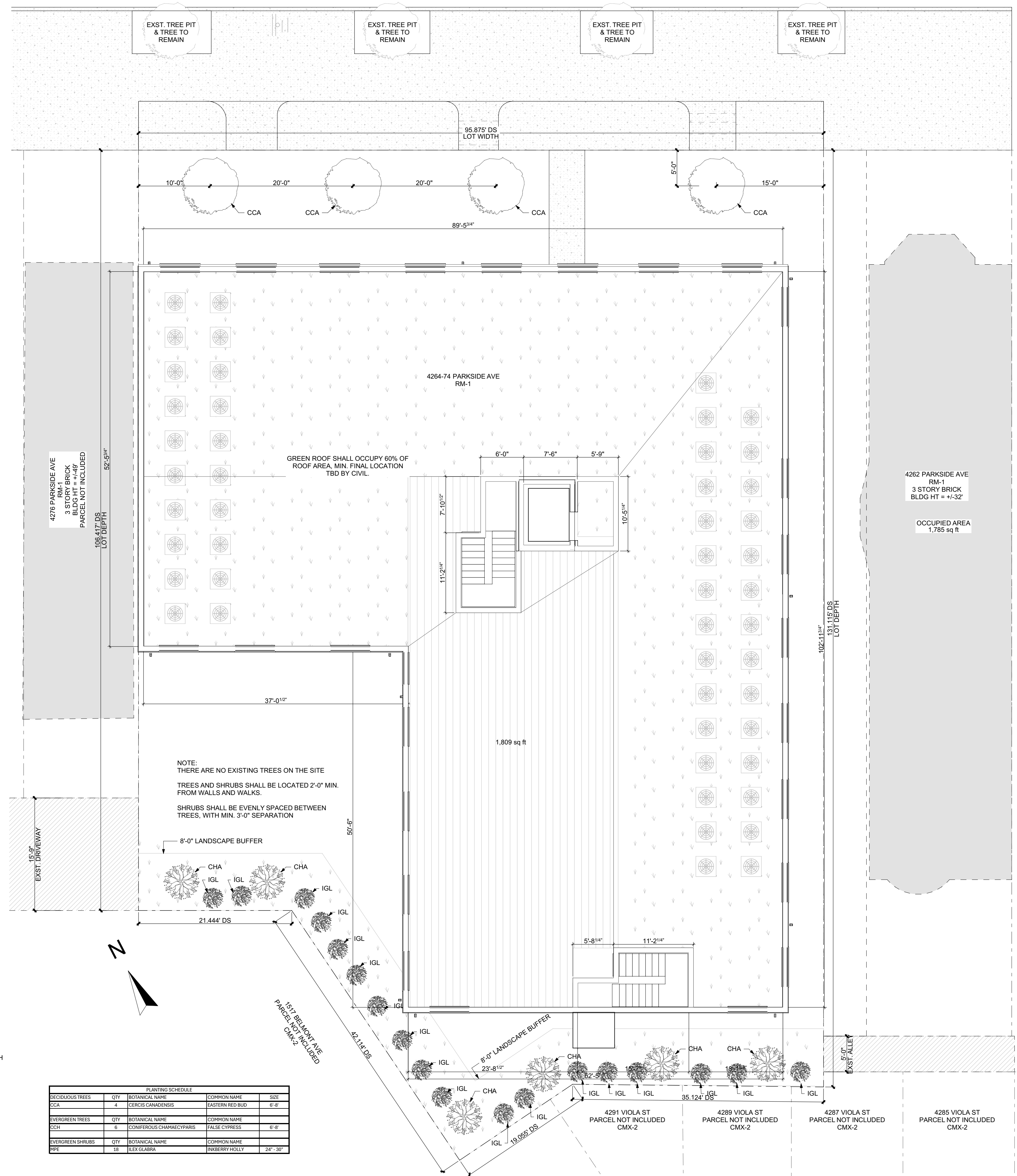
