

WOOD STREET APARTMENTS

JUNE 03, 2022

 CALL BEFORE YOU DIG! PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS IN DESIGN STAGE- STOP CALL. POCS SERIAL NO. <u>20220911396</u>								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black; text-align: center;"> ZONING RESUBMISSION ZONING REVISION ZONING SUBMISSION </td> <td style="width: 30%; border-bottom: 1px solid black; text-align: right;"> 2022.08.04 2022.07.19 2022.06.03 </td> </tr> <tr> <td style="text-align: center;">No.</td> <td style="text-align: center;">REVISIONS/SUBMISSIONS</td> <td style="text-align: center;">Date</td> </tr> </table>				ZONING RESUBMISSION ZONING REVISION ZONING SUBMISSION	2022.08.04 2022.07.19 2022.06.03	No.	REVISIONS/SUBMISSIONS	Date
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No.	REVISIONS/SUBMISSIONS	Date						
WOOD STREET APARTMENTS 1201-1203 Wood Street Philadelphia, PA								
CANNOdesign 109 SOUTH 13TH STREET 2ND FLR PHILADELPHIA, PA 19107								
Drawing Title ZONING								
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; vertical-align: top;"> Seal  </td> <td style="width: 30%; vertical-align: top;"> Drawn Checked Reviewed Date Scale </td> <td style="width: 30%; vertical-align: top;"> Project No. CAD File No. Drawing No. </td> </tr> </table>			Seal 	Drawn Checked Reviewed Date Scale	Project No. CAD File No. Drawing No.			
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Z-1

ARCHITECT:
CANNObegin, LLC
109 South 13th Street, 2nd Floor
Philadelphia, PA 19107
215-977-7075

* SEE PLANS FOR F.A.R. BREAKDOWN
 * PER 14-802.6(b) AUTO-SHARE PARKING SPACES
 The required minimum number of off street parking spaces for a residential use may be reduced by four spaces for each automobile parking space reserved as an auto-share parking spaces, up to a maximum of a forty percent (40%) reduction of the required number of parking spaces in any one surface parking lot or parking garage. The calculation of maximum surface parking spaces shall not be affected by this reduction.

[3 (Units) x 31/10 = 9.3 ~10 Spaces Required

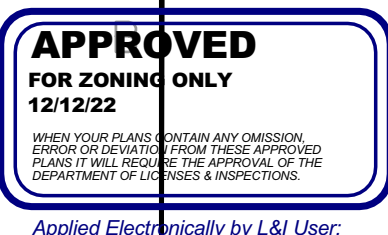
A maximum reduction of 40% would allow for us to provide only (6) spaces. We are proposing (7) spaces, a reduction of (3) spaces.



N.T.S.

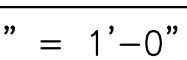


N.T.S.


$$1/8'' = 1'-0''$$

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DAYS IN DESIGN STAGE- STOP CALL.

POCS SERIAL NO.
20220911396

ZONING RESUBMISSION	2022.08.04
ZONING REVISION	2022.07.19
ZONING SUBMISSION	2022.06.03

No.	REVISIONS/SUBMISSIONS	Date
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WOOD STREET APARTMENTS
1201-1203 Wood Street
Philadelphia, PA

CANNOdesign
109 SOUTH 13TH STREET 2ND FLR
PHILADELPHIA, PA 19107

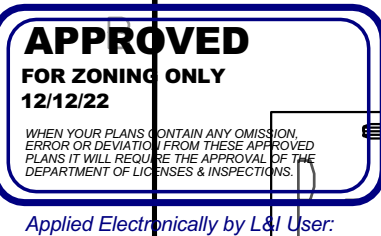
Drawing Title

Seal	Drawn	Project No.
	Checked	CAD File No.
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	Date	
	Scale	

Z-1



A — B — C — D — E — F — G — H — J — K — L — M — N —


$$1/8'' = 1'-0''$$


	ZONING RESUBMISSION	2022.08.04
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Z-2

Zoning Permit

Permit Number ZP-2022-013244

LOCATION OF WORK 326-28 N 12TH ST, Philadelphia, PA 19107 326 N. 12th Street OPA: 881000357	PERMIT FEE \$1,885.00	DATE ISSUED 12/14/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX3	

PERMIT HOLDER

OWNER CONTACT 1
 Shray Patel Shray@vikarasd.com

OWNER CONTACT 2

TYPE OF WORK
 New construction, addition, GFA change

APPROVED DEVELOPMENT
 FOR THE ERECTION OF ONE ATTACHED STRUCTURE WITH AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN

APPROVED USE(S)
 Office - Business and Professional; 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-2022-013244

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

326-28 N 12TH ST, Philadelphia, PA 19107

ADDITIONAL USE DETAILS

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

FOR BUSINESS AND PROFESSIONAL OFFICE ON GROUND FLOOR AND FOR MULTI-FAMILY HOUSEHOLD LIVING THIRTY-ONE (31) DWELLING UNITS AND ACCESSORY OFF STREET INTERIOR PARKING SEVEN (7) SPACES INCLUDING ONE (1) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), ONE (1) AUTO SHARE PARKING SPACE AND ELEVEN (11) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE

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.