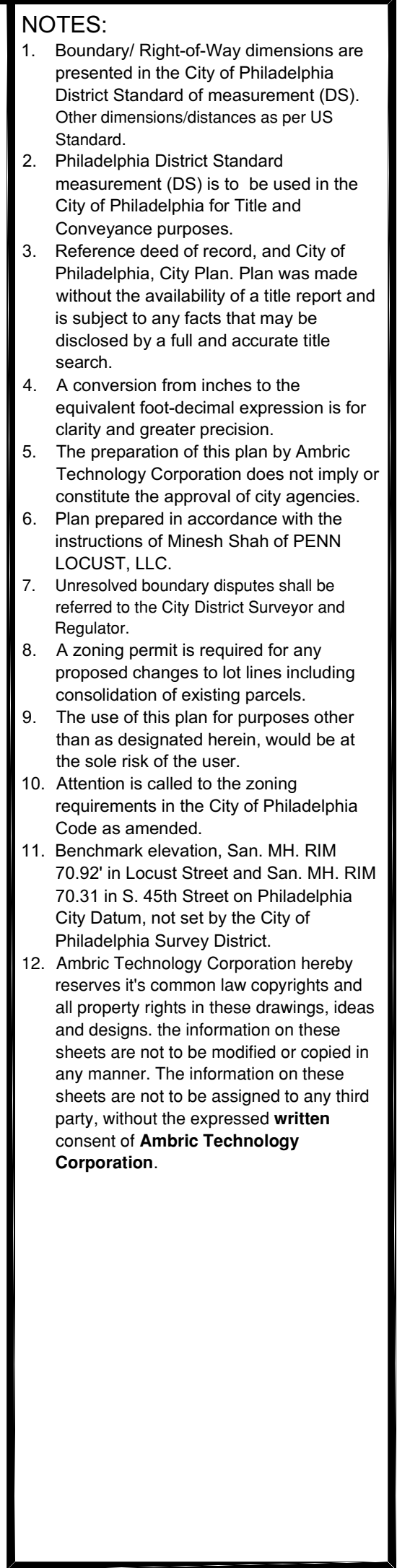
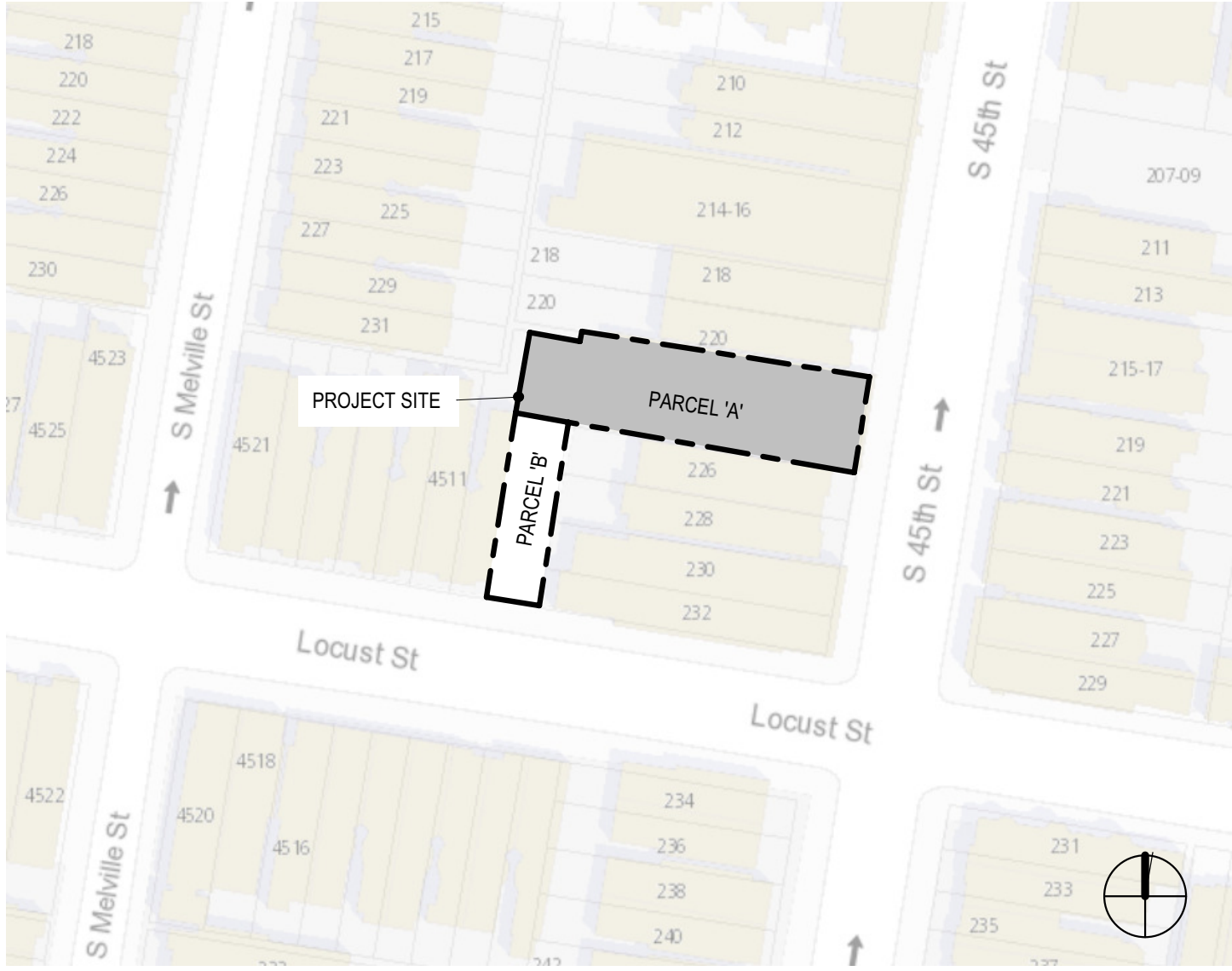