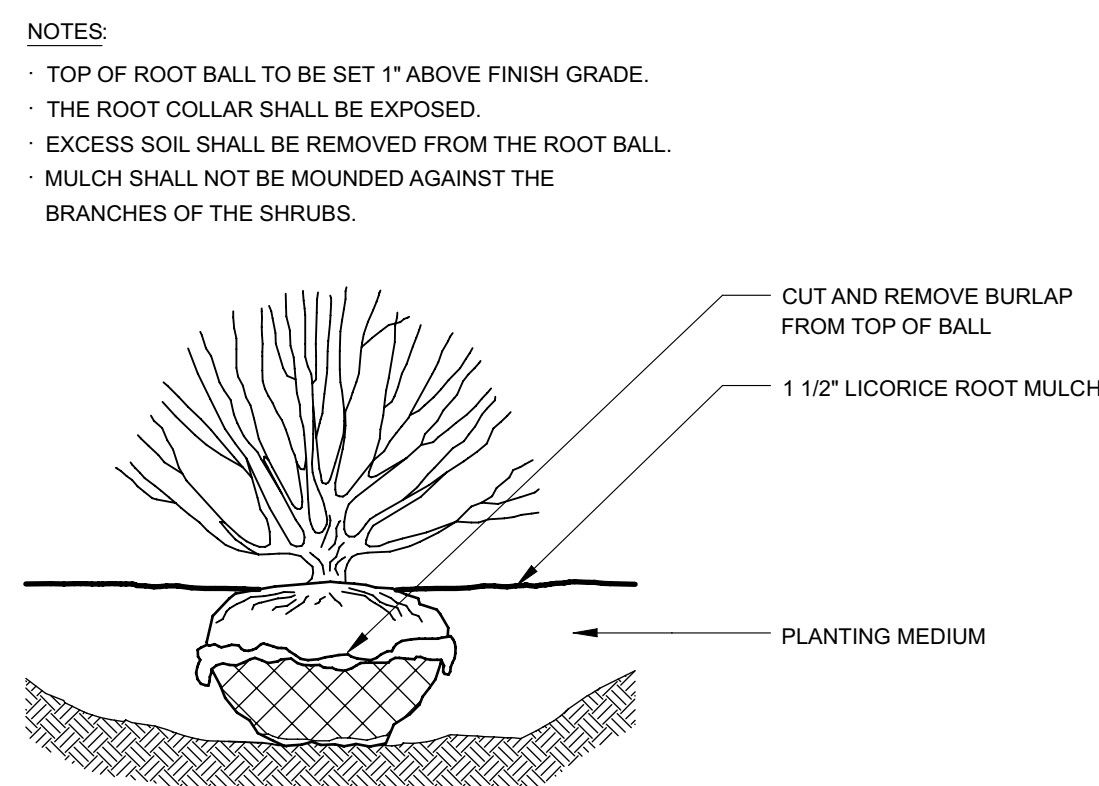
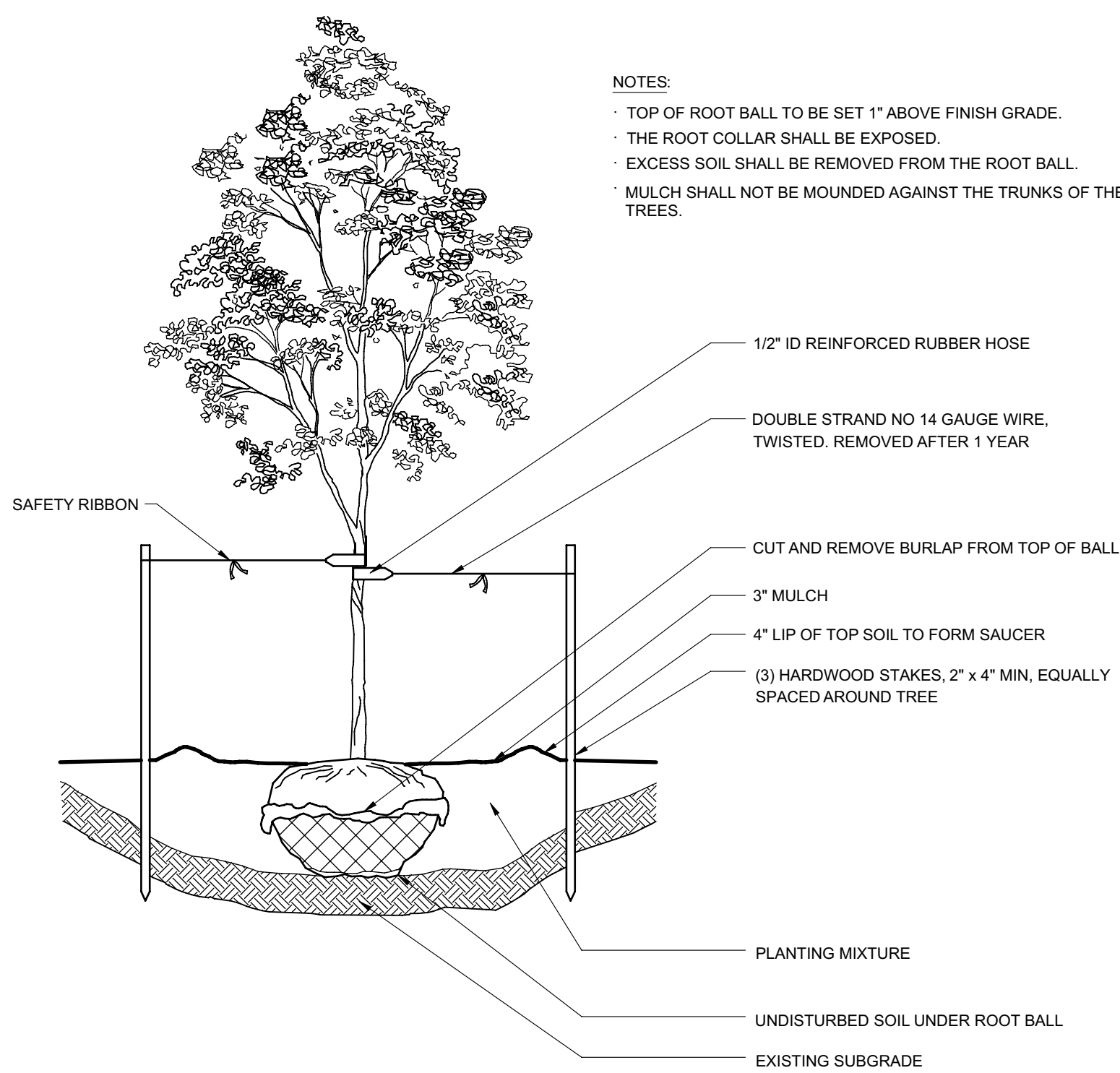
