

Zoning Permit

Permit Number ZP-2020-007235

LOCATION OF WORK 2045-49 N 2ND ST, Philadelphia, PA 19122-1601	PERMIT FEE \$2,336.00	DATE ISSUED 12/1/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 2045 N 2nd Street Holdings, LLC	300 Farm Lane Doylestown, Pennsylvania 18901
--	--

APPLICANT Vincent Mancini DBA: LANDMARK ARCHITECTURAL DESIGN	1325 Snyder Ave PHILADELPHIA, PA 19148 USA
---	--

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

APPROVED DEVELOPMENT Erection of an attached structure size and location as shown on plans Amend Permit 7-7-2021 - Addition of Elevator Penthouse. No access to the roof. from the elevator.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
--

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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-007235

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2045-49 N 2ND ST, Philadelphia, PA 19122-1601

ADDITIONAL USE DETAILS

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

Multi-family household living (18 Dwelling Units) above vacant commercial space on first floor with accessory storage in basement and roof deck for residential use.

This permit is subject to the following specific conditions.

CONDITIONS

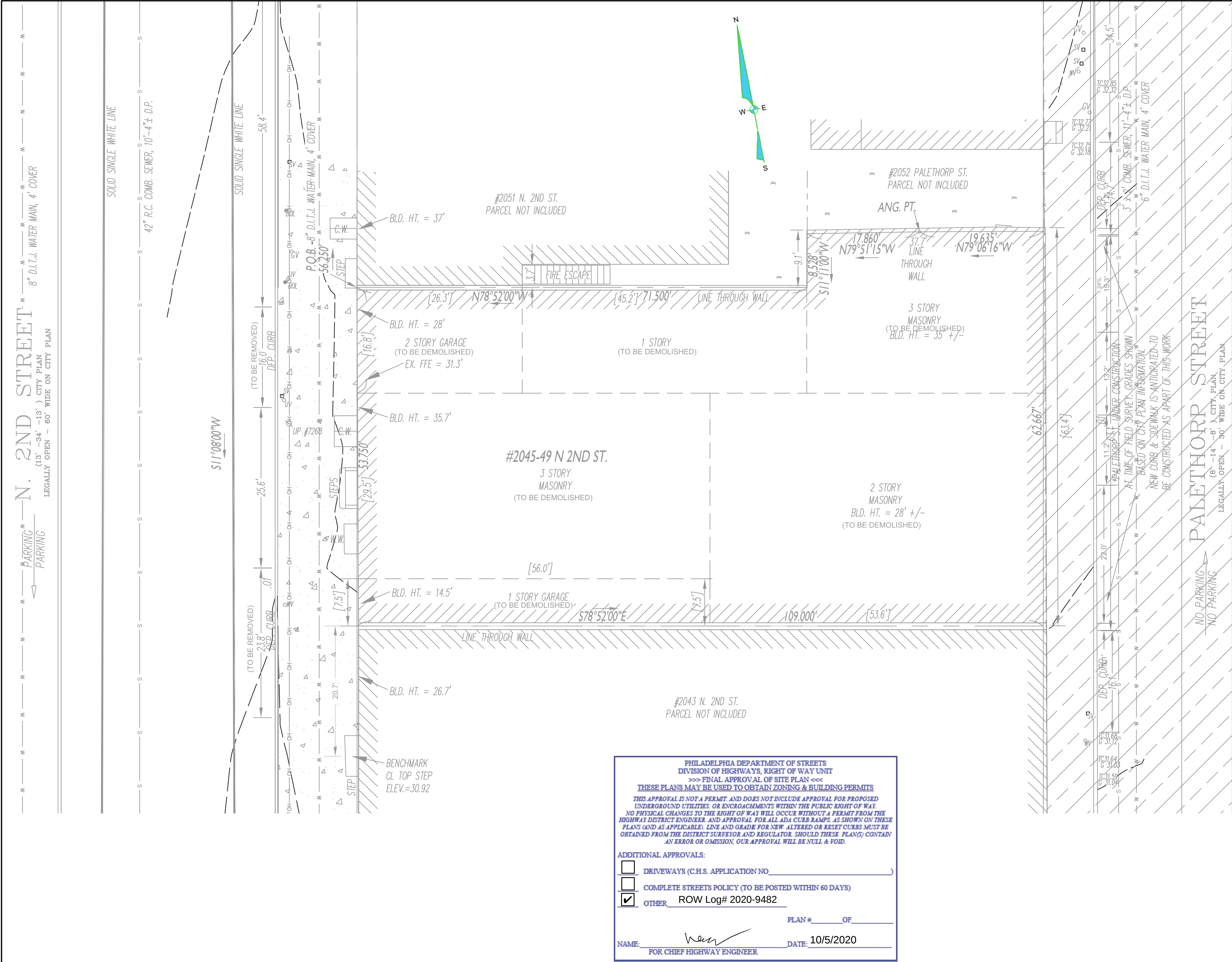
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



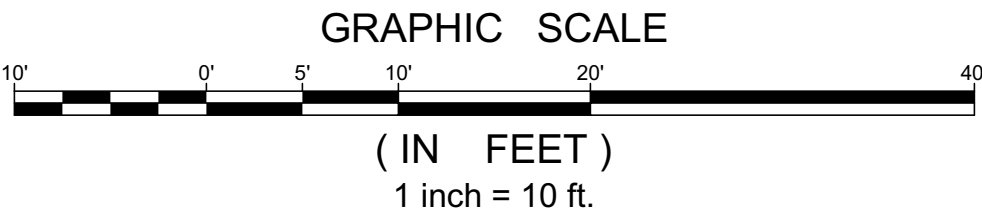
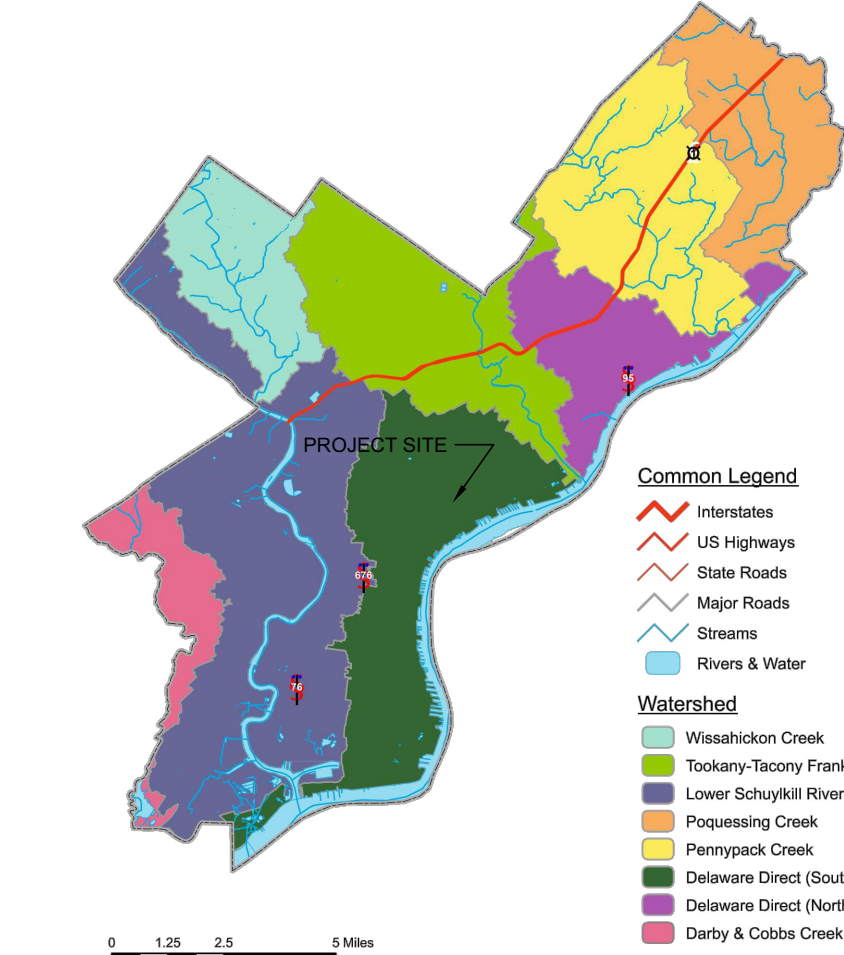
GENERAL NOTES

- THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY.
- PLAN MADE AS PER INSTRUCTIONS OF CLIENT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY ZONED AS "CMX-2" NEIGHBORHOOD COMMERCIAL, MIXED-USE-2.
- ALL DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
- SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
- REGISTERED OWNER(S): 2045 N 2ND ST HOLDINGS, LLC.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
- ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT)
- UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO THE LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- PREMISE SHOWN HEREON HAS STREET FRONTAGE.
- UTILITY NOTES: THE LOCATION OF UNDERGROUND UTILITIES IS TAKEN FROM PUBLIC RECORDS AND FIELD LOCATIONS OF VENTS, VALVES, MANHOLES, INLETS, ETC.

- THE EXTENT, EXACT LOCATION AND DEPTH OF UNDERGROUND HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE.
- CONTRACTOR SHALL DETERMINE THE EXTENT, EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK.
- THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- CONTRACTOR SHALL NOTIFY UTILITY COMPANIES THREE (3) DAYS PRIOR TO COMMENCING WORK TO COMPLY WITH PENNSYLVANIA ACT NO. 287.
- ELEVATIONS SHOWN ON PLAN ARE FROM PHILADELPHIA CITY PLAN NO. 194, WHICH SHALL BE USED TO DEFINE VERTICAL DATUM.
- PROJECT BENCHMARK: CENTERLINE OF THE TOP OF STEP OF A NEIGHBORING STRUCTURE ALONG N. 2ND STREET, LOCATED APPROXIMATELY 20.7 FT FROM THE SOUTHWESTERLY PROPERTY CORNER OF THE PROJECT SITE. ELEVATION = 30.92, AS SHOWN HEREON.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUAECONOMICS, LLC, IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE AQUAECONOMICS, LLC, FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2020 - ALL RIGHTS RESERVED - AQUAECONOMICS, LLC. NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR PERMISSION OF AQUAECONOMICS, LLC.

