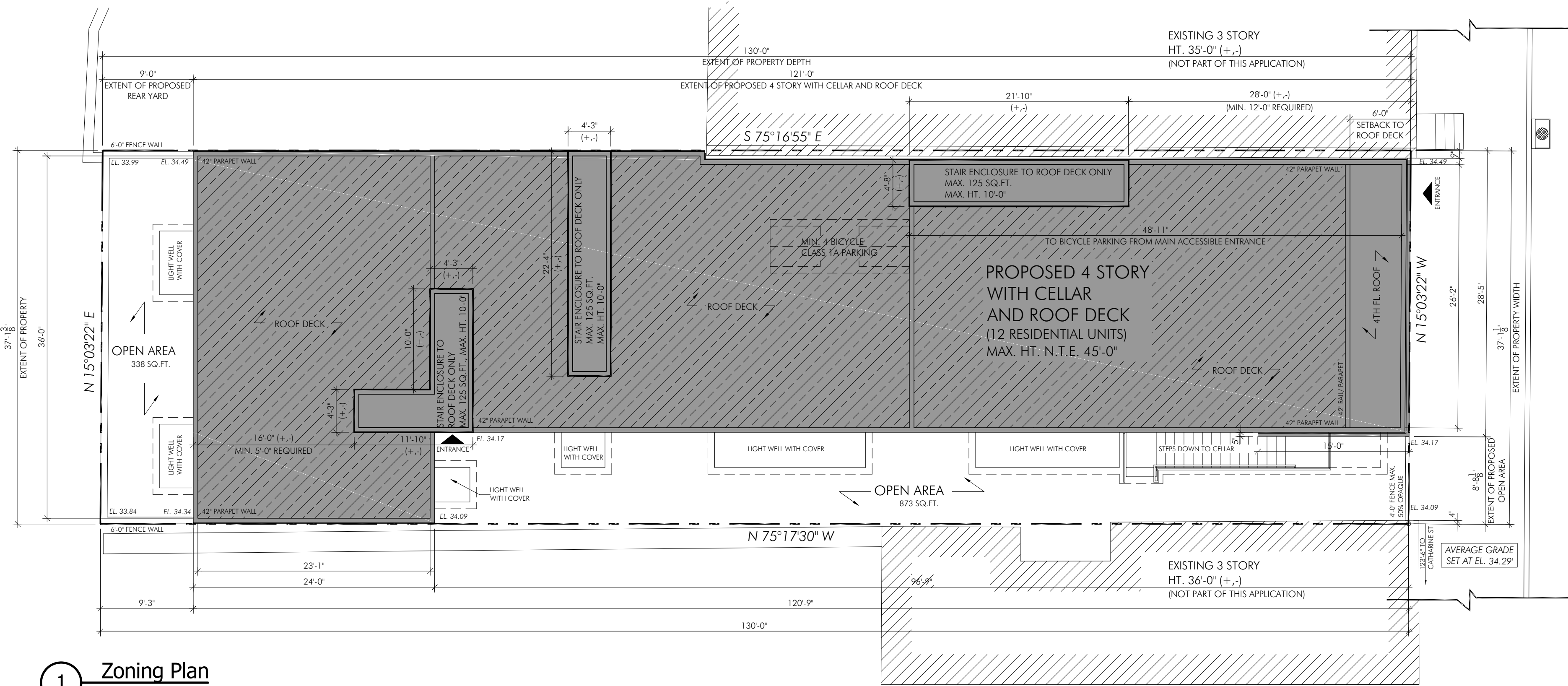
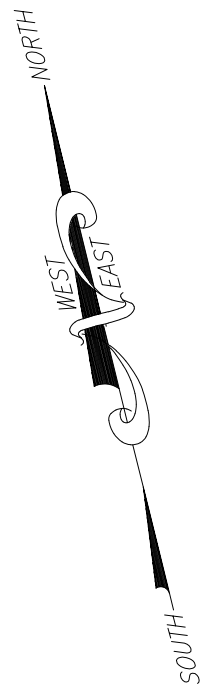




S. 16TH STREET

12' - 26' - 12' (50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)

