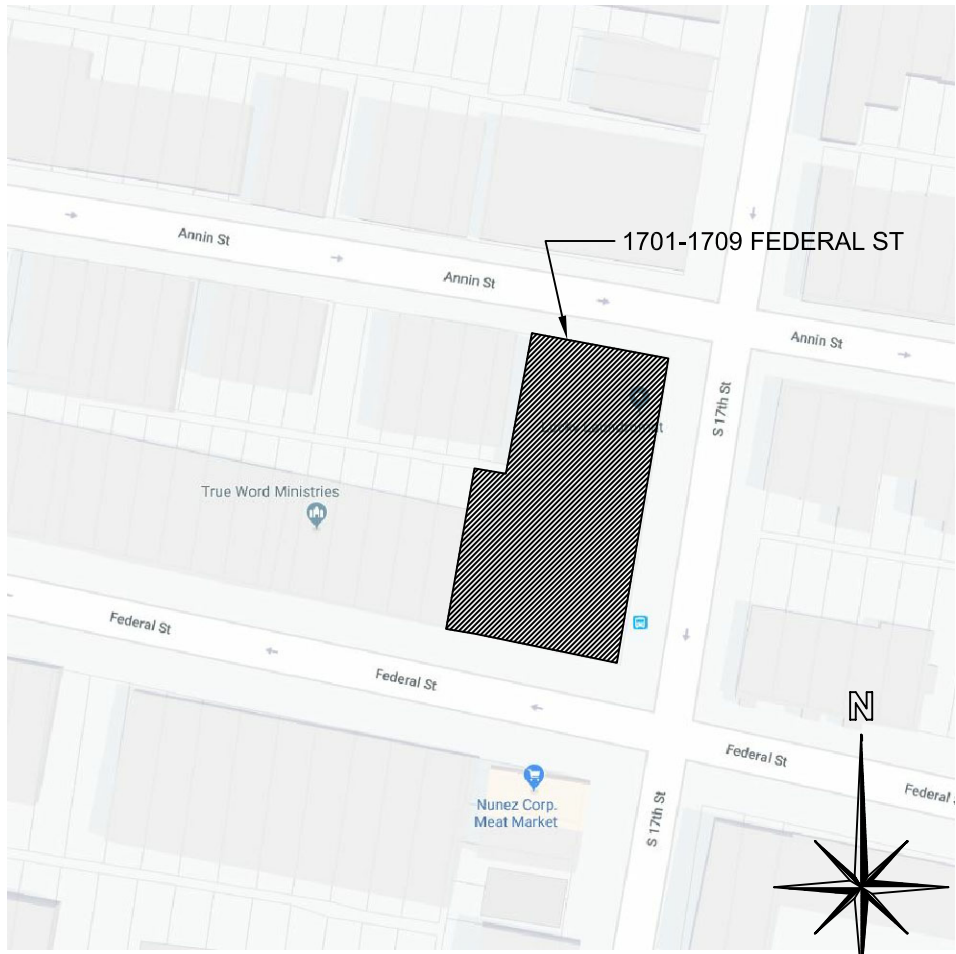
