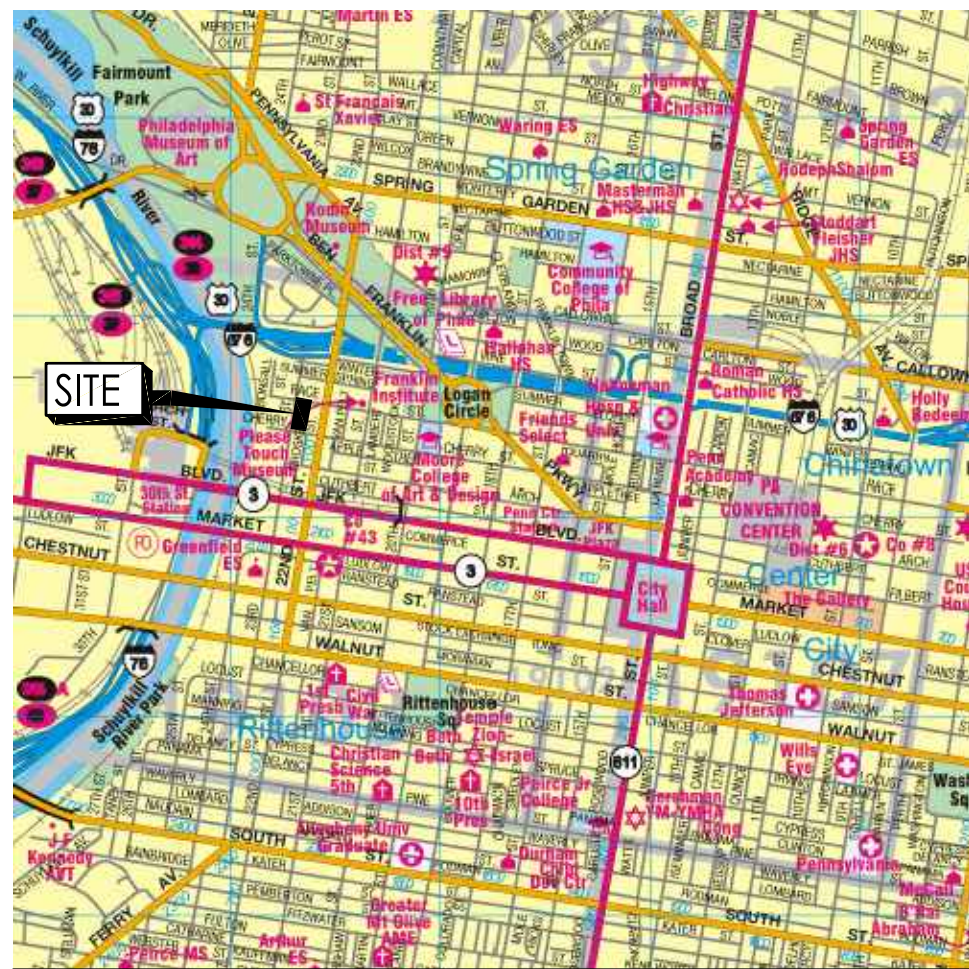
