

ELEV. NOTES

NOTE: METHOD OF STUCCO ON THE EXTERIOR OF THE BUILDING IS EQUIVALENT TO AT LEAST TWO LAYERS OF GRADE "D" PAPER, USED FOR WATER RESISTANCE PURPOSES PER 2009 IBC 2510.6.



PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER



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

CLIENT IS REQUIRED TO
☒ CHECK (X) ONE BOX

☐ APPROVED AS IS
☐ APPROVED AS NOTED
ONLY

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

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

1738-40 N 22ND STREET

ELEVATIONS

Project number

Date

Drawn by

Author

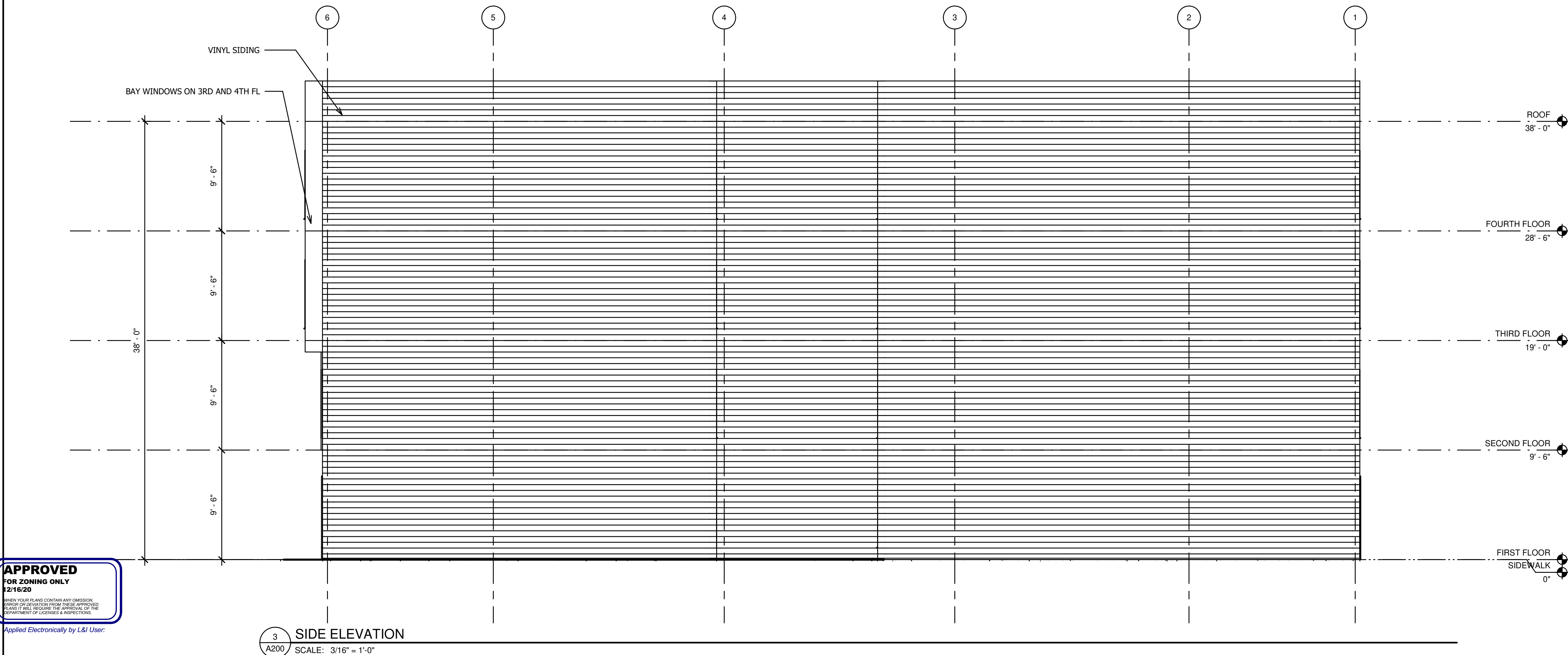
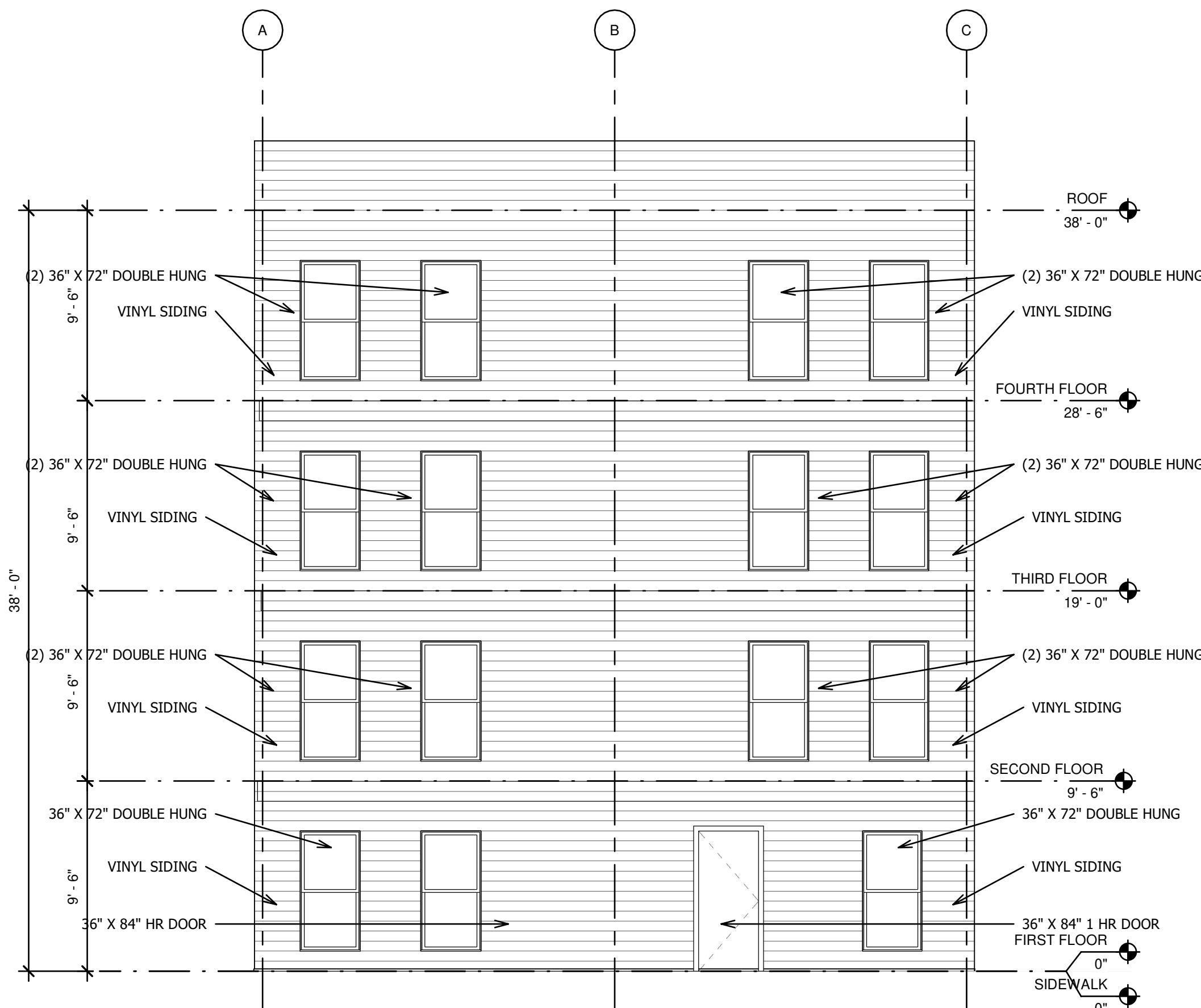
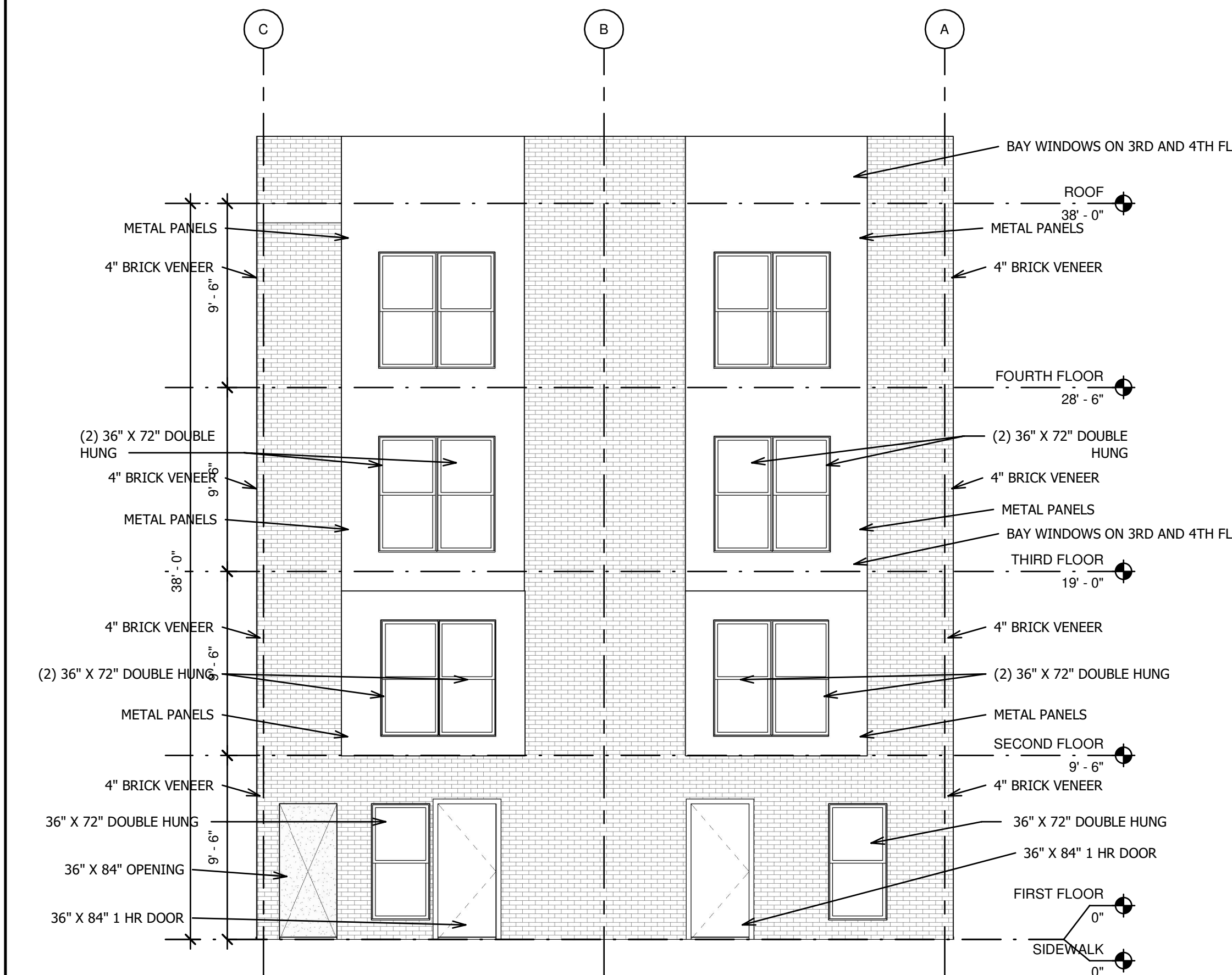
Checked by