LOCATION / WATERSHED MAP

Philadelphia Watersheds



R.O.W. LOG #: 2020-9482

EXISTING CONDITIONS PLAN



PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

2045-49 N. 2ND STREET
18TH WARD PHILADELPHIA, PA 19125

AQUA ECONOMICS

1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Registered Owner(s)

ACG 2045 2ND, LLC.
2186 E. NORRIS ST
PHILADELPHIA, PA 19125

Municipality
Philadelphia

County
Philadelphia

State
PA

Drawn
BAS

Scale
1" = 10'

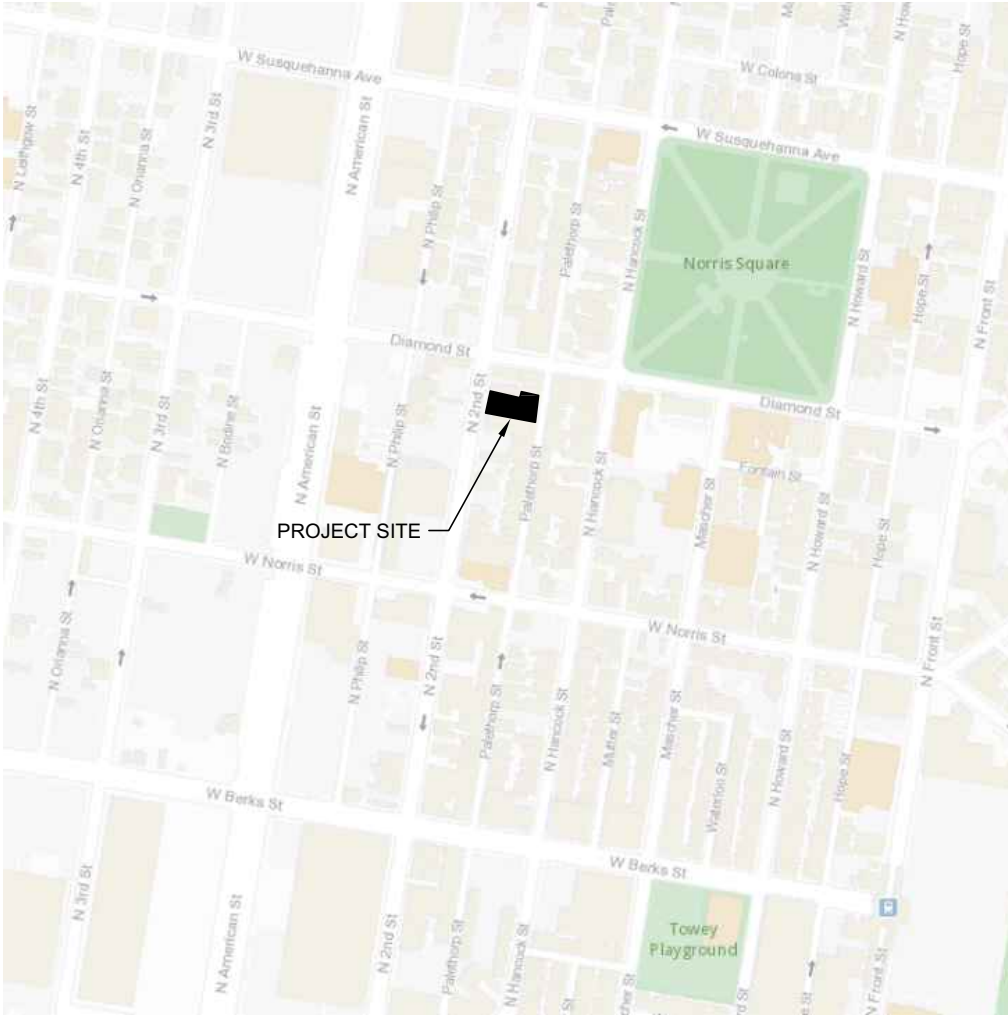
Ckd
PL

Date
08/28/2020

File
2045-51 N 2nd St (Ex. Conditions)

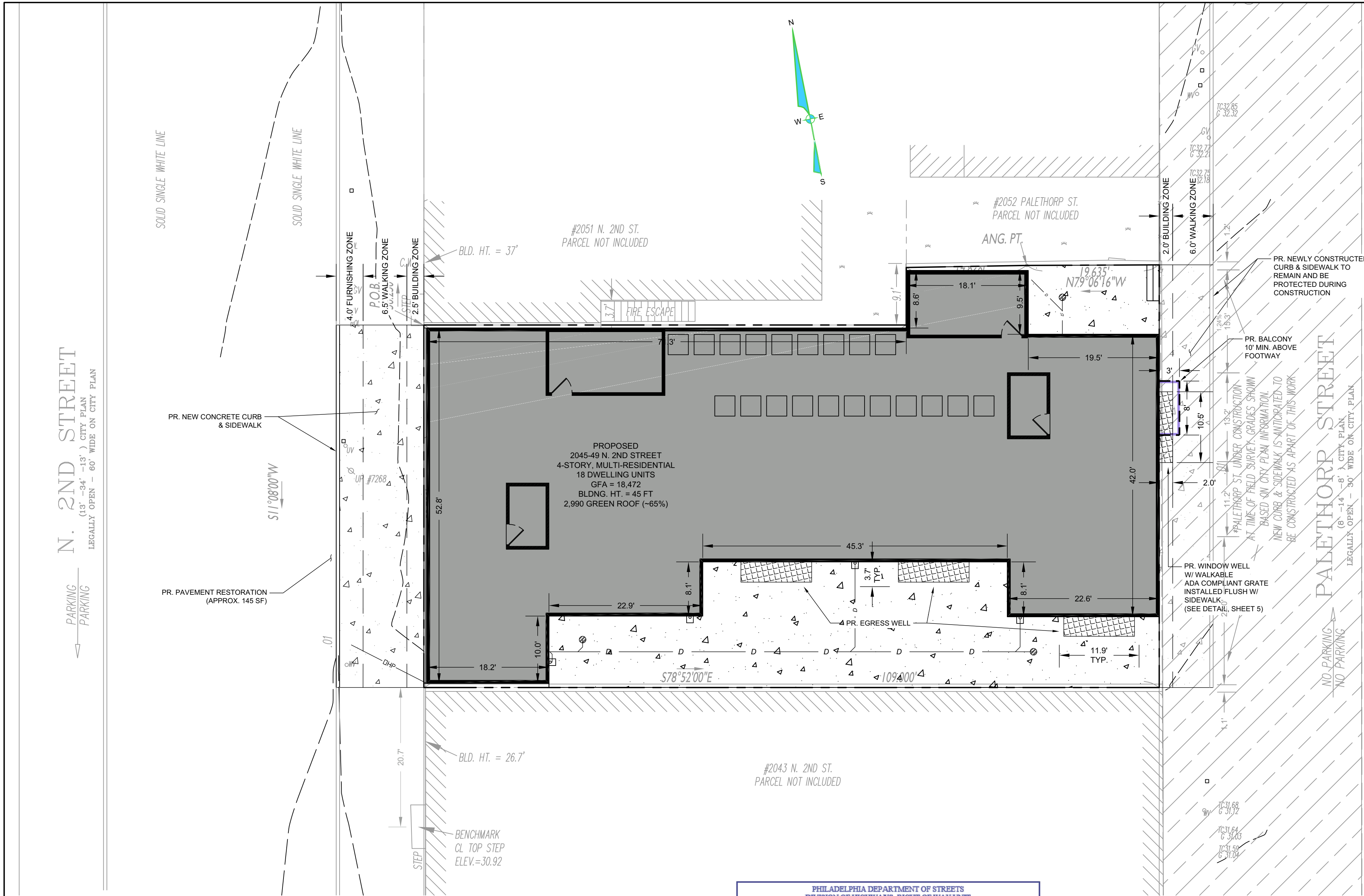
Drawing
Sheet 1 of 7

LOCATION MAP



LEGEND

- P.O.B. POINT OF BEGINNING
- GV GAS VALVE
- WV WATER VALVE
- SV SEWER VALVE
- SL STREET LIGHT
- UP UTILITY POLE
- MH MAN HOLE
- EXISTING BUILDING
- EXISTING CONCRETE
- STRUCTURE(S) TO BE DEMOLISHED
- EXISTING EASEMENT
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING PROPERTY LINE
- EXISTING GAS LINE
- EXISTING COMBINED SEWER
- EXISTING WATER LINE



GENERAL NOTES

- THE PROJECT SITE, UNDER GOING A REDEVELOPMENT, IS SHOWN TO HAVE ONE(1) 4-STORY MULTI-RESIDENTIAL STRUCTURE.
- RESET ALL UTILITY SERVICE VALVE COVERS AND MANHOLES TO GRADE AS NECESSARY.
- ALL DIMENSIONS SHOWN ARE PHILADELPHIA DISTRICT STANDARD.
- RESTORE FADED AND DISTURBED PAVEMENT MARKINGS PER CITY OF PHILADELPHIA STANDARDS.
- EXISTING CURB LINES TO REMAIN.
- DELIVERIES ARE TO THE BUILDING ARE TO BE WALKED IN TO EITHER THE RESIDENTIAL OR THE COMMERCIAL ENTRANCES ON N. 2ND STREET.
- TRASH & RECYCLING TO BE TAKEN OUT OF A TRASH ROOM ADJACENT TO THE MAIN RESIDENTIAL ENTRANCE ON THE NORTH SIDE OF N. 2ND STREET, ON THE , AND IS TO BE PICKED UP VIA PRIVATE TRASH PICK-UP.
- PROJECT BENCHMARK: CENTERLINE OF THE TOP OF STEP OF A NEIGHBORING STRUCTURE ALONG N. 2ND STREET, LOCATED APPROXIMATELY 20.7FT FROM THE SOUTHWESTERLY PROPERTY CORNER OF THE PROJECT SITE.
ELEVATION = 30.92, AS SHOWN HEREON.

PLAN MADE AS PER INSTRUCTIONS OF:

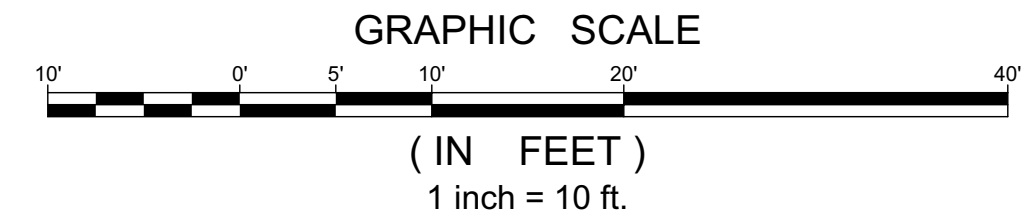
2045 N. 2ND ST HOLDINGS, LLC.
BILL LAPHEN
300 FARM LANE
DOYLESTOWN, PA 18901
(267) 614 - 6658
BLAPHEN@GTCONTRACTING.COM

STREETS DEPARTMENT NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND ONE AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM: [WARD 18 - 20201684213].
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

LEGEND

- | | |
|-----------------------------------|-----------------------------------|
| P.O.B. | POINT OF BEGINNING |
| GV | GAS VALVE |
| WV | WATER VALVE |
| SV | SEWER VALVE |
| MH | MAN HOLE |
| SP | SIGN POLE |
| LP | LIGHT POLE |
| TP | TROLLEY POLE |
| EXISTING BUILDING | EXISTING BUILDING |
| EXISTING MINOR CONTOUR | EXISTING MINOR CONTOUR |
| EXISTING MAJOR CONTOUR | EXISTING MAJOR CONTOUR |
| PROPOSED MINOR CONTOUR | PROPOSED MINOR CONTOUR |
| PROPOSED MAJOR CONTOUR | PROPOSED MAJOR CONTOUR |
| LDD | LIMIT OF DISTURBANCE |
| PROPOSED BUILDING | PROPOSED BUILDING |
| PROPOSED CONCRETE / ASPHALT | PROPOSED CONCRETE / ASPHALT |
| PROPOSED PAVEMENT RESTORATION | PROPOSED PAVEMENT RESTORATION |
| PROPOSED PECO VAULT / EGRESS WELL | PROPOSED PECO VAULT / EGRESS WELL |



Know what's below.
Call 8-1-1 before you dig

SERIAL NO: [20201684213]000

Pennsylvania 811

R.O.W. LOG #: 2020-9482
PWD TRACKING #: FY21-NNDS-6144-01

SITE DEVELOPMENT PLAN



Paul N. Lonie

PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

2045-49 N. 2ND STREET
18TH WARD PHILADELPHIA, PA 19125

AQUA ECONOMICS

1391 WALTON ROAD

BLUE BELL, PA 19422

(267) 885-9875

PAUL@AQUAECONOMICS.COM

Registered Owner(s)