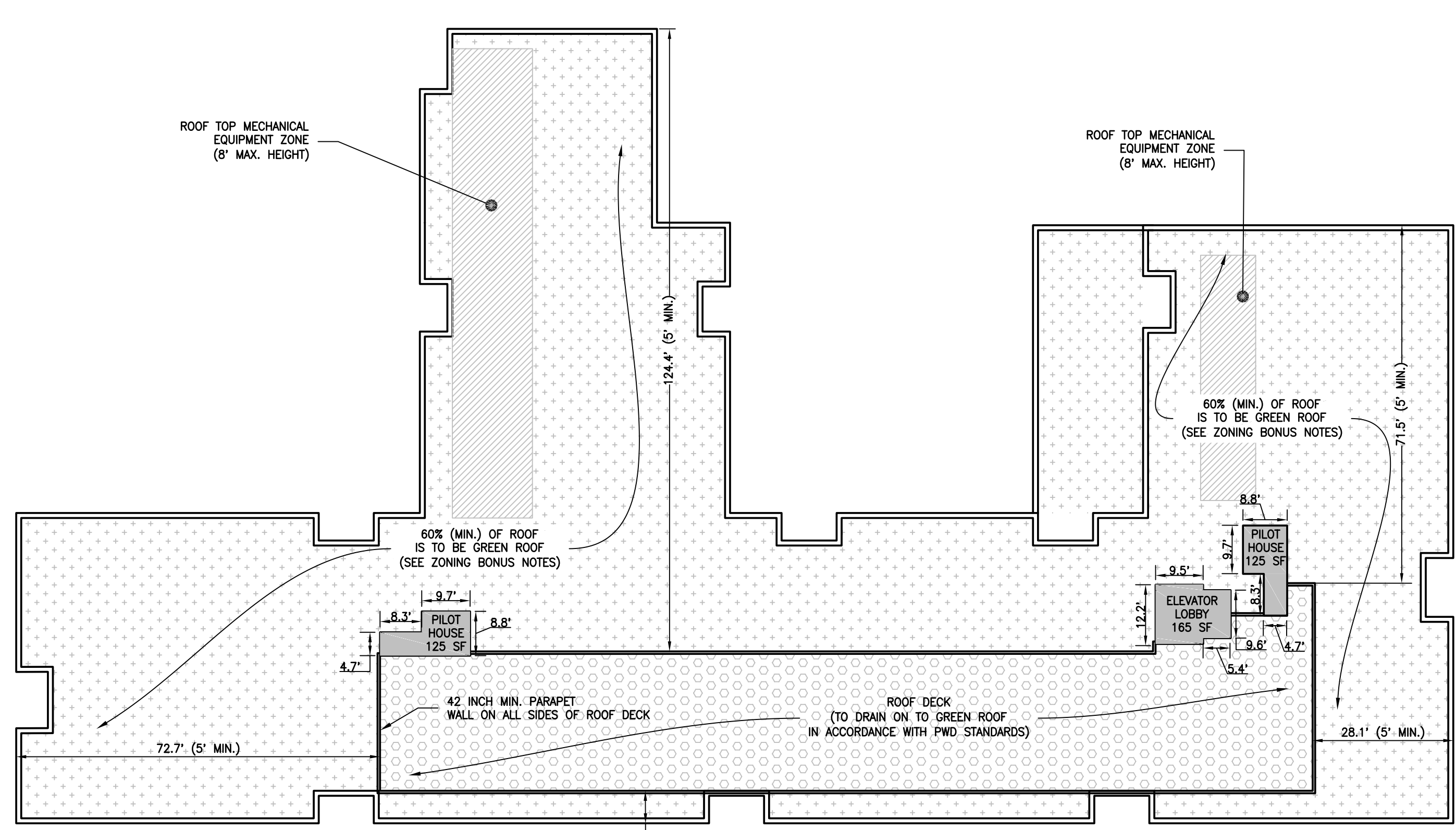