Checker

A200

Scale

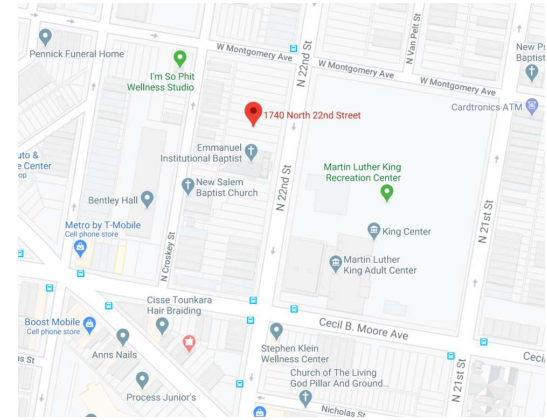
As indicated



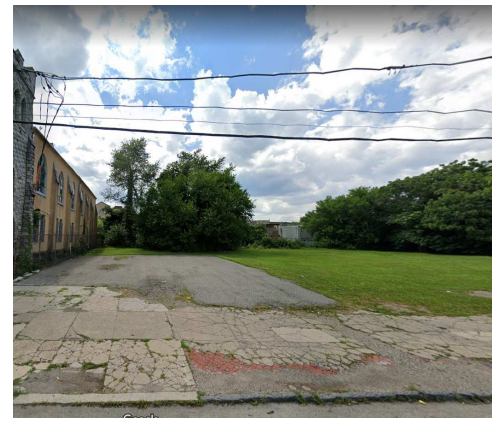
APPROVED
FOR ZONING ONLY
12/16/20

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR INCONSISTENCY, PLEASE ADVISE THE
DEPARTMENT OF LICENSING & INSPECTIONS
AT THE ADDRESS ABOVE.

Applied Electronically by L&J User:



AERIAL VIEW



N 22ND ST

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected

Situate on the West side of Twenty-second Street (No. 1738) at the distance of One hundred and Forty-four feet Southward from the South side of Montgomery Avenue in the Twenty-ninth (formerly the Forty-seventh) Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Twenty-second Street Eighteen feet and extending of that width in length or depth Westward between lines parallel with said Montgomery Avenue One hundred and Twenty feet to a certain Four feet wide alley leading Northward into the said Montgomery Avenue.

Being No. 1738 N 22nd Street

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

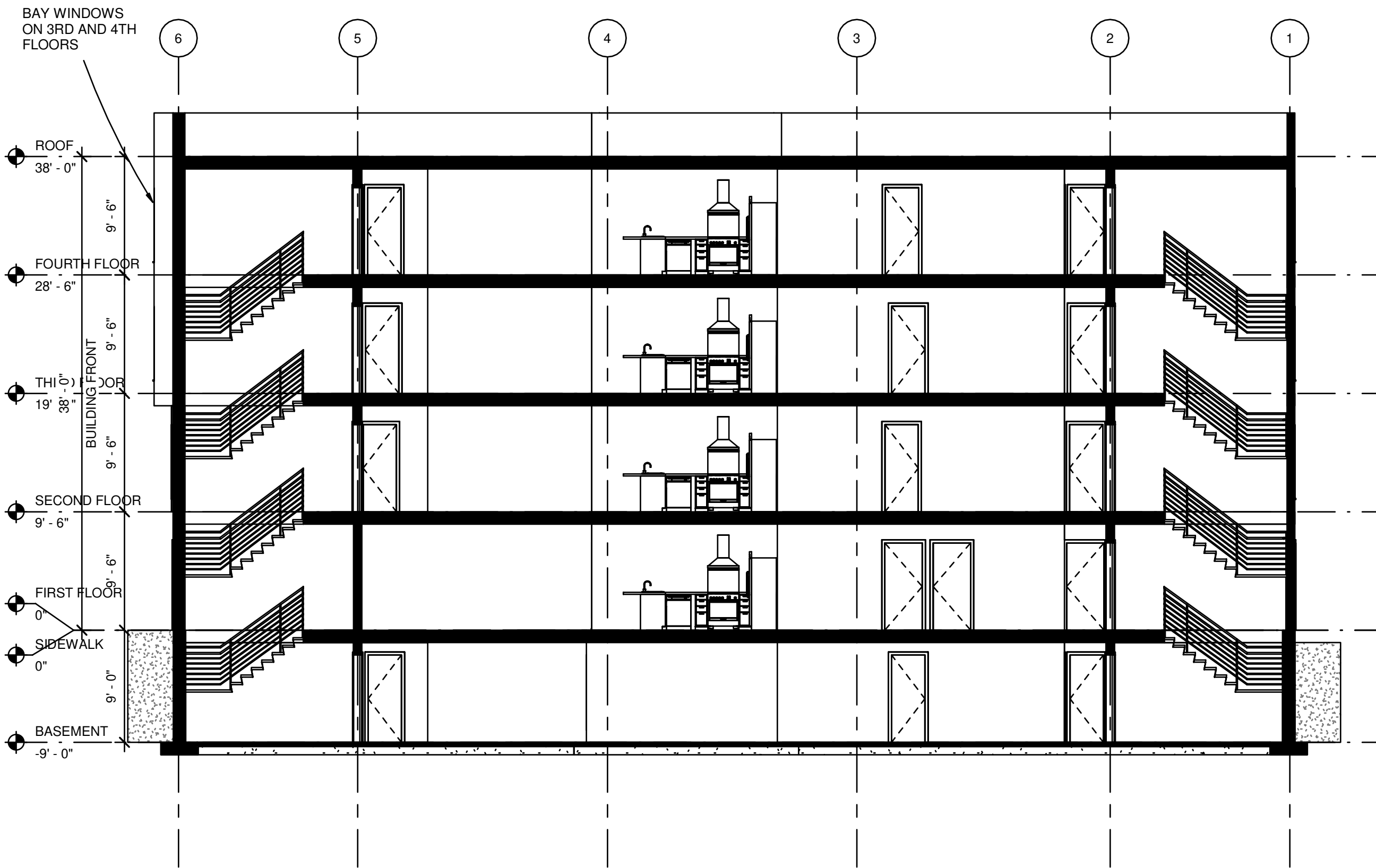
SITUATE in the 47th Ward of the City of Philadelphia on the West side of 22nd Street at the distance of 126 feet Southward from the South side of Montgomery Avenue.