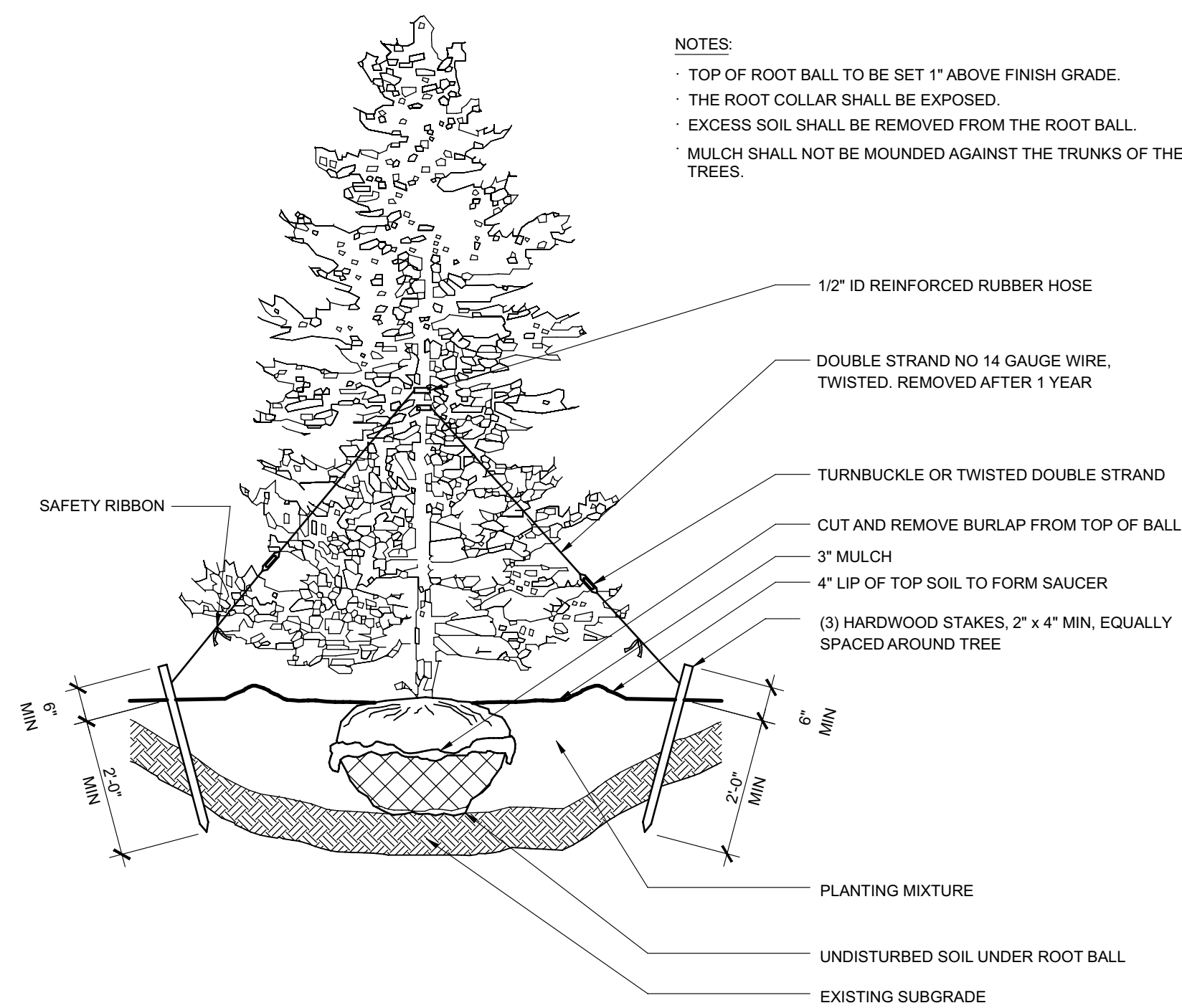