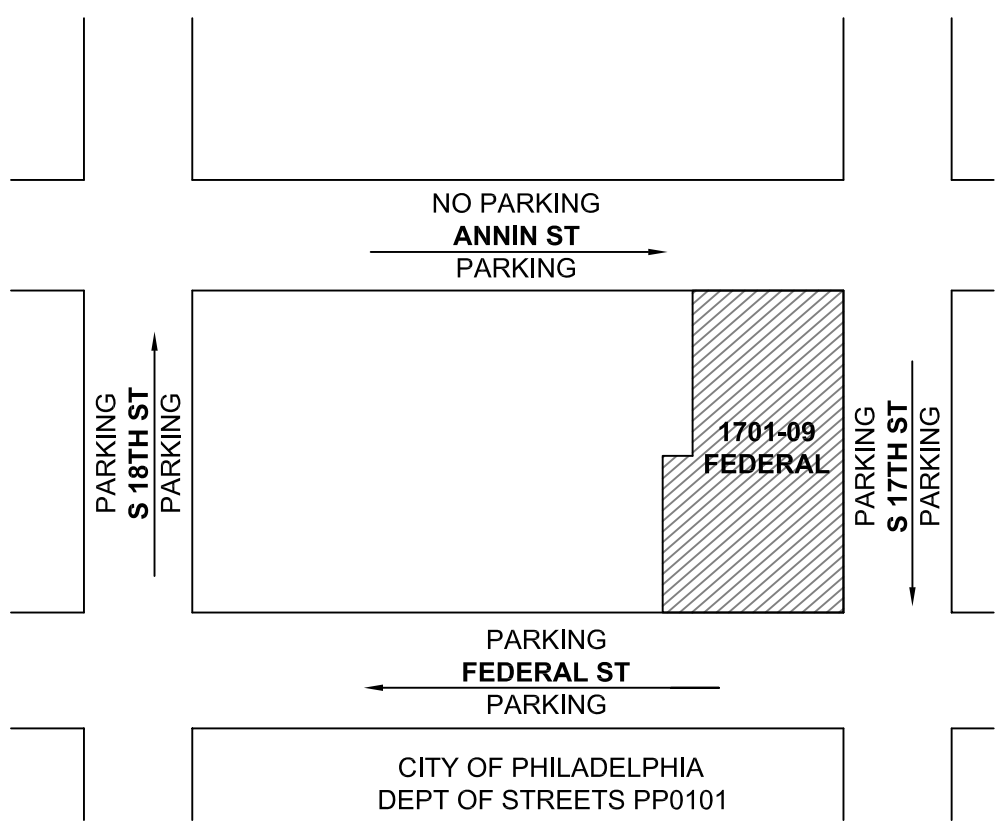