ACG 2045 2ND, LLC.
2186 E. NORRIS ST
PHILADELPHIA, PA 19125

Municipality
Philadelphia

County
Philadelphia

State
PA

Drawn
BAS

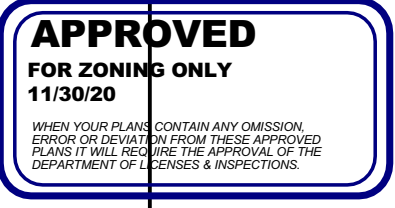
Scale
1" = 10'

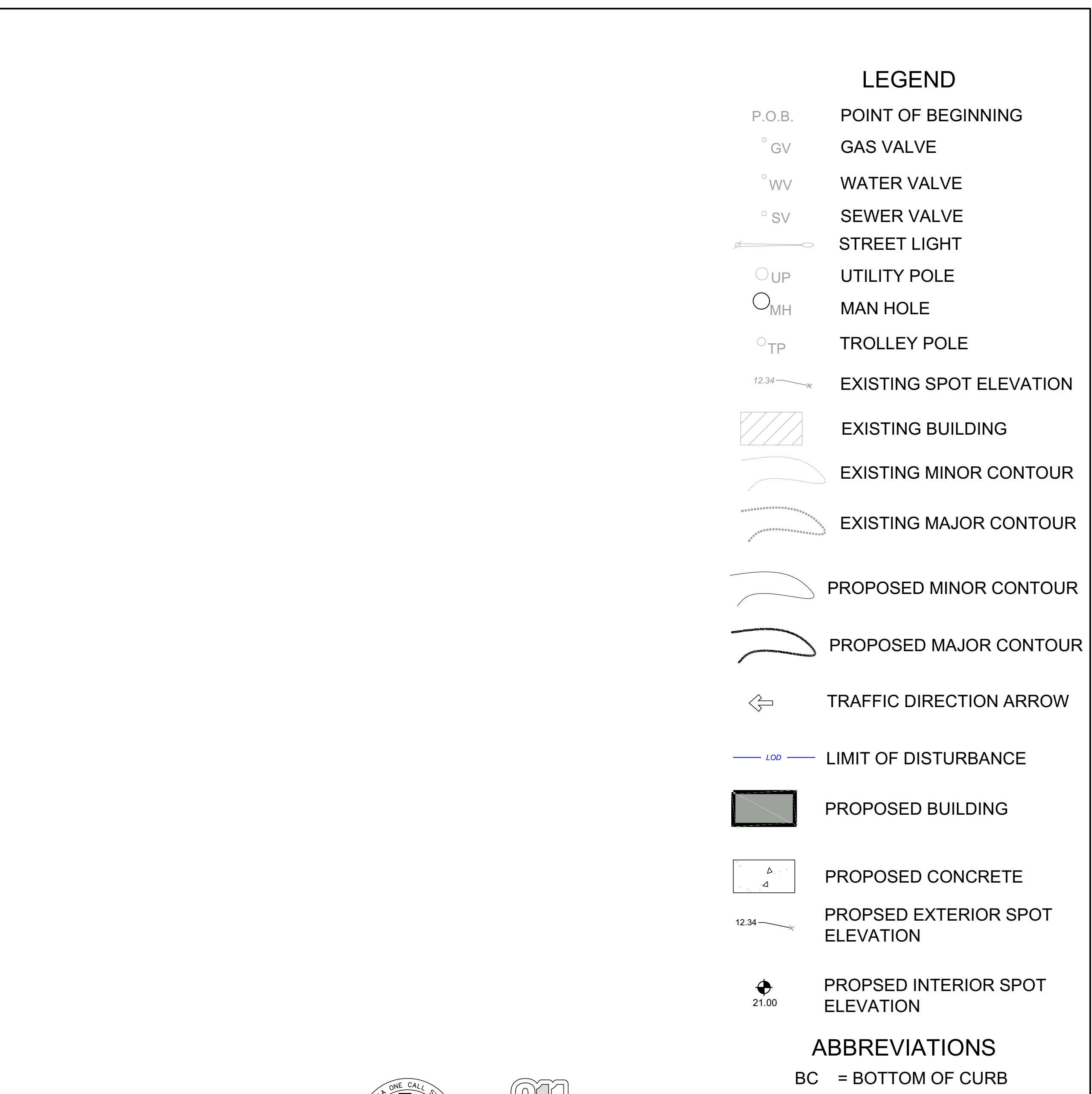
Ckd
PL

Date
09/09/2020

File
2045-51 N 2nd St (Ex_Conditions)

Drawing
Sheet 2 of 7





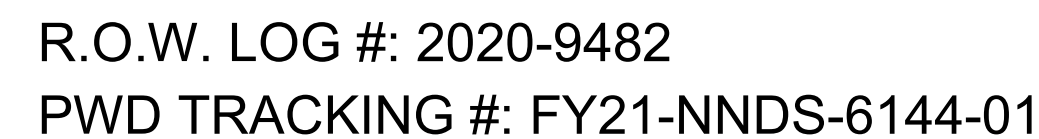
1. THE PROJECT SITE, UNDER GOING A REDEVELOPMENT, IS SHOWN TO HAVE ONE(1) 4-STORY, MIXED-USED STRUCTURE.
2. RESET ALL UTILITY SERVICE VALVE COVERS AND MANHOLES TO GRADE AS NECESSARY.
3. ALL DIMENSIONS SHOWN ARE PHILADELPHIA DISTRICT STANDARD.
4. RESTORE FADED AND DISTURBED PAVEMENT MARKINGS PER CITY OF PHILADELPHIA STANDARDS.
5. EXISTING CURB LINE TO REMAIN.
6. PROJECT BENCHMARK: CENTERLINE OF THE TOP OF STEP OF A NEIGHBORING STRUCTURE ALONG N. 2ND STREET, LOCATED APPROXIMATELY 20.7FT FROM THE SOUTHWESTERLY PROPERTY CORNER OF THE PROJECT SITE. ELEVATION = 30.92, AS SHOWN HEREON.




Know what's below.
Call 8-1-1 before you dig.

SERIAL NO: [20201684213]-[000]

Pennsylvania 811



COMMONWEALTH OF
REGISTERED
PROFESSIONAL
PAUL N. LONIE
LAND
SURVEYOR
No. SJ-024461-E
PENNSYLVANIA

PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

Registered Owner(s)	
---------------------	--



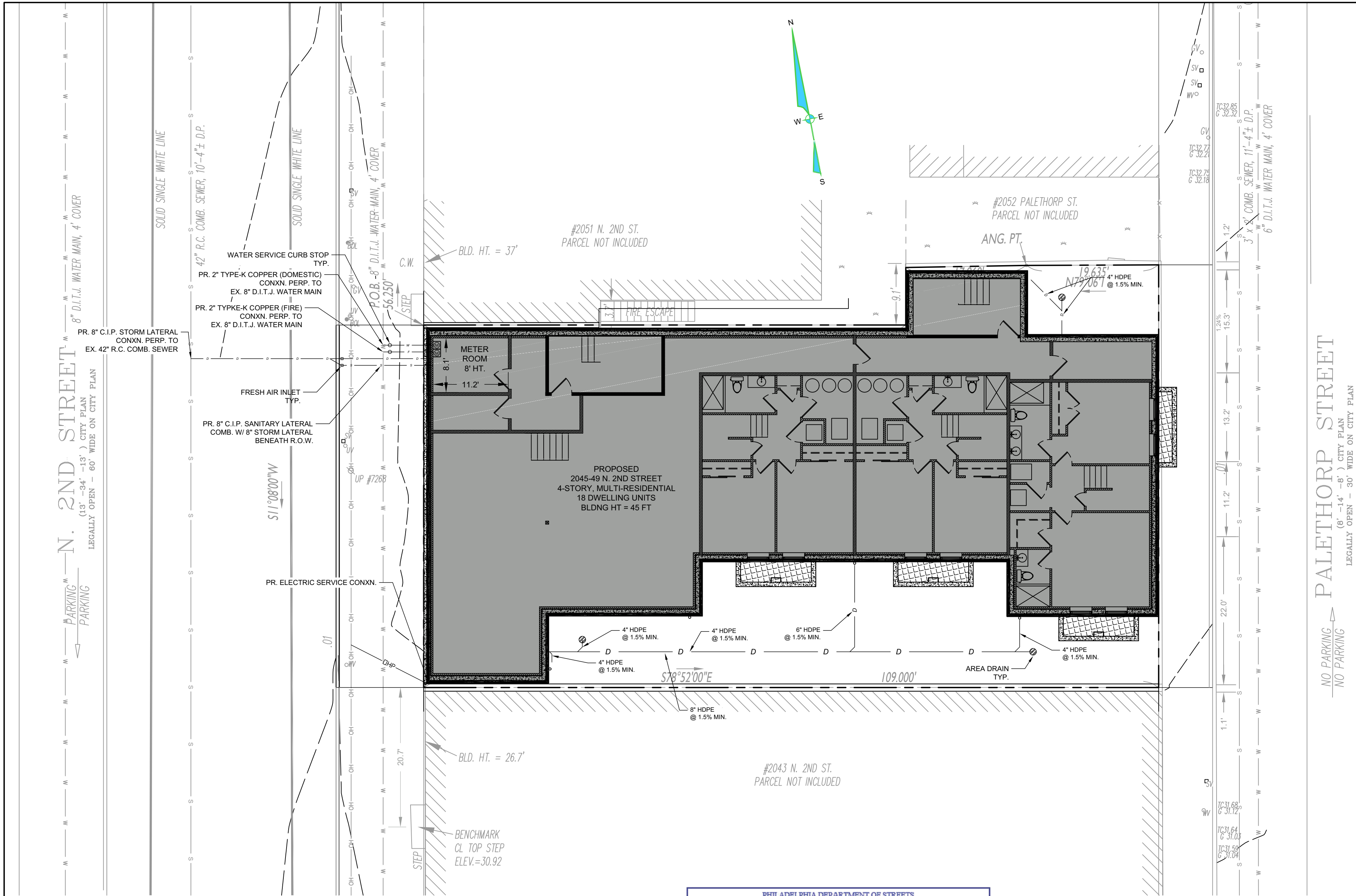
(267) 885-9875

Drawing Sheet 3 of



2045 N. 2ND ST HOLDINGS, LLC.
BILL LAPHEN
300 FARM LANE
DOYLESTOWN, PA 18901
(267) 614 - 6658
BLAPHEN@GTCONTRACTING.COM

3			
2			
1	9/24/2020	ADDRESSING ROW LOG #2020-9482 REVIEW 1	BGY
No.	Date	Revision	BY



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
*** FINAL APPROVAL OF SITE PLAN ***
THESE PLANS MAY BE USED TO OBTAIN ZONING & BUILDING PERMITS
THIS APPROVAL IS NOT A PERMIT AND DOES NOT INCLUDE APPROVAL FOR PROPOSED
UNDERGROUND UTILITIES OR ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY.
NO PHYSICAL CHANGES TO THE RIGHT OF WAY WILL OCCUR WITHOUT A PERMIT FROM THE
HIGHWAY DISTRICT ENGINEER, AND APPROVAL FOR ALL ADA CURB RAMP, AS SHOWN ON THESE
PLANS AND AS APPLICABLE. LINE AND GRADE FOR NEW ALTERED OR EXISTING CURBS MUST BE
OBTAINED FROM THE DISTRICT SURVEYOR AND REGULATORY, SHOULD THESE PLANS CONTAIN
AN ERROR OR OMISSION, OUR APPROVAL WILL BE NULL & VOID.

ADDITIONAL APPROVALS:
☐ DRIVEWAYS (CHS APPLICATION NO. _____)
☐ COMPLETE STREETS POLICY (TO BE POSTED WITHIN 60 DAYS)
☒ OTHER ROW Log# 2020-9482

PLAN # _____ OF _____
NAME: Wen DATE: 10/5/2020
FOR CHIEF HIGHWAY ENGINEER



Know what's below.
Call 8-1-1 before you dig.

