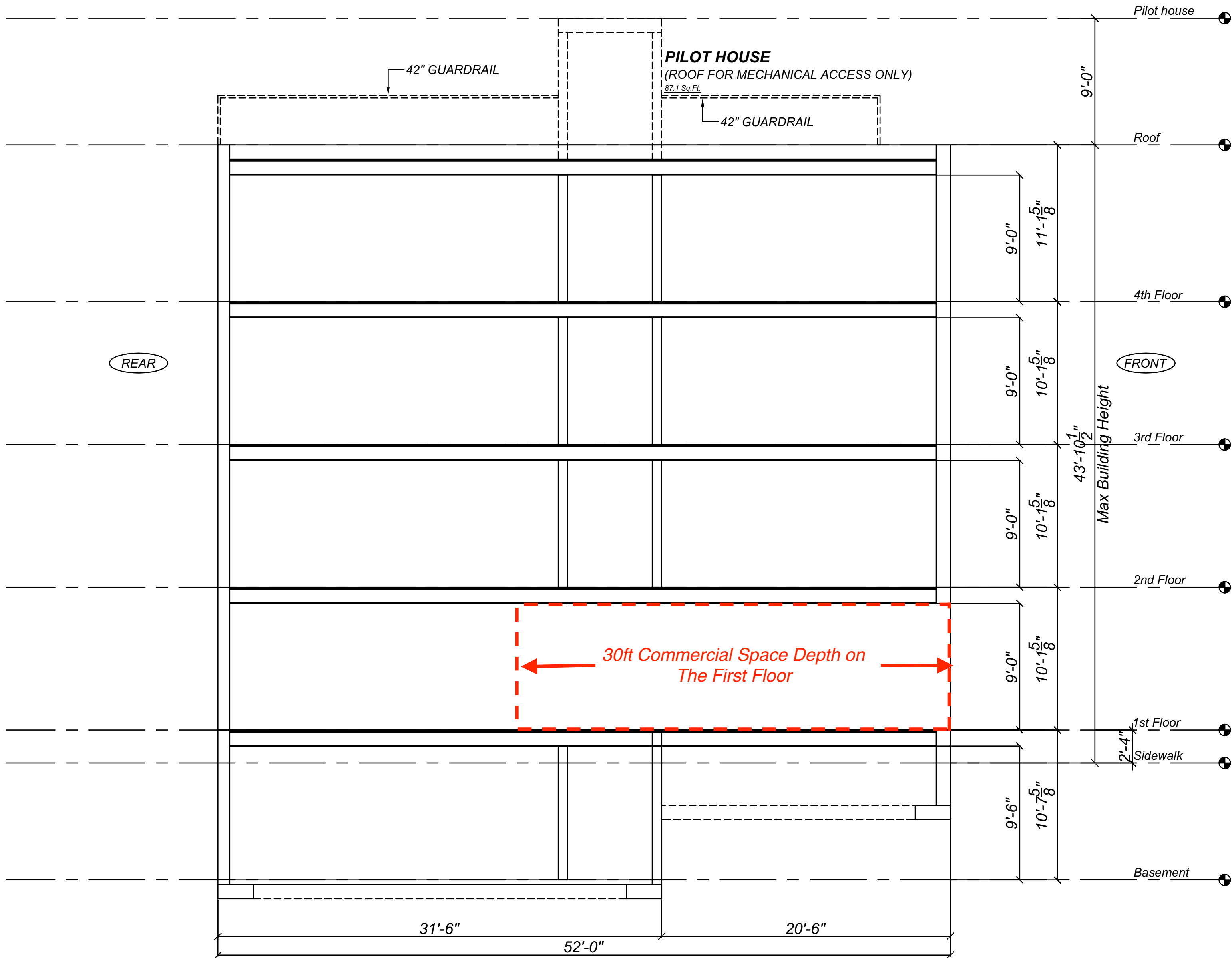