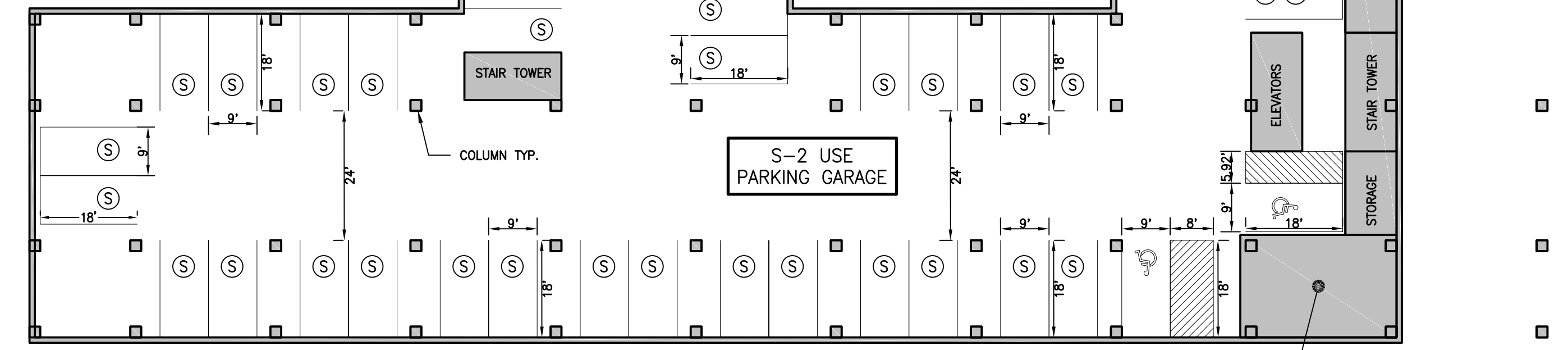
LOCATION MAP



ROOF LEVEL PLAN
SCALE: 1" = 20'

PARKING NOTES:

1. THERE ARE A TOTAL OF 46 PARKING SPACES (0 REQUIRED)
2. THERE ARE A TOTAL OF 44 STANDARD PARKING STALLS (8.5'X18')
3. 36 CELLAR LEVEL PARKING SPACES
4. 3 CELLAR LEVEL ELECTRIC CHARGING PARKING SPACES
5. 5 SURFACE PARKING SPACES
6. HANDICAP PARKING STALLS (2 SPACES)
7. 1 VAN ACCESSIBLE SPACE (8'X18' SPACE W/ 8'X18' ASLE)
8. 1 ACCESSIBLE SPACE (8'X18' SPACE W/ 5'X18' ASLE)



CELLAR LEVEL ACCESSORY
PARKING PLAN
SCALE: 1" = 20'

ZONING DATA - ZONE RM-1 "Residential"		
Zoning Overlay Districts		
/CTR Center City Overlay District - Benjamin Franklin Parkway Area (Code Section 14-502-1)		
/CTR Center City Overlay District - Center City Residential District Control Area (Code Section 14-502-1)		
/CTR Center City Overlay District - Center City Commercial District Control Area (Code Section 14-502-1)		
Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area (Code Section 14-704(4)(C)(2))		
District Name	Allowed/Required	Existing/Proposed
Uses (From Table 14-602-1)	See Table	Multi-Family Residential (112 Units) Parking (46 Accessory Spaces)
District and Lot Dimensions (From Table 14-701-2)		
Min. Lot Width (ft.)	16	80
Min. Lot Area (sq. ft.)	1,440	35,473
Min. Open Area (% lot area except as otherwise noted)	Corner: 20% (2)	Lot Area: 35,473 SF Occupied Area: 26,740 SF Open Area: 8,733 SF (24.6%)
Yards (From Table 14-701-2)		
Min. Front Yard Depth (ft.)	5 (6)	0
Min. Front Yard Depth (ft.)	5	N/A
Min. Rear Yard Depth (ft.)	9 (9)	N/A
Min. Rear Yard Depth (ft.)	144 (6)	N/A
Height (From Table 14-701-2)		
Max. 38 (ft.)	Base RM-1 Max. Height: 38' Mixed Income Height Bonus: 7' Allowable Max. Height: 45'	45' max. (See Zoning Bonus Notes)
Min. Parking Spaces (Per use, from Table 14-801-3)		
Residential (RM-1)	0	46
Min. Loading Spaces (Per use, from Table 14-806-2)		
Residential	100,000-150,000 S.F.: 1 Req.	1
Bicycle Parking (Per use, from Table 14-804-1)		
Residential	12 or more dwelling units - 1/3 Units: 112 Units = 37 Bicycle parking spaces Req.	37
Street Trees (Per 14-705(2))		
Required Street Trees	1 tree/35 ft. of linear frontage; Adjusted linear frontage based on required offsets from intersections, utilities, and driveways = 0.0 ft. Required Street Trees = 0	4 (Existing To Remain)
Parking Lot Design Standards (Per 14-803(3)(c))		
Regular Space Dimensions - 90 Degrees 14-803(2)(b)	8.5' x 18'	44 provided
Required Parking for Persons with Disabilities 14-802(5)(a)	2 spaces required for parking lot with 26-50 spaces 8'W space with 5'W access aisle	2 Provided (1 accessible space + 1 van space)
Van Accessible Spaces 14-802(5)(a)	1 van space per every 6 accessible spaces = 1 required 8'W space with 8'W access aisle	1 provided
Electric Vehicle Parking Spaces 14-803-3	3 spaces required for parking lot with 40-49 spaces	3 Provided
Notes for Table 14-701-2:		
(1) In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement.		
(2) If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum setback shown in this table; except this requirement shall not apply to corner lots.		
(3) In the RM-1 district, front setbacks shall comply with the following:		
(a) On any given street, the front setback shall be no deeper than the front setback of the principal building on the immediately adjacent lot on such street with the deepest front setback; and shall be no shallower than the front setback of the principal building on the immediately adjacent lot on such street with the shallowest front setback.		
(b) On any given street, if there is no principal building on an immediately adjacent lot, then the front setback shall match the front setback on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum front setback shall be zero.		
(c) If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(4) (Primary Frontage) shall be subject to the front setback requirements of (a) and (b) above.		
(d) In the RM-2 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.		