SERIAL NO: [20201684213]{000}



ACT 287

ALL PARTIES UTILIZING THIS PLAN AND THE INFORMATION CONTAINED THEREON ARE CAUTIONED TO COMPLY WITH THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 AS AMENDED BY PENNSYLVANIA ACT 199, OF 204 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW". ALL EXISTING UNDERGROUND UTILITIES ARE TO BE CONSIDERED APPROXIMATE ONLY AND ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND THE APPROPRIATE UTILITY COMPANY PRIOR TO THE COMMENCEMENT OF THE SITE WORK, IN ACCORDANCE WITH ACT 287.

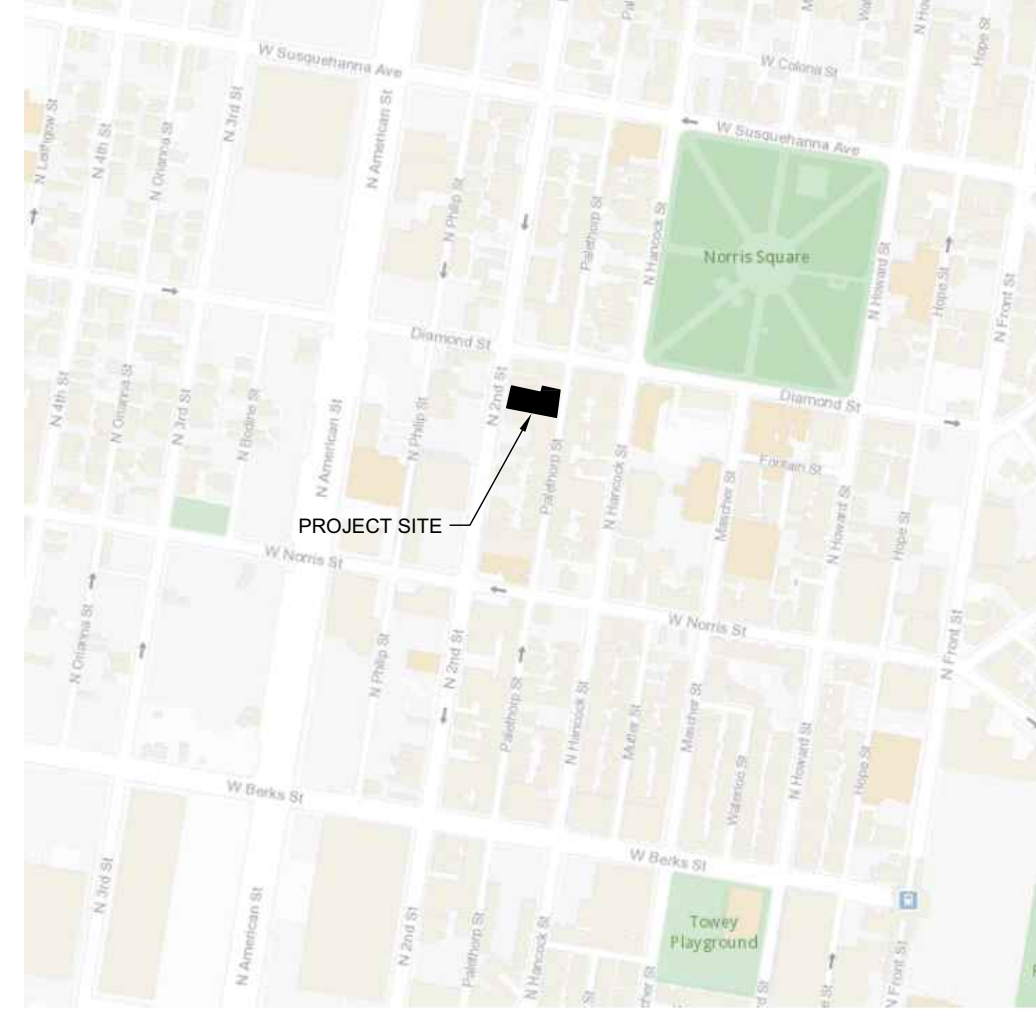
PLAN MADE AS PER INSTRUCTIONS OF:

2045 N. 2ND ST HOLDINGS, LLC.
BILL LAPHEN
300 FARM LANE
DOYLESTOWN, PA 18901
(267) 614 - 6658
BLAPHEN@GTCONTRACTING.COM

UTILITY CONTACTS

- PHILADELPHIA DEPARTMENT OF STREETS
RIGHT-OF-WAY UNIT
MAUREEN WANGARI - UTILITY CONTACT
1401 JOHN F. KENNEDY BOULEVARD, ROOM 960
PHILADELPHIA, PA 19102
(215) 686-5097
MAUREEN.WANGARI@PHILA.GOV
- PHILADELPHIA GAS WORKS
RYAN BREAM
800 W. MONTGOMERY AVENUE
PHILADELPHIA, PA 19122
(215) 684-6719
RYAN.BREAM@PGWORKS.COM
- PHILADELPHIA WATER DEPARTMENT
MIKE QUINN
1101 MARKET STREET, ARAMARK TOWER
2ND FLOOR
PHILADELPHIA, PA 19107
(215) 685-6309
MICHAEL.QUINN@PHILA.GOV
- SEPTA
ROBIN YOUMANS
1234 MARKET STREET
PHILADELPHIA, PA 19107
(215) 580-7635
RYOUMAS@SEPTA.ORG
- PECO ENERGY
MARK ALLGAIER
830 S. SCHUYLKILL AVENUE
PHILADELPHIA, PA 19146
(215) 731-3232
MARK.ALLGAIER@EXELONCORP.COM
- VERIZON COMMUNICATIONS
BRIAN M. MAGEE, MANAGER, OSPE
900 RACE STREET, 6TH FLOOR
PHILADELPHIA, PA 19107
(215) 351-6051
BRIAN.M.MAGEE@VERIZON.COM
- COMCAST
JACK CLAYTON
4400 WAYNE AVENUE
PHILADELPHIA, PA 19140
(215) 339-7912
JACK.CLAYTON@CABLE.COMCAST.COM

LOCATION MAP

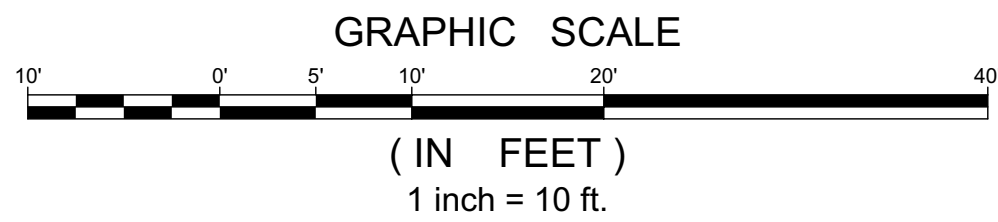


EXISTING LEGEND

- P.O.B.
GV
WV
SV
SL
UP
MH
TP
EXISTING BUILDING
EXISTING MINOR CONTOUR
EXISTING MAJOR CONTOUR
TRAFFIC DIRECTION ARROW

PROPOSED LEGEND

- PROPOSED BUILDING (IMPERVIOUS)
PROPOSED CONCRETE (IMPERVIOUS)
ROCK CONSTRUCTION ENTRANCE
STOCKPILE LOCATION
PROPOSED UTILITY LINES
PROPOSED DOWNSPOUT
PROPOSED WATER METER
PROPOSED FIRE/WATER CURB STOP
PROPOSED FRESH AIR INLET
PROPOSED AREA/ROOF DRAIN



