

2 BUILDING SECTION ALONG CHESTNUT STREET
Z-0 SCALE: 1/8"=1'-0"

8 LYNAM LOOKOUT DRIVE
NEWARK , DE 19702
bhasmazumdar12@yahoo.com
t: 302.456.1943 (o)

REGISTERED ARCHITECT
PENNSYLVANIA
SUBHAS MAZUMDAR No. 402467

t: 215. 360.7811

[illegible]

4211 Chestnut St,
Philadelphia, PA 19104

A-1



Applied Electronically by L&I User

8 LYNAM LOOKOUT DRIVE
NEWARK , DE 19702

subhasmazumdar12@yahoo.com
t: 302.456.1943 (o)

SEAL



OWNER

4211 Chestnut LLC

**109 Bay Hill Drive,
Blue Bell, Pa19422**

t: 215. 360.7811

[illegible]

**PROPOSED NEW
CONSTRUCTION OF A
MODERATE INCOME
RESIDENTIAL BUILDING**

PROJECT LOCATION

4211 Chestnut St,
Philadelphia, PA 19104

BLOCK: -

LOT: -

SHEET TITLE :

2ND. -7TH. FLOOR PLAN

PROJECT NO. HZ-1-2021

SCALE : AS NOTED

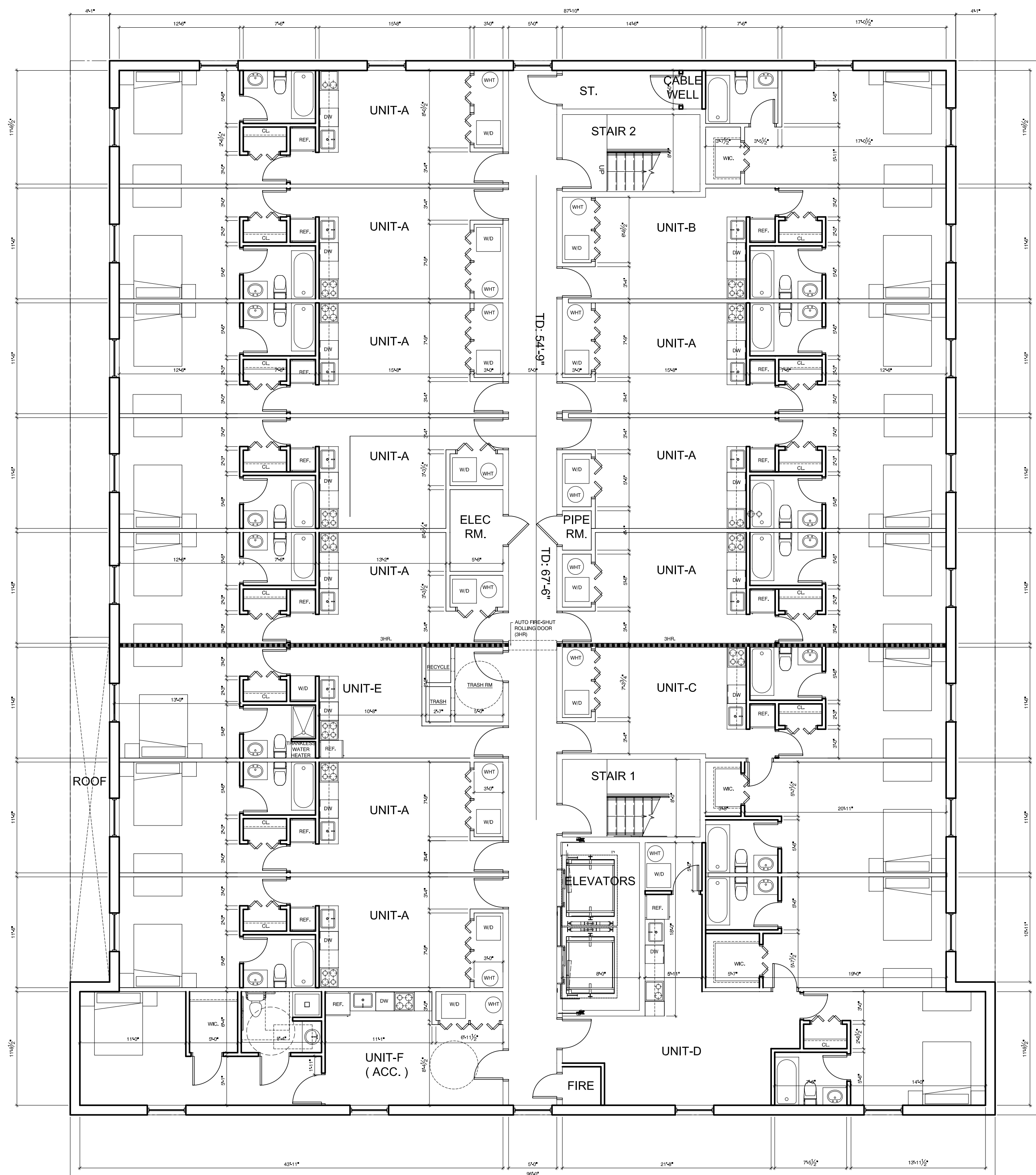
DATE : 3-14-2021

DRAWN BY : RR

REVIEWED BY: SS

SHEET NO.

A-2



1 2ND. -7TH. FLOOR PLAN (15 UNITS/FLOOR)
A-2 8CM F: 1/4"=1'-0"

A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "08/02/21" below that. At the bottom, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." Below the stamp, the text "Applied Electronically by I&I User" is visible.

