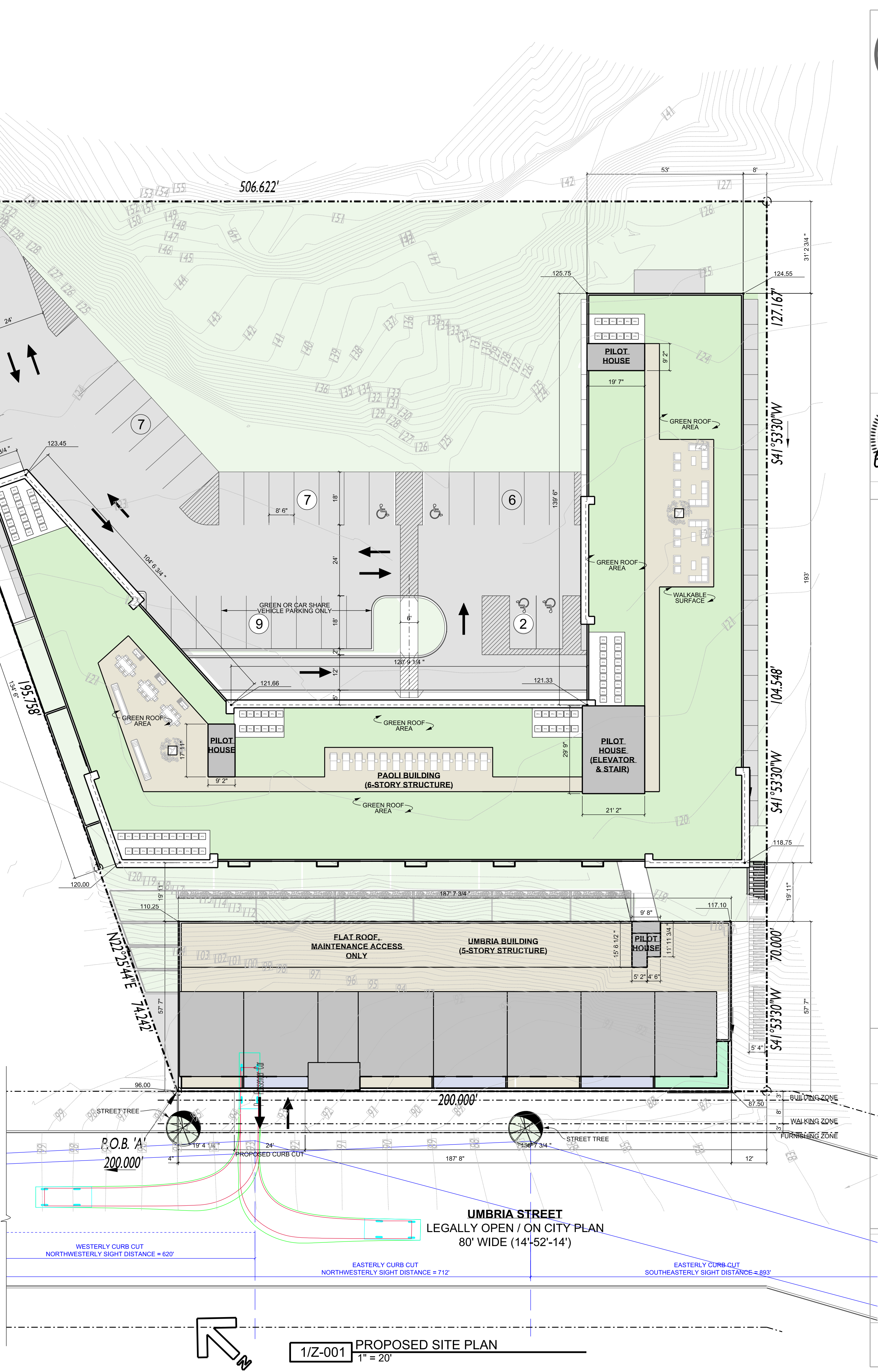




Applied Electronically by L&J User:

