetRoom 526Philadelphia, PA 19148USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF ONE (1) ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY WALK-OUT ROOF DECK ABOVE 4TH FLOOR AND ROOF DECK WITH ROOF ACCESS STRUCTURES (FOR RESIDENTIAL USE ONLY), AND BALCONY ON FRONT AND REAR 2ND TO 4TH FLOOR. SIZE AND LOCATION AS SHOWN ON 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)
Revised plan two pages approved 8/04/2020 (MI-2020-000064)

 **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.

 **Post a copy of this permit in a conspicuous location along each frontage.**

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-010353

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2736 FEDERAL ST Parcel A, Philadelphia, PA 19146-3715

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 FOUR (4) ACCESSORY OFF-STREET INTERIOR PARKING SPACES INCLUDING 1 ADA / VAN ACCESSIBLE SPACE AND TWELVE (12) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.