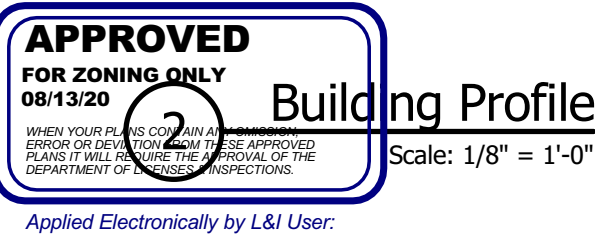
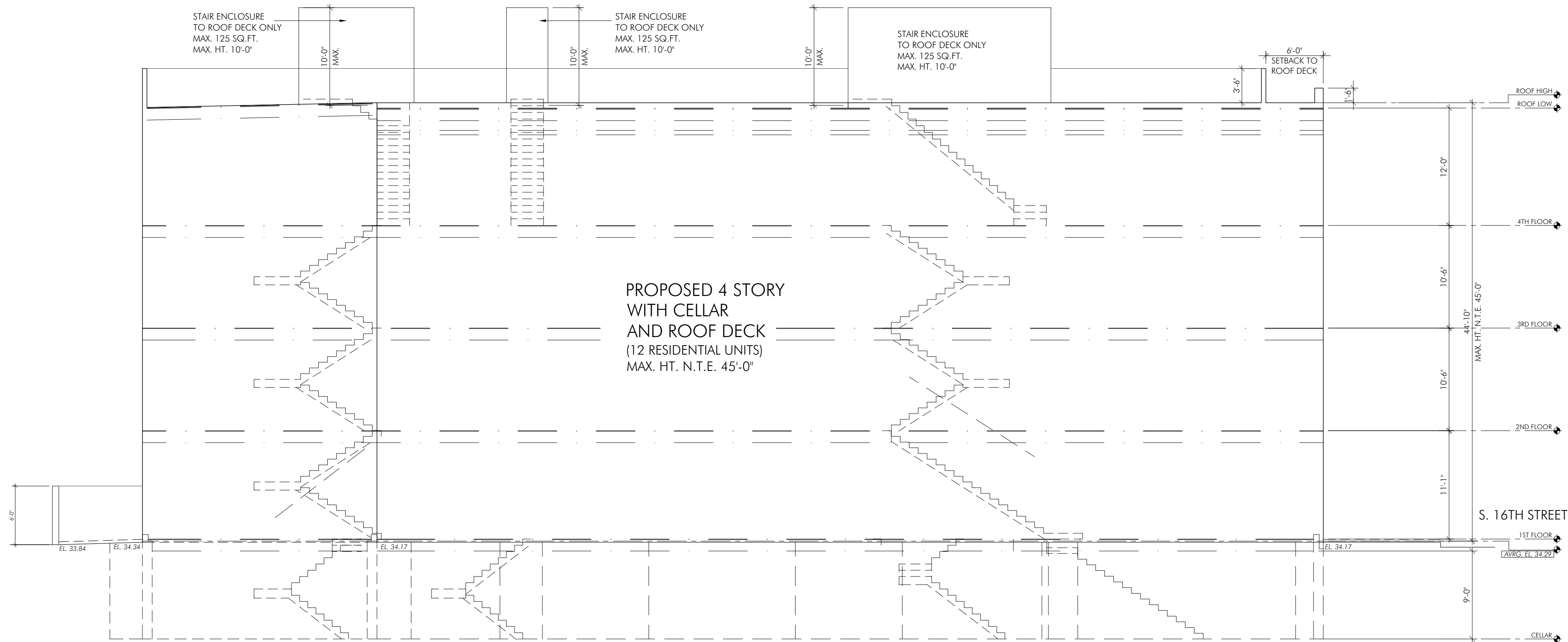


PROPERTY INFORMATION: 752-54 S 16th STREET		
	REQUIREMENTS OF RM-1	PROPOSED:
AREA:	1,440 SQ.FT.	4,823.44 SQ.FT.
USE:	MULTI-FAMILY	172 RESIDENTIAL UNITS PROPOSED TOTAL: 4,823.44 sq ft = 1,440 sq ft (First 4 units @ area/260 per unit) = 3,383.44 sq ft / 480 per unit for remainder of the lot = 4 units + 7 units = 11 units allowed by right. Moderate Income Housing Bonus - 17 Residential Units x 1.25 = 21 Residential Units Allowed Bonus earned: 7-0' Height Bonus Used: 7-0' Height 25% Density on 2 Units Bonus Used: 1 Unit (Intend to make payment to City in lieu of providing affordable housing) Estimated Payment: 4,823.44 sq ft x \$20 = \$96,468.80
LOT WIDTH:	MIN. 16'-0"	37'-1 1/2"
OCCUPIED BY BUILDING:	75%, 80% CORNER LOTS	3,612.44 SQ.FT. (75%)
OPEN AREA:	25%, 20% CORNER LOTS	1,211 SQ.FT. (25%)
REAR YARD DEPTH:	-	MIN. 9'-0"
# OF STORIES:	N/A	MAX. 4 + PARTIAL CELLAR AND ROOF DECK
HEIGHT:	38'-0"	MAX. 45'-0" UTILIZING THE MODERATE INCOME DENSITY BONUS
BICYCLE PARKING:	1/3 BICYCLE PARKING CLASS 1A REQUIRED	MIN. 12 x 1/3 = 4 SPACES PROVIDED

