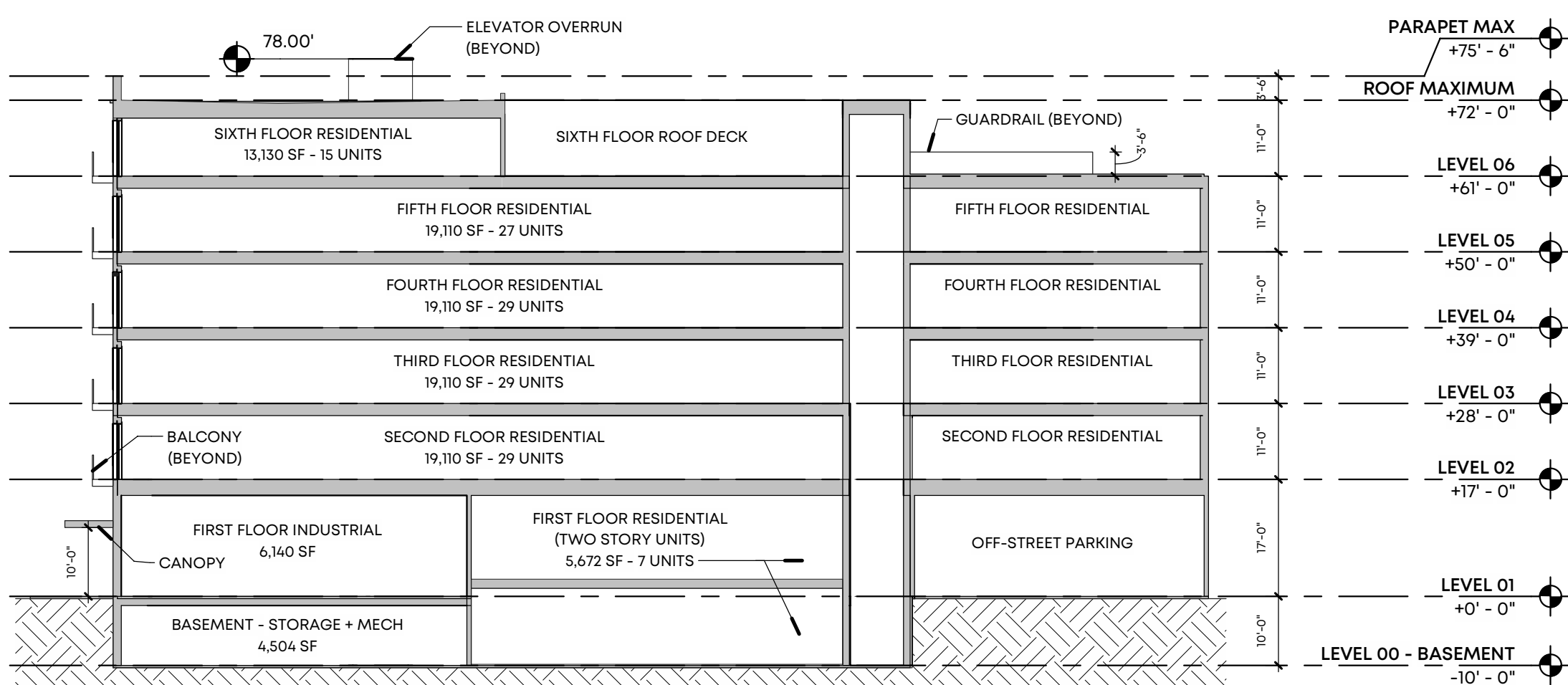
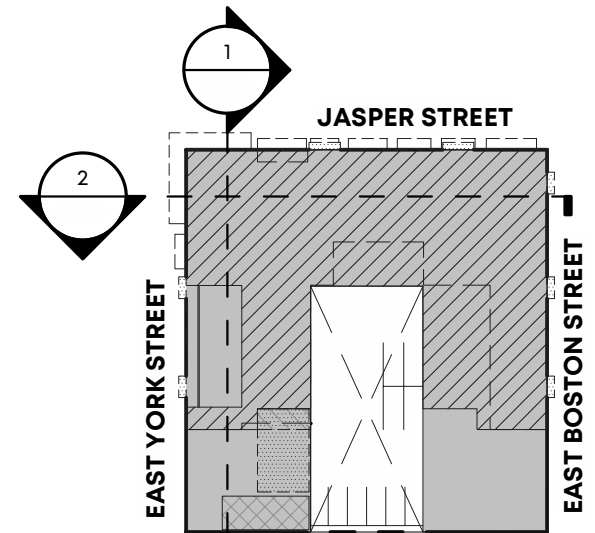
