

Applied Electronically by L&I User:

3-1	42" HIGH GUARDRAIL / PARAPET
3-2	PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
3-3	ROOF: MAINTENANCE OCCUPIED ONLY
3-4	ROOF DECK
3-5	EXTERIOR ROOF ACCESS STAIR
3-6	PILOT HOUSE $\pm 44'$ TALL (NTE 10'-0" OR 125 SF)
3-7	PROPOSED SETBACK
3-8	ROOF ACCESS STRUCTURE (FOR MAINTENANCE)
3-9	ELEVATOR OVERRIDE (2 ELEVATORS)

2-1 BALCONY @ 3RD FLOOR
2-2 LINE OF 1ST FLOOR
2-3 ARCH EMBELLISHMENT / OVERHANG
2-4 OVERHANG @ 2ND-4TH FLOOR
2-5 BALCONY 4TH FLOOR
2-6 OVERHANG @ 3RD-4TH FLOOR
2-7 AWNING @ 6TH FLOOR

1-1	AREA WAY - EGRESS WELL, REFER TO DETAIL
1-2	AREA WAY - PEGO ADDRESS WELL
1-2	ENTRY STEPS / LANDING
1-3	HATCH INDICATES COMMERCIAL SPACE @ 1ST FLOOR
1-4	DECK @ GRADE OVER GARAGE PARKING
1-5	6'-0" FENCE (AT PROPERTY LINE, TYPE)
1-5A	4'-0" FENCE (50% OPAQUE, MAX.)
1-6	CARPOT PARKING STALL (8'-6" X 15'-0", TYP.)
1-7	PARKING STALL (8'-6" X 15'-0", TYP.)
1-8	PROPOSED CURBSTOP, REFER TO DETAIL
1-9	VAN ADA STALL W/ WALK AISLE (128'-0" X 18'-0")
1-10	LINE OF FIRST FLOOR
1-11	PROPOSED CLASS 1A BIKES STALLS @ 1ST FLOOR

- 1-11 ACCESS GATE (50% OPEN, MAX.)
- 1-12 RETAINING WALL
- 1-13 PROPOSED STREET TREE
- 1-14 PROPOSED LOADING ZONE
- 1-15 PROPOSED SIDEWALK BIKE RACK
(NOT INCLUDED IN REQUIRED BIKE CALCS)

0-1	EXISTING CURB CUT (TO BE INFILLED)
0-2	EXISTING LIGHT POLE
0-3	EXISTING STREET SIGN
0-4	EXISTING FIRE HYDRANT
0-5	EXISTING ADA CORNER RAMP
0-6	UPGRADE TO ADA STANDARDS
0-7	STREET PARKING SIGN

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 REQUESTING 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:
Coleman Cosby
ON: April 7, 2021
FOR CHIEF HIGHWAY ENGINEER

LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:

14-603(16)(d) & 14-803(5)
Landscaping / Screening

☒ APPROVED

☐ DISAPPROVED

☐ WAIVED

14-705(1)(d) Buffering
between Land Uses

☐ APPROVED

☐ DISAPPROVED

Applied Electronically by: **SARAH CHIU**

April 12, 2021

E-1361

PHILADELPHIA CITY PLANNING COMMISSION

Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

American Street is the primary street;

Opposite of American Street is the rear;
_____ Street is the rear street

Applied Electronically by: **SARAH CHIU**

April 12, 2021

PHILADELPHIA CITY PLANNING COMMISSION

harman
deutsch
ohler
architecture

1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

307-57 GERMANTOWN AVE &
346-48 N AMERICAN STREET
PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	11.08.2019	ZONING SUBMISSION
2	12.03.2019	ZONING RFI
	02.18.2020	CDR
3	07.29.2020	ZBA
	09.11.2020	PCPC UPDATE
4	04.07.2021	STREETS UPDATE

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DEUTSCH OHLER ARCHITECTS.