Versions		
No.	Date	Description
1	01/19/24	ISSUED FOR ZONING
2	04/15/24	ZONING COMMENTS
3	06/25/24	ZONING COMMENTS
4	07/02/24	ZONING COMMENTS



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Fort Washington, PA 19034
610-288-7700



THESE DRAWINGS ARE PRELIMINARY AND NOT OFFICIAL UNTIL SIGNED AND SEALED. CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY UNREPORTED DISCREPANCIES.

Professional License No.

Project Title

PARKSIDE AVE
MULTI-FAMILY

4264-70 Parkside Ave
Philadelphia, PA 19104

Sheet Title

LANDSCAPING PLAN

- ☐ For Review
- ☒ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐
- ☐

ate	Project Number
2024	Project No.

Scale	Sheet No.
as noted	

Drawn By
CTM / GR

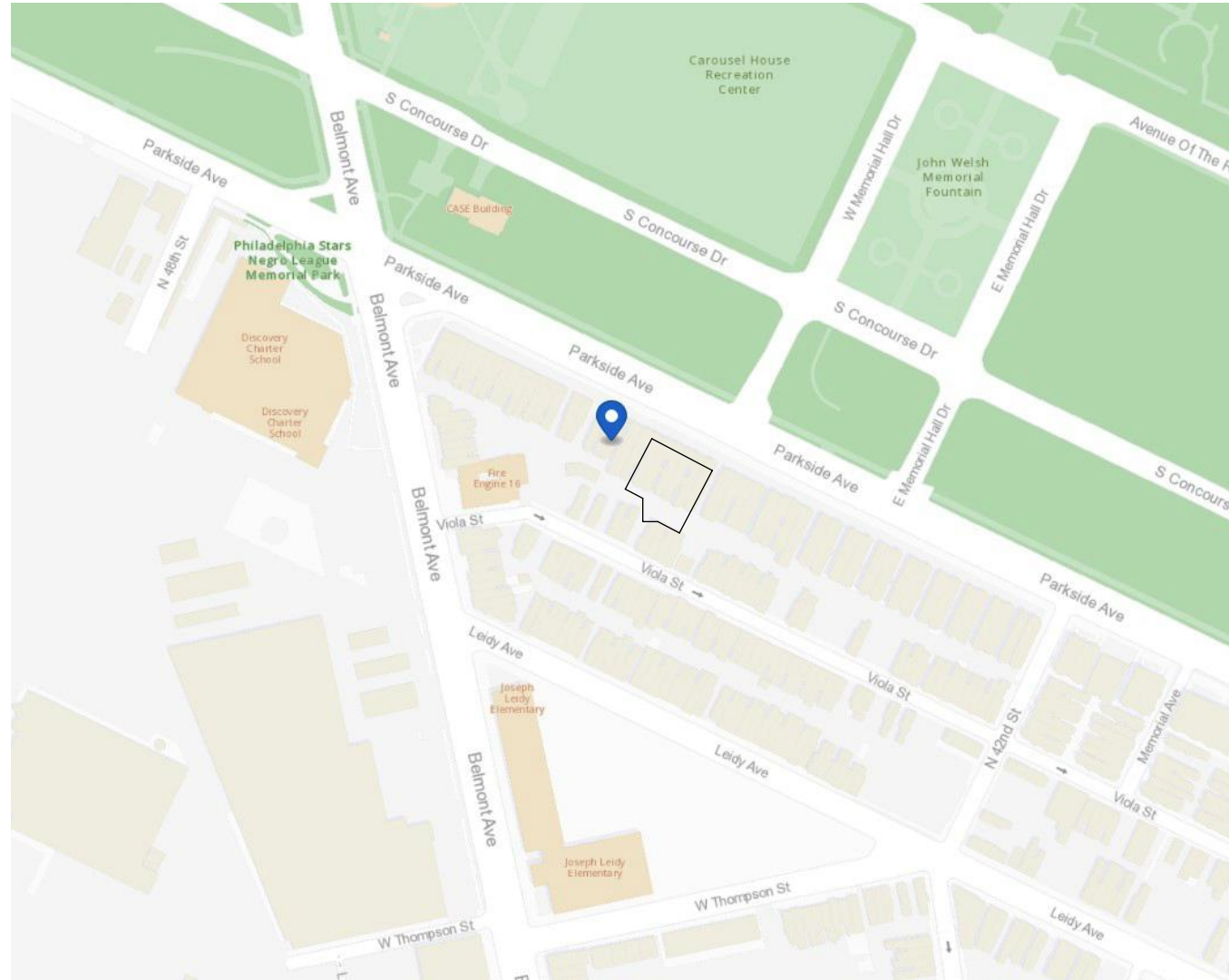
Z102

Checked By
CTM

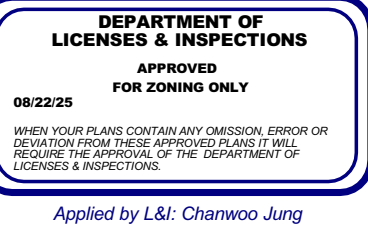
ZONING SUMMARY			
SITE INFORMATION:			
BASE DISTRICT:	RM-1		
ADDRESS:	4264-74 PARKSIDE AVE, PHILADELPHIA, PA 19134		
LOT AREA:	11,943 SQ FT (4264-74) + 3,275 SQ FT (4265) = 15,215 SQ FT		
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF 5 STORY, 48 UNIT MULTI-FAMILY RESIDENTIAL BUILDING ON THE PROPERTY OF 4264-74 PARKSIDE, IN UNITY OF USE WITH THE EXISTING BUILDING OR 4262 PARKSIDE		
ITEM	ZONING SECTION	ZONING REQUIREMENT	PROPOSED
USE REGULATIONS	14-602-2	ONLY USES PERMITTED IN SECTION 14-602-2	MULTI-FAMILY RESIDENTIAL
UNIT DENSITY	14-602-1	360 SF PER UNIT FOR THE FIRST 1,440 SF OF LOT AREA, 480 SF PER UNIT BEYOND 1,440 SF	48 UNITS (PROPOSED, 4264-74) 7 UNITS (EXISTING, 4262)
LOW INCOME DENSITY BONUS (AFFORDABLE UNITS TO BE PROVIDED ON-SITE)	14-702-7	50% (16)	
GREEN ROOF DENSITY BONUS	14-702-16	25% (8)	
MIN. LOT WIDTH (FT)	14-701-2	16	95'-10" (2')
MIN. LOT AREA (SQ FT)	14-701-2	1,440	15,215
MAX. OCCUPIED AREA (% OF LOT)	14-701-2	INTERMEDIATE: 75, CORNER: 80	62% (9,246 SF)
FRONT YARD DEPTH	14-701-2	EQ. TO ADJACENT LOTS	16'
SIDE YARD	14-701-2		
SINGLE OR TWO-FAMILY DETACHED INTERMEDIATE	14-701-2	2/5 EACH	N/A