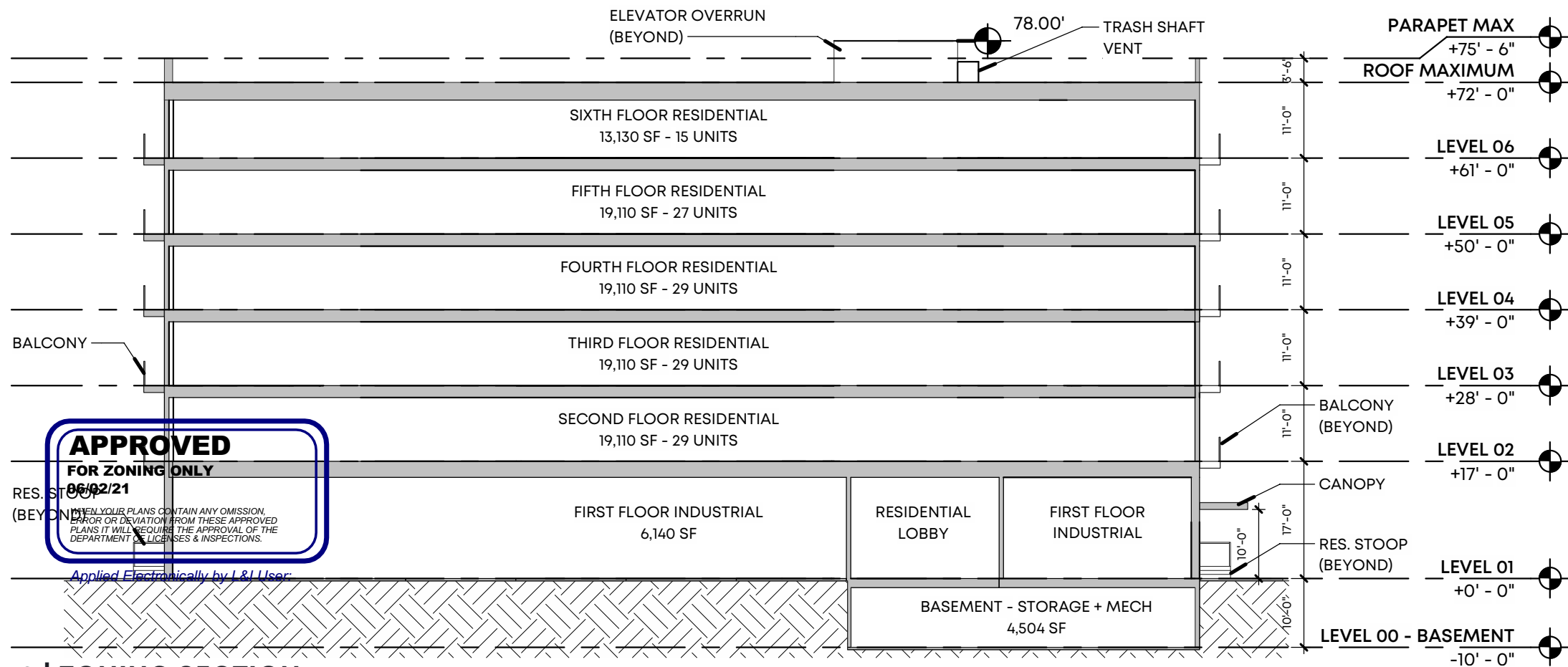