DRAWINGS PREPARED BY:

DRAWINGS CHECKED BY:
RO / RS / EQ / JW

DRAWING TITLE:

ZONING SITE PLAN

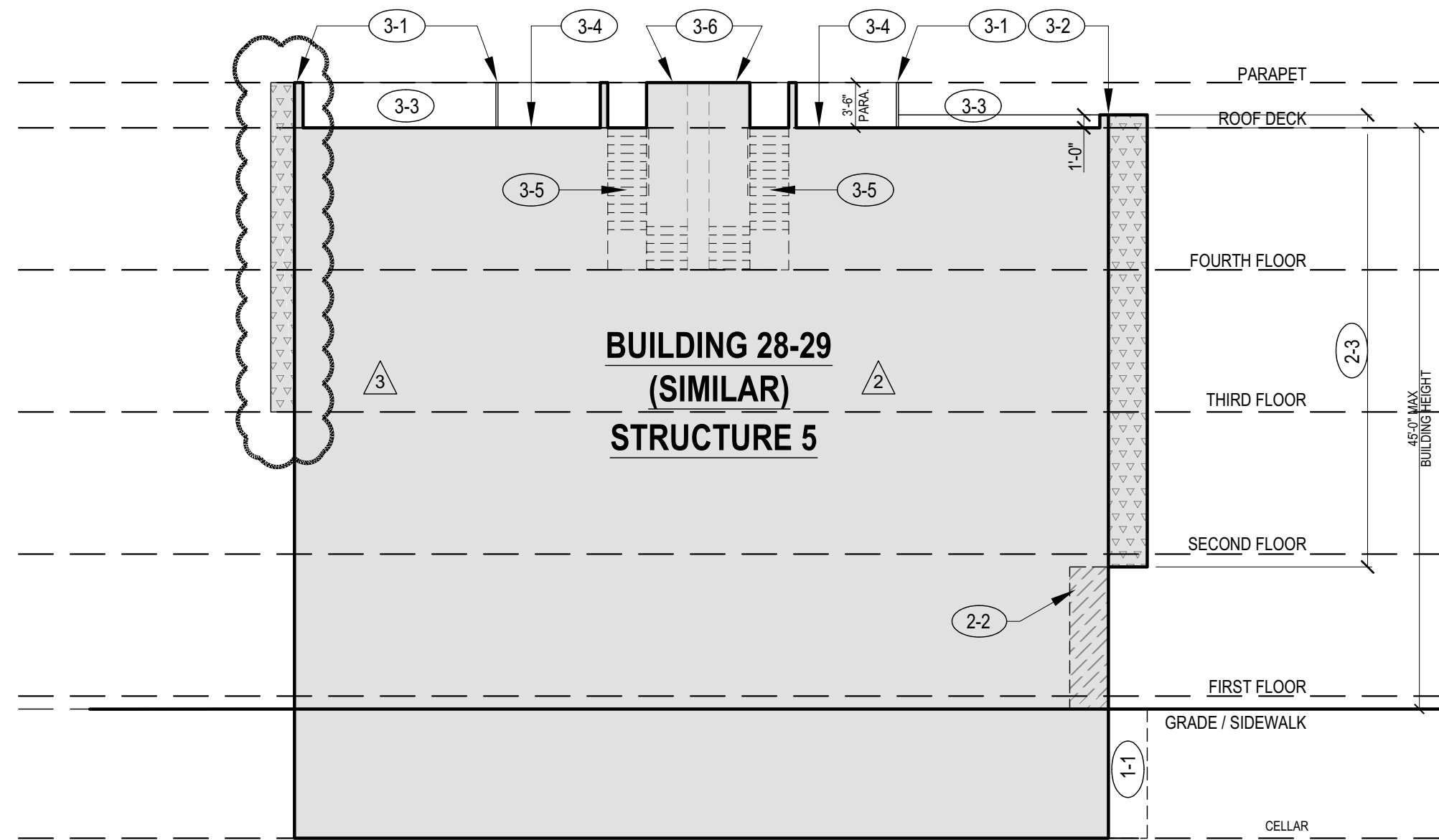
DRAWING NUMBER:

Z1.1

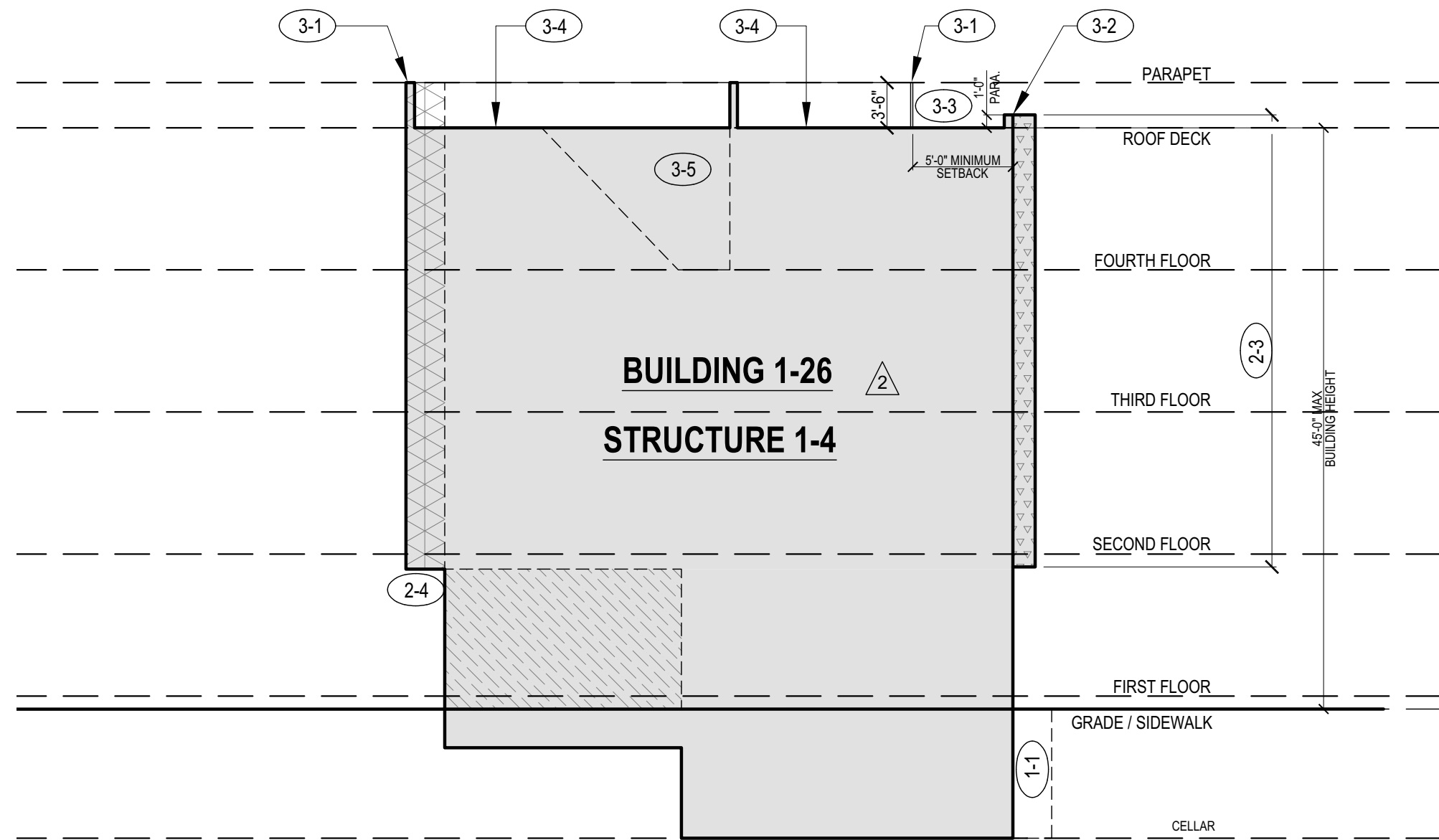
ZONING ONLY

A rectangular stamp with a blue border. The word "APPROVED" is in large, bold, black capital letters. Below it, "FOR ZONING ONLY" is in smaller, bold, black capital letters. The date "04/14/21" is in bold, black capital letters. Below the date, there is a line of small, black, all-caps 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, the text "Applied Electronically by L&I User:" is in a blue, italicized font.