GENERAL NOTES:

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED RM-1.
4. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
5. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
6. CURB GRADIENTS TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
7. SUBJECT PREMISES IS IN A SPECIAL FLOOD HAZARD AREA ZONE A2, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAPS, 420-0185, DATED JANUARY 17, 2007. FLOOD ELEVATION 14.33' PER SURVEY BY BARRY ISETT AND ASSOCIATES, INC. ON JUNE 16, 2015.
8. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - a. CITY PLAN NO. 360
 - b. TOPOGRAPHIC SURVEY PREPARED BY STANTEC DATED 2015/05/05
9. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
10. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
11. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
12. THIS PROJECT INVOLVES THE EARTH DISTURBANCE GREATER THAN 15,000 SF AND LESS THAN 1 ACRE IN THE SCHEDULED DIRECT WATERBODY. AS SUCH, STORMWATER MANAGEMENT WILL BE PROVIDED WITH A GREEN ROOF AND POROUS PAVING. (DESA TRACING NO. #1702-0400-5994-01)
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
14. ANY ELECTRONIC REPRODUCTION OF THIS PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC 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 STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
15. COPYRIGHT 2020 - ALL RIGHTS RESERVED - STANTEC 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 WRITTEN PERMISSION OF STANTEC.
16. ELEVATIONS SHOWN ON PLAN ARE IN PHILADELPHIA CITY DATUM. 0.00 CP DENOTES CITY PLAN ELEVATIONS AND GRADES. BENCHMARK LIGHT STAND BASE, AS SHOWN ON PLAN ELEVATION 8.36
17. FLOOD PLAIN NOTES:
 - a. PLAN IS DRAWN BASED ON CITY OF PHILADELPHIA DATUM
 - b. FEMA FLOOD MAPS ARE IN NOV 1929
 - c. 100 YEAR FLOOD ELEVATION = 20.10 (NOV 1929)
 - d. BASE FLOOD ELEVATION (BFE) = 100 YEAR FLOOD ELEVATION = 14.33 (CITY DATUM)
 - e. REGULATORY FLOOD ELEVATION (RFE) = 15.83 (1.5' ABOVE BFE)
 - f. ELEVATION OF LOWEST HABITABLE FLOOR MUST BE 1.5' ABOVE BFE.
 - g. FINISHED FLOOR ELEVATION OF LOWEST HABITABLE FLOOR = 15.83 (CITY DATUM)
 - h. BUILDING HEIGHT IS TO BE MEASURED FROM AVERAGE GROUND LEVEL WHICH IS DEFINED AS 1 FOOT ABOVE THE RFE AS STATED IN THE PHILADELPHIA ZONING CODE SECTION (14-602(1)(D))
 - i. AVERAGE GROUND LEVEL = 16.83 (CITY DATUM)

STREET TREE NOTES:

1. THERE ARE NO STREETS TREES PROPOSED ALONG ALL STREET FRONTAGES DUE TO UNDERGROUND UTILITIES WITHIN 5- FEET OF ALLOWABLE STREET TREE LOCATIONS
2. 0 TOTAL PROPOSED STREETS TREES (4 TREES TO REMAIN)