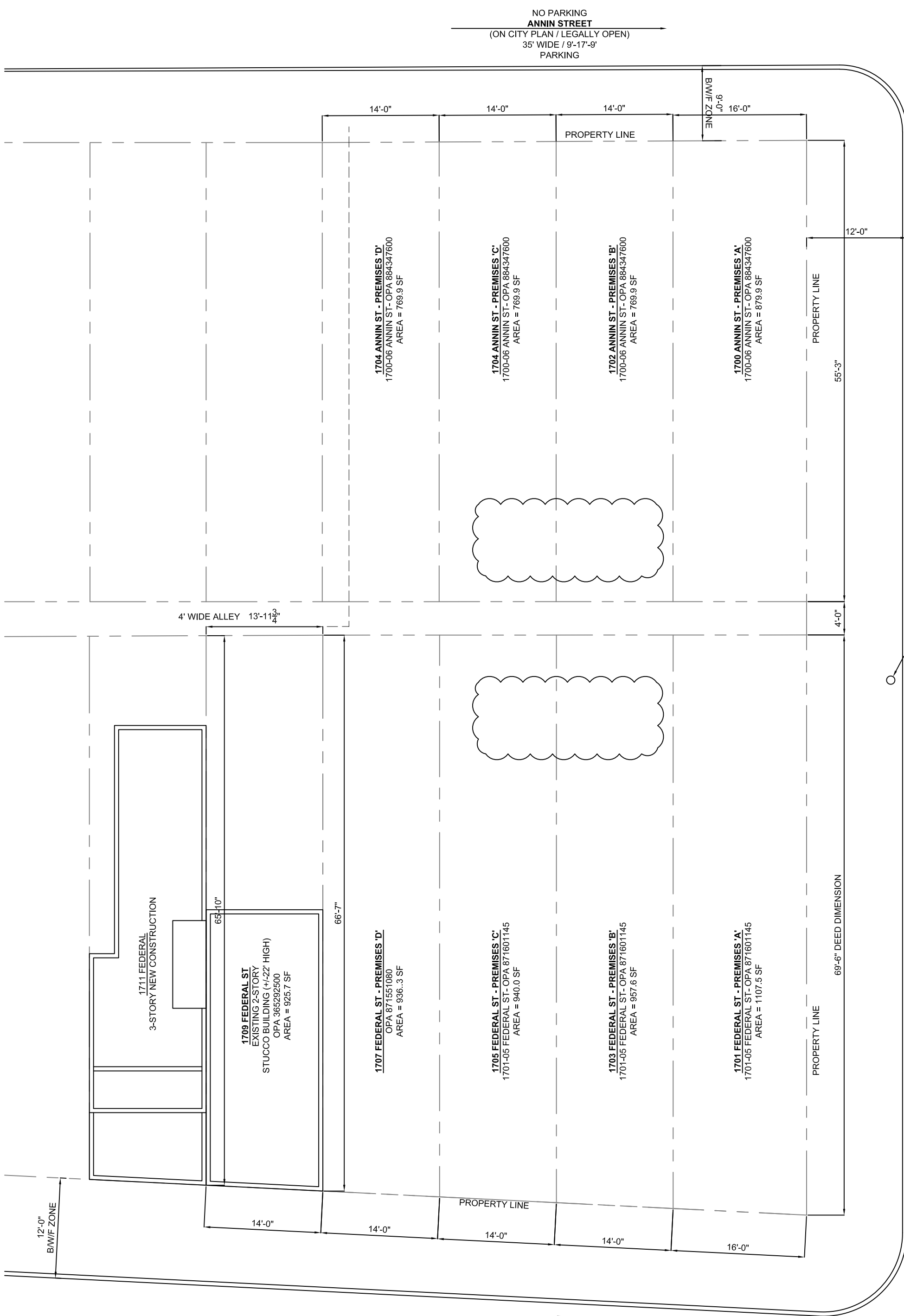


VIEW FROM 17TH & FEDERAL

m:2019\1917 - 1701 Federal StVIEW 2.JPG

VIEW FROM 17TH & ANNIN

1 PLOT MAP
SCALE: N.T.S.



2 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the

MIXED-INCOME HOUSING BONUS

The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.

Applied Electronically By: KEITH DAVIS
November 21, 2022

Ledger No.: _____

Philadelphia City Planning Commission

In accordance with the terms and provisions of Section 14-701 (1) (c) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____