1 | ZONING SECTION



KEY PLAN
NOT TO SCALE



2 | ZONING SECTION

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PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:

0' 10' 20'
Scale: 1" = 20'-0"

[illegible]

LEGEND - PROPOSED

	CLEANOUT		REQUIRED ZONING SETBACK LINE
	DOWNSPOUT		FENCE
	WATER VALVE		WATER SERVICE CONNECTION
	SEWER VENT		SEWER CONNECTION
	BUILDING MOUNTED LIGHT		STORM PIPE, MANHOLE
	LAMP POST		BUILDING CANOPY
	STORMWATER INLET		COMPACT PARKING SPACE
	TREE		ELECTRIC VEHICLE SPACE
	BUILDING FOOTPRINT		AUTO-SHARE SPACE
	BASEMENT		CONCRETE
	6TH FLOOR GREEN ROOF		ASPHALT
			GRASS / LANDSCAPED AREA
			SMP-UNDERGROUND BASIN
			BALCONY

LANDSCAPING PLANTING REQUIREMENTS

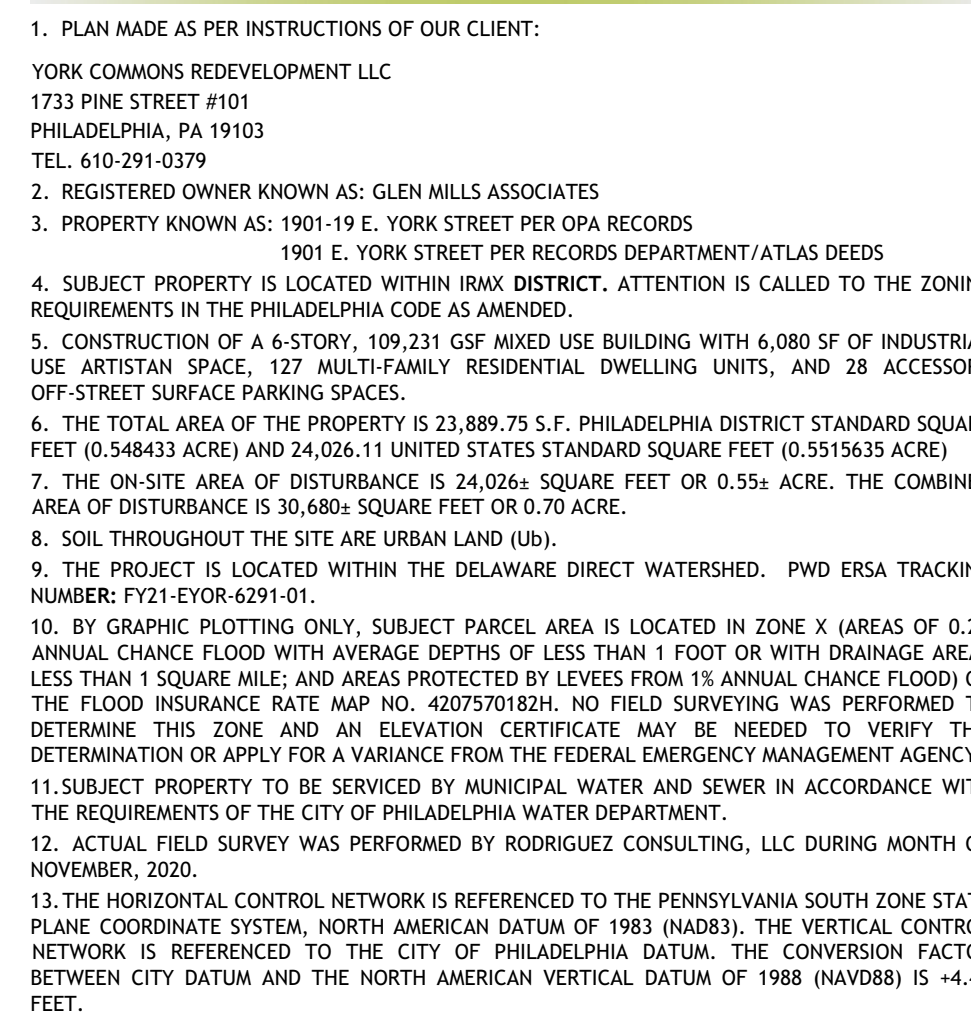
INTERIOR LANDSCAPING REQUIREMENT:

INTERIOR VEHICULAR PAVING AREA = 4,780 S.F.

REQUIRED LANDSCAPE AREA (10%) = 478 S.F. MIN.

GREEN ROOF AREA PROVIDED ON 6TH FLOOR = 1,000 S.F.

COMPLETE STREETS POLICY REQUIREMENTS				
LOT FRONTAGE STREET	STREET TYPE	MIN. WALKING ZONE	MIN. FURNISHING ZONE	MIN. BUILDING ZONE
YORK STREET	CITY NEIGHBORHOOD	6 FT.	4 FT.	NO MIN.
JASPER STREET	CITY NEIGHBORHOOD	6 FT.	4 FT.	NO MIN.
BOSTON STREET	LOCAL	5 FT.	3.5 FT.	NO MIN.



