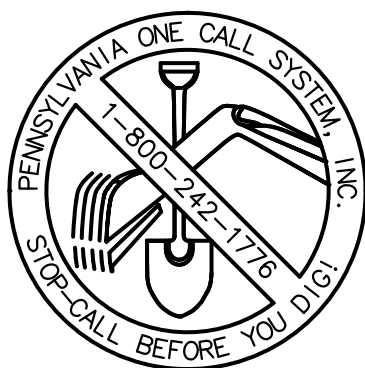


NEW MIXED USE / MULTI FAMILY RESIDENCE

448-456 RHAWN STREET, PHILADELPHIA, PENNSYLVANIA
PROPOSED (86) FAMILY (4) STORY DETACHED STRUCTURE



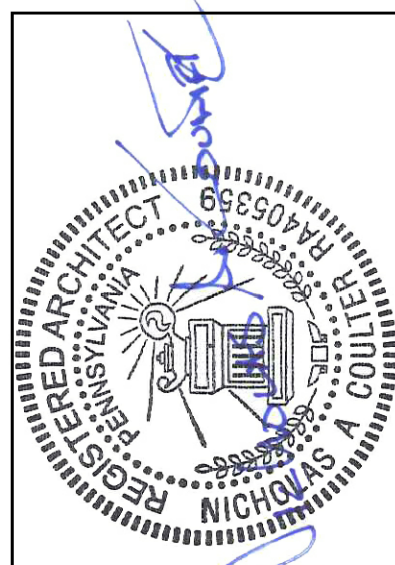
THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 207 OF 1974 AS AMENDED BY ACT 107 OF 1986
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20211391517

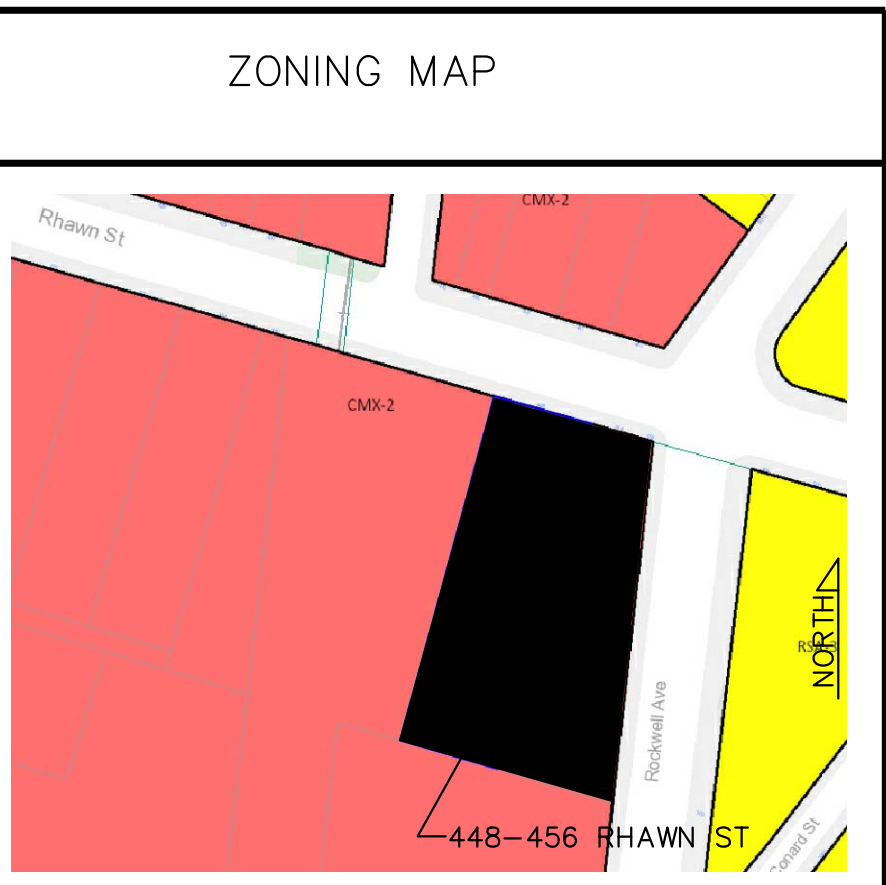
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF PENNSYLVANIA LEGISLATIVE ACT 207 OF 1974 AS AMENDED BY ACT 107 OF 1986 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 14 NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19136
(t) 215-833-9256 (e) hukung77@gmail.com