SINGLE OR TWO-FAMILY DETACHED CORNER LOT	14-701-2	5	N/A
SINGLE OR TWO-FAMILY SEMI-DETACHED	14-701-2	5	N/A
MULTI-FAMILY, DETACHED	14-701-2	2/5 EACH	2/5 EACH
MULTI-FAMILY, DETACHED CORNER LOT	14-701-2	8	N/A
MULTI-FAMILY SEMI-DETACHED	14-701-2	12	N/A
REAR YARD	14-701-2		
MIN. DEPTH (FT)	14-701-2	9	10'-5" (2')
MIN. AREA (SQ FT)	14-701-2	144	739
HEIGHT REGULATIONS	14-701-2	38	
LOW INCOME HEIGHT BONUS (AFFORDABLE UNITS TO BE PROVIDED ON-SITE)	14-702-2	7	44'-2" (7'8")
FLOOR AREA RATIO	14-701-2	NO LIMIT	N/A
GROSS FLOOR AREA		N/A	38,205 SF (PROPOSED, 4264-74) + / - 5,355 SF (EXISTING, 4262)
MIN. STREET FRONTAGE (FT)	14-701-2	N/A	N/A
LANDSCAPE BUFFERING	14-705 (d)	8'	8'
TREES AND SHRUBS	14-705 (d) 2	1 TREE & 3 SHRUBS / 20' LINEAR (137') = 6 TREES, 18 SHRUBS REQ'D	6 TREES 18 SHRUBS
YARD TREE REQUIREMENTS	14-705 (h)	1/2, 600 SF OF OPEN AREA (5,960 SF) = 4 REQ'D	4
VEHICLE PARKING SPACES	14-802-1	0	N/A
ACCESSIBLE PARKING SPACES	14-802-4	0	N/A
ELECTRIC PARKING SPACES	14-803-3	0	N/A
BICYCLE PARKING REGULATIONS	14-804-1	12 OR MORE DWELLING UNITS: 1 PER EVERY 3 DWELLING UNITS	16

STREETS DEPARTMENT			
STREET INFORMATION:			
STREET:	PARKSIDE AVE		
BREAKDOWN:	SIDEWALK 20' - CARTWAY 60' - SIDEWALK 20' = 100' WIDE		
ALLOWABLE ENCRoACHMENT:	7'-0" (EXISTING)		
PROPOSED ENCRoACHMENT	STREETS SECTION	ALLOWABLE	PROPOSED
AWNINGS	11-603-1	N/A	N/A
CANOPIES	11-603-2	N/A	N/A
MARQUEES	11-603-3	N/A	N/A
BALCONIES AND BAY WINDOWS	11-603-4	N/A	N/A
ARCHITECTURAL EMBELLISHMENTS	11-603-5	N/A	N/A
CELLAR DOORS AND STEPS	11-604-4	N/A	N/A

Applicant will comply with Sec. 14-702(7) by providing 10% affordable units on-site at the low income level



PROJECT LOCATION



Bonus Summary:

(MIN Mixed Income Neighborhoods Overlay District)

Mixed income bonus calculations:

Bonus level: low-income

Base unit calculations: 15,215 - 1,440 = 13,775 (4 Units)

13,775 / 480 = (28 Units)

Base Unit Total: (32 Units)