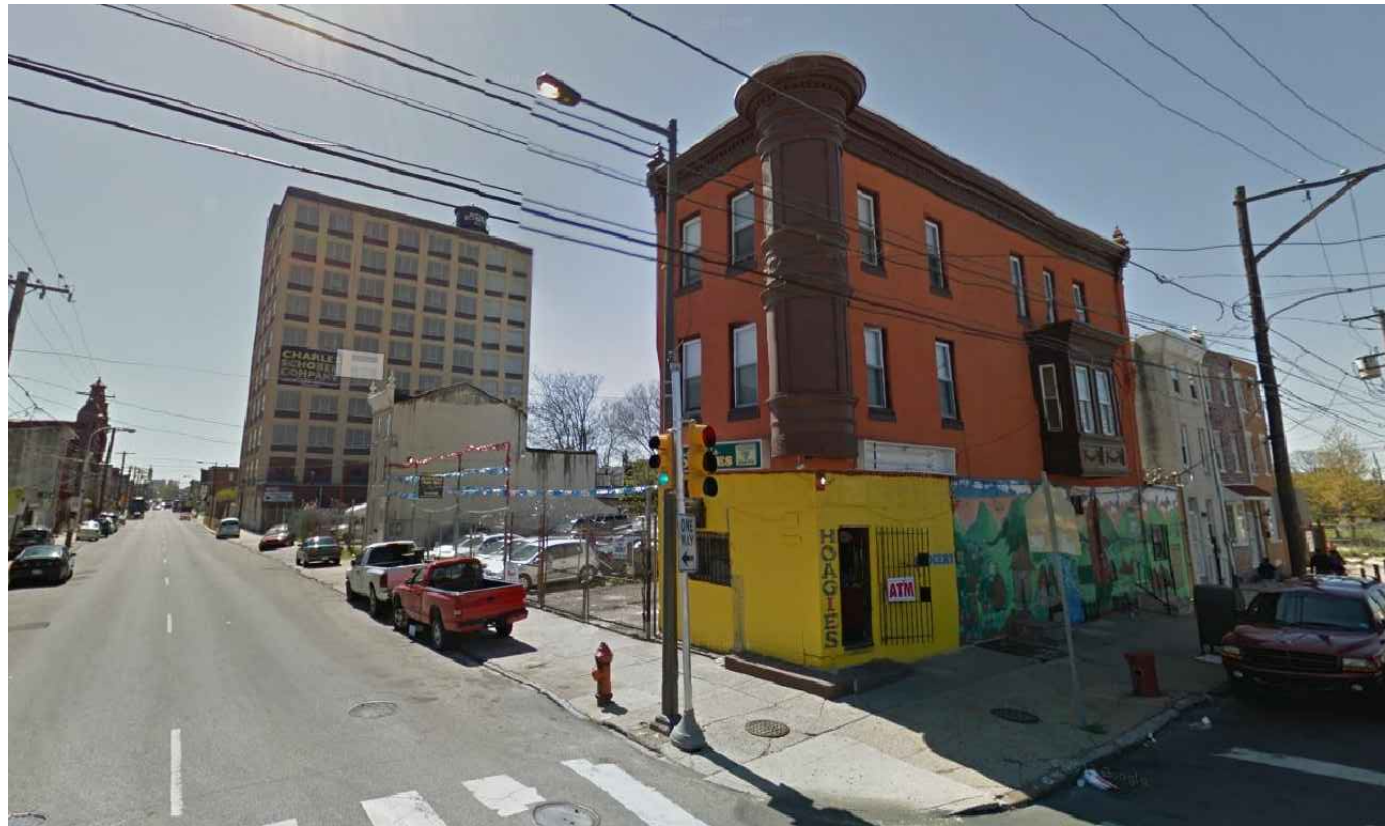