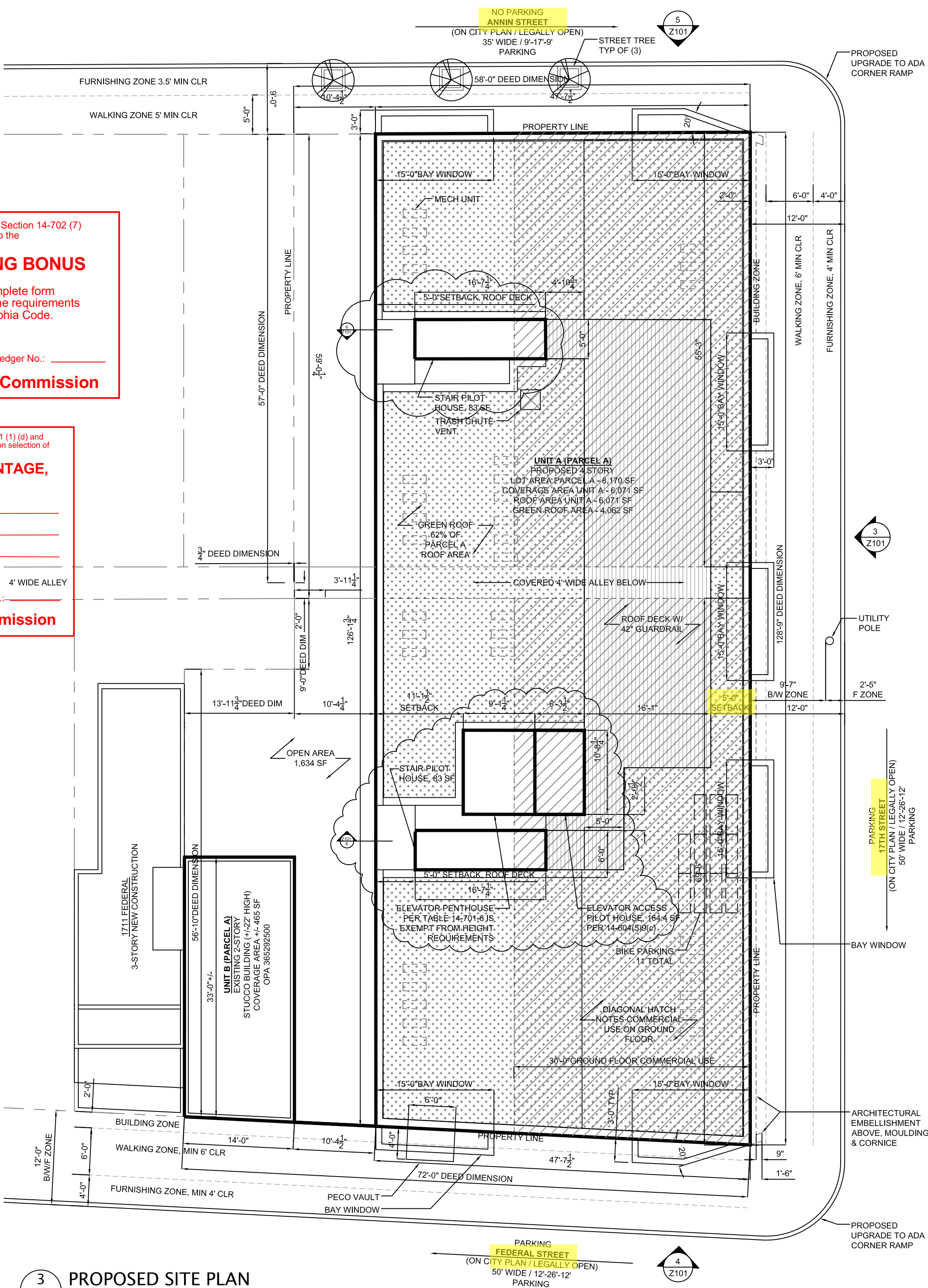
PRIMARY FRONTAGE: 17th

REAR STREET: _____

Applied Electronically By: KEITH DAVIS
November 21, 2022

Ledger No.: _____

Philadelphia City Planning Commission



3 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT SCOPE

PLANNED UNIT DEVELOPMENT BUILDING CONTAINING 2 UNITS (UNITS A AND B) ON 1 CONSOLIDATED LOT (1701-1709 FEDERAL STREET). UNIT A IS NEW CONSTRUCTION 4-STORY MIXED USE MULTI FAMILY (30 DWELLING UNITS) WITH GREEN ROOF AND ROOF DECK FOR RESIDENTIAL USE ONLY. THE GROUND FLOOR OF UNIT A CONTAINS COMMERCIAL USE WITHIN THE FIRST 30' OF DEPTH ALONG PRIMARY FRONTAGE ON S 17TH STREET. TOTAL OF 30 RESIDENTIAL DWELLING UNITS.