PARKING LOT LANDSCAPE NOTES:

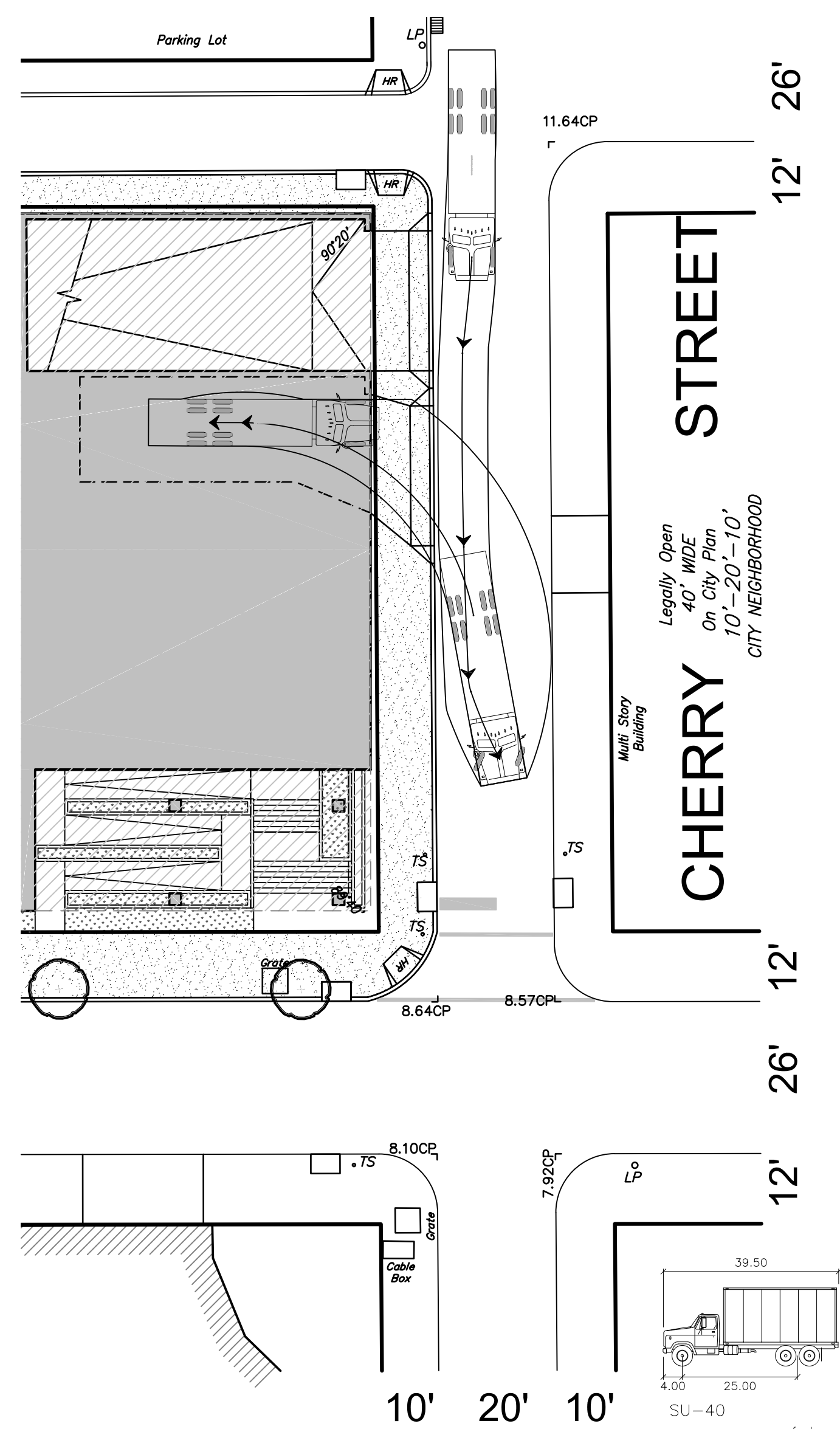
1. THE PARKING LOT LANDSCAPE IS TO BE IN ACCORDANCE WITH THE PHILADELPHIA ZONING CODE SECTION 14-803(3).
2. THE INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS ARE TO BE MET IN ACCORDANCE WITH THE PHILADELPHIA ZONING CODE SECTION 14-803(3)(2)(i).
3. PLANTING ARE TO COME FROM PHILADELPHIA PLANNING COMMISSION (PPC) LIST.