ZONING INFORMATION				
PROJECT: INDUSTRY LOFTS				
ADDRESS: 115-121 PAOLI AVENUE & 5001 UMBRIA STREET PHILADELPHIA PA 19128				
APPLICABLE ZONING + BUILDING CODES: THE PHILADELPHIA CODE 2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE PHILADELPHIA PLUMBING CODE				
DIMENSIONAL STANDARDS FOR INDUSTRIAL DISTRICTS (TABLE 14-701-4): ZONING CLASSIFICATION ICMX INDUSTRIAL COMMERCIAL MIXED USE				
	REQUIRED	UMBRIA BUILDING	PAOLI BUILDING	TOTAL
MAXIMUM OCCUPIED AREA (% OF LOT)	100	13	25	38
MINIMUM FRONT YARD DEPTH (FT.)	0 (3)	0	78	-
MINIMUM SIDE YARD WIDTH, EACH (FT.)	8 IF USED (3)	8	12'	-
MINIMUM REAR YARD DEPTH (FT.)	8 IF USED (3)	244'-1 5/8"	31'-2 3/4"	-
MAXIMUM HEIGHT (FT.)	60	41'-11 1/2"	58'-7 13/16	-
MAXIMUM FLOOR AREA RATIO (% OF LOT AREA)	500	65	153	218
NUMBER OF UNITS	-	53	125	178
REQUIRED CAR PARKING	89	22	92	114
REQUIRED BIKE PARKING	60	20	40	60
PROPOSED BUILDING				
TOTAL LOT AREA	85,859.19 SF			
PROPOSED BUILDING COVERAGE	33,039.26 SF			
PAOLI BUILDING	21,887.29 SF			
UMBRIA BUILDING	11,151.97 SF			
PROJECT DESCRIPTION				
NEW LOT CONSOLIDATION OF 115-121 PAOLI AVE & 5001 UMBRIA STREET. 2 NEW BUILDINGS PROPOSED WITH SURFACE PARKING. UMBRIA BUILDING TO BE A 5-STORY STRUCTURE WITH 1 COMMERCIAL UNIT AND 53 RESIDENTIAL UNITS. PAOLI BUILDING TO INCLUDE AMENITY SPACES AND 125 RESIDENTIAL UNITS.				

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
Jeanien Wilson
ON: January 25, 2021
FOR CHIEF HIGHWAY ENGINEER



STUDIO C
ARCHITECTURE, LLC



RA406747

INDUSTRY LOFTS
115-121 PAOLI AVE & 5001 UMBRIA STREET
PHILADELPHIA PA 19128

DATE	10.30.20
ZONING SUBMISSION	06.11.20
ZONING REVISION 1	01.06.21
ZONING REVISION	

PROPOSED ZONING PLAN

Z-001



1/Z-001 PAOLI BLDG NORTH ELEVATION
1/16" = 1'-0"



2/Z-001 PAOLI BLDG NORTHEAST ELEVATION
1/16" = 1'-0"



3/Z-001 PAOLI BLDG SOUTH ELEVATION
1/16" = 1'-0"



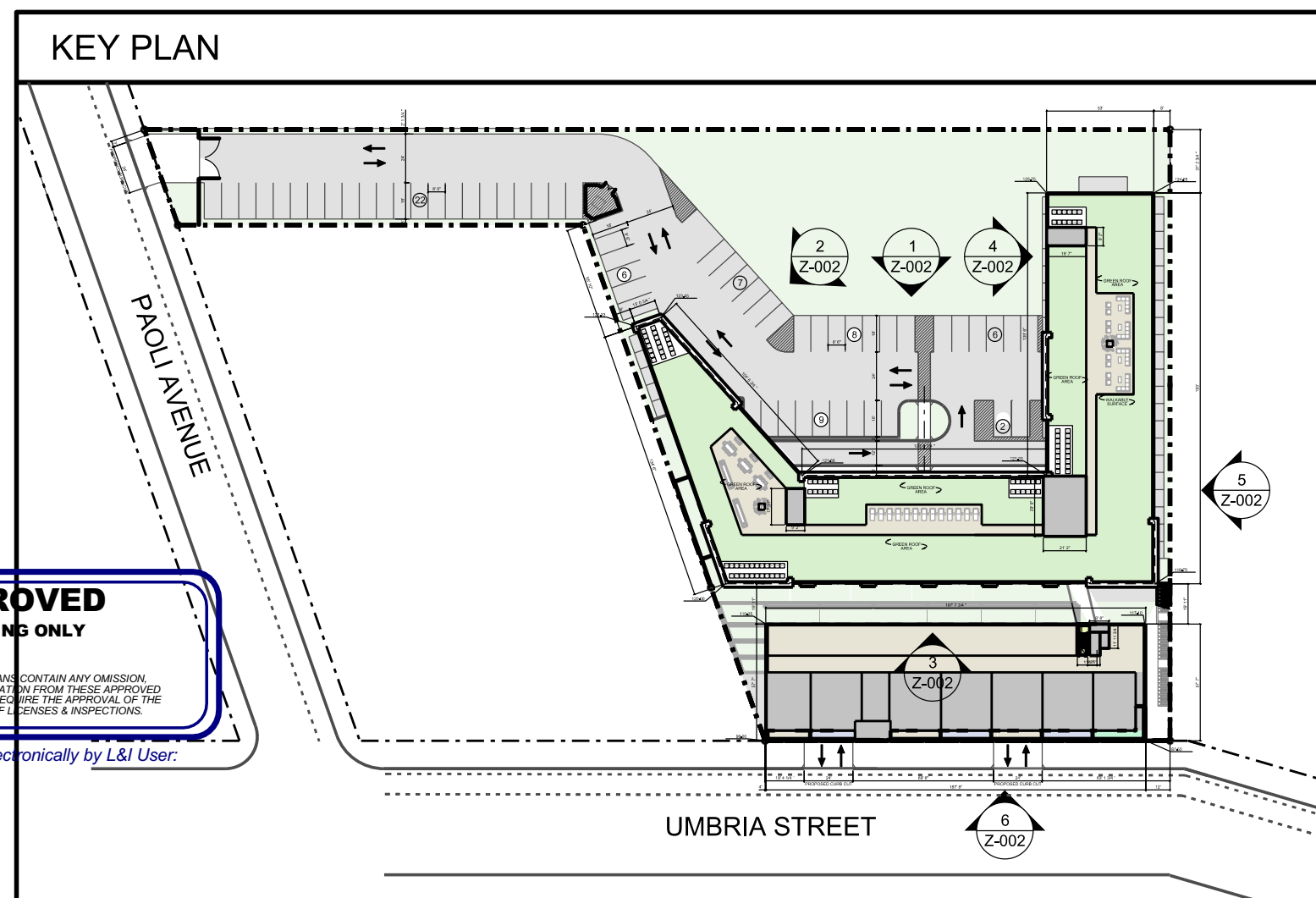
4/Z-001 PAOLI BLDG WEST ELEVATION
1/16" = 1'-0"