SARA P. POINDEXTER, P.E.
PA PROFESSIONAL ENGINEER
LIC. NO. PE080979

06/08/2021
DATE

Spl...
SIGNATURE

- Land Surveying
- Civil Engineering
- Land Development
- Water Management
- Digital Mapping



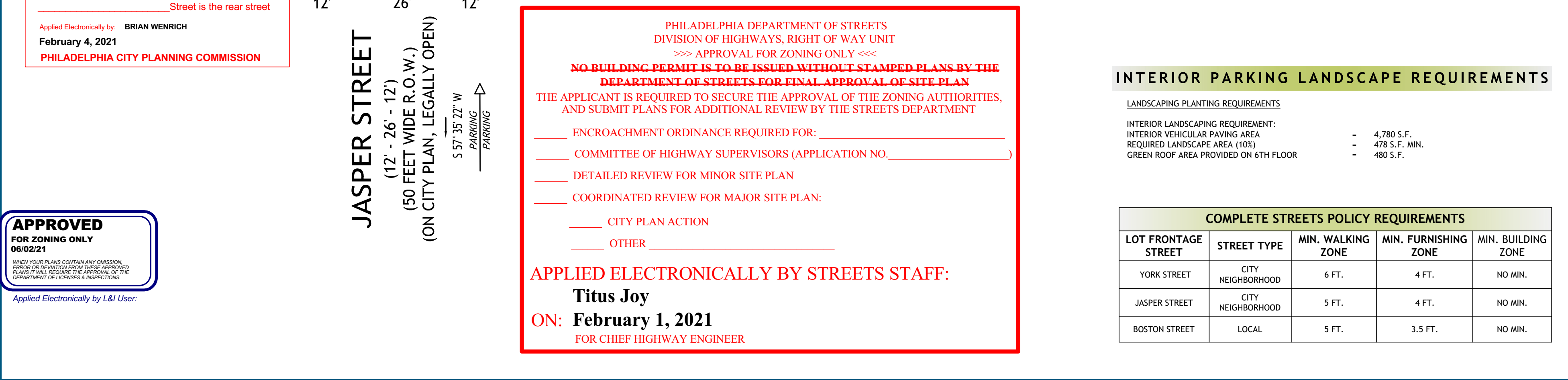
100 W. Oxford Street, Suite E-3100
Philadelphia, PA 19122
Phone: (215) 987-1931
Fax: (877) 839-6975
www.rodriquez.biz

A Certified Minority-Owned
(MBE) & Disadvantaged
Business Enterprise (DBE)