SITE LOCATION



EXISTING STREET PHOTOS



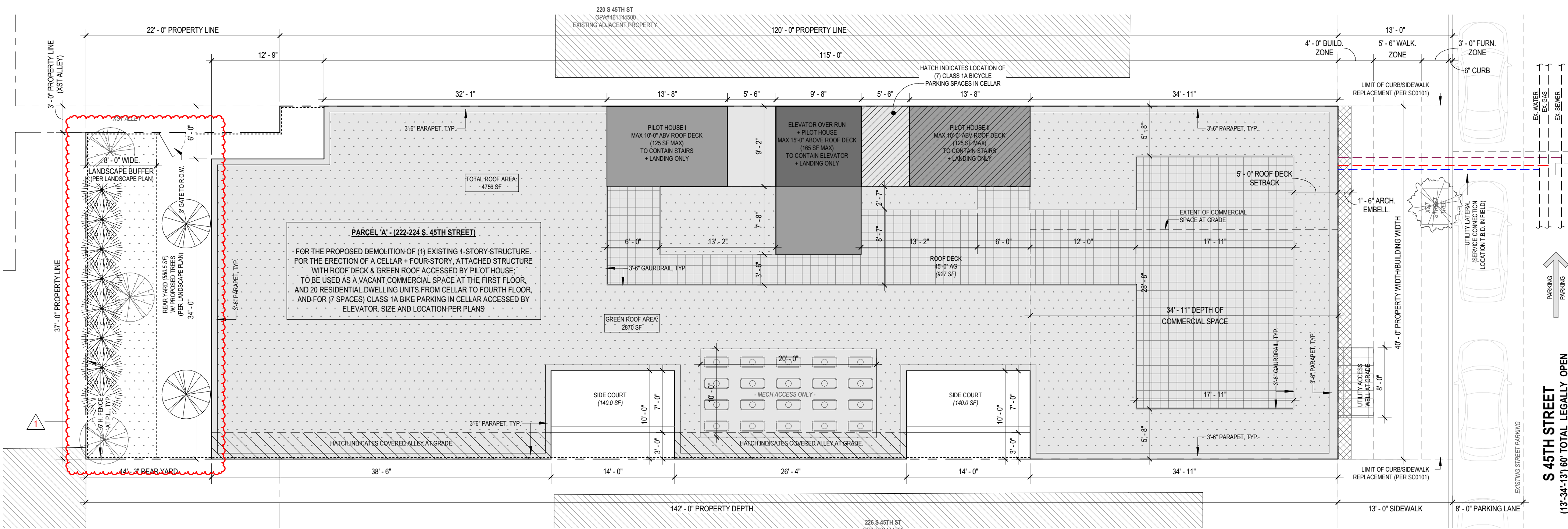
PROJECT ADDRESS: PARCEL 'A' - 222-224 S. 45TH ST.

ZONING CLASSIFICATION: CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE)

SCOPE OF WORK: PARCEL 'A' - FOR THE PROPOSED DEMOLITION OF (1) EXISTING 1-STORY STRUCTURE. FOR THE ERECTION OF A CELLAR + FOUR-STORY, ATTACHED STRUCTURE WITH ROOF DECK & GREEN ROOF ACCESSED BY PILOT HOUSE; TO BE USED AS A VACANT COMMERCIAL SPACE AT THE FIRST FLOOR, AND 20 RESIDENTIAL DWELLING UNITS FROM CELLAR TO FOURTH FLOOR, AND FOR (9 SPACES) CLASS 1A BIKE PARKING IN CELLAR ACCESSED BY ELEVATOR. SIZE AND LOCATION PER PLANS