R.O.W. LOG #: 2020-9482
PWD TRACKING #: FY21-NNDS-6144-01

UTILITY PLAN



PAUL N. LONIE

PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

2045-49 N. 2ND STREET
18TH WARD PHILADELPHIA, PA 19125



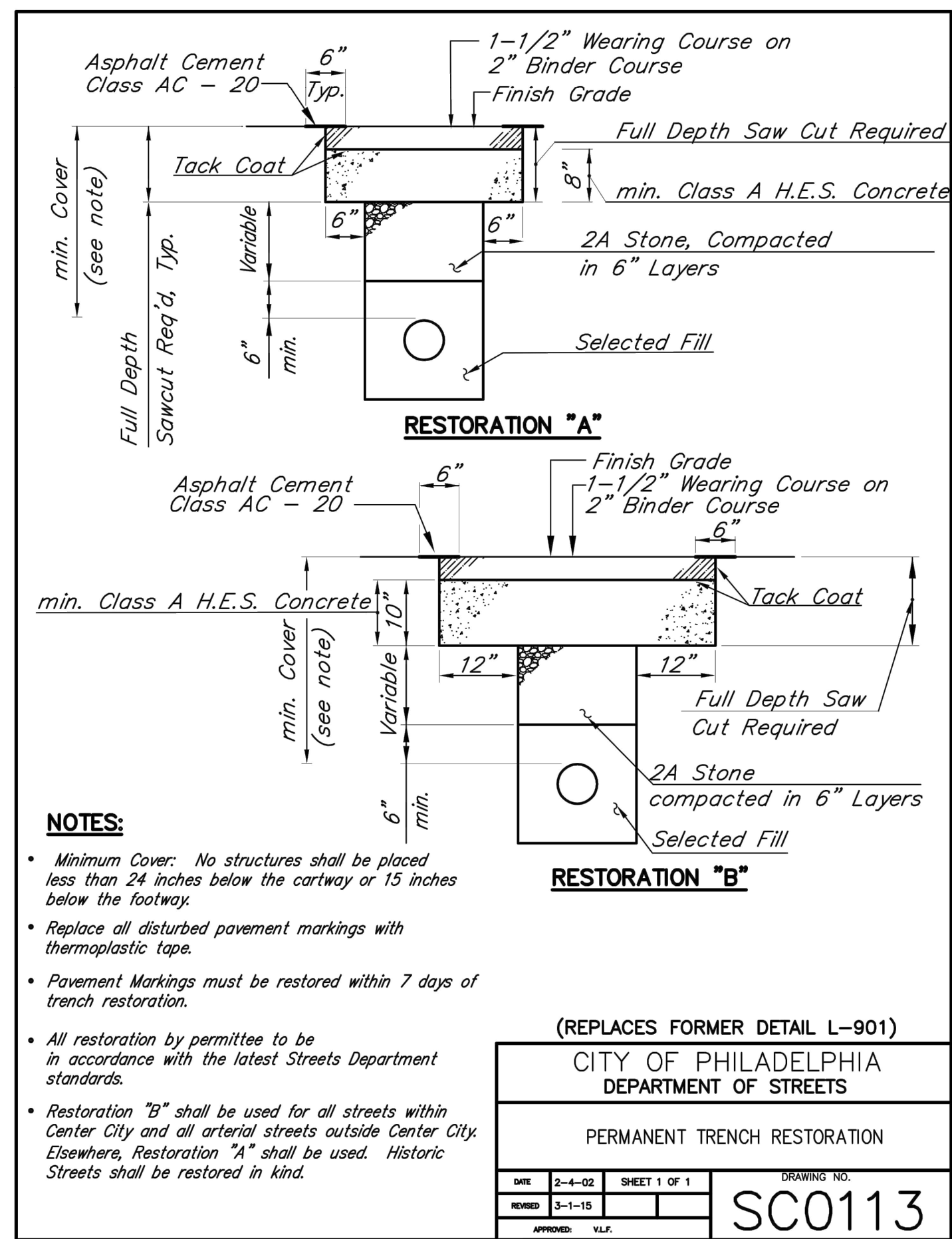
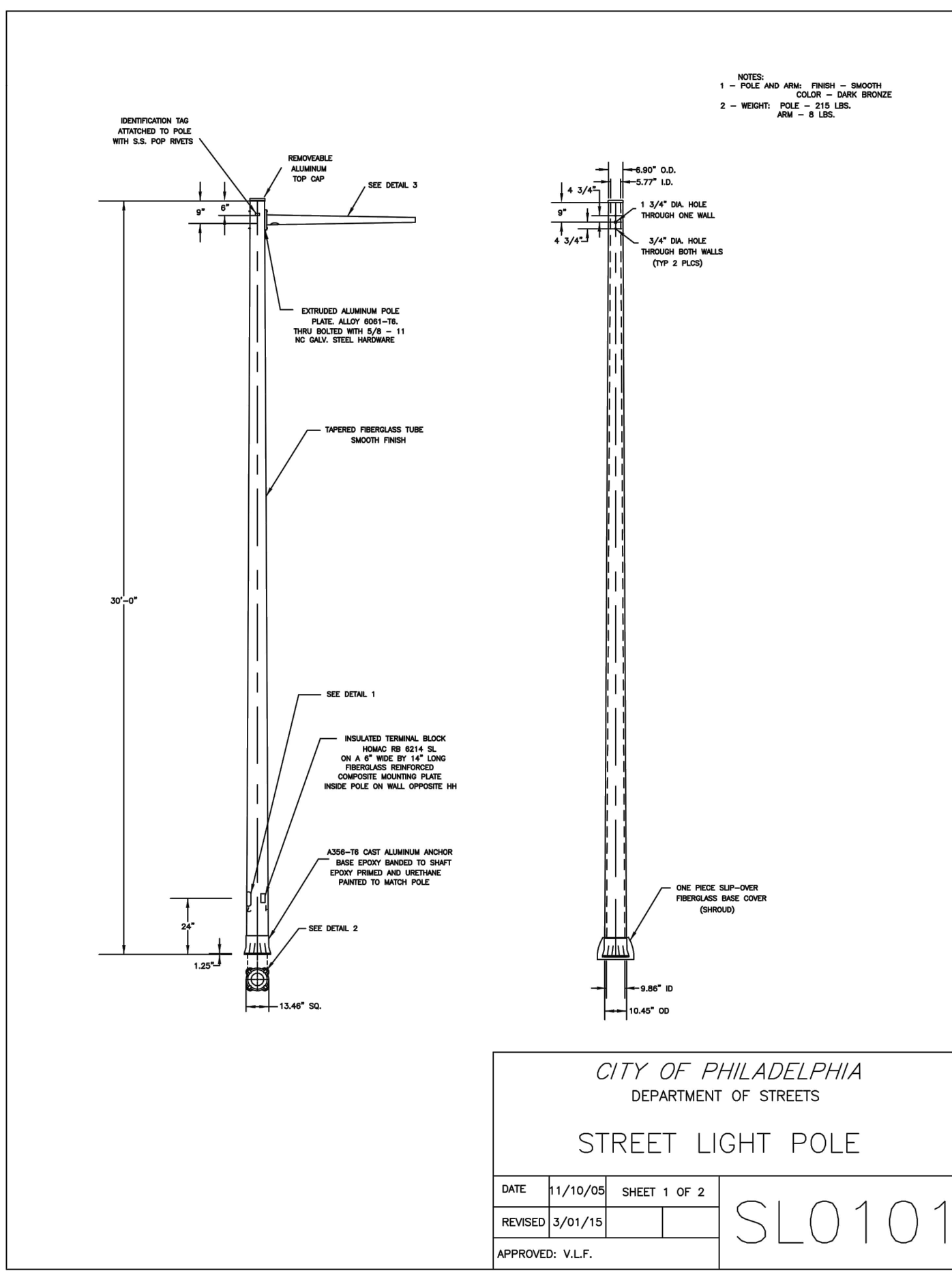
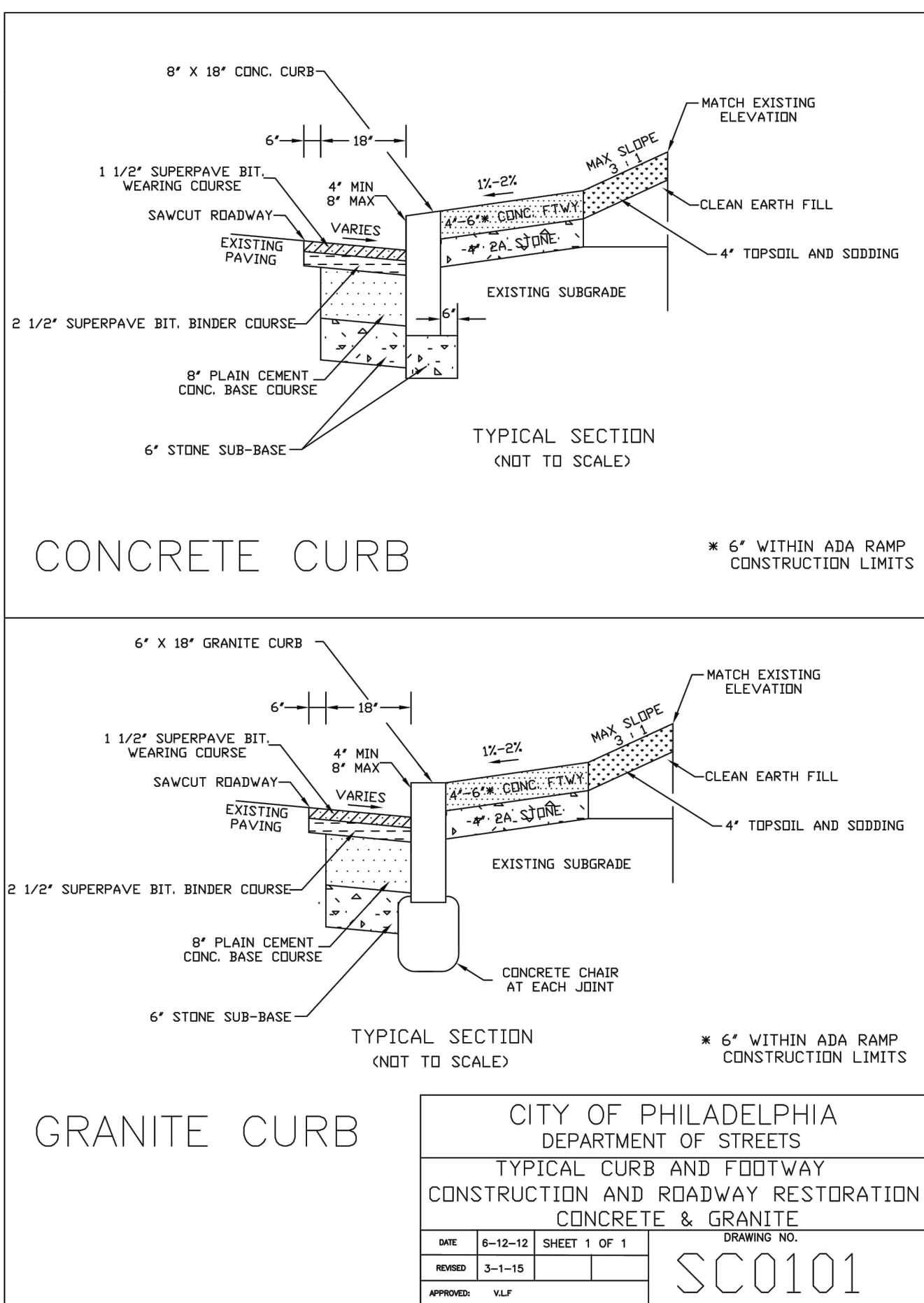
1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Registered Owner(s)	
ACG 2045 2ND, LLC. 2186 E. NORRIS ST PHILADELPHIA, PA 19125	
Municipality Philadelphia	
County Philadelphia	State PA
Drawn BAS	Scale 1" = 10'
Ckd PL	Date 09/09/2020
File 2045-61 N 2nd St (Ex. Conditions)	
Drawing Sheet 4 of 7	

APPROVED
FOR ZONING ONLY
11/30/20

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRACTOR SHALL BE RESPONSIBLE FOR THE
DEPARTMENT OF LANDS & PROSPECTIONS
DEPARTMENT OF LANDS & PROSPECTIONS