Applied Electronically by L&I User

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**PROPOSED NEW
CONSTRUCTION OF A
MODERATE INCOME
RESIDENTIAL BUILDING**

PROJECT LOCATION

4211 Chestnut St,
Philadelphia, PA 19104

BLOCK: -

LOT: -

SHEET TITLE :

FRONT & RIGHT
ELEVATIONS

PROJECT NO. HZ-1-2021

SCALE : AS NOTED

DATE : 3-14-2021

DRAWN BY : RR

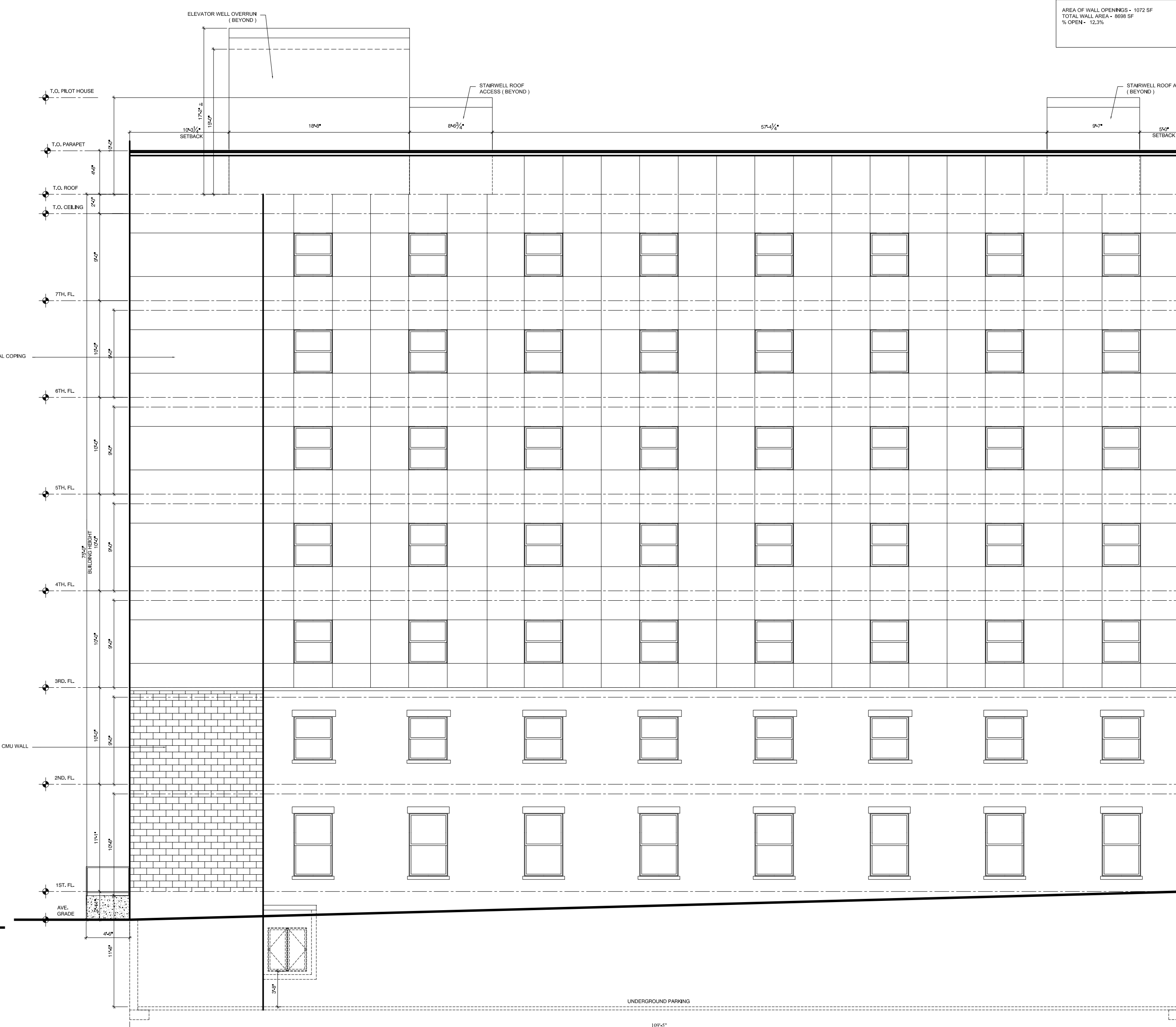
REVIEWED BY: SS

SHEET NO.

A-3



1 FRONT ELEVATION
A-3 SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION
A-3 SCALE: 1/4"=1'-0"

A rectangular stamp with a blue border. The text inside reads: **APPROVED**
FOR ZONING ONLY
08/02/21
WHEN YOUR PLANS CONTAIN ANY OMISSION,
SUBJECT TO CANCELLATION FROM THE APPROVED
PLANS, IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User

subhasmazumdar12@yahoo.com
t: 302.456.1943 (o)

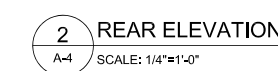
REGISTERED ARCHITECT
PENNSYLVANIA
SUBHAS MAZUMDAR No. 402467

t: 215. 360.7811

[illegible]