PROJECT
1901 E YORK STREET
PREPARED FOR
YORK COMMONS
REDEVELOPMENT LLC

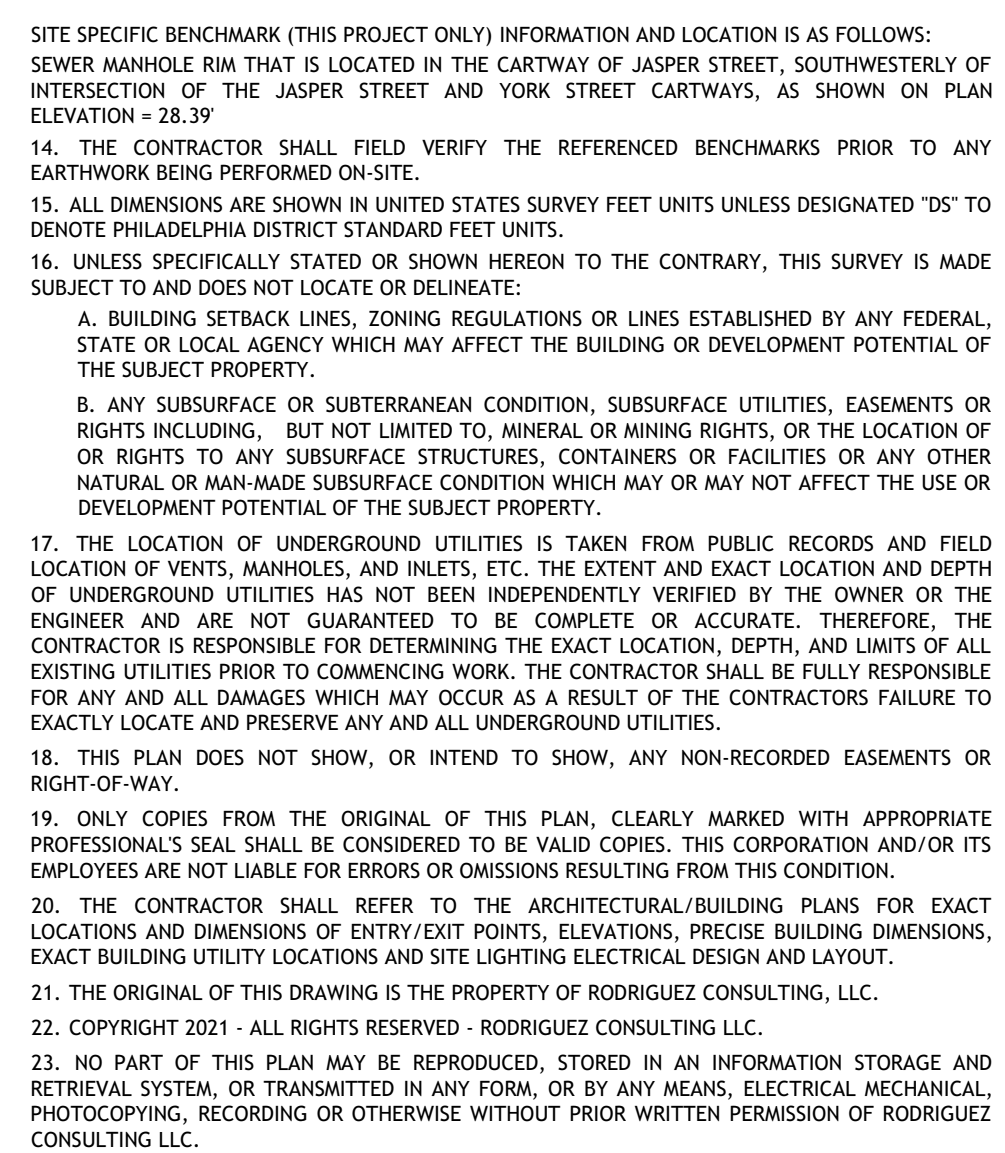
PROJECT: 1901 E. YORK STREET
Drwn/Chk By: C.H./S.P.
Municipality: CITY OF PHILADELPHIA
Ward: 31ST
County: PHILADELPHIA
State: PENNSYLVANIA
Scale: 1"=20'
Project Number:
File Name: MAESTRO 2020-001_DESIGN.dwg
Field Date: 11/09/10/2020
Completed: 01/11/2021