Scale	As indicated
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LONGITUDINAL SECTION #1

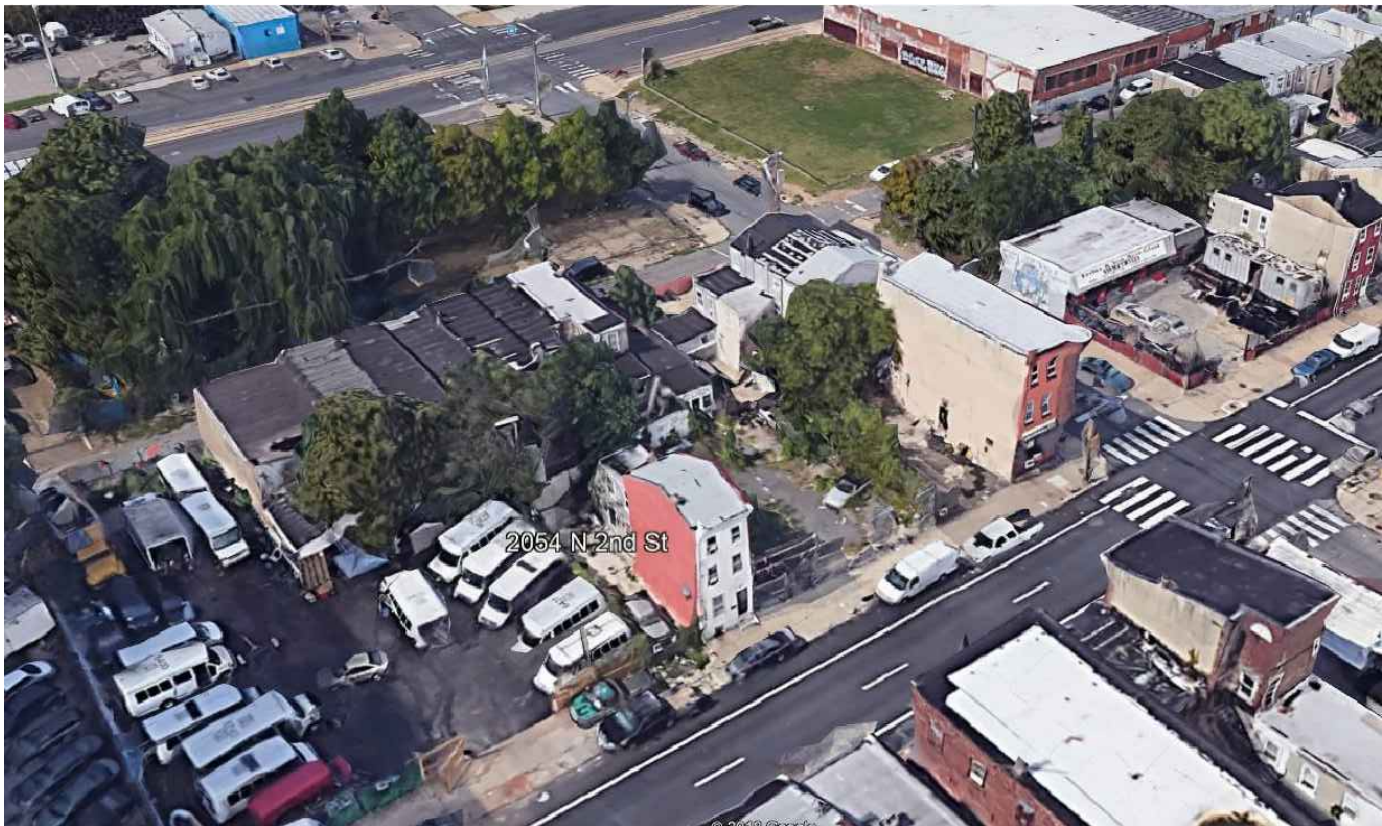
SCALE: 3/16" = 1'-0"



STREET VIEW 1



STREET VIEW 2



STREET VIEW 3

PREMISES "A"

ONE THEREOF SITUATE On the Westerly side of Second Street at the distance of 78 feet 2 inches Southwardly from the Southerly side of Diamond Street in the 18th (formerly part of the 19th) Ward of the City of Philadelphia.

CONTAINING In front or breadth on the said Second Street 12 feet and extending of that width in length or depth Westwardly between lines parallel at right angles with the said Diamond Street 61 feet.

BEING Known as No. 2054 North 2nd Street.

PREMISES "B"

ONE OTHER THEREOF SITUATE in the 18th (formerly part of the 19th) Ward of the City of Philadelphia, and described according to a certain Survey and Plan thereof made by John H. Robinson, Esq. Surveyor and Regulator of the 6th District on 6/5/1950, as follows, to wit:

BEGINNING at a point on the West side of Second Street at the distance of 66 feet Southward from the South side of Diamond Street.