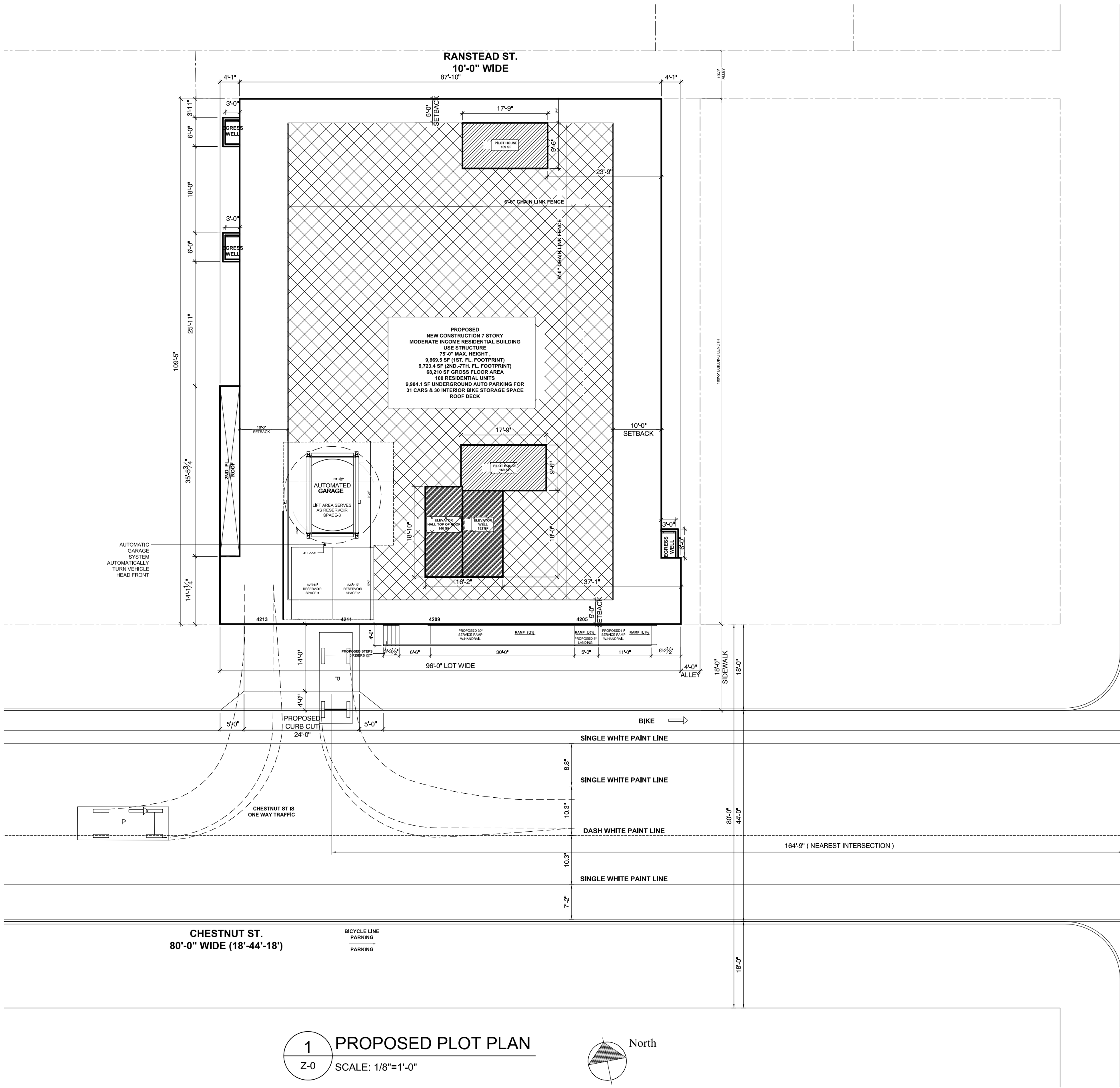
4211 Chestnut St,
Philadelphia, PA 19104

A-4



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large, bold, black capital letters; "FOR ZONING ONLY" in smaller, bold, black capital letters; "08/02/21" in bold, black capital letters; and a paragraph of smaller text: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&I User:" in blue italicized font.

Applied Electronically by L&I User:



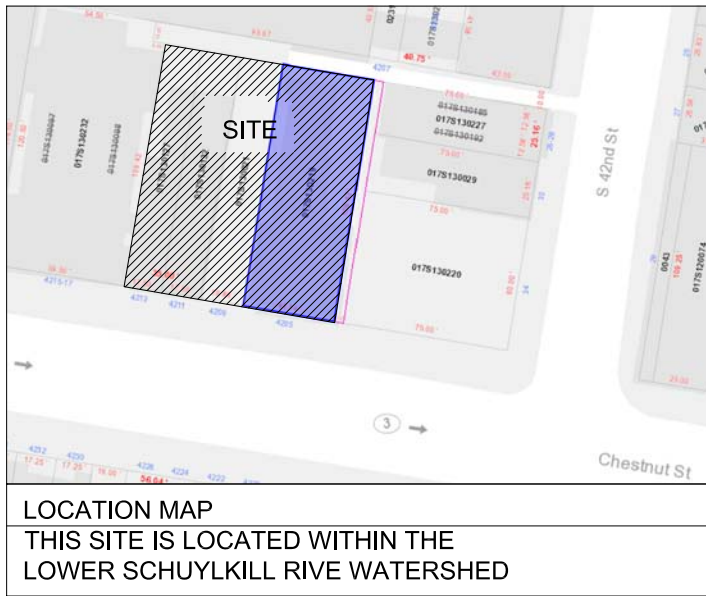
ZONING DATA		
CMX-4 ZONING 9DISTRICT	REQUIRED	PROPOSED
MULTIFAMILY	MULTIFAMILY	100 UNITS
LOT WIDTH	NO REQUIREMENT	96'-0"
LOT AREA	NO REQUIREMENT	10,512 SF (US)
OCCUPIED AREA	100% MAX	94.1% (9,896.5 SF)
OPEN AREA	NO REQUIREMENT	5.9% (615.5 SF)
FRONT YARD	NO REQUIREMENT	N/A
SIDE YARD	NO REQUIREMENT	N/A
REAR YARD DEPTH	NO REQUIREMENT	N/A
HEIGHT	NO REQUIREMENT	75'-0" MAX.
ALLOWABLE FAR FOR CMX-4 (500%)	52,560 SF	52,560 SF
MODERATE INCOME BONUS FAR (150%)	15,768 SF	15,688 SF
TOTAL ALLOWABLE FAR (650%)	68,328SF	68,210 SF (649%)
NOTES:		
MODERATE INCOME BONUS PAYMENT TO THE CITY TOTAL:15,768 x \$25 = \$394,200		