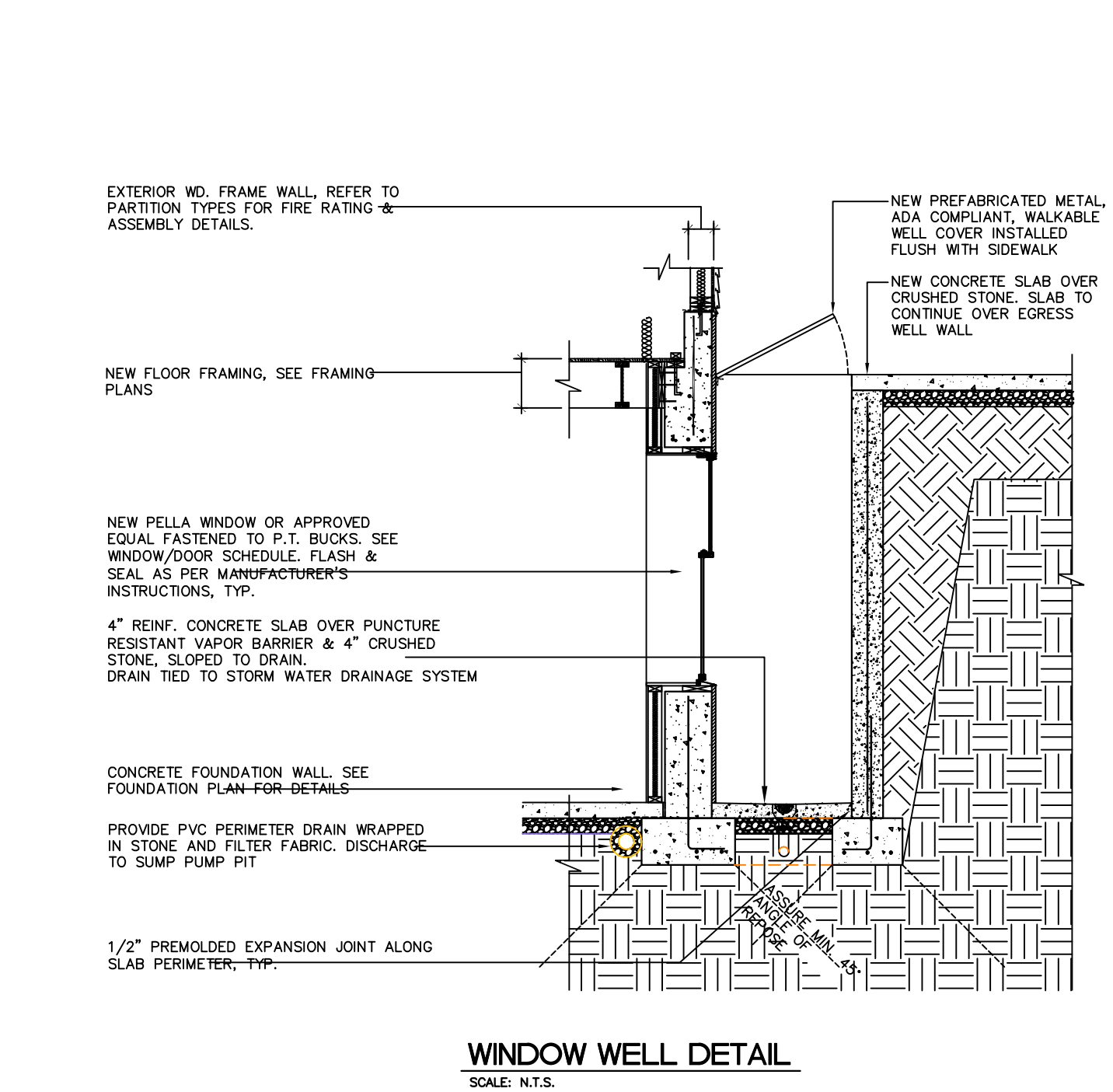
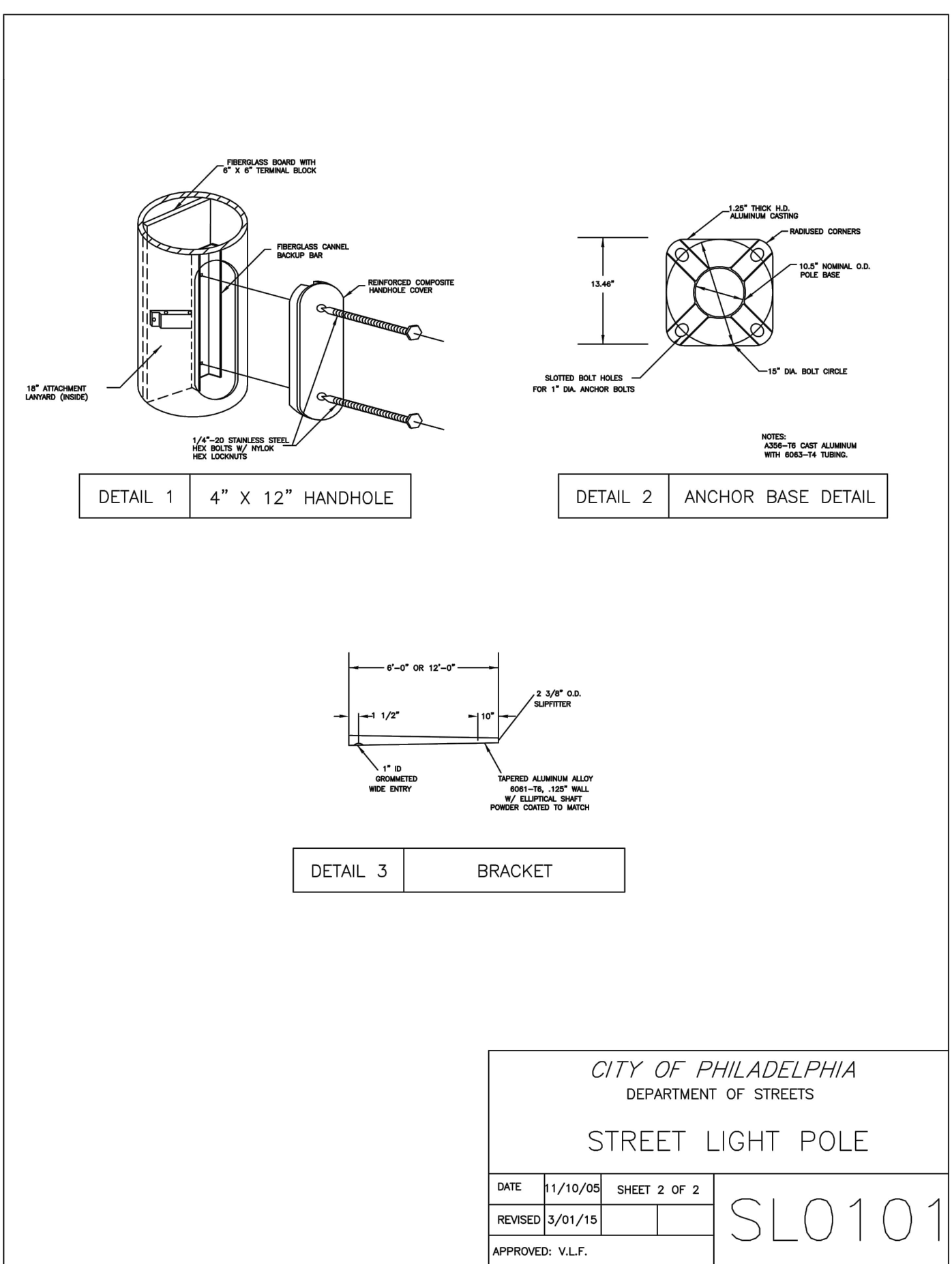
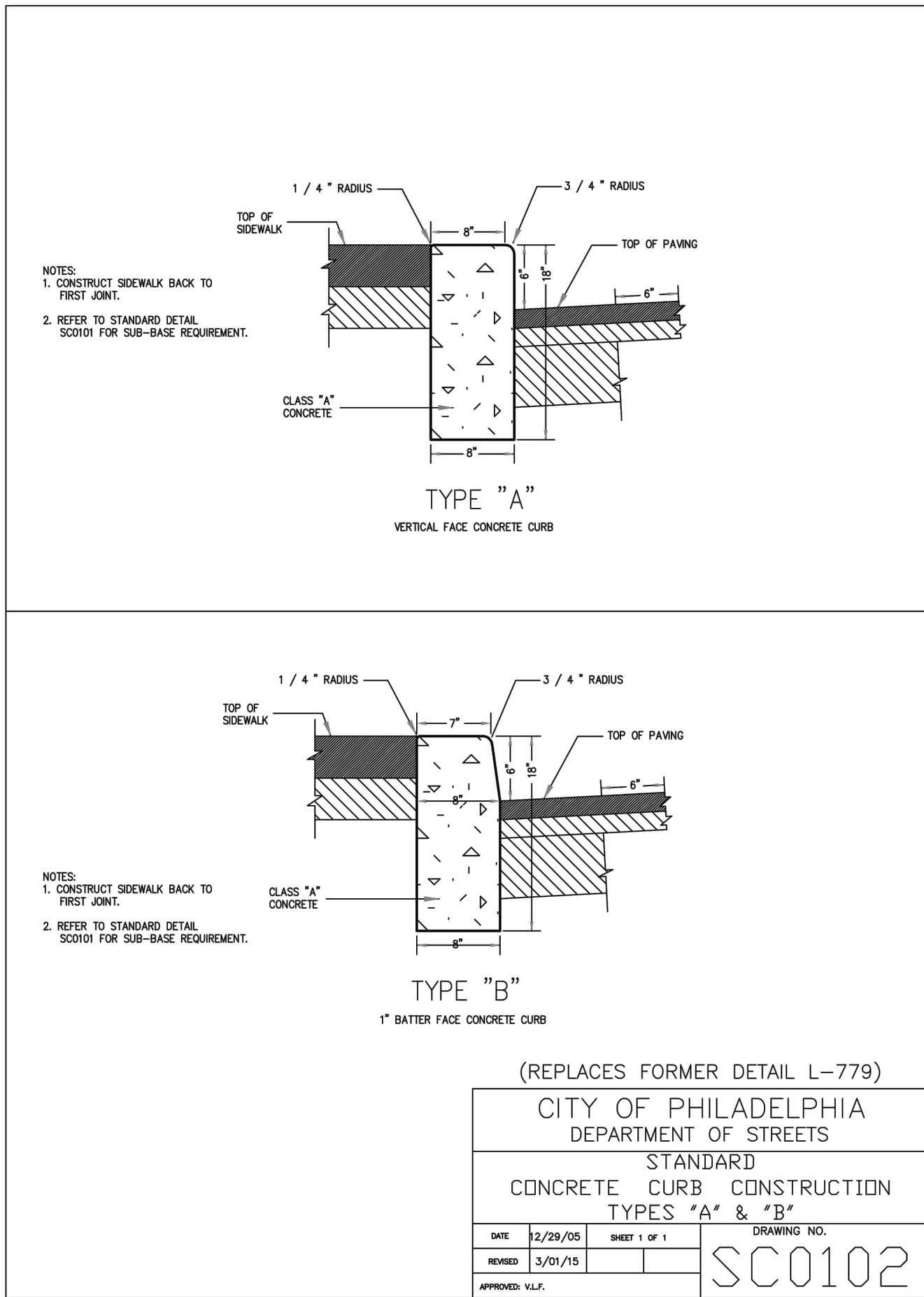
Applied Electronically by L&I User:



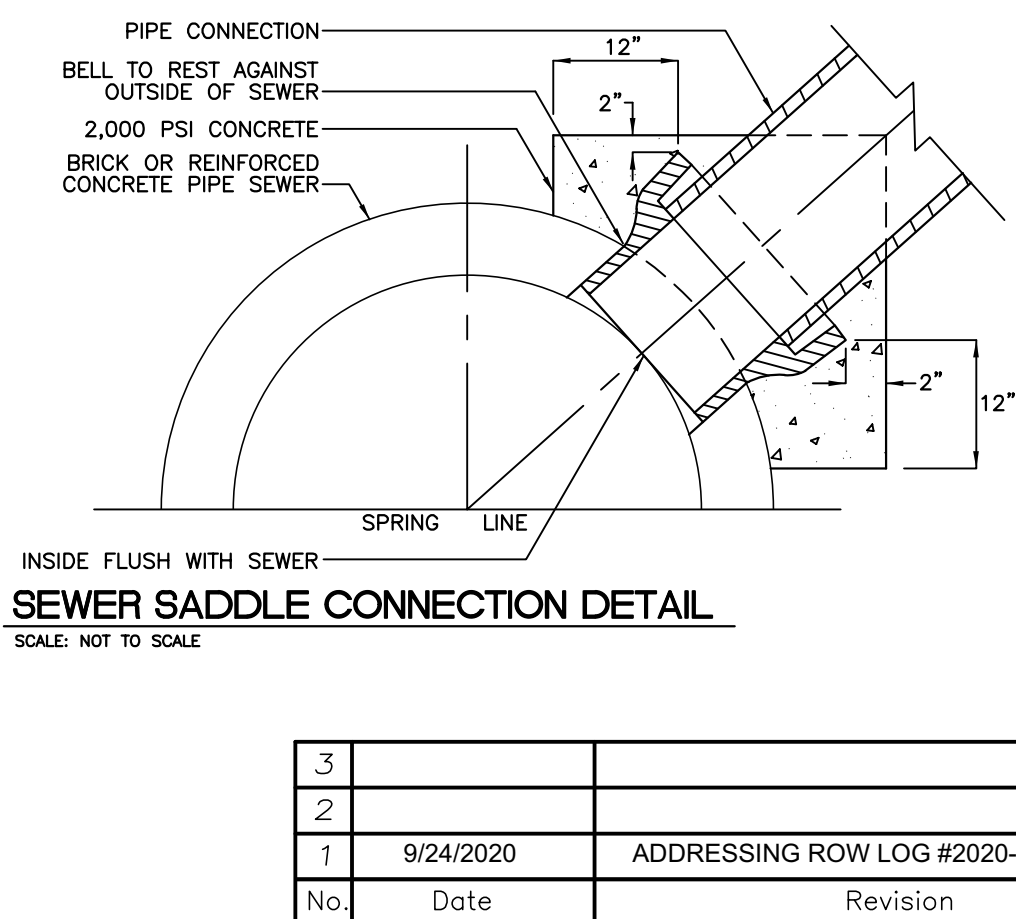
PROJECT SITE
LOOKING EAST FROM N. 2ND STREET