CONTAINING In front or breadth on the said Second Street, 12 feet and extending of that width in length or depth Westward between parallel lines at right angles with the said Second Street, 60 feet, 10-1/2 inches.

BEING Known as No. 2056 North 2nd Street.

PREMISES "C"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements erected thereon, situate in the 18th Ward of the City of Philadelphia, and described in accordance with a Site Plan (217-131/#FF-1360) made 5/10/2017, for Cesar Ferreira, by Frank J. Morelli, PLS, Survey Bureau Manger, as follows:

BEGINNING AT A POINT on the westerly side of Second Street (On City Plan 60' wide, Legally Open 50' wide), measured S 11 degrees 08'00" W, at a distance of 52.000' from the intersection of the said westerly side of Second Street and the southerly side of Diamond Street (50' wide);

Thence extending S 11 degrees 08'00" W, along the said westerly side of Second Street the distance of 14.000' to a point;

Thence extending N 78 degrees 39'00" W, the distance of 121.750' to a point on the easterly side of Philips Street (30' wide);

Thence extending N 11 degrees 08'00" E, along the said easterly side of Philips Street the distance of 11.534' to a point, on the southerly side of 3.00' wide alley, which extends eastwardly to a terminus;

Thence extending S 78 degrees 50'58" E, partly along said 3.000' wide alley, the distance of 62.000' to a point;

Thence extending N 11 degrees 08'00" E, the distance of 2.250' to a point, on the terminus of a second 3.00' wide alley, which extends northwardly to the said southerly side of Diamond Street;

Thence extending S 78 degrees 39'00" E, partly along the terminus of said second 3.00' wide alley, the distance of 59.750' to a point on the said westerly side of Second Street, being the FIRST MENTIONED POINT AND PLACE OF BEGINNING.

CONTAINING IN AREA 1,558 Square Feet or 0.03576 Acres.

BEING known as No. 2058 North 2nd Street on the above mentioned plan.

PREMISES "D"

ONE OTHER THEREOF lot or piece of ground SITUATE on the West side of Second Street in the 18th (formerly part of the 19th) Ward of the City of Philadelphia at the distance of 445 feet North of the Northerly side of Norris Street.

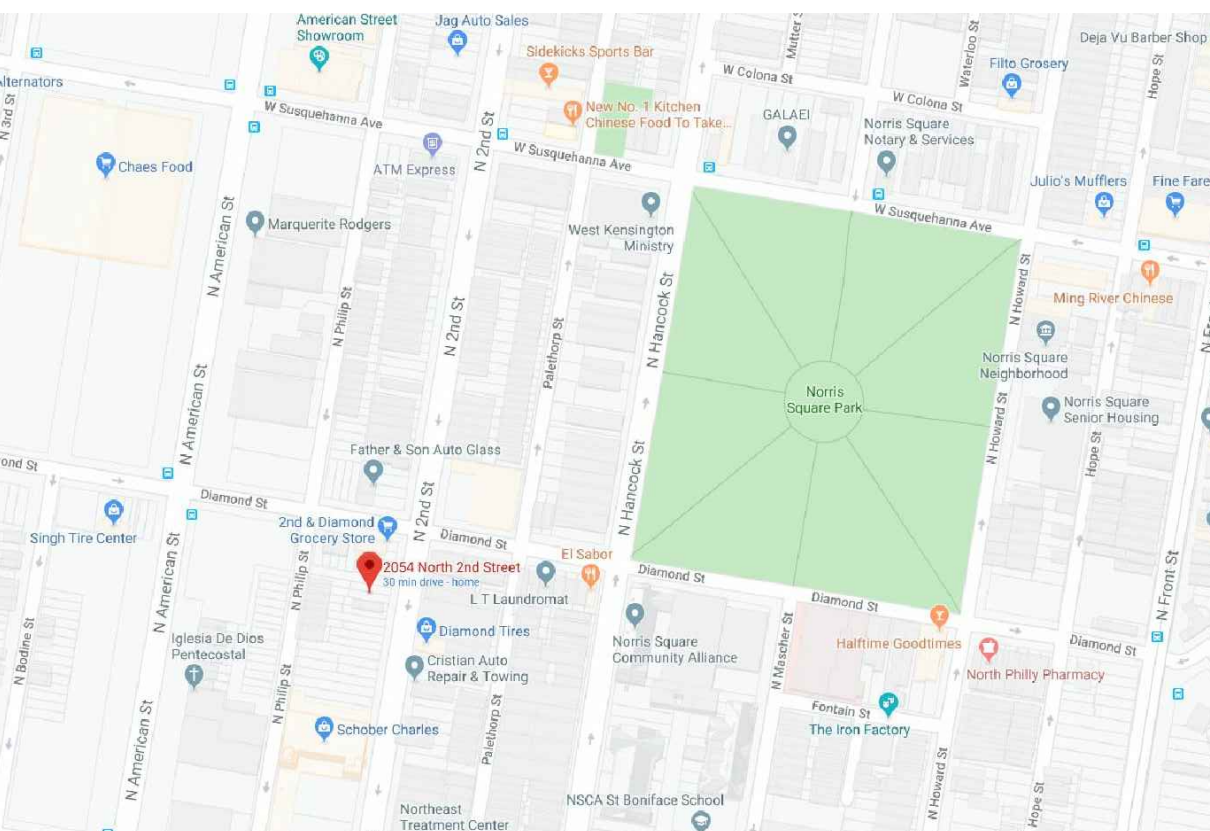
CONTAINING in front or breadth on said Second Street 12 feet and extending in depth between lines parallel to said Second Street 56 feet, 9 inches.