OCCUPANCY TYPE: 100 DWELLINGS
CELLAR: 31 AUTO PARKING & UTILITY

ZONING CLASSIFICATION : CMX-4

FLOOR AREA:	
1ST. FLOOR	9,869.5 SF
2ND. FLOOR	9,723.4 SF
3RD. FLOOR	9,723.4 SF
4TH. FLOOR	9,723.4 SF
5TH. FLOOR	9,723.4 SF
6TH. FLOOR	9,723.4 SF
7TH. FLOOR	9,723.4 SF
TOTAL GROSS FLOOR AREA	68,210 SF

SCOPE OF WORK:
PROPOSED
NEW CONSTRUCTION 7 STORY
MODERATE INCOME RESIDENTIAL BUILDING
USE STRUCTURE
75'-0" MAX. HEIGHT
9,869.5 SF (1ST. FL. FOOTPRINT)
9,723.4 SF (2ND.-7TH. FL. FOOTPRINT)
68,210 SF GROSS FLOOR AREA
100 RESIDENTIAL UNITS
9,904.1 SF UNDERGROUND AUTO PARKING FOR
31 CARS & 20 INTERIOR BIKE STORAGE SPACE
ROOF DECK



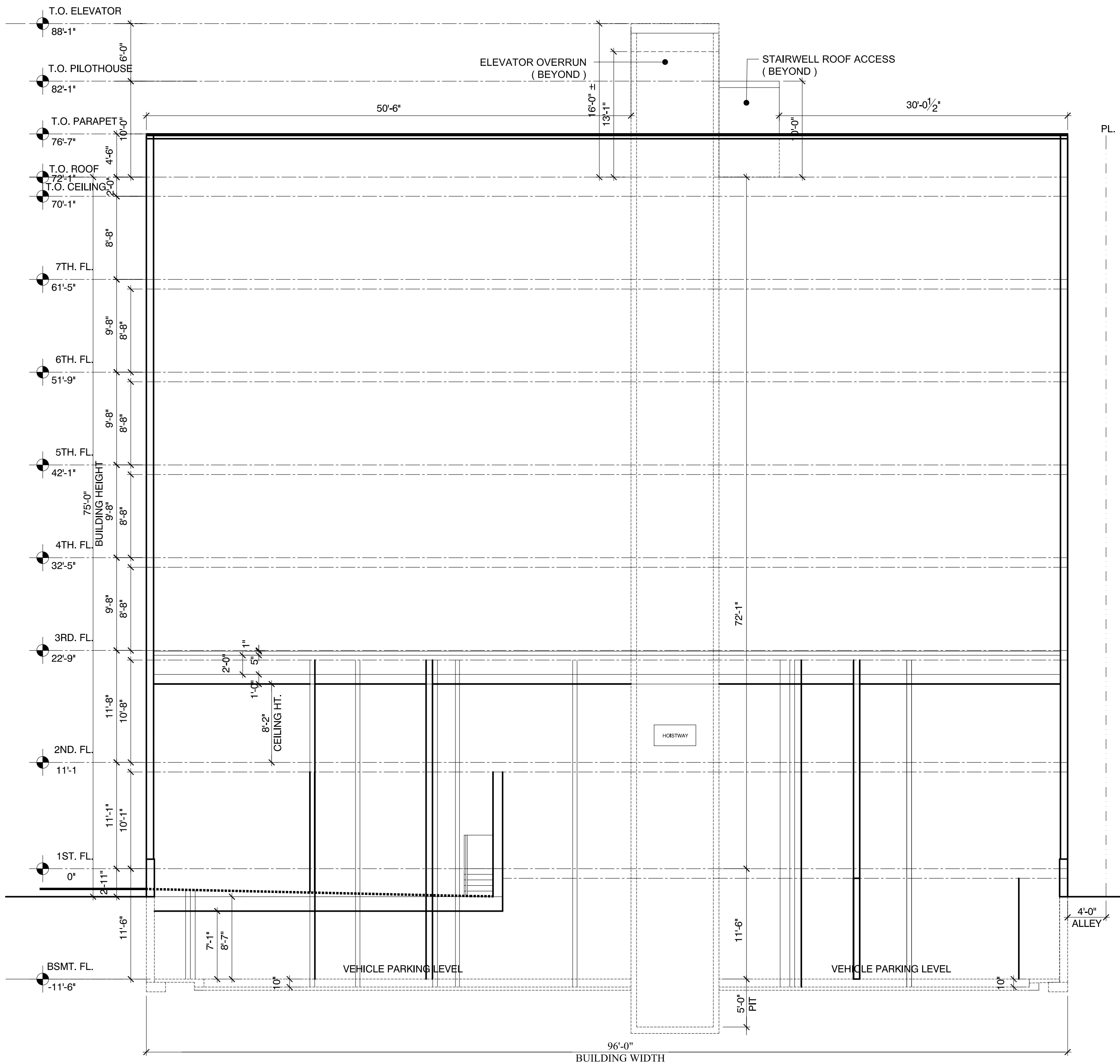
0 LOCATION MAP
Z-0 SCALE: N.T.S

Table 14-701-5: Sky Plane Requirements by Street				
A. Regulated Street Frontage	Width (ft.)	B. Height Threshold (ft. above sidewalk)	Proposed Height (ft. above sidewalk)	C. Regulated Height Interval (ft. above sidewalk)
Chestnut Street	80	110	75	< 110

REQUIRED PARKING IN COMMERCIAL DISTRICT (Table 14-802-2)

Residential Use Category

Household Living	Required	Provided
	3 per 10 units	31 spaces (100 units)



2 BUILDING SECTION ALONG CHESTNUT STREET
Z-0 SCALE: 1/8"=1'-0"

ARCHITECT
SUBHAS MAZUMDAR

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SEAL



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△ DATE	DESCRIPTION

PROPOSED NEW
CONSTRUCTION OF A
MODERATE INCOME
RESIDENTIAL BUILDING

PROJECT LOCATION

4211 Chestnut St,
Philadelphia, PA 19104

BLOCK: -

LOT: -

SHEET TITLE :

SITE PLAN &
ELEVATIONS

PROJECT NO. HZ-1-2021

SCALE : AS NOTED

DATE : 10-21-2021

DRAWN BY : RR

REVIEWED BY: SS

SHEET NO.