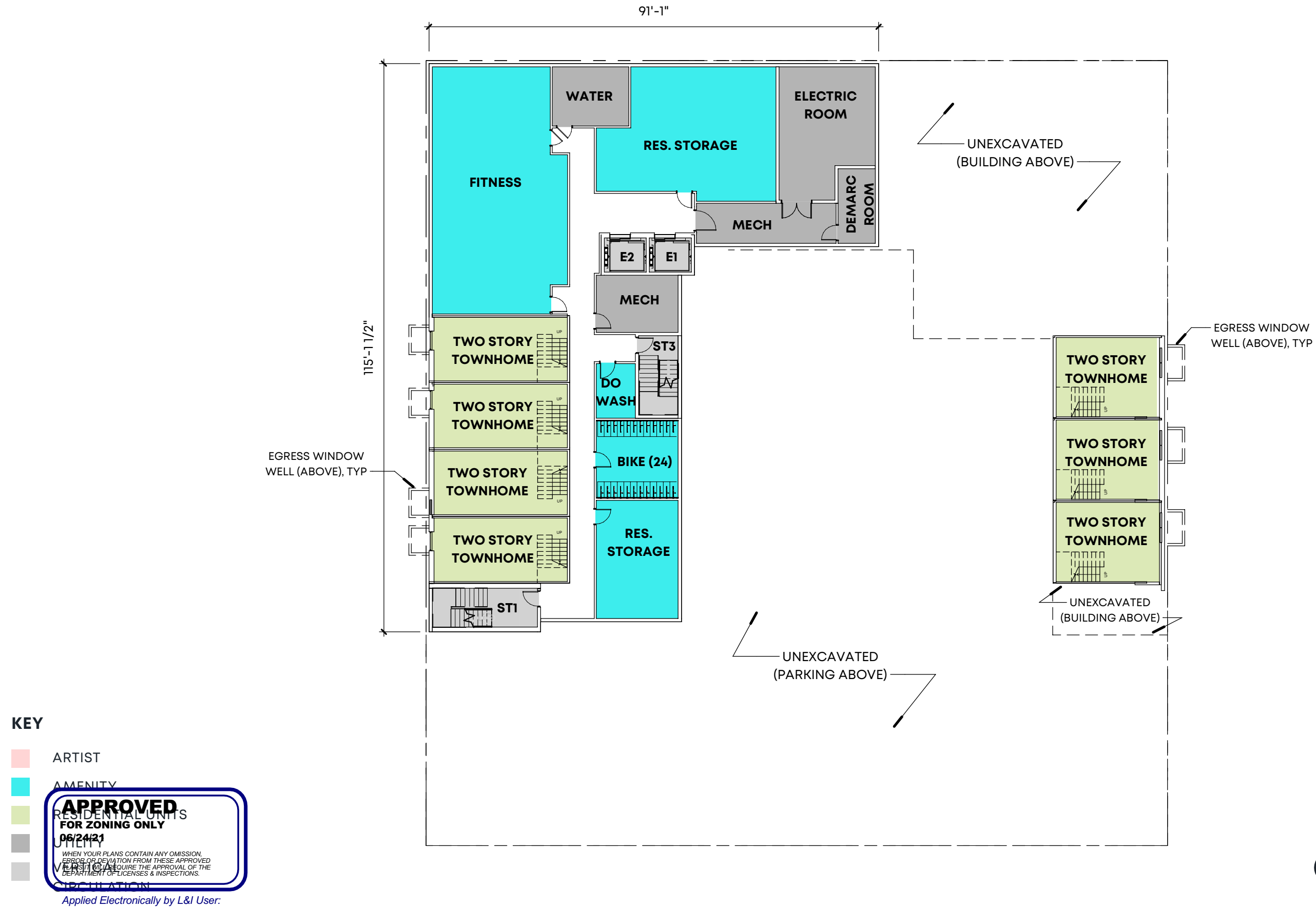
Z-1



LEGEND - PROPOSED

	CLEANOUT		REQUIRED ZONING SETBACK LINE
	DOWNSPOUT		FENCE
	WATER VALVE		WATER SERVICE CONNECTION
	SEWER VENT		SEWER CONNECTION
	BUILDING MOUNTED LIGHT		STORM PIPE, MANHOLE
	LAMP POST		COMPACT PARKING SPACE
	STORMWATER INLET		EV ELECTRIC VEHICLE SPACE
	TREE		AS AUTO-SHARE SPACE
	BUILDING FOOTPRINT		CONCRETE
	BASEAMENT		ASPHALT
	6TH FLOOR GREEN ROOF		GRASS / LANDSCAPED AREA
			SMP-UNDERGROUND BASIN
			BALCONY