ZONING CODE FOR THE CITY OF PHILADELPHIA CMX-2 DISTRICT SUMMARY FOR PROPERTY 448-456 RHAWN ST		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	
PERMITTED USE BY RIGHT	MULTI FAMILY RESIDENTIAL	(4) STORY (86) FAMILY DWELLING (69 BASE UNITS X 1.25 GREEN ROOF BONUS)
LOT WIDTH	N/A	115'-8 5/8"
LOT AREA	N/A	33,727.5 SQ. FT.
OPEN AREA	NOT LESS THAN 20%	9,994.5 SQ. FT. = 29.63%
OCCUPIED AREA	80%	23,733 SQ. FT. = 71.37%
FRONT YARD SETBACK	N/A	N/A
SIDE YARD SETBACK	N/A	12'-3 1/2"
REAR YARD SETBACK	10% LOT DEPTH	25'-7 1/2" & 28'-9 1/4"
HEIGHT REGULATIONS	MAX BUILDING HEIGHT 35'-0"	35'-0"
PARKING	N/A	34 (2 ACCESSIBLE)
BICYCLE PARKING	1:3 RATIO	30 PROVIDED IN ACCESSIBLE LOCATION IN GARAGE
LANDSCAPING	10%	(2) EASTERN RED CEDAR (JUNIPERUS VIRGINIA) IN THE REAR YARD PLANTING NON-CONFORMANCE WITH SECTION 14-803(5)