AMD
Z-0

APPROVED
FOR ZONING ONLY
11/12/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION
CHANGES OR REVISIONS FROM THESE APPROVED
PLANS, YOU MUST OBTAIN THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTION.

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DATE	DESCRIPTION
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RESIDENTIAL BUILDING

PROJECT LOCATION

4211 Chestnut St,
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BLOCK: -

LOT: -

SHEET TITLE:

BASEMENT & 1ST.
FLOOR PLANS

PROJECT NO. HZ-1-2021

SCALE: AS NOTED

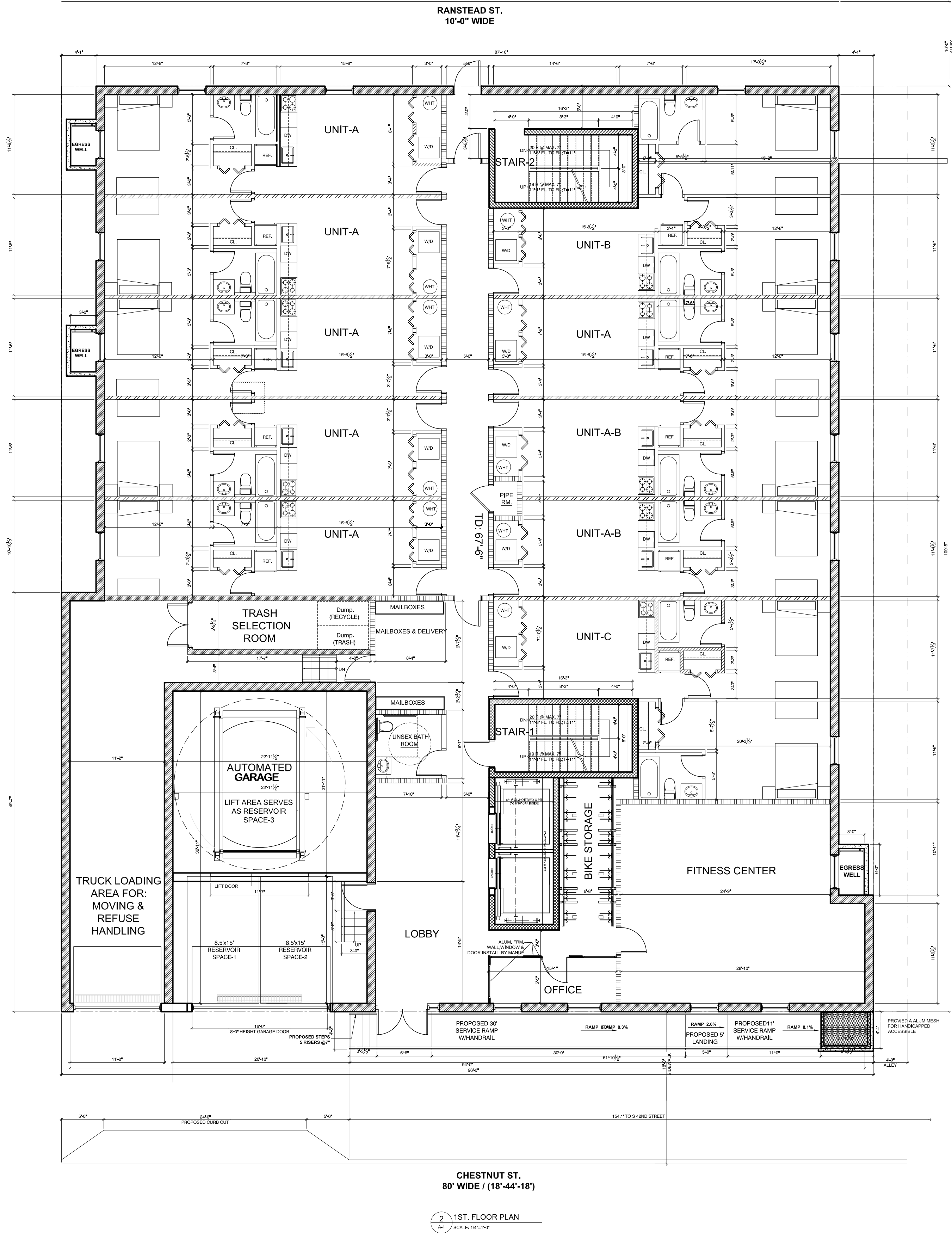
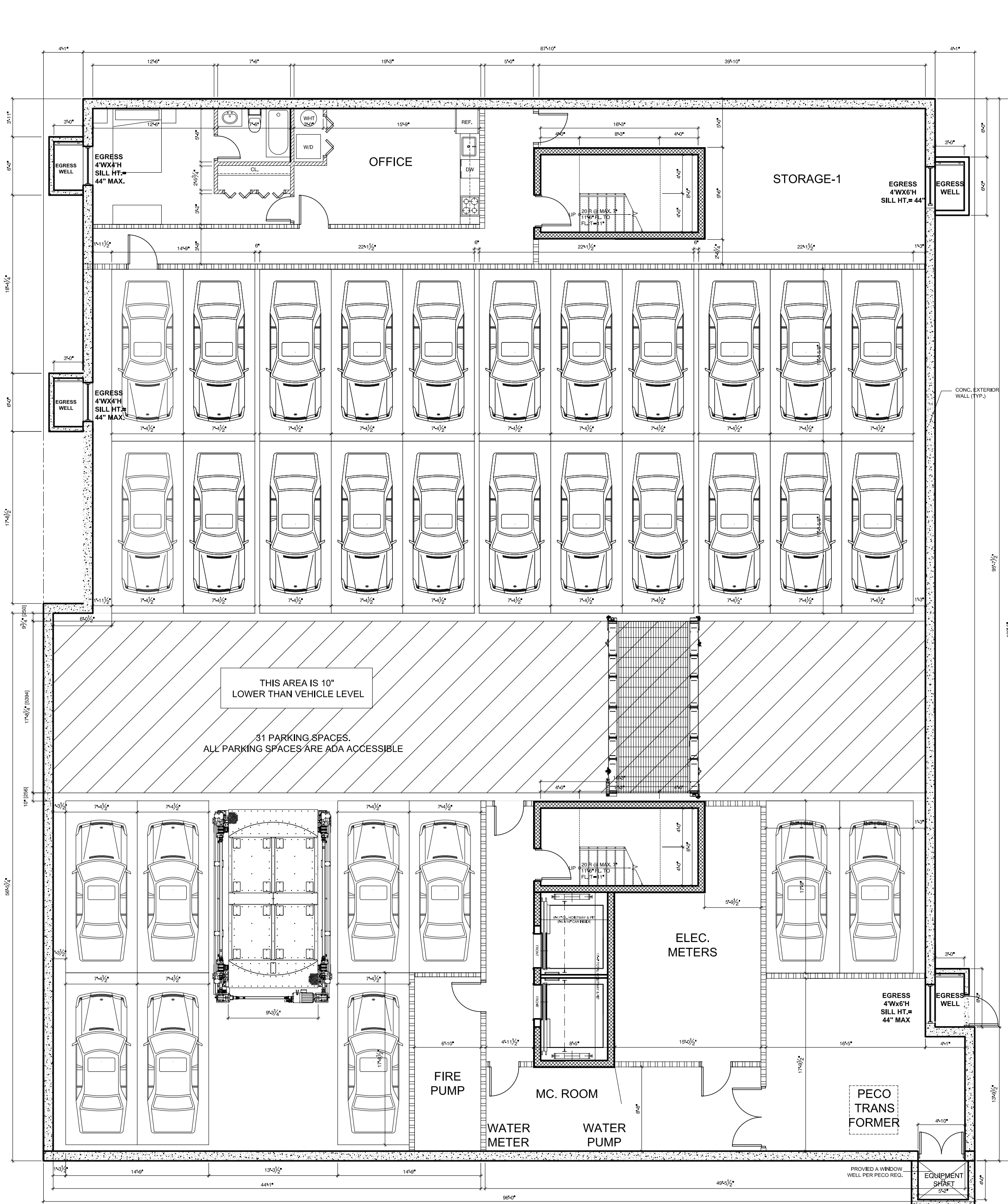
DATE: 10-21-2021