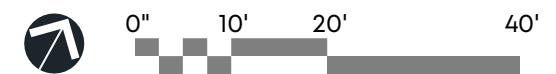
KEY

- ARTIST
- AMENITY
- RESIDENTIAL UNITS
- UTILITY
- STORAGE

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KEY

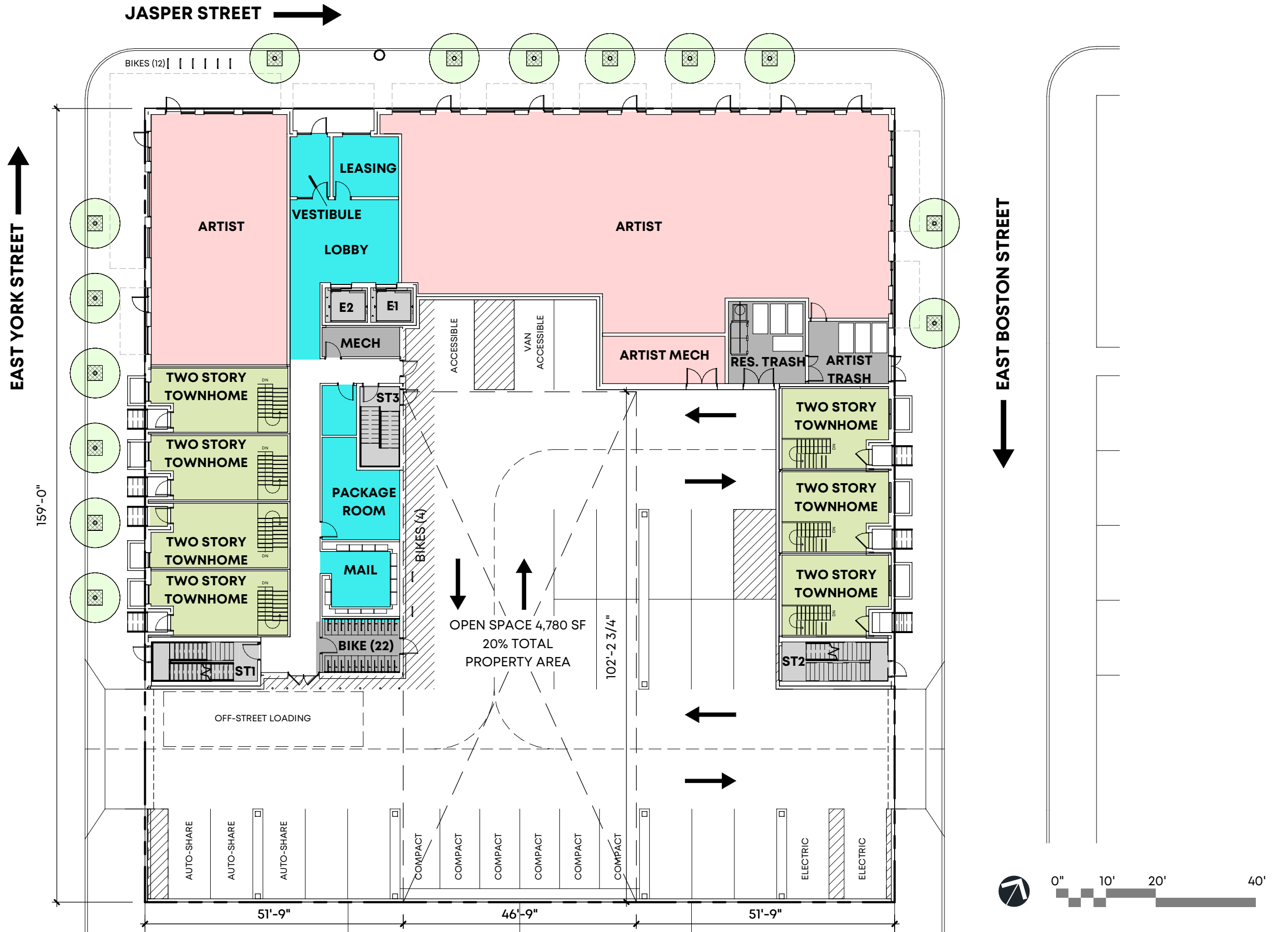
- ARTIST
- AMENITY
- RESIDENTIAL UNITS
- MECH
- UTILITY

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NOT FOR CONSTRUCTION

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Philadelphia, PA | 05.04.21
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Ground Floor Plan

Scale: 1" = 20'-0"

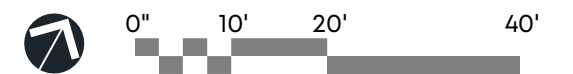


KEY

- AMENITY
- STUDIO UNIT
- ONE BEDROOM UNIT
- JUNIOR ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- STAIR
- ELEVATOR
- MECHANICAL
- TRASH

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KEY

- AMENITY INDOOR
- AMENITY OUTDOOR
- STUDIO UNIT
- ONE BEDROOM UNIT
- JUNIOR ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- STAIR
- ELEVATOR
- TRASH

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DEPARTMENT OF LICENSING & INSPECTIONS.