N. 2ND STREET CURB & SIDEWALK
LOOKING SOUTH



PALETHORP STREET CURB & SIDEWALK
LOOKING SOUTH



R.O.W. LOG #: 2020-9482

CONSTRUCTION & UTILITY DETAILS



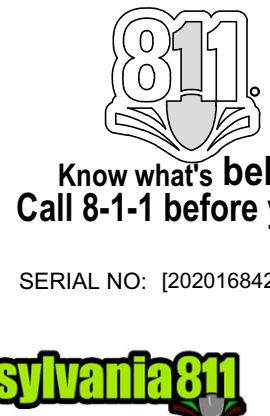
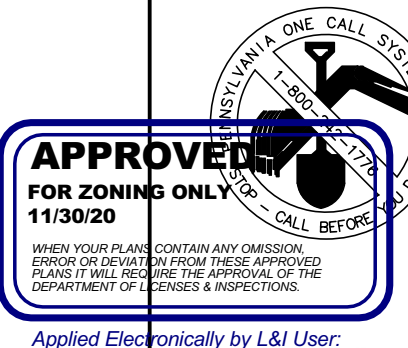
PAUL LONIE
PA PROFESSIONAL LAND SURVEYOR
LICENSE NO.: SU24461E

2045-49 N. 2ND STREET
18TH WARD PHILADELPHIA, PA 19125



1391 WALTON ROAD
BLUE BELL, PA 19422
(267) 885-9875
PAUL@AQUAECONOMICS.COM

Registered Owner(s)	
ACG 2045 2ND, LLC. 2186 E. NORRIS ST PHILADELPHIA, PA 19125	
Municipality	Philadelphia
County	Philadelphia
State	PA
Drawn	BAS
Scale	N.T.S.
Ckd	PL
Date	09/09/2020
File	2045-51 N 2nd St (Ex_Conditions)
Drawing	Sheet 5 of 7



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
*** FINAL APPROVAL OF SITE PLAN ***
THESE PLANS MAY BE USED TO OBTAIN ZONING & BUILDING PERMITS
THIS APPROVAL IS NOT A PERMIT AND DOES NOT INCLUDE APPROVAL FOR PROPOSED UNDERGROUND UTILITIES OR ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY. NO PHYSICAL CHANGES TO THE RIGHT OF WAY WILL OCCUR WITHOUT A PERMIT FROM THE HIGHWAY DISTRICT ENGINEER AND APPROVAL FOR ALL ADA CURB RAMP AS SHOWN ON THESE PLANS AND AS APPLICABLE. LNS AND GRADE FOR NEW, ALTERED OR RESET CURBS MUST BE OBTAINED FROM THE DISTRICT SURVEYOR AND REGULATORY. SHOULD THESE PLANS CONTAIN AN ERROR OR OMISSION, OUR APPROVAL WILL BE NULL & VOID.

ADDITIONAL APPROVALS:

☐ DRIVEWAYS (C.H.S. APPLICATION NO. _____)

☐ COMPLETE STREETS POLICY (TO BE POSTED WITHIN 60 DAYS)

☒ OTHER ROW Log# 2020-9482

PLAN # _____ OF _____

NAME: _____ DATE: 10/5/2020
FOR CHIEF HIGHWAY ENGINEER

PLAN MADE AS PER INSTRUCTIONS OF:

2045 N. 2ND ST HOLDINGS, LLC.
BILL LAPHEN
300 FARM LANE
DOYLESTOWN, PA 18901
(267) 614 - 6658
BLAPHEN@GTCONTRACTING.COM

Philadelphia City
Planning Commission

#Date

mixed income bonus
11/12/2020
Keith F Davis

Development Planning

PROPERTY INFORMATION: 2045-49 N. 2nd Street		
	REQUIREMENTS OF CMX-2	PROPOSED:
AREA:	N/A	6,189 SQ.FT.
USE:	MUST CONTAIN A USE OTHER THAN RESIDENTIAL OR PARKING ALONG 100% OF GROUND FLOOR AND WITHIN THE FIRST 30'-0" OF BLDG. DEPTH.	(18) RESIDENTIAL UNITS PROPOSED TOTAL: 6,189 sq.ft. : 1,919 sq.ft. (3 units by right) = 4,270 sq.ft. 4,270 sq.ft. / 480 sq.ft. = 8 Residential Units 8 residential units + 3 residential units = 11 residential units (Permitted by right) <u>Green Roof Bonus (See Plan): 11 units x 1.25 = 13.75 Units</u> 2,990 sq.ft. (green roof provided) / 4,618 sq.ft. (total roof) = 65% Total Green Roof provided Green Roof is utilized for housing density bonus <u>Low Income Housing: 13 Residential Units x 1.5 = 19 Residential Units Allowed</u> Bonus earned: 7'-0" Height Bonus Used: 7'-0" Height 50% Density or 6 Units Bonus Used: 5 Units (Intend to make payment to City in lieu of providing low income housing) Estimated Payment: 6,189 sq.ft. X \$24 = \$148,536 6 units x \$30,000 each = \$180,000 } payment to be greater of 2 options
LOT WIDTH:	N/A	53'-9" (N. 2nd St.)
OCCUPIED BY BUILDING:	75% MAX.	4,618 SQ.FT. (74.62%)
OPEN AREA:	25% MIN.	1,571 SQ.FT. (25.38%)
REAR YARD DEPTH:	GREATER OF 9'-0" MIN. OR 10% OF LOT DEPTH	N/A PROPERTY WITH 2 FRONTAGES
# OF STORIES:	N/A	MAX. 4 + CELLAR
HEIGHT:	38'-0"	MAX. 45'-0" UTILIZING THE LOW INCOME HEIGHT INCREASE BONUS
BICYCLE PARKING:	1 PER 3 DWELLING UNITS BICYCLE PARKING CLASS 1A REQUIRED	18 RESIDENTIAL UNITS/3 = 6 SPACES CLASS 1A PROVIDED



DRAWING LEGEND

PROPERTY LINE

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

EXISTING UTILITY POLE

GREEN ROOF

PROPOSED 4 STORY
WITH CELLAR AND PARTIAL
ROOF DECK
USE: COMMERCIAL SPACE
& 18 RESIDENTIAL UNITS
MAX. HT. N.T.E. 45'-0"

18" DEEP DECORATIVE CORNICE AT 4TH FLOOR

36" DEEP AWNING, MIN. 10'-0" ABOVE SIDEWALK

44'-3 1/4" (MAX. HT. N.T.E. 45'-0")

8'-6"

10'-6"

10'-6"

10'-6"

11'-8"

10'-6 3/4"

CELLAR

10'-0" MIN. AT CANOPY

ROOF HIGH

ROOF LOW

18'-0" MAX. LOT HOUSE HEIGHT

FRONTAGE AT PALETHORP ST.

53'-9" FRONTAGE AT N. 2ND ST.

2

Building Profile Facing N. 2nd Street

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

N. 2ND STREET
60' WIDE (13' - 34' - 13')
LEGALLY OPEN ON CITY PLANS

PALETHORP STREET
30' WIDE (8' - 14' - 8')
LEGALLY OPEN ON CITY PLANS

2051 N. 2ND STREET
EXISTING 3-STORY STRUCTURE w/ CELLAR
HT. 40'-0" (+/-)
[PARCEL NOT INCLUDED]

2052 PALETHORP STREET
VACANT LOT
[PARCEL NOT INCLUDED]

2043 N. 2ND STREET
EXISTING 2-STORY STRUCTURE w/ CELLAR
HT. 24'-0" (+/-)
[PARCEL NOT INCLUDED]

PROPOSED 4 STORY
WITH CELLAR AND PARTIAL
ROOF DECK
USE: COMMERCIAL SPACE
& 18 RESIDENTIAL UNITS
MAX. HT. N.T.E. 45'-0"

GREEN ROOF MIN. 2,990 SQ.FT. PROVIDED
(65% UTILIZED FOR DENSITY BONUS)

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. 21A01396000
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

LANDMARK
ARCHITECTURAL DESIGN, L.L.C.

Vincent S. Mancini, AIA

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

CONSULTANTS:

CITY APPROVAL STAMP

PROJECT NAME:
2045-49 N. 2nd Street
Philadelphia, PA 19122

Owner:
2045 N 2nd Street Holdings LLC
300 Farm Lane,
Dorchester, MA 01901

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

ALL RIGHTS RESERVED
ANY AND ALL OF THE PROPERTY INFORMATION SHOWN ON THESE PLANS HAS BEEN SUBMITTED TO AND APPROVED BY THE PROPERTY OWNER. THE OWNER'S DESIGNATION, THE CHARTERED LICENSED SUPERVISOR OR OTHER CONSULTANTS, ENGINEERS, ARCHITECTS, OR OTHERS, SHALL BE RESPONSIBLE FOR ANY ERROR, OMISSION, OR INFORMATION WHICH MAY BE BASED UPON THE PROVIDED INFORMATION.