ZONING CRITERIA

1. ZONING BASE DISTRICT CLASSIFICATION: CMX-2 (TABLE 14-701-3)

	REQ'D/ALLOWED	PROPOSED
2. DIMENSIONAL STANDARDS		
2.1. MIN. DISTRICT AREA	N/A	N/A
2.2. MIN. STREET FRONTAGE	N/A	N/A
2.3. MIN. LOT AREA	N/A	N/A
2.4. MAX. OCCUPIED AREA	CORNER 80%	80%
2.5. MIN. FRONT YARD DEPTH	N/A	N/A
2.6. MIN. SIDE YARD	5' IF USED	N/A, NOTE 2.11.
2.7. MIN. REAR YARD	9' OR 10% LOT DEPTH	N/A, NOTE 2.11.
2.8. MAX. HEIGHT	38'	45', NOTE 7.1
2.9. MIN. COVERAGE HEIGHT	N/A	N/A
2.10. MAX. FLOOR AREA	N/A	N/A
2.11. SEE 14-701(1)(d)(2), LOT IS BOUNDED BY THREE STREETS, BUILDINGS ARE SEMI-DETACHED, NO REAR OR SIDE YARD REQUIREMENTS.		

3. PARKING REQUIREMENTS

3.1. AUTO PER TABLE 14-802-3	0	0
3.1.1. RES USE - MULTIFAMILY		
3.2. BIKE PER TABLE 14-804-1		
3.3. MULTI-FAM >12 UNITS	1 PER 3 UNITS	11

4. ZONING OVERLAY DISTRICTS

4.1. NONE

5. CMX-2 DWELLING UNITS (14-602(4)(a)(2))

5.1. LOT AREA: (8,170-1,919 SF)/480 SF = 13 UNITS (ROUNDED DOWN) + 3 UNITS (FIRST 1,919 SF) = 16 BASE UNITS

6. ZONING BONUSES

6.1. GREEN ROOF DENSITY BONUS PER PHILADELPHIA ZONING CODE SECTIONS 14-602(4)(a)(2)(c) AND 14-602(7), 25% UNIT BONUS = 4 ADDITIONAL UNITS

7. MIXED INCOME HOUSING - LOW INCOME DENSITY AND HEIGHT BONUSES PER SECTIONS 14-702(2.1)(c) AND 14-702(7)

7.1. PER SECTION 14-702(7)(c)(3) ADDITIONAL 7' OF BUILDING HEIGHT

7.2. PER SECTION 14-702(7)(c)(3) ADDITIONAL 50% INCREASE OF UNIT, UNITS PERMITTED, 20 UNITS x 50% = 10 ADDITIONAL UNITS

7.3. PER SECTION 14-702(7)(d)(6)(c) OWNER TO MAKE PAYMENT-IN-LIEU OF \$300,000 (10 ADDITIONAL UNITS x \$30,000 = \$300,000 (GREATER THAN 8,170SF x \$24 = \$196,080))

8. DWELLING UNITS: 16 BASE UNITS + 4 UNITS (GREEN ROOF BONUS) +10 UNITS (LOW INCOME HOUSING BONUS) = 30 DWELLING UNITS TOTAL

9. GREEN ROOF

9.1. TOTAL ROOF AREA - 6,536 SF (UNITS A & B)

9.2. PILOT HOUSE ROOF AREA - 414 SF (UNIT A)

9.3. ROOF DECK AREA - 1,040 SF (UNIT A)

9.4. TOTAL IMPERVIOUS ROOF AREA - 2,009 SF (UNIT A) + 465 SF (UNIT B) = 2,474 SF

9.5. GREEN ROOF AREA - 4,062 SF

9.6. GREEN ROOF COVERAGE = 4,062 SF / 6,536 SF = 62%

APPROVED
FOR ZONING ONLY
12/20/22

Applied Electronically by L&I User

designshop
228 Vine St
Philadelphia, PA 19106
Ph: 215.592.9300
Fx: 215.592.9301
www.motodesignshop.com

Project: 1701-11 Federal St
Philadelphia, PA 19146
Owner: 17th St Equity LLC
1701 Reed St
Philadelphia, PA 19146

General Contractor: Ferraro Construction Group
448 N 10th St, Suite 303
Philadelphia, PA 19123
Ph: 215.872.7445

Civil Engineer: Ruggerio Plante Land Design
4220 Main Street
Philadelphia, PA 19127
Ph: 215.508.3800