NOT TO SCALE

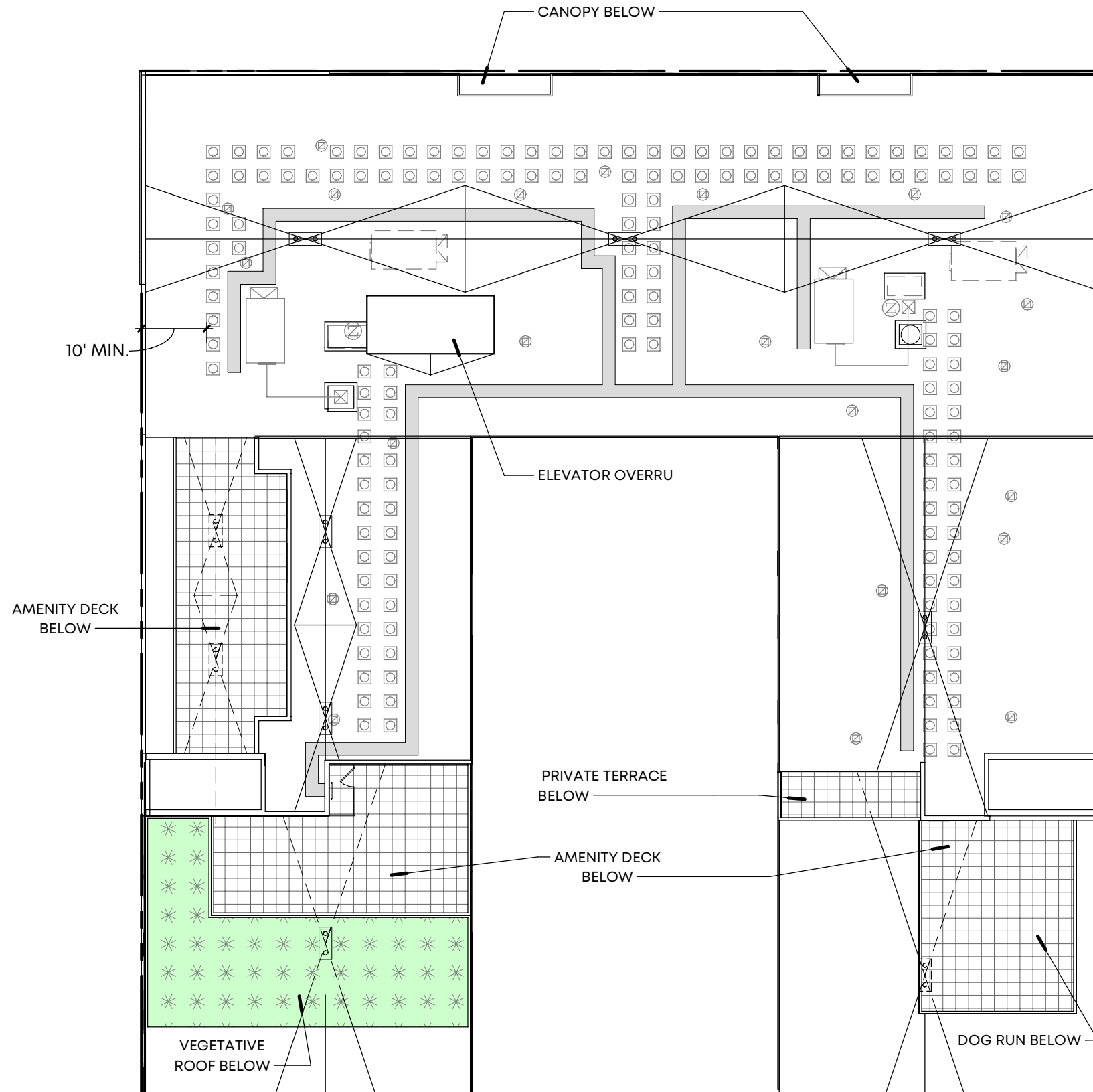
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Sixth Floor Plan

Scale: 1" = 20'-0"



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Roof Floor Plan

Scale: 1" = 20'-0"

Zoning Permit

Permit Number ZP-2021-000336

LOCATION OF WORK 1901 E YORK ST, Philadelphia, PA 19125-1213	PERMIT FEE \$2,077.00	DATE ISSUED 6/3/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER GLEN MILLS ASSOCIATES	1825 E BOSTON ST PHILADELPHIA PA 19125
--	--

APPLICANT Sara Poindexter	1301 N. 2nd Street Philadelphia, PA 19122USA
------------------------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE(72' HIGH); ROOF DECK; PENTHOUSE AND WITH ELEVATOR OVER RUN; GREEN ROOF; BALCONIES AND CANOPIES . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
--

APPROVED USE(S) Artist Studios and Artisan Industrial.; 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. 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. 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-2021-000336

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1901-19 E YORK ST, Philadelphia, PA 19125-1213

ADDITIONAL USE DETAILS

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

FOR AN ARTIST STUDIO AND ARTISAN INDUSTRIES AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (HUNDRED AND THIRDTY-SIX(136)) DWELLING UNITS) FROM FIRST FLOOR THROUGH SIXTH(6TH) FLOORS WITH TWENTY-EIGHT(28) ACCESSORY PARKING SPACES INCLUDING WITH TWO(2) ELECTRIC VAN SPACES, TWO (2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE ; FOURTY-SIX(46) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE AND ONE(1) LOADING SPACE."AMENDED PERMIT OF PREVIOUSLY APPROVED STRUCTURE" FOR THE REDUCTION FROM TOTAL# 136 DWELLING UNITS TO A 127 DWELLING UNITS ON THE SAME OF LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED STRUCTURE.

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.