CONTAINING in front or breadth on the said 22nd Street 18 feet and extending of that width in length or depth Westward between lines parallel to the said Montgomery Avenue 120 feet to a certain 4 feet wide alley leading Northward into the said Montgomery Avenue.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid alley as and for a passageway and watercourse at all times hereafter, forever.

BEING known as 1740 North 22nd Street.

DEED



2 LONGITUDINAL SECTION

SCALE: 1/8" = 1'-0"

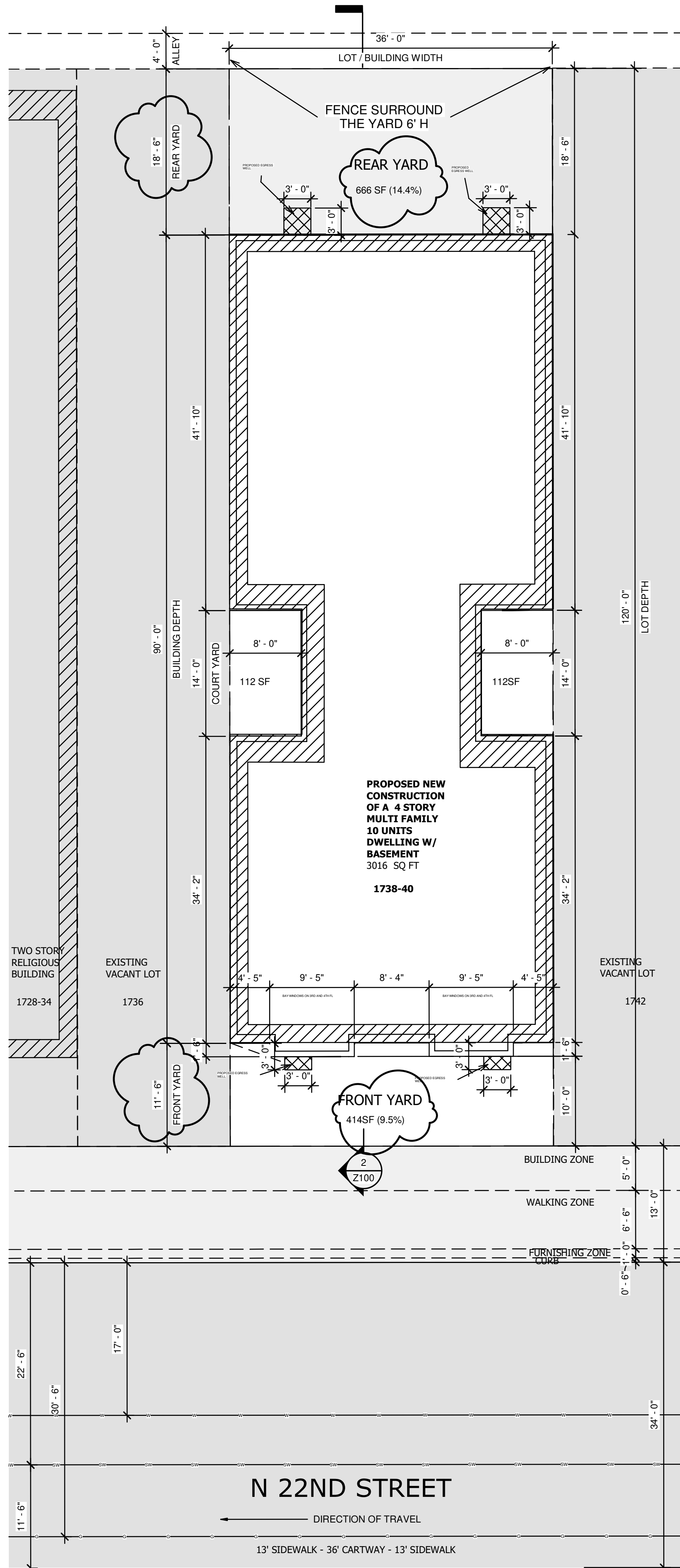
OUR PROPOSED DESIGN ALIGNS WITH EXISTING CHURCH