ZONING BONUS NOTES:

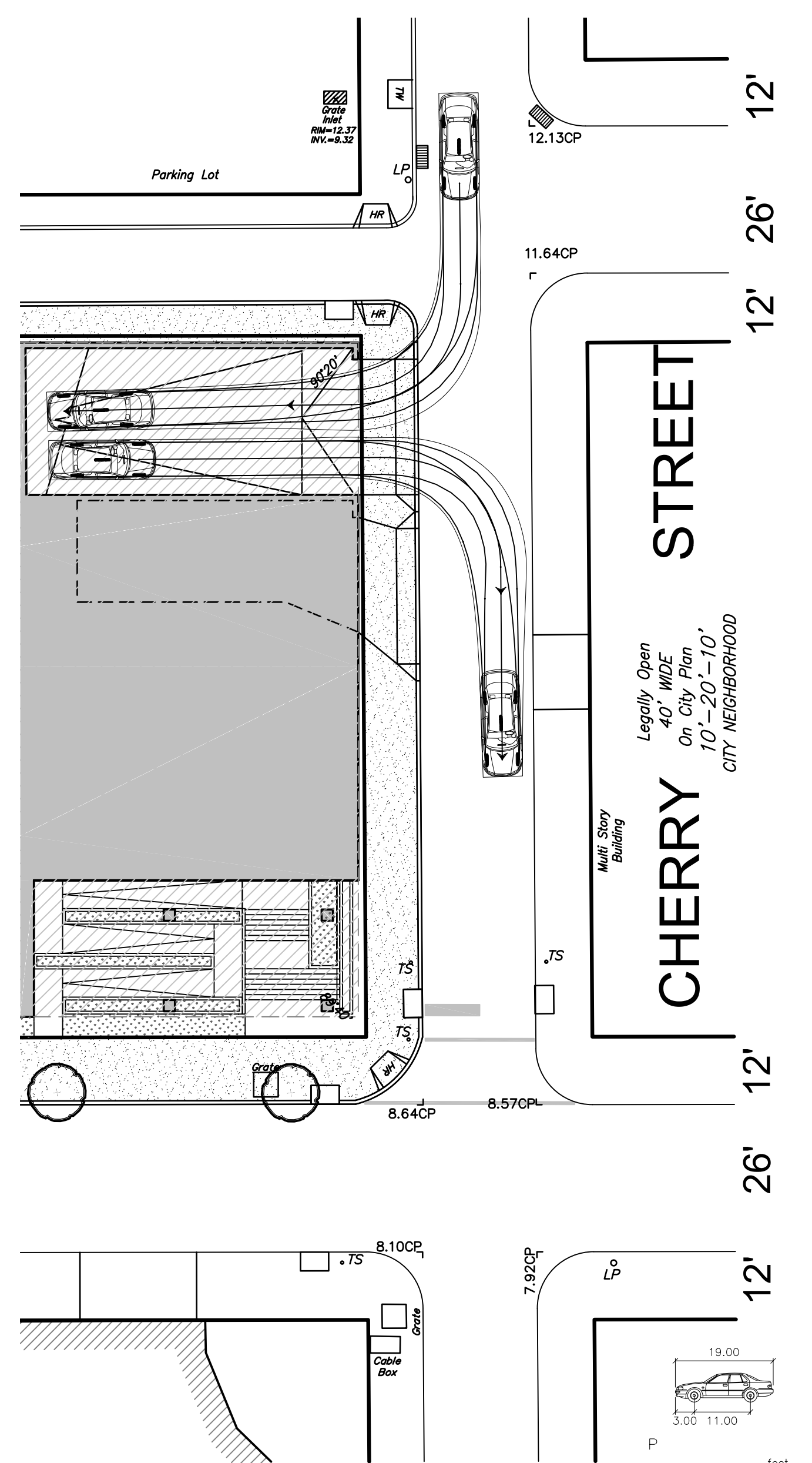
1. THE PROPOSED DEVELOPMENT SEEKS TO OBTAIN THE 2-FOOT BUILDING HEIGHT BONUS. THE PROPOSED MIXED INCOME HOUSING WILL MEET THE REQUIREMENTS AS STATED IN THE PHILADELPHIA ZONING CODE (14-702(7)).
2. FOR THE MODERATE MIXED INCOME ZONING BONUS THE CALCULATION WOULD BE: LOT SIZE (35,473 SF) ÷ \$20 = \$709,465 PAYMENT-IN-LIEU (GREEN ROOF, DENSITY BONUS)
3. THE PROPOSED DEVELOPMENT SEEKS TO OBTAIN THE 25% OVERLAPPING UNIT DENSITY BONUS. THE PROPOSED BUILDING GREEN ROOF WILL MEET THE REQUIREMENTS AS STATED IN THE PHILADELPHIA ZONING CODE (14-602(7)).