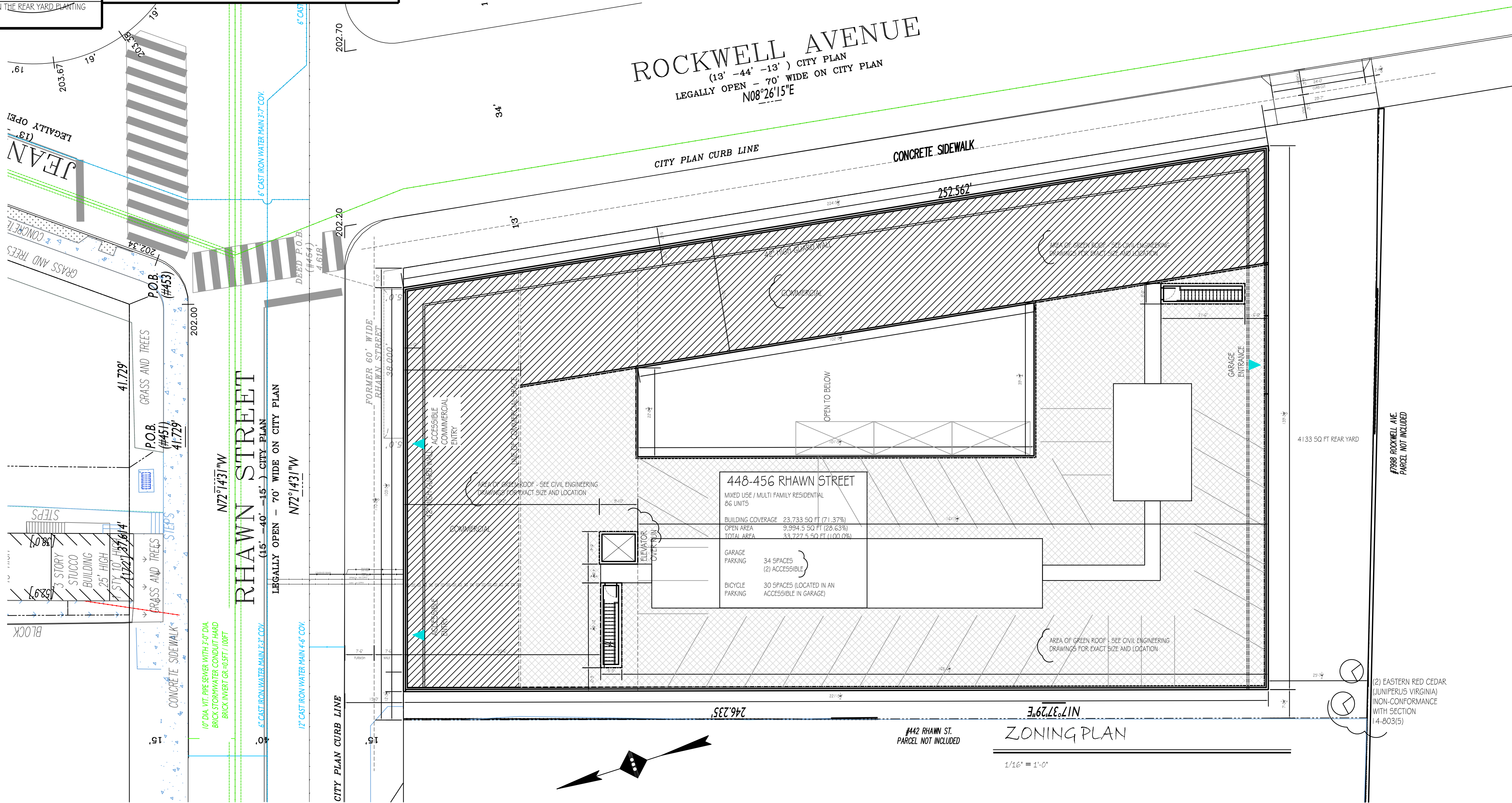
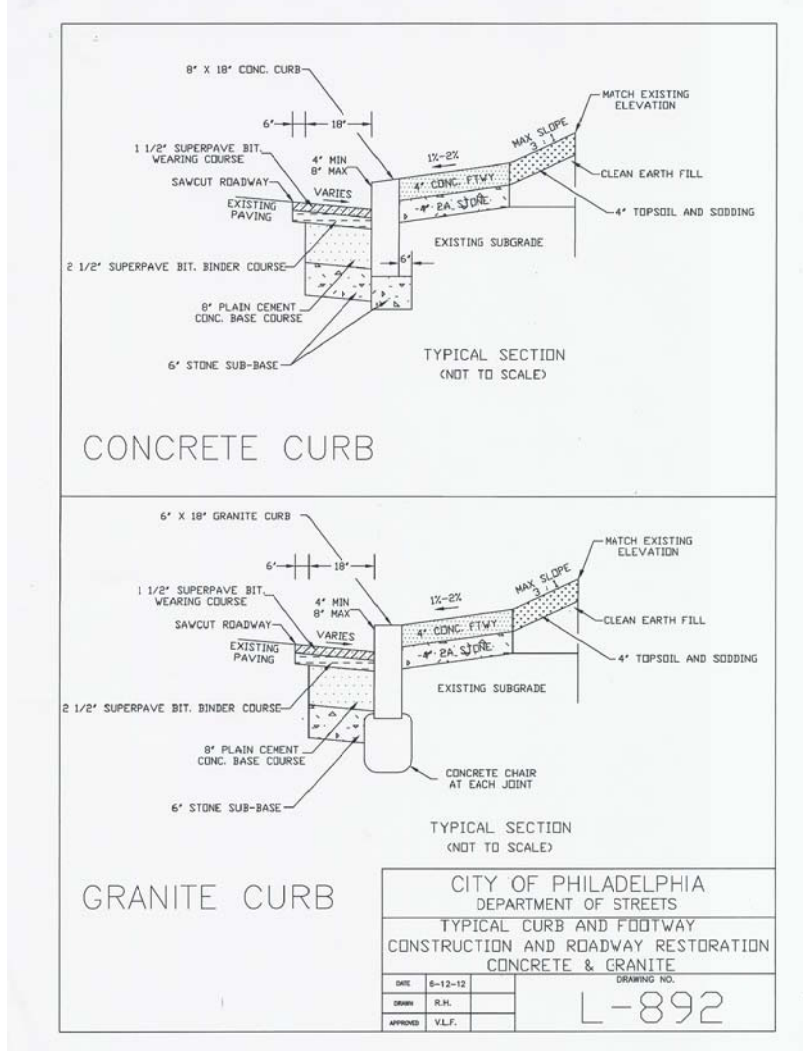
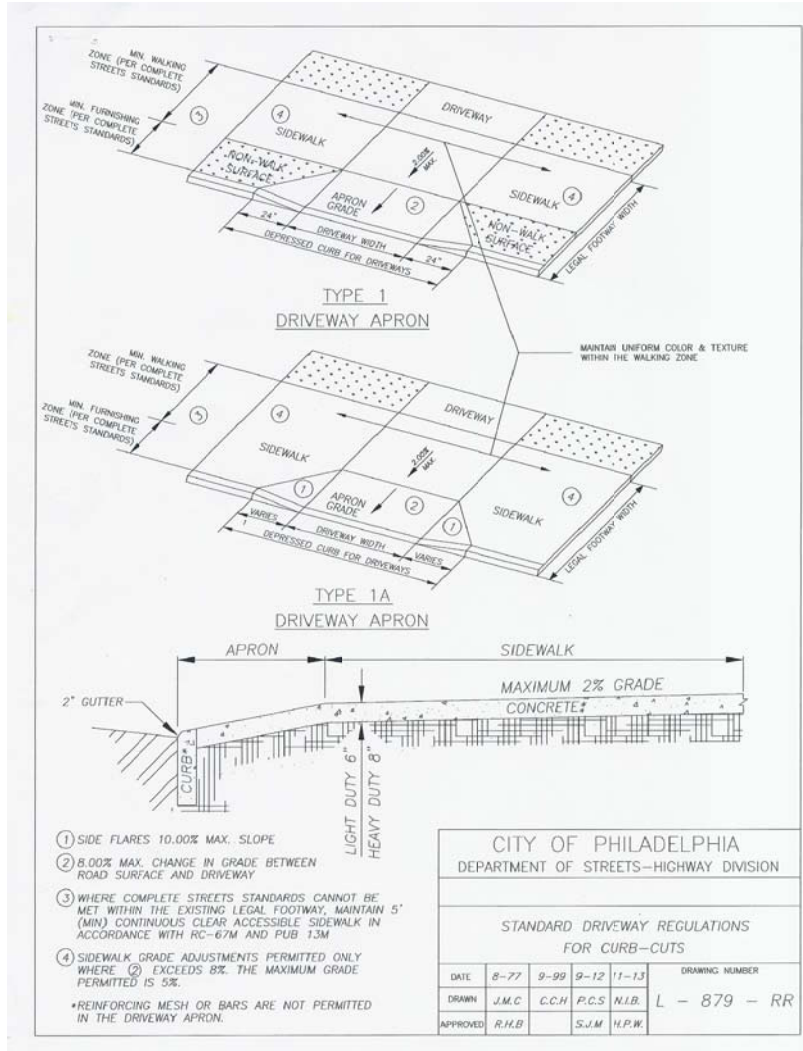
VIEW 1