APPROVED FOR ZONING ONLY 12/16/20

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY BETWEEN THE PLANS AND THE EXISTING CONDITIONS, YOU SHALL BE RESPONSIBLE FOR THE DISCREPANCY. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE EXISTING CONDITIONS. THE CITY ENGINEER'S OFFICE DOES NOT GUARANTEE THE ACCURACY OF THE PLANS OR THE EXISTING CONDITIONS.

Applied Electronic Design, Inc. 1730 N. 22nd St. N.T.S.



1 ARCHITECTURAL SITE PLAN

SCALE: 1/8" = 1'-0"

Property Schedule		
Parcel No.	Address	Area
472178800	1738-40 N 22ND STREET	4320 SF
RM-1		
PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		1738-40 N 22ND ST
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED		
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM		
	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 FT	36 FT
MIN. LOT AREA (SQ FT)	1440 SQ FT	4320 SF (EXISTING)
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 25%; CORNER 20%	1304 SF (30%)
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS 11.5 FT	
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	2/5 EACH	
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT	
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT	
SINGLE- OR TWO-FAMILY SEMI-DETACHED (FT)	5 FT	
MULTI-FAMILY SEMI-DETACHED (FT)	12 FT	
ATTACHED (FT)		
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701		
INTERMEDIATE (FT)	2/12 EACH	
CORNER (FT)	12 FT	
REAR YARD		
MIN. DEPTH (FT)	9 FT	18.5 FT
HEIGHT		
MAXIMUM (FT)	38 FT	38 FT
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)	144 SQ FT	666 SF (14.4%)
COURT YARD (SQ FT)		224 SF (5%)
FRONT YARD (SQ FT)		414 SF (9.6%)
BUILDING FOOTPRINT (SQ FT)		3016 SF
BUILDING USE		
		MULTI-FAMILY 40 UNITS

STREETS DEPARTMENT		
RIGHT OF WAY		N 22ND STREET
STREET BREAK-DOWN: N 22ND STREET		
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60 FT WIDE		
	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	PROPOSED	
WINDOW WELL	PROPOSED	
BAY WINDOW	PROPOSED	

ZONING APPROVAL STAMP

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY

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:
BENJAMIN BARON
ON: November 19, 2020
FOR CHIEF HIGHWAY ENGINEER

BUILDING APPROVAL STAMP

PLATO STUDIO

PLATO MARINAKOS, JR. ARCHITECT, LLC

www.plato-studio.com

107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

REGISTERED ARCHITECT
PENNSYLVANIA
PLATO MARINAKOS JR. ARCHITECT, LLC

ARCHITECT SEAL MUST BE IN RED INK

OWNER

811
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

☒ 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.

1738-40 N 22ND STREET

ZONING

Project number _____
Date _____
Drawn by _____ Author _____
Checked by _____ Checker _____

Z100

Scale _____ As indicated

Zoning Permit

Permit Number ZP-2020-010306

LOCATION OF WORK 1738 N 22ND ST Parcel A, Philadelphia, PA 19122-3006	PERMIT FEE \$672.00	DATE ISSUED 12/17/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
Plato Marinakos DBA: Plato A. Marinakos JR Architect LLC 107 S 2nd Street 2nd floor Philadelphia, PA 19106 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED BUILDING (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.

 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-2020-010306

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1738 N 22ND ST Parcel A, Philadelphia, PA 19122-3006

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (10 UNITS) HOUSEHOLD LIVING

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.