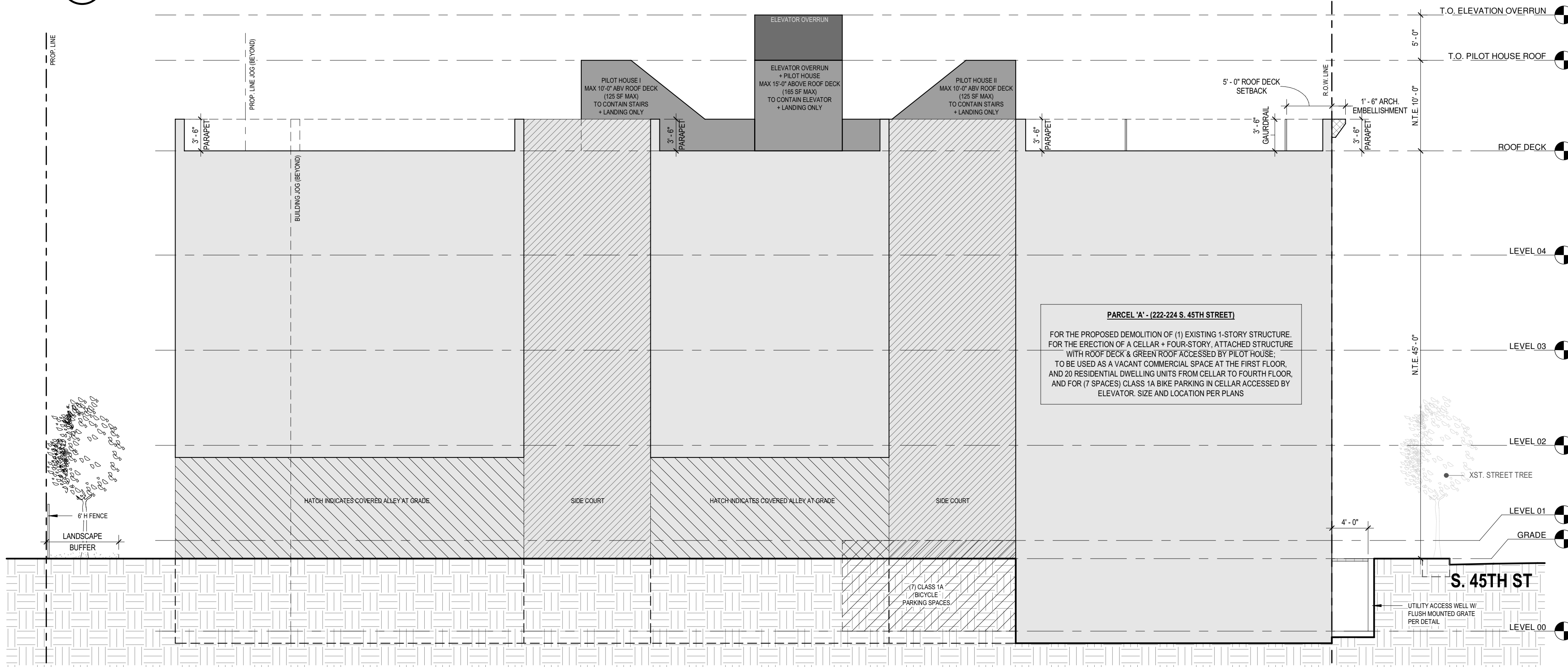
ZONING DATA - PARCEL 'A'			
CMX-2, /MIN	REQUIRED/ALLOWED	ALLOWED W/ BONUS	PROPOSED
LOT AREA	N/A	N/A	5614 SF
USE	COMMERCIAL + (21) DWELLING UNITS	COMMERCIAL + (21) DWELLING UNITS	COMMERCIAL + (20) DWELLING UNITS
OCCUPIED AREA	80%	80%	4759 SF (84.5%)
OPEN AREA	15%	15%	860 SF (15.4%)
FRONT YARD	NOT REQD.	NOT REQD.	NONE
SIDE YARD	5'-0" IF USED	5'-0" IF USED	N/A
REAR YARD DEPTH	10% OF LOT DEPTH (14'-2 1/2')	14'-2 1/2"	14' - 3"
HEIGHT	45'-0" MAX. A.G.	45'-0" MAX. A.G.	45' - 0" A.G.
STREET ENCROACHMENTS			4'-0" UTILITY ACCESS WELL 1'-6" ARCHITECTURAL EMBELLISHMENT
** PROJECT SHALL PROVIDE AND MAINTAIN 20% OF ALL UNITS (4 UNITS) AS AFFORDABLE IN ACCORDANCE WITH 14-533(3)(b) OF THE PHILADELPHIA ZONING CODE			

GREEN ROOF DENSITY BONUS INFO	
REF: § 14-702(b)	
GREEN ROOF CALCULATIONS	
TOTAL ROOF AREA =	4,754 SF
IMPERVIOUS ROOF AREA =	1,886 SF (39.69%)
GREEN ROOF AREA =	2,867 SF (60.31%)
DENSITY BONUS	
PERMITTED:	17 UNITS
25% BONUS: (4.25)	4 UNITS
PERMITTED W/ BONUS:	21 UNITS