VIEW 2



VIEW 3



PROJECT
PROPOSED MIXED USE / MULTI FAMILY RESIDENCE
448-456 RHAWN STREET
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN

DWG. TITLE

REVISIONS:
RFI 1
RFI 2
CDR REV

DRAWN BY: HK
CHECKED BY: HK
DATE: 02/11/2021
SCALE: AS NOTED

JOB No: 448-456 RHAWN ST
FILE: 448-456 RHAWN ST

Z-1

APPROVED
FOR ZONING ONLY
12/24/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRADICTORY INFORMATION, OR OTHER
ERRORS, YOU WILL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & INSPECTIONS.

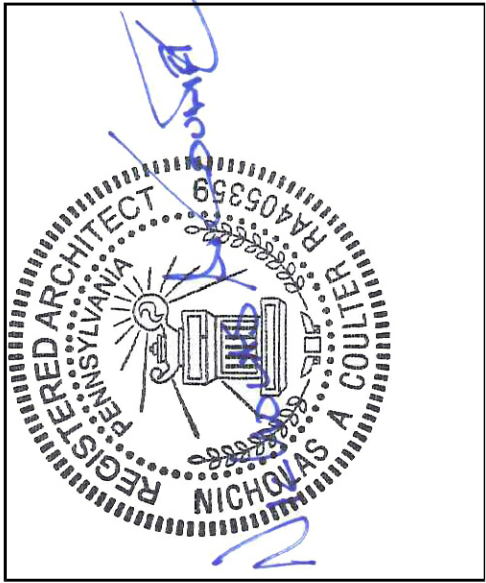
Applied Electronically by L&I User:

NEW MIXED USE / MULTI FAMILY RESIDENCE

448-456 RHAWN STREET, PHILADELPHIA, PENNSYLVANIA
PROPOSED (86) FAMILY (4) STORY DETACHED STRUCTURE



DESIGN ASSOCIATES
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PROJECT
PROPOSED MIXED USE / MULTI FAMILY RESIDENCE
448-456 RHAWN STREET
PHILADELPHIA, PENNSYLVANIA