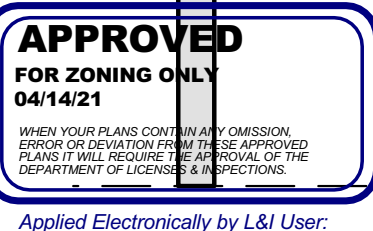
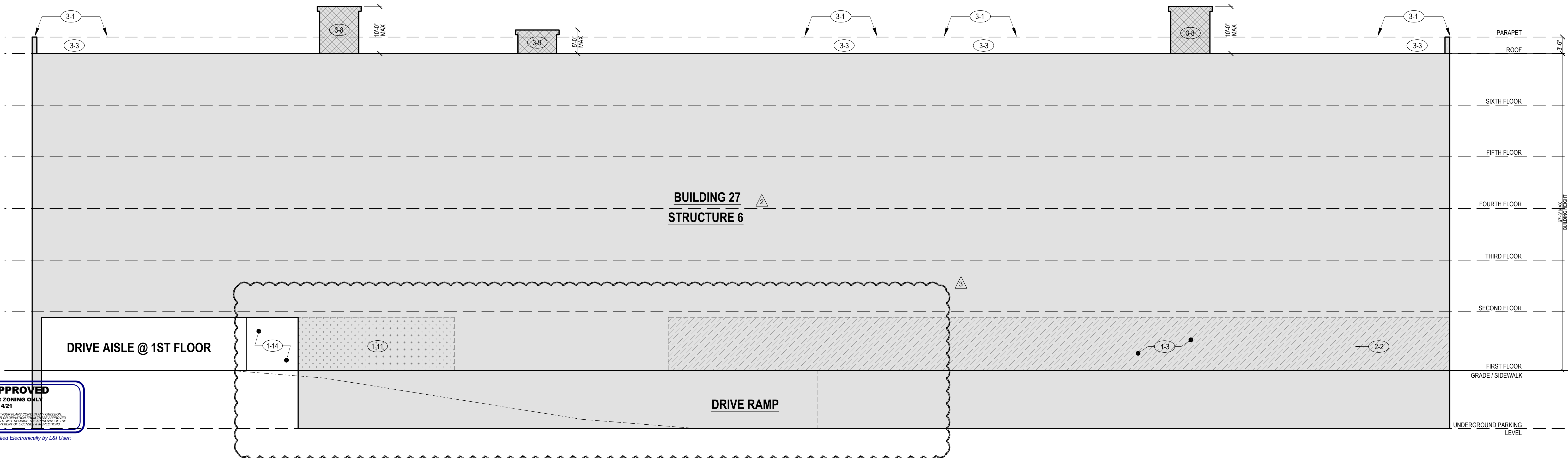
1 ZONING PLAN
Z1.1 1/16" = 1'-0"



2 ZONING SITE SECTION (BLDG 28-29)
Z1.2 3/32" = 1'-0"



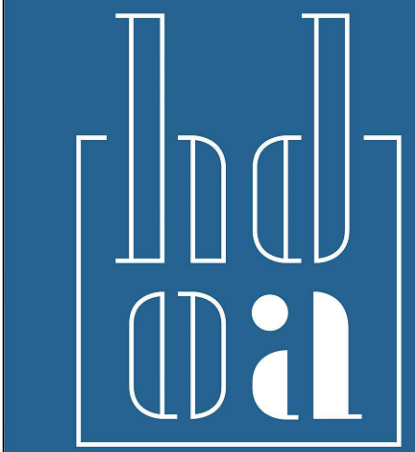
3 ZONING SITE SECTION (BLDG 1-26)
Z1.2 3/32" = 1'-0"



Applied Electronically by L&J User:

1 ZONING SITE SECTION (BLDG 27)
Z1.2 3/32" = 1'-0"

ZONING KEYED NOTES	
3 - ROOF	3-1 42" HIGH GUARDRAIL / PARAPET
	3-2 PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
	3-3 ROOF: MAINTENANCE OCCUPIED ONLY
	3-4 ROOF DECK
	3-5 EXTERIOR ROOF ACCESS STAIR
	3-6 PILOT HOUSE 44" TALL (NTE 10'-0" OR 125 SF)
	3-7 PROPOSED SETBACK
	3-8 ROOF ACCESS STRUCTURE (FOR MAINTENANCE)
	3-9 ELEVATOR OVERRIDE (2 ELEVATORS)
2 - FACADE	2-1 BALCONY @ 3RD FLOOR
	2-2 LINE OF 1ST FLOOR
	2-3 ARCH EMBELLISHMENT / OVERHANG
	2-4 OVERHANG @ 2ND-4TH FLOOR
	2-5 BALCONY 4TH FLOOR
	2-6 OVERHANG @ 3RD-4TH FLOOR
	2-7 AWNING @ 6TH FLOOR
	2-8 DECK
	2-9
1 - SITE	1-1 AREA WAY - EGRESS WELL, REFER TO DETAIL
	1-2 ENTRY STEPS / LANDING
	1-3 HATCH INDICATES COMMERCIAL SPACE @ 1ST FLR
	1-4 DECK @ GRADE OVER GARAGE PARKING
	1-5 6'-0" FENCE (AT PROPERTY LINE, TYPE)
	1-5A 4'-0" FENCE (50% OPAQUE, MAX.)
	1-6 CARPORT PARKING STALL (8'-6" X 18'-0", TYP.)
	1-7 PARKING STALL (8'-6" X 18'-0", TYP.)
	1-8 PROPOSED CURB CUT, REFER TO DETAIL
	1-9 VAN ADA STALL W/ WALK AISLE ((2)8'-0" X 18'-0")
	1-10 LINE OF FIRST FLOOR
	1-11 PROPOSED CLASS 1A BIKE STALLS @ 1ST FLOOR
	ON ACCESSIBLE ROUTE (80 BIKES)
	1-11 ACCESS GATE (50% OPAQUE, MAX.)
	1-12 RETAINING WALL
	1-13 PROPOSED STREET TREE
	1-14 PROPOSED LOADING ZONE
	1-15 PROPOSED SIDEWALK BIKE RACK
	(NOT INCLUDED IN REQUIRED BIKE CALCS)
0 - EXISTING	0-1 EXISTING CURB CUT (TO BE INFILLED)
	0-2 EXISTING LIGHT POLE
	0-3 EXISTING STREET SIGN
	0-4 EXISTING FIRE HYDRANT
	0-5 EXISTING ADA CORNER RAMP
	UPGRADE TO ADA STANDARDS
	0-6 STREET PARKING SIGN
	0-7
	0-8



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DRAWINGS PREPARED BY:

BL

DRAWINGS CHECKED BY:

RO / RS / EQ / JW

DRAWING TITLE:

ZONING SITE
SECTIONS

DRAWING NUMBER:

Z1.2

ZONING ONLY

Zoning Permit

Permit Number ZP-2021-001486

LOCATION OF WORK 1307 GERMANTOWN AVE Parcel A, Philadelphia, PA 19122	PERMIT FEE \$672.00	DATE ISSUED 10/7/2020
	ZBA CALENDAR	ZBA DECISION DATE 10/7/2020
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

APPLICANT
Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN 2005 Market Street16th FloorPhiladelphia, PA 19103USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF SIX (6) DETACHED STRUCTURES (STRUCTURES #1,2,3,4,5 AND 6) ON LOT.
STRUCTURE #1 THROUGH STRUCTURE #5: FOR THE ERECTION OF DETACHED STRUCTURES WITH ROOF DECK ACCESSED BY PRIVATE EXTERIOR STAIRS.
STRUCTURE #6: FOR THE ERECTION OF A DETACHED STRUCTURE (MAXIMUM 67' 6" HIGH).
SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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)
MI-2020-000514; WITH PROVISIO: DOES NOT INCLUDE 1355 AND 1357 GERMANTOWN AVE

 **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-2021-001486

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1307 GERMANTOWN AVE Parcel A, Philadelphia, PA 19122

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR (STRUCTURE #6) (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING (TOTAL 190 DWELLING UNITS IN STRUCTURE #1 THROUGH STRUCTURE #6) ; HUNDRED AND SIX (106) ACCESSORY PARKING SPACES WITH (NINE (9) SURFACE PARKING SPACES AND NINETY-SEVEN (97) GARAGE PARKING SPACES) INCLUDING WITH FIVE (5) ELECTRIC VAN SPACES, FIVE (5) ACCESSIBLE SPACES AND WITH EIGHTY (80) 1A CLASS BICYCLE SPACES IN 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 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.