5/Z-001 PAOLI/UMBRIA BLDG EAST ELEVATION
1/16" = 1'-0"



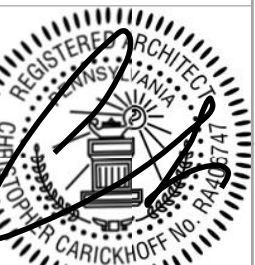
6/Z-001 UMBRIA BLDG SOUTH ELEVATION
1/16" = 1'-0"



APPROVED
FOR ZONING ONLY
08/19/21
WHEN YOUR PLANS CONTAIN ANY DIMENSION, COLOR, OR OTHER INFORMATION, PLEASE ADVISE THE DEPARTMENT OF CITY PLANNING AND DEVELOPMENT OF CHANGES AND PROJECTIONS.
Applied Electronically by L&L User



STUDIO C
ARCHITECTURE, LLC



RA406747

INDUSTRY LOFTS
115-121 PAOLI AVE & 5001 UMBRIA STREET
PHILADELPHIA PA 19128

DATE	05.15.20	06.11.20
ZONING SUBMISSION		
ZONING REVISION 1		
ISSUE		

PROPOSED
UMBRIA
BUILDING
ELEVATIONS

Z-002

APPROVED

FOR ZONING ONLY

08/19/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CORRECTION OR DISCREPANCY FROM THESE APPROVED
PLANS, YOU SHALL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:

1/Z-003

PROPOSED PARKING & STREETS PLAN
1" = 40'

STUDIO C
ARCHITECTURE, LLC

RA406747

INDUSTRY LOFTS
115-121 PAOLI AVE & 5001 UMBRIA STREET
PHILADELPHIA PA 19128

DATE	10.30.20
DATE	01.06.21
ISSUE	
ZONING SUBMISSION	
ZONING REVISION 1	

PROPOSED
STREETS
PLAN

Z-003

SHEET SIZE _ ARCH D _ 24" x 36"

Zoning Permit

Permit Number ZP-2021-010086

LOCATION OF WORK 5001 UMBRIA ST Premises D, Philadelphia, PA 19128-4301	PERMIT FEE \$572.00	DATE ISSUED 8/19/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

APPLICANT
WILLIAM OBRIEN DBA: MANAYUNK LAW OFFICE 4322 Main Street P.O. Box 4603 PHILADELPHIA, PA 19127 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF TWO (2) STRUCTURES (UMBRIA BUILDING AND PAOLI BUILDING). THE PAOLI BUILDING INCLUDES A ROOF DECK WITH THREE (3) ROOF ACCESS STRUCTURE. THE UMBRIA BUILDING INCLUDES ONE (1) ROOF ACCESS STRUCTURE FOR MAINTENANCE ONLY (NO ROOF DECK). SIZE AND LOCATION AS SHOWN ON 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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-010086

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5001 UMBRIA ST Premises D, Philadelphia, PA 19128-4301

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY DWELLING UNIT (125 FAMILIES) IN THE PAOLI BUILDING AND FOR ONE (1) VACANT SPACE AND MULTI-FAMILY HOUSEHOLD LIVING (53 FAMILIES) IN THE UMBRIA BUILDING. FOR A TOTAL OF ONE VACANT COMMERCIAL SPACE AND MULTI-FAMILY HOUSEHOLD LIVING (178 FAMILIES). FOR ACCESSORY OFF-STREET PARKING WITH A TOTAL OF 110 PARKING SPACES INCLUDING 6 ACCESSIBLE SPACES. SIZE AND LOCATION AS SHOWN ON PLANS.

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.