UNIT COUNT BREAKDOWN:

PER TABLE 14-602-1:
MINIMUM LOT AREA FOR LOTS ≥ 1,440 SF = 480 SF
NUMBER OF UNITS FOR LOT AREA OF 35,473 SF
35,473 SF ÷ 480 SF = 74.11 UNITS = 74 UNITS
TOTAL BASE = 74 UNITS
FOR SECTION 14-602-14:
GREEN ROOF LOT DENSITY BONUS
25% INCREASE = 74 X .25 = 18.5, THEREFORE 74 + 18 = 92 UNITS ALLOWED
FOR SECTION 14-702-7:
MODERATE MIXED INCOME HOUSING BONUS
25% INCREASE = 92 X .25 = 23 UNITS EARNED (20 UNITS USED), THEREFORE 92 + 23 = 115 TOTAL UNITS ALLOWED
112 TOTAL UNITS PROPOSED



TRUCK TURNING PLAN
SCALE: 1" = 20'



CAR TURNING PLAN
SCALE: 1" = 20'

EXISTING FEATURES

- V Vent Box
- G Gas Box
- W Water Box
- U Unknown Curb Box
- L Lamp Post
- B Bollard
- P Parking Meter
- F Pole W/ Light
- T Traffic Sign
- L Traffic Light
- S School Zone Sign
- T Tree W/ Trunk Size In "
- F Fire Hydrant
- E Electrolisis Test Station
- S Door Sill
- Handicapped Ramp
- Driveway
- Downspout
- Mail Box
- Cable TV Access Box

PROPOSED FEATURES

- PROPOSED CURB
- GREEN ROOF
- PARKING LOT LANDSCAPE BUFFER
- ROOF TOP MECHANICAL EQUIPMENT ZONE
- ROOF DECK
- CONCRETE PAVEMENT
- TURF OR PLANTED AREA
- PARKING SPACE
- STREET TREE TO REMAIN
- BUILDING AT GROUND LEVEL
- PROPOSED BUILDING
- UPPER STORES

Stantec
Solomon Cordwell Buenz
Chicago
Tel: 312.896.1100
San Francisco
Tel: 415.216.2450
www.scb.com