DATE ISSUED
11/11/2020

REVISION DESCRIPTION
Revised as per PCPC Comments

DATE
11-02-20

SCALE
As Noted

DRAWN BY:
FD

SHEET TITLE
Zoning Plan

PROJECT NO.
v20-130

DATE
11-02-20

SCALE
As Noted

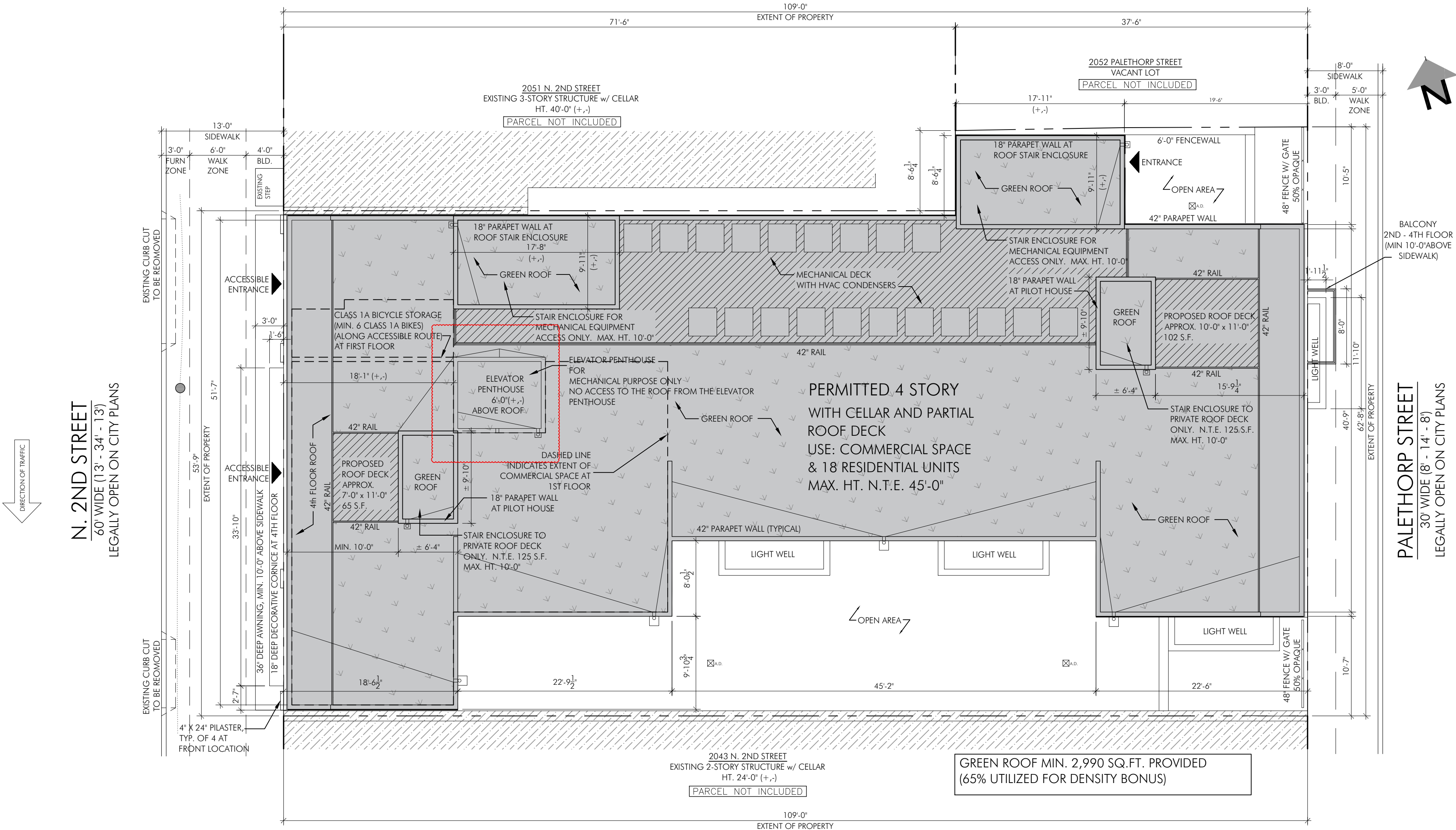
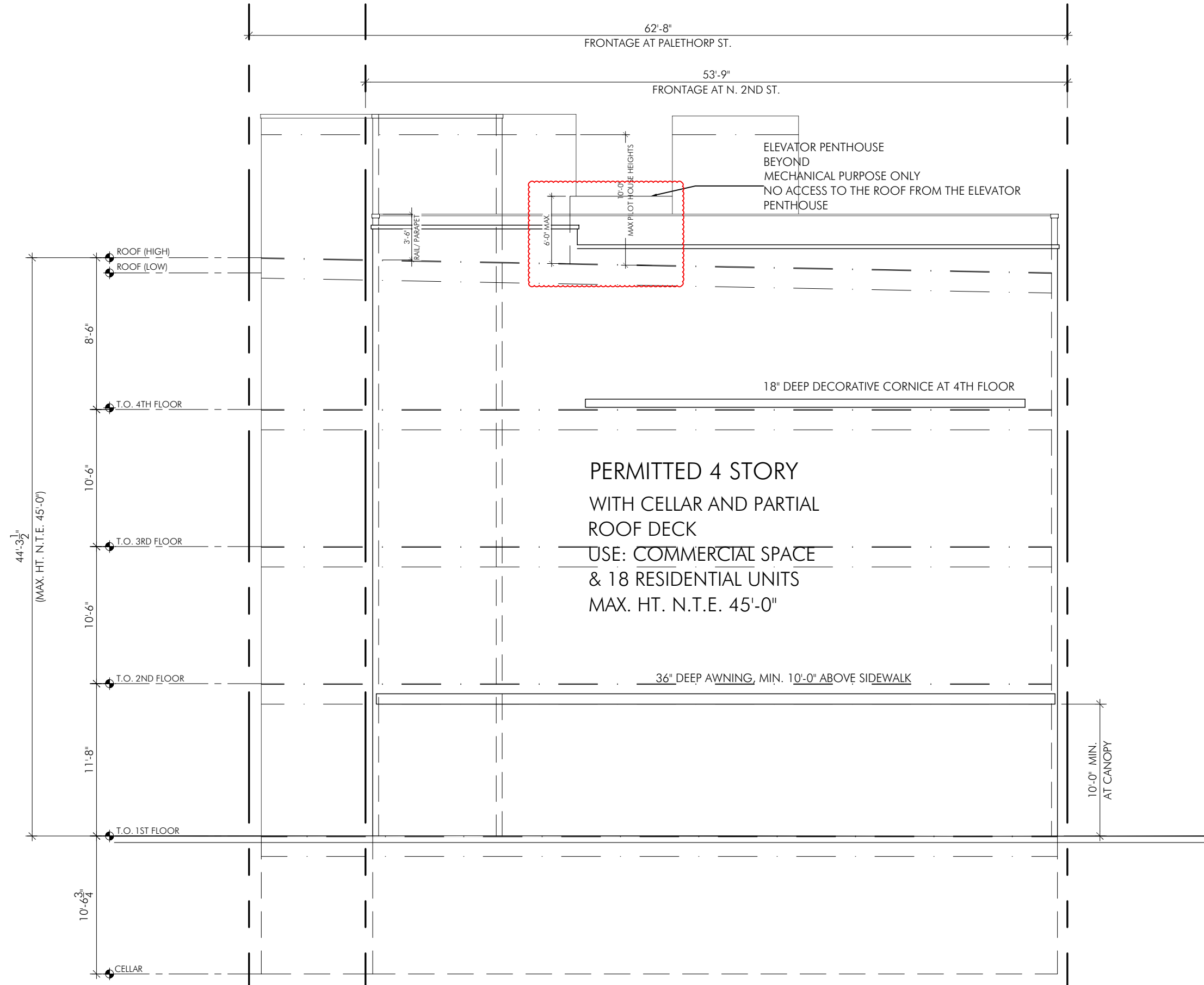
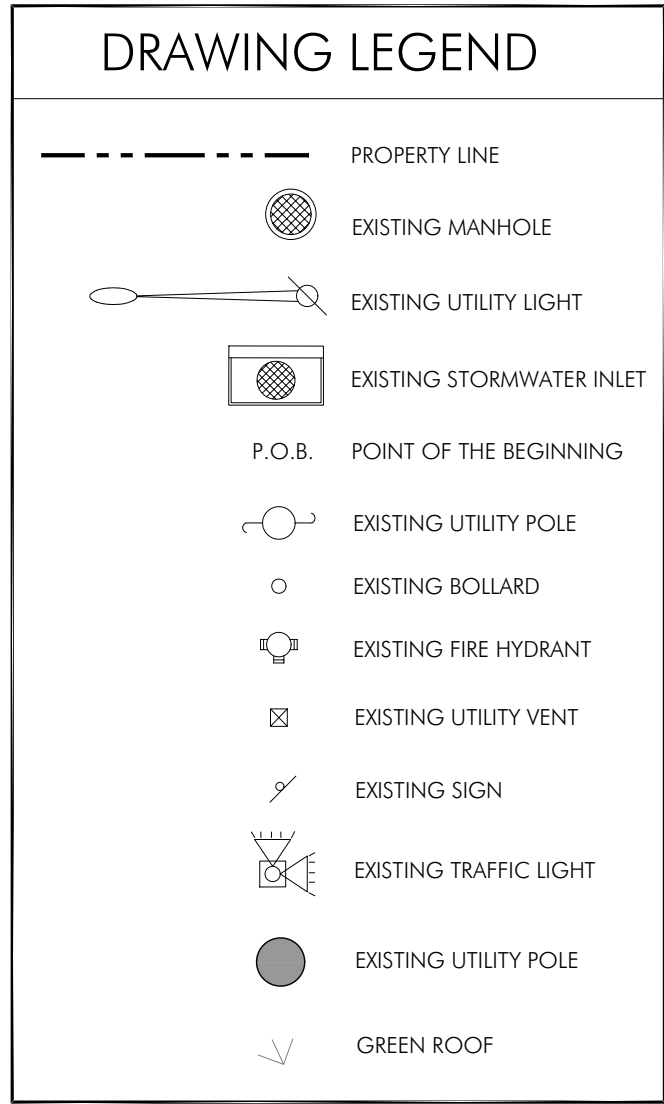
DRAWN BY:
FD

Z-1.0

DRAWING NO.



PROPERTY INFORMATION: 2045-49 N. 2nd Street		
	REQUIREMENTS OF CMX-2	PERMITTED:
AREA:	N/A	6,189 SQ.FT.
USE:	MUST CONTAIN A USE OTHER THAN RESIDENTIAL OR PARKING ALONG 100% OF GROUND FLOOR AND WITHIN THE FIRST 30'-0" OF BLDG. DEPTH.	(18) RESIDENTIAL UNITS TOTAL: 6,189 sq.ft. : 1,919 sq.ft. (3 units by right) = 4,270 sq.ft. 4,270 sq.ft. / 480 sq.ft. = 8 Residential Units 8 residential units + 3 residential units = 11 residential units (Permitted by right) <u>Green Roof Bonus (See Plan): 11 units x 1.25 = 13.75 Units</u> 2,990 sq.ft. (green roof provided) / 4,618 sq.ft. (total roof) = 65% Total Green Roof provided Green Roof is utilized for housing density bonus <u>Low Income Housing: 13 Residential Units x 1.5 = 19 Residential Units Allowed</u> Bonus earned: 7'-0" Height Bonus Used: 7'-0" Height 50% Density or 6 Units Bonus Used: 5 Units (Payment made to City in lieu of providing low income housing) 6 units x \$30,000 each = \$180,000
LOT WIDTH:	N/A	53'-9" (N. 2nd St.)
OCCUPIED BY BUILDING:	75% MAX.	4,618 SQ.FT. (74.62%)
OPEN AREA:	25% MIN.	1,571 SQ.FT. (25.38%)
REAR YARD DEPTH:	GREATER OF 9'-0" MIN. OR 10% OF LOT DEPTH	N/A PROPERTY WITH 2 FRONTAGES
# OF STORIES:	N/A	MAX. 4 + CELLAR
HEIGHT:	38'-0"	MAX. 45'-0" UTILIZING THE LOW INCOME HEIGHT INCREASE BONUS
BICYCLE PARKING:	1 PER 3 DWELLING UNITS BICYCLE PARKING CLASS 1A REQUIRED	18 RESIDENTIAL UNITS/3 = 6 SPACES CLASS 1A PROVIDED



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

NEW JERSEY
New Jersey License No. 21A01396000
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

Vincent S. Mancini, AIA

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

CONSULTANTS:

CITY APPROVAL STAMP

PROJECT NAME: 2045-49 N. 2nd Street Philadelphia, PA 19122		Owner: 2045 N 2nd Street Holdings LLC 300 Farm Lane, Doylestown, PA 18001	
DATE ISSUED	REVISION DESCRIPTION	SHEET TITLE Zoning Plan	
11/11/2020	Revised as per PCPC Comments		
04/21/2021	Revised to include Elevator Penthouse		
THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AUTHORIZED FOR USE ONLY BY THE PARTY FOR WHOM THE WORK WAS COMPLETED. THE DRAWING WAS NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF LANDMARK ARCHITECTURAL DESIGN, L.L.C.			
ALL RIGHTS RESERVED. ANY AND ALL OF THE PROPERTY INFORMATION SPECIFIED ON THESE PLANS HAS BEEN OBTAINED FROM THE RECORDS OF THE CITY OF PHILADELPHIA. THE OWNER'S DESIGNATION OF THE DRAWING AS A PRELIMINARY DRAWING DOES NOT IMPLY THAT THE DRAWING IS NOT FOR CONSTRUCTION. THE OWNER'S DESIGNATION OF THE DRAWING AS A PRELIMINARY DRAWING DOES NOT IMPLY THAT THE DRAWING IS NOT FOR CONSTRUCTION. THE OWNER'S DESIGNATION OF THE DRAWING AS A PRELIMINARY DRAWING DOES NOT IMPLY THAT THE DRAWING IS NOT FOR CONSTRUCTION.			
PROJECT NO: v20-130		DATE: 04-21-21	
SCALE: As Noted		DRAWN BY: FD	
		Z-1.0	
DRAWING NO.			