Mixed-Income Density Bonus (low-income): 32 Units X 0.5 = 16 Units

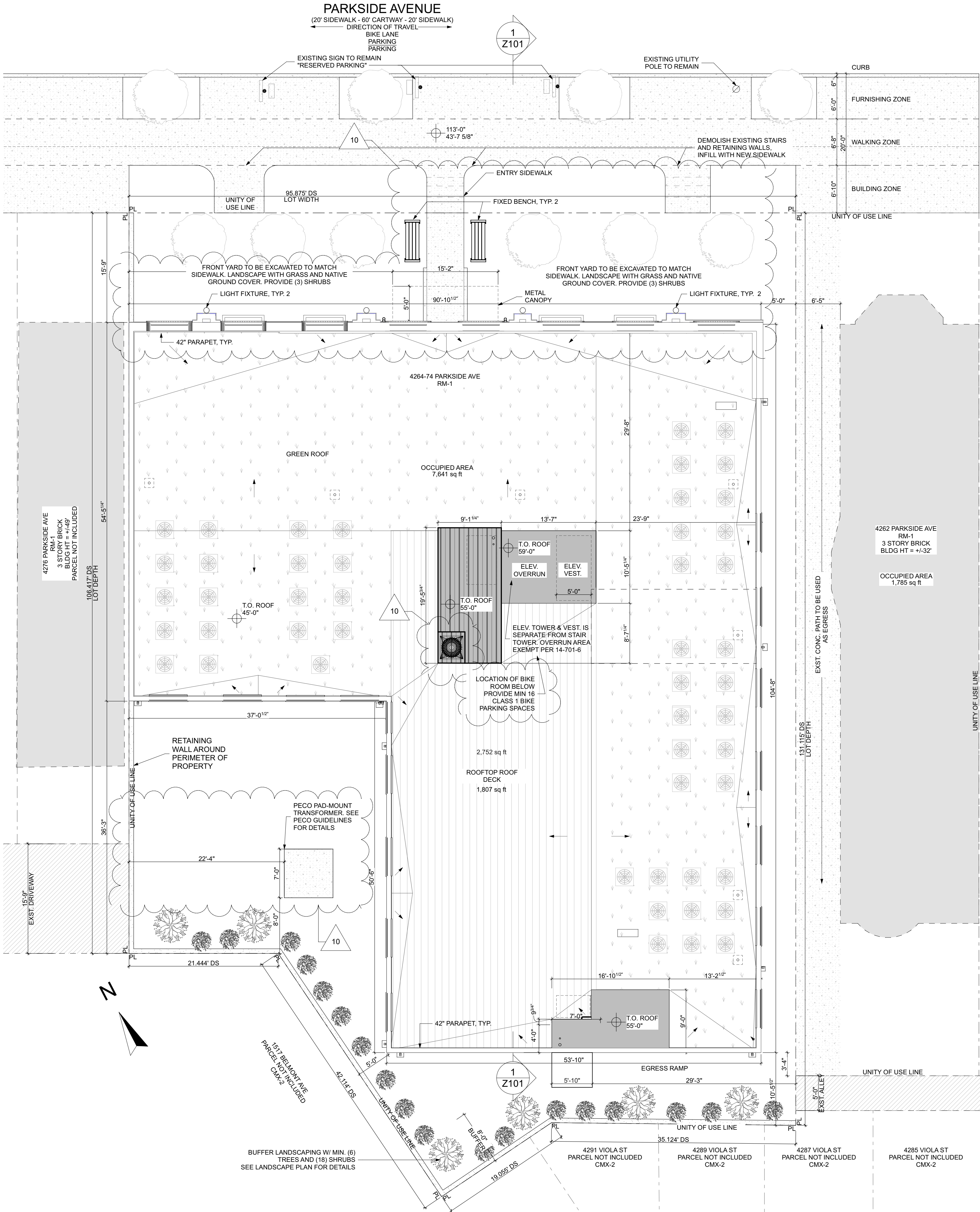
Green Roof Density Bonus: 32 units X 0.25 = 8 Units

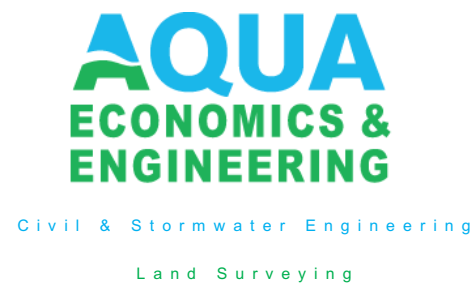
Total Unit Count provided: 55 Units

Six (6) units to be reserved as affordable, per mixed-income housing bonus acknowledgment forms.

Mixed-Income Bonus will be earned through providing low-income units in compliance with 14-702(7).