BEING Known as No. 2060 North 2nd Street.

Being as to Premises A to D the same premises which Jewell Williams, Sheriff of the County of Philadelphia by Deed Poll dated 11/23/2016 and recorded 12/8/2016 in Philadelphia County as Document No. 53146098 conveyed unto 2054-60 2nd St, LLC (EIN 81-4143792) , in fee.

Being as to Premises A to D the same premises which 2054-60 2nd St., LLC (EIN 81-4143792) by Deed of Correction dated 6/12/2017 and recorded 6/13/2017 in Philadelphia County as Document No. 53224211 conveyed unto 2054-60 2nd St., LLC (EIN 81-4143792), in fee. (\$1.00 Consideration)

DEED



AERIAL VIEW



PLATO MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
Philadelphia, PA 19106
267-866-0931 OFFICE
866-869-2260 FAX
610-207-7678 CELL
plato@plato-studio.com



OWNER:

AHMED MUSED



Know what's below.
Call before you dig.



ISSUED BY:
PLATO A. MARINAKOS JR. ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK (X) ONE BOX ONLY ☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING,
SIGNED AND DATED TO OUR OFFICE LOCATION.

2054 N 2ND STREET,
PHILADELPHIA, PA 19122

ZONING PLAN.

Project number 2054 N 2nd Street

Date 11-17-2019

Drawn by Alexandr Stratila

Checked by

Z-2

Scale As indicated

APPROVED
FOR ZONING ONLY
01/06/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CORRECTION OR ADDITION, PLEASE ADVISE THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2021-000154

LOCATION OF WORK 2054 N 2ND ST Consolidated Lot , Philadelphia, PA 19122	PERMIT FEE \$672.00	DATE ISSUED 12/8/2020
	ZBA CALENDAR	ZBA DECISION DATE 12/8/2020
	ZONING DISTRICTS RSA5, CMX2	

PERMIT HOLDER

APPLICANT
Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC 107 S 2nd Street2nd floorPhiladelphia, PA 19106USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.

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

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
Maximum 13 residential units.

 **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-2021-000154

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2054 N 2ND ST Consolidated Lot , Philadelphia, PA 19122

ADDITIONAL USE DETAILS

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

FOR USE AS THIRTEEN (13) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING), ONE (1) VACANT COMMERCIAL SPACE ALONG 100% OF THE GROUND FLOOR FRONTAGE (2ND ST FRONT) AND 30'-0" DEEP (**USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY**). **APPROVED BY VARIANCE ON APPLICATION ZP-2020-001860**

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.