DRAWN BY: RR

REVIEWED BY: SS

SHEET NO.

AMD
A-1



APPROVED
FOR ZONING ONLY
11/12/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRADICTION OR ERROR, YOU SHALL BE RESPONSIBLE
FOR CORRECTING THEM PRIOR TO THE NEXT REVISION.
THESE PLANS ARE THE PROPERTY OF THE ARCHITECT.
NO PART OF THESE PLANS MAY BE REPRODUCED OR
TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT.

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BLOCK: -

LOT: -

SHEET TITLE :

2ND. -7TH. &
PILOT HOUSE
FLOOR PLAN

PROJECT NO. HZ-1-2021

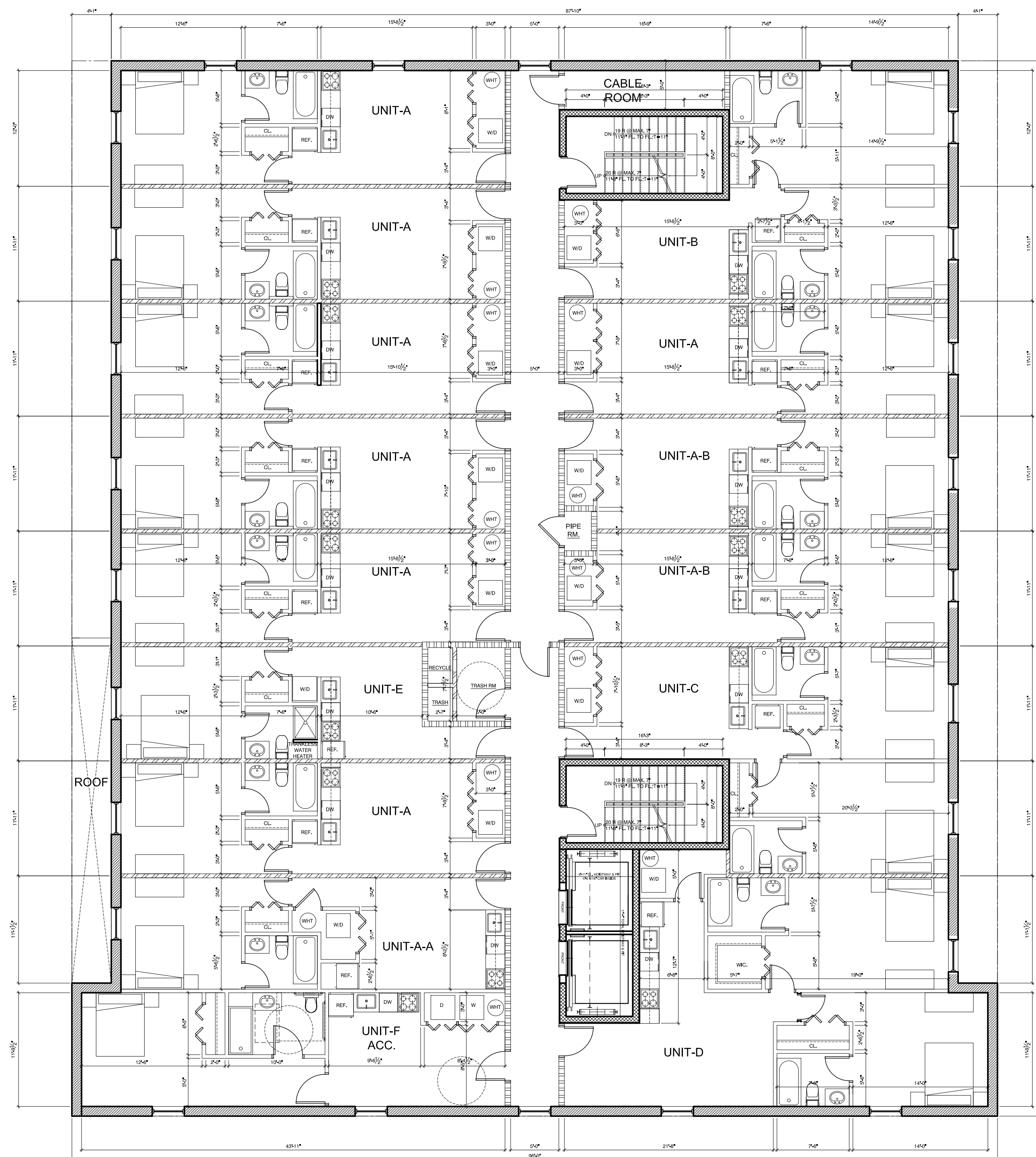
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DATE : 10-21-2021

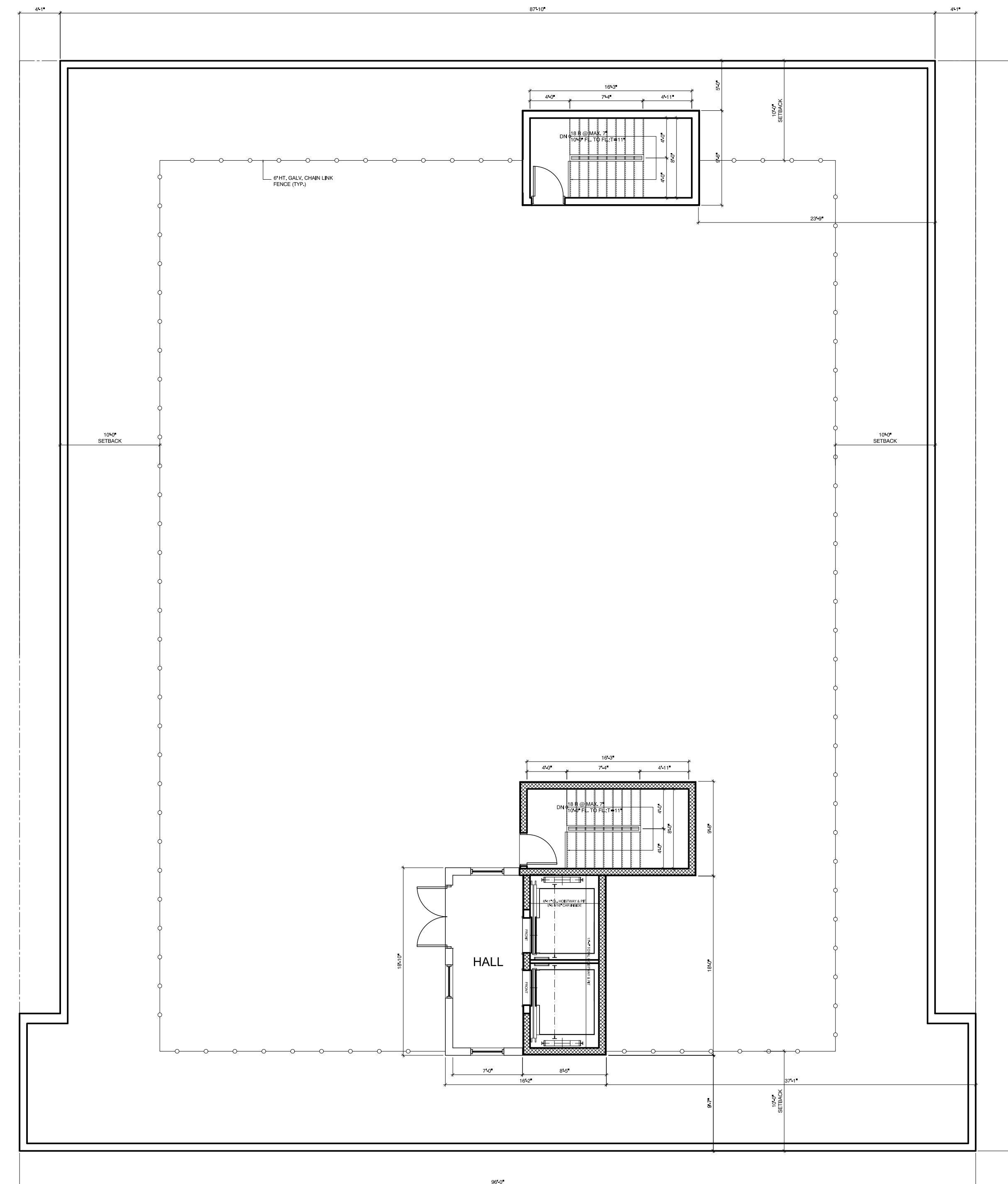
DRAWN BY : RR

REVIEWED BY: SS

SHEET NO.