Six (6) units per MIHB Acknowledgment Form





DESCRIPTION OF CONSOLIDATED PREMISES 'A'

ALL THAT CERTAIN lot or piece of ground, SITUATE in the 6th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, bounded and described according to an Amended Consolidation and Site Plan made by Paul N. Lonie #SU-024461-E, Aqua Economics, LLC, dated December 26, 2023, as follows, to wit:

BEGINNING at a point on the southwesterly side of Parkside Avenue (100' wide on City Plan, legally open), said point being located N.62°24'46.57"W, the distance of 755.167 feet from the northwesterly side of 42nd Street (50' wide on City Plan, legally open);

THENCE extending partly along the average easterly face of a certain building wall, partly through said certain building wall, S.27°35'13.43"W, the distance of 131.115 feet to a point;

THENCE extending partly along the average southerly face of a one story brick garage, N.61°47'39.67"W, the distance of 35.124 feet to an angle point;

THENCE extending and continuing along the average southerly face of said one story brick garage, S.83°40'31"W, the distance of 19.055 feet to a point;

THENCE extending partly through said one story brick garage, N.06°29'00.00"W, the distance of 42.114 feet to an angle point;

THENCE extending S.62°24'47"E, a distance of 21.444 feet to a point, said point also being formed by the intersection of the southwesterly side of a certain 15'-9" wide driveway and the northeasterly terminus thereof, which said driveway runs northwestwardly to Belmont Avenue (100' wide on City Plan, legally open);

THENCE extending and partly along the said northeasterly terminus of said certain 15'-9" wide driveway, and partly through a second certain building wall, N.27°35'13.43"E, a distance of 106.417 feet to the said southwesterly side of Parkside Avenue;

THENCE extending along the said southwesterly side of Parkside Avenue, S.62°24'46.57"E, a distance of 95.875 feet to a point, being the first mentioned point and PLACE OF BEGINNING.

BEING KNOWN as CONSOLIDATED PREMISES 'A' on said plan.

CONTAINING in area 11,942.7 square feet or 0.27418 acres.

Paul N. Lonie
Paul N. Lonie, PLS
Pa License SU-024461-E
December 26, 2023



Paul N. Lonie

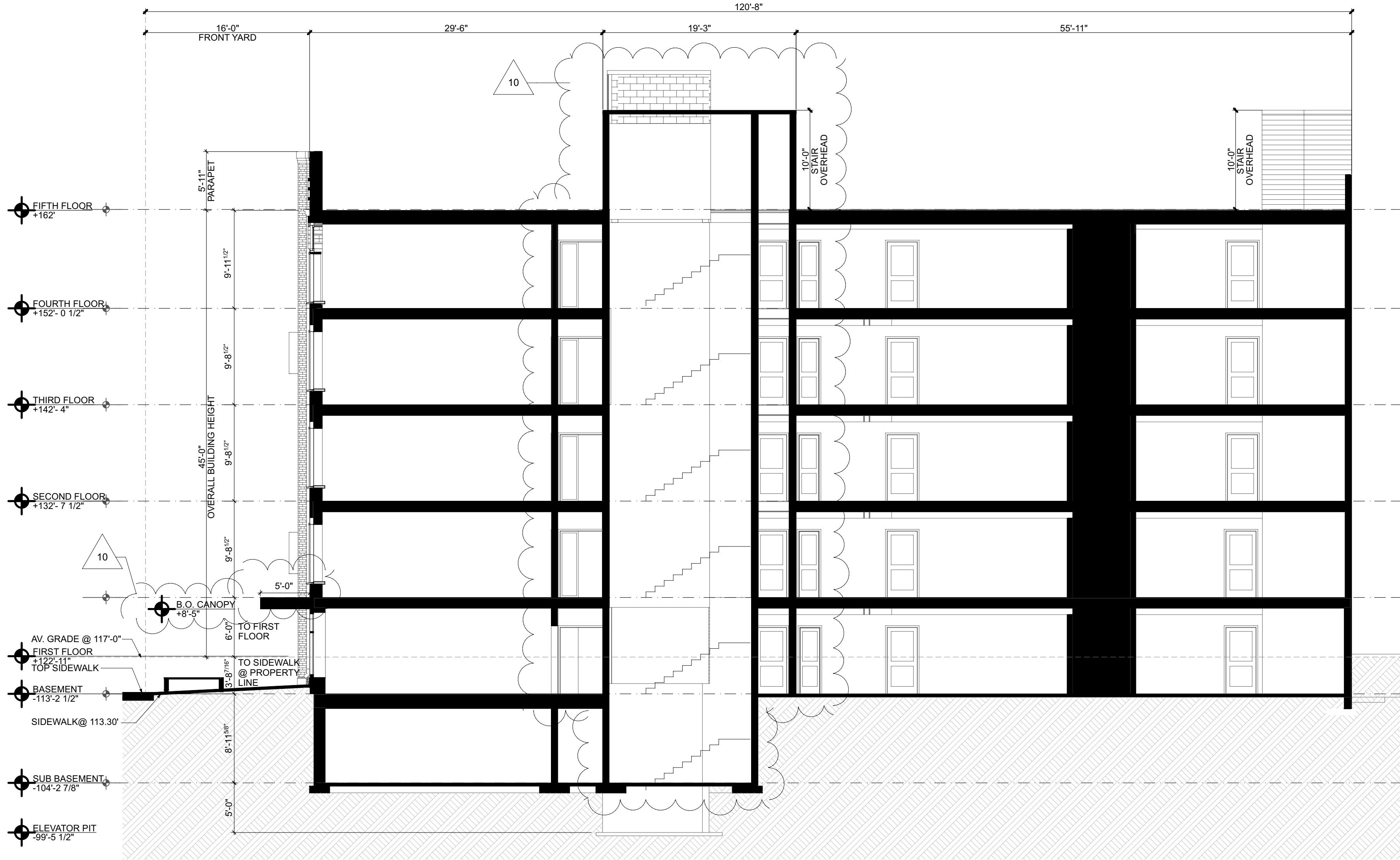
1391 Walton Road, Blue Bell, PA 19422 (267) 885-9875 www.aquaeconomics.com