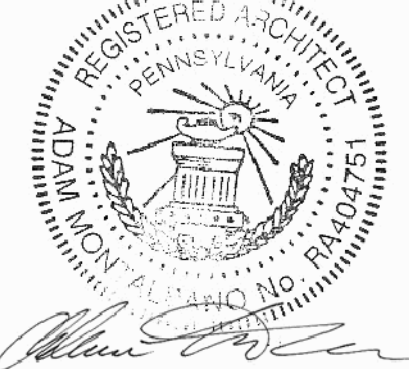
Structural Engineer: Orndorf & Associates
8600 West Chester Pike
Upper Darby, PA 19082
Ph: 215.896.4500

M.E.P. Engineer: Hutec Engineering Inc
620 N Front St, 1st Flr
Philadelphia, PA 19123
Ph: 267.800.3540

Geotech Engineer: BP Geotech Engineering
215 Wyncote Rd
Jenkintown, PA 19046
Philadelphia, PA 19123
Ph: 215.755.9318

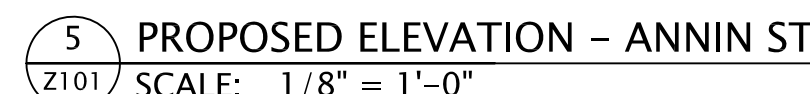
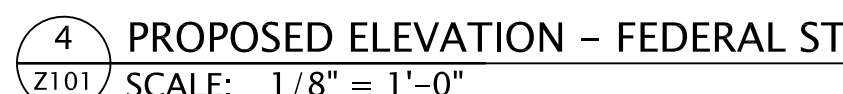
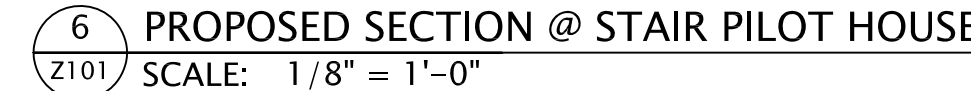
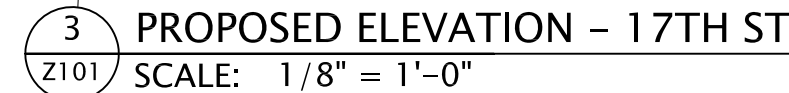
SUBMISSIONS & REVISIONS
05.26.21 ZONING PERMIT
07.09.21 ZONING RFI

Date: 07/21/2021
Job Number: 1917
Drawn by: JM
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Title
ZONING SITE PLANS & CODE
Sheet

Z-100



Zoning Permit

Permit Number ZP-2020-009543

LOCATION OF WORK 1701 FEDERAL ST Parcel A, Philadelphia, PA 19146	PERMIT FEE \$1,086.00	DATE ISSUED 12/21/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2 RSA5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A DETACHED BUILDING WITH GREEN ROOF (COVERING ATLEAST 60% OF ROOF TOP), A ROOF DECK AND THREE (3) ROOF DECK ACCESS STRUCTURES WITH AN ELEVATOR ON THE SAME LOT WITH AN EXISTING BUILDING (UNIT B) TO REMAIN. 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.

Zoning Permit

Permit Number ZP-2020-009543

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1701 FEDERAL ST Parcel A, Philadelphia, PA 19146

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL USE (AS PERMITTED IN CMX-2 DISTRICT; USE REGISTRATION PERMIT REQUIRED PRIOR TO THE OCCUPANCY) ALONG PARTIAL GROUND FLOOR (ALONG 100% GROUND FRONTAGE ALONG 17TH ST.) AND MULTI-FAMILY (30 UNITS) HOUSEHOLD LIVING (UTILIZING GREEN ROOF BONUS AND LOW INCOME BONUS) AND TO INCLUDE ACCESSORY CLASS 1A BICYCLE PARKING OF ELEVEN (11) SPACES. EXISTING SINGLE FAMILY HOUSEHOLD LIVING IN UNIT B (TOTAL 31 DWELLING UNITS ON THE LOT).

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.