DRAWING LEGEND	
	PROPERTY LINE
	GAS MAIN
	WATER MAIN
	SEWER PIPE
	OVERHEAD WIRES
	8'-0" CONSTRUCTION FENCE
	EXISTING 6'-0" PERIMETER FENCE
	EXISTING MANHOLE
	EXISTING UTILITY LIGHT
	EXISTING STORMWATER INLET
	P.O.B. POINT OF THE BEGINNING
	EXISTING UTILITY POLE
	EXISTING BOLLARD
	EXISTING FIRE HYDRANT
	EXISTING UTILITY VENT
	EXISTING SIGN
	EXISTING TRAFFIC LIGHT

1 Zoning Plan

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



LandMark
ARCHITECTURAL DESIGN, L.L.C.

PENNSYLVANIA
Pennsylvania License No. RA011382X
Pennsylvania Firm Authorization X010629
Phila. Business Privilege License No. 4535

NEW JERSEY
New Jersey License No. 21A01394000
New Jersey Firm Authorization No. 21AC00029100

NEW YORK
New York License No. 028788-1
A.I.A. Member No. 30135052

1325 Snyder Avenue
Philadelphia, PA 19148
TEL: (215) 755-9050
Vince@landmarkaia.com



IF THIS DOCUMENT IS NOT SIGNED
AND SEALED, IT IS PRELIMINARY AND
NOT FOR CONSTRUCTION

CONSULTANTS:

PROJECT NAME:
752-54 S 16th Street
Philadelphia, PA 19146

Owner:
Hunter Investments LLC
1318 S. Warfield St
Philadelphia, PA 19146

REVISION DESCRIPTION
Issued for Zoning Permit Application Submission

DATE ISSUED
7-29-2020

Zoning Plan

SHEET TITLE

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE
ONLY BY THE PARTY FOR WHOM THE WORK WAS CONSTRUCTED. THE DRAWING
MAY NOT BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS WITHOUT THE WRITTEN CONSENT OF LANDMARK ARCHITECTURAL
DESIGN, L.L.C.

ALL RIGHTS RESERVED.
COPYRIGHT 2011 LANDMARK ARCHITECTURAL DESIGN, L.L.C.
ALL RIGHTS RESERVED.

ANY AND ALL OF THE PROPERTY INFORMATION SHOWN ON THESE PLANS
WAS OBTAINED FROM THE RECORDS OF THE CITY OF PHILADELPHIA. THE
CONSULTANTS, LANDMARK, SHALL NOT BE RESPONSIBLE FOR ANY
ERRORS, OMISSIONS, OR INFORMATION WHICH MAY BE BASED UPON
THE PROVIDED INFORMATION.

PROJECT NO.
v20-141
DATE
7-29-2020
SCALE:
As Noted
DRAWN BY:
AMR

Z-1.0

DRAWING NO.

Zoning Permit

Permit Number ZP-2020-003119

LOCATION OF WORK 752-54 S 16TH ST, Philadelphia, PA 19146-2031	PERMIT FEE \$879.00	DATE ISSUED 8/14/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER HUNTER INVESTMENTS LLC	1318 S WARFIELD ST PHILADELPHIA PA 19146
---	--

APPLICANT Vincent Mancini	1325 Snyder AvePHILADELPHIA, PA 19148USA
------------------------------	--

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

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF EXISTING BUILDING AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND THREE ROOF DECK ACCESS STRUCTURES (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-2020-003119

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

752-54 S 16TH ST, Philadelphia, PA 19146-2031

ADDITIONAL USE DETAILS

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

FOR THE USE AS MULTI-FAMILY (12 UNITS) HOUSEHOLD LIVING UTILIZING MODERATE INCOME HOUSING BONUS AND TO INCLUDE ACCESSORY FOUR (4) BICYCLE PARKING SPACES.

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.