STREET VIEW 2



STREET VIEW 1



1 ZONING SECTION
NOT TO SCALE



Versions		
No.	Date	Description
1	01/19/24	ISSUED FOR ZONING
2	04/15/24	ZONING COMMENTS 1
3	06/25/24	ZONING COMMENTS 2
4	07/02/24	ZONING COMMENTS 3
5	08/09/24	ISSUED FOR PERMIT
6	10/31/24	IFP COMMENTS RESPONSE 1
7	02/07/25	IFP COMMENTS RESPONSE 2
8	03/03/25	CD SET
9	05/20/25	CONSTRUCTION SET REV.
10	06/26/25	ZONING RESUBMISSION
11	07/30/25	BULLETIN II

BULLETIN II
2025-07-30



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Fort Washington, PA 19034
610-288-7700

Signature & Seal



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APPROVED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR
DISCREPANCIES TO THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR
ANY DISCREPANCIES TO THE ARCHITECT.

Professional License No. RA-0160918

Project Title

PARKSIDE AVE
MULTI-FAMILY
4272 Parkside Ave
Philadelphia, PA 19104

Sheet Title

ZONING SECTION &
ELEVATION

- ☐ For Review
☐ Permit Review
☐ Not For Construction
☐ For Construction
☐
☐

Date	Project Number
2025	Project No.
Scale	Sheet No.
as noted	
Drawn By JFA / GR/ MMP	Z101
Checked By JFA	

Zoning Permit

Permit Number ZP-2024-003258

LOCATION OF WORK 4274 PARKSIDE AVE T-A-184495, Philadelphia, PA 19104-1021	PERMIT FEE \$2,561.00	DATE ISSUED 7/22/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1, RM1	

PERMIT HOLDER 3625 Spring Garden LLC	614 South 4th Street #510 Philadelphia, Pennsylvania 19147
---	--

OWNER CONTACT 1 German Yakubov	614 South 4th Street #510, Philadelphia PA 19147
-----------------------------------	--

OWNER CONTACT 2	
-----------------	--

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOTS (EXCLUDING 4262 PARKSIDE, WHICH IS TO REMAIN). FOR THE ERECTION OF A DETACHED FIVE (5) STORY STRUCTURE (INCLUDING A MIXED-INCOME HEIGHT BONUS). FOR USE AS A MULTI-FAMILY (FORTY-NINE (49) DWELLING UNITS, INCLUDING USE OF THE MIXED-INCOME HOUSING BONUS AND A GREEN ROOF BONUS). NO CHANGES TO 4262 PARKSIDE; ALL SEVEN (7) EXISTING DWELLING UNITS TO REMAIN.
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Unity of Use
--

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-2024-003258

TWO (2) ROOF ACCESS STRUCTURES PROVIDE ACCESS TO THE GREEN ROOF (NO OCCUPANCY ON THE GREEN ROOF) AND ROOF DECK. SIXTEEN (16) ACCESSORY CLASS 1A BICYCLE PARKING SPACES LOCATED ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN ON THE PLAN.

AMENDMENT #1:

AMEND TO ELIMINATE ONE (1) DWELLING UNIT (TOTAL FORTY-EIGHT (48) UNITS); ADD FRONT CANOPY; ADD TWO (2) BENCHES AT FRONT; RELOCATE PECO VAULT TO REAR RIGHT SIDE OF BUILDING; REMOVE STAIRS AND RAMPS AT FRONT; AND MODIFY FAÇADE TO INCLUDE COLUMNS/PIERS AT FRONT, CENTERED FRONT DOOR, CANOPY ABOVE ENTRANCE WITH BUILDING NUMBER, BUILDING NAME AND ILLUMINATED LIGHT FIXTURES AT FRONT FAÇADE, AND LIGHT FIXTURES ON COLUMNS/PIERS



APPROVED USE(S)

Residential - Household Living - Multi-Family; Unity of Use

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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Zoning Permit

Permit Number ZP-2024-003258

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4262 PARKSIDE AVE Philadelphia, PA 19104-1021

4274 PARKSIDE AVE T-A-184495, Philadelphia, PA 19104-1021

ADDITIONAL USE DETAILS

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

FOR THE ESTABLISHMENT OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES WITH RESTRICTIVE COVENANTS AND AGREEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM THE SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS, AND RESTRICTIVE COVENANTS MUST BE SUPPLIED.

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.