NO.	DATE	DESCRIPTION
3	5/05/2020	ZONING SUBMISSION
2	4/30/2020	ZONING SUBMISSION
1	4/24/2020	ZONING SUBMISSION

SCB
Solomon Cordwell Buenz
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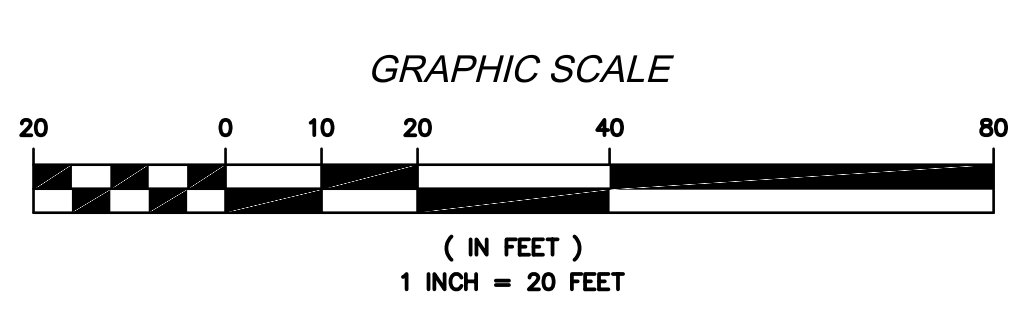
23RD AND CHERRY
139-59 N. 23RD STREET
PHILADELPHIA, PA 19103
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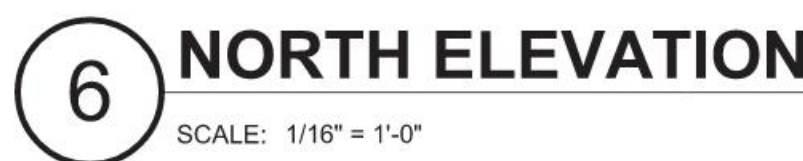
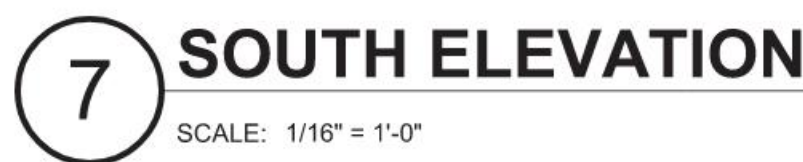
ZONING PLAN
Drawn By: MM
Checked By: KRS
Project Number: 20271131
Sheet Number: **Z1.01**

APPROVED
FOR ZONING ONLY
05/06/20
APPROVED ELECTRONICALLY BY SARAH CHIU
May 5, 2020
PHILADELPHIA CITY PLANNING COMMISSION

LANDSCAPING / SCREENING in accordance with the terms and provisions of the Philadelphia Code Section:
14-603(19)(i) & 14-803(5)
Landscaping / Screening
APPROVED
DISAPPROVED
WAIVED
Applied Electronically by: SARAH CHIU
May 5, 2020
PHILADELPHIA CITY PLANNING COMMISSION

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
23rd Street is the primary street;
Opposite of _____ Street is the rear;
_____ Street is the rear street
Applied Electronically by: SARAH CHIU
May 5, 2020
PHILADELPHIA CITY PLANNING COMMISSION





Zoning Permit

Permit Number ZP-2020-001049C

LOCATION OF WORK 139 N 23RD ST, Philadelphia, PA 19103-1020	PERMIT FEE \$770.00	DATE ISSUED 5/13/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CHERRY STREET ASSOCIATES	1411 WALNUT ST PHILADELPHIA PA 19102
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APPLICANT Adam Laver DBA: Adam E. Laver, Esquire, Blank Rome LLP	Blank Rome LLP One Logan Square Philadelphia, PA 19103 USA
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TYPE OF WORK Conditional Zoning Approval

APPROVED DEVELOPMENT CONDITIONAL APPROVAL FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE (45' HIGH) WITH GREEN ROOF, ROOF DECK ACCESSED BY A PILOTHOUSE WITH ELEVATOR OVERRUN FOR A MULTI-FAMILY HOUSEHOLD LIVING (115 DWELLING UNITS) FROM FIRST FLOOR THRU FOURTH FLOORS WITH FOURTY-ONE(41) ACCESSORY PARKING GARAGE INCLUDING WITH TWO(2) H/C SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE, THREE(3) ELECTRIC VAN SPACES, ONE(1) LOADING SPACE AND 37 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT CELLAR AND FOR THE CREATION OF FIVE(5) SURFACE PARKING SPACES (TOTAL 46 ACCESSORY PARKING SPACES ON LOT). USING MIXED INCOME HEIGHT BONUS AND HOUSING UNIT DENSITY BONUS) (SECTION 14-702(7) AND GREEN ROOF BONUS (14-602 (7). 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)
--

 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-2020-001049C

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

139 N 23RD ST, Philadelphia, PA 19103-1020

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS



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.