AMD
A-2

1 2ND. -7TH. FLOOR PLAN (15 UNITS/FLOOR)
A-2 SCALE: 1/4"=1'-0"



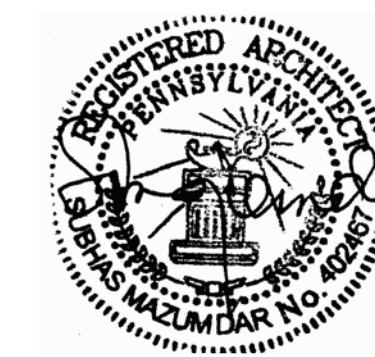
2 PILOT HOUSE PLAN
A-2 SCALE: 1/4"=1'-0"



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NEWARK , DE 19702

SEAL



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[illegible]

PROJECT LOCATION

BLOCK: -

LOT: -

SHEET TITLE :

FRONT & RIGHT
ELEVATIONS

PROJECT NO. HZ-1-2021

SCALE : AS NOTED

DATE : 10-21-2021

DRAWN BY : RR

REVIEWED BY: SS

SHEET NO.

AMD
A-3

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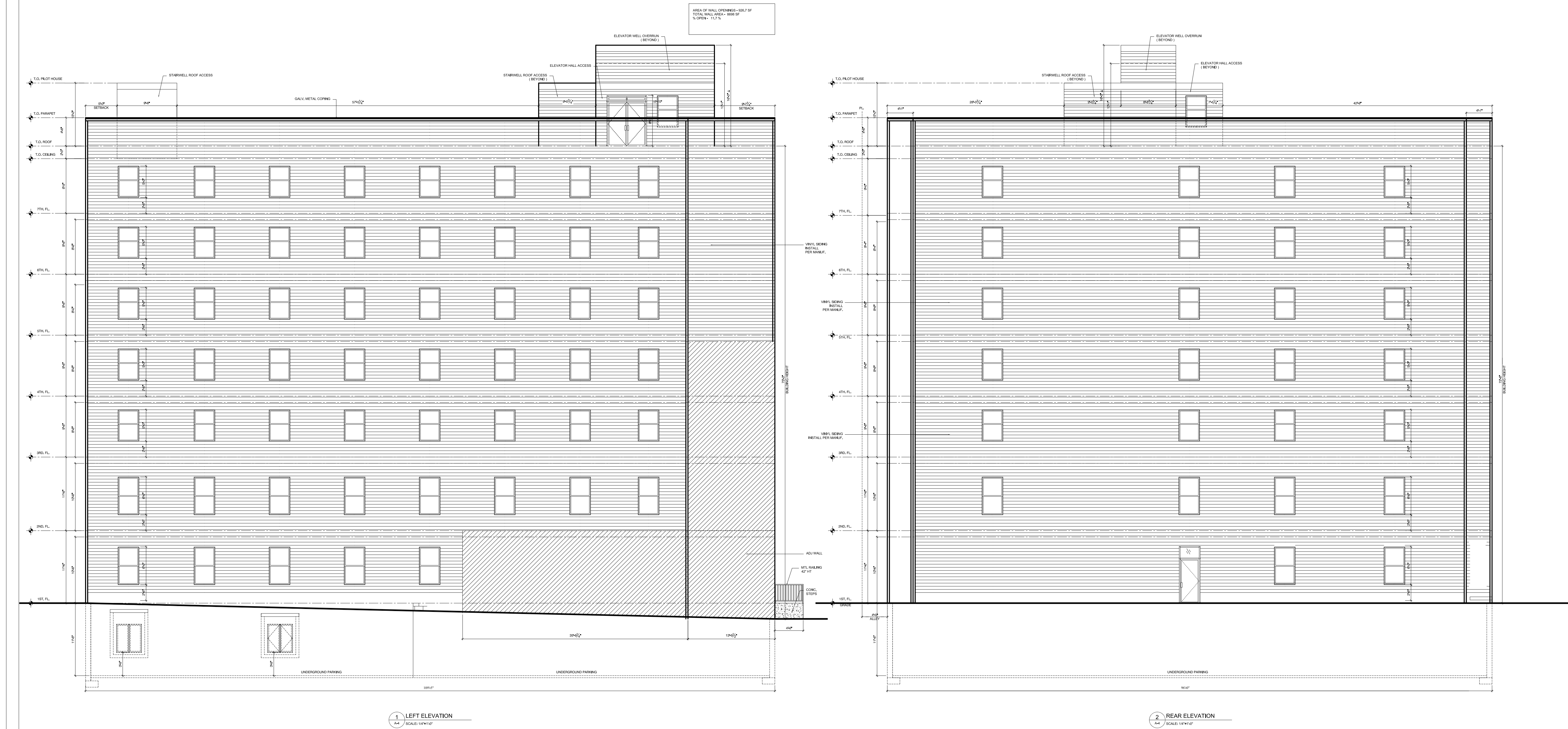
REGISTERED ARCHITECT
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AMD
A-4



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Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2021-006230

LOCATION OF WORK 4211 CHESTNUT ST, Philadelphia, PA 19104-3014	PERMIT FEE \$1,394.00	DATE ISSUED 8/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 4211 CHESTNUT LLC	4211 CHESTNUT ST PHILADELPHIA, PA 19104-
------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, WITH MODERATE INCOME HOUSING BONUS, WITH PILOTHOUSES TO ACCESS ROOF DECK, MECHANICAL ACCESS PARKING GARAGE AT BASEMENT LEVEL AND CLASS IA BICYCLE PARKING ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. AMENDMENT APPROVED ON 11/12/2021: FOR THE REDUCTION IN PARKING SPACES TO A TOTAL OF THIRTY-ONE (31)
--

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-2021-006230

SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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Zoning Permit

Permit Number ZP-2021-006230

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4211 CHESTNUT ST, Philadelphia, PA 19104-3014

ADDITIONAL USE DETAILS

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

FOR USE AS HOUSEHOLD LIVING (ONE-HUNDRED (100) 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.