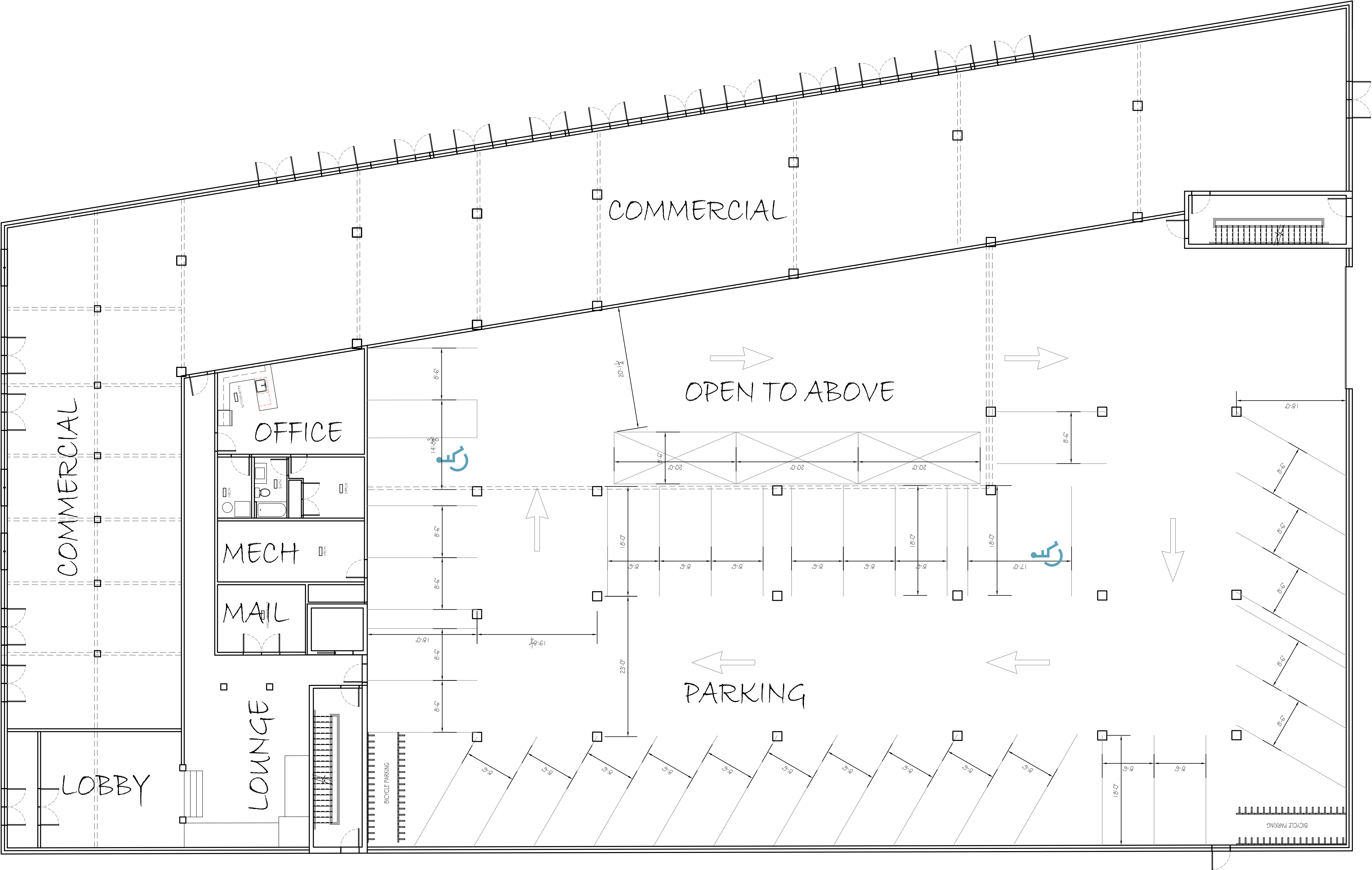
DWG. TITLE
PARKING PLAN

REVISIONS:
RFI 1
RFI 2
CDR REV

DRAWN BY: HK
CHECKED BY: HK
DATE: 02/11/2021
SCALE: AS NOTED

JOB No: 448-456 RHAWN ST
FILE: 448-456 RHAWN ST

Z-2



APPROVED
FOR ZONING ONLY
12/24/21
WHEN YOUR PLANS CONTAIN ANY DIMENSION, CHECK FOR RED LINES OR OTHER MARKS. ANY DIMENSIONS IN RED LINES ARE THE SOLE RESPONSIBILITY OF THE ARCHITECT. ANY DIMENSIONS IN BLACK LINES ARE THE RESPONSIBILITY OF THE ENGINEER & INSPECTOR.

Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2021-016595

LOCATION OF WORK 448-52 RHAWN ST Parcel D, Philadelphia, PA 19111	PERMIT FEE \$827.00	DATE ISSUED 12/24/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of a semi-detached structure with two roof access structures for maintenance only and accessory parking for 34 vehicles (2 accessible) and 30 Bicycles. Size and location per plans.

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)



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-2021-016595

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

448-52 RHAWN ST Parcel D, Philadelphia, PA 19111

ADDITIONAL USE DETAILS

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

86 Dwelling Units Vacant commercial First Floor Accessory Parking for 34 Vehicles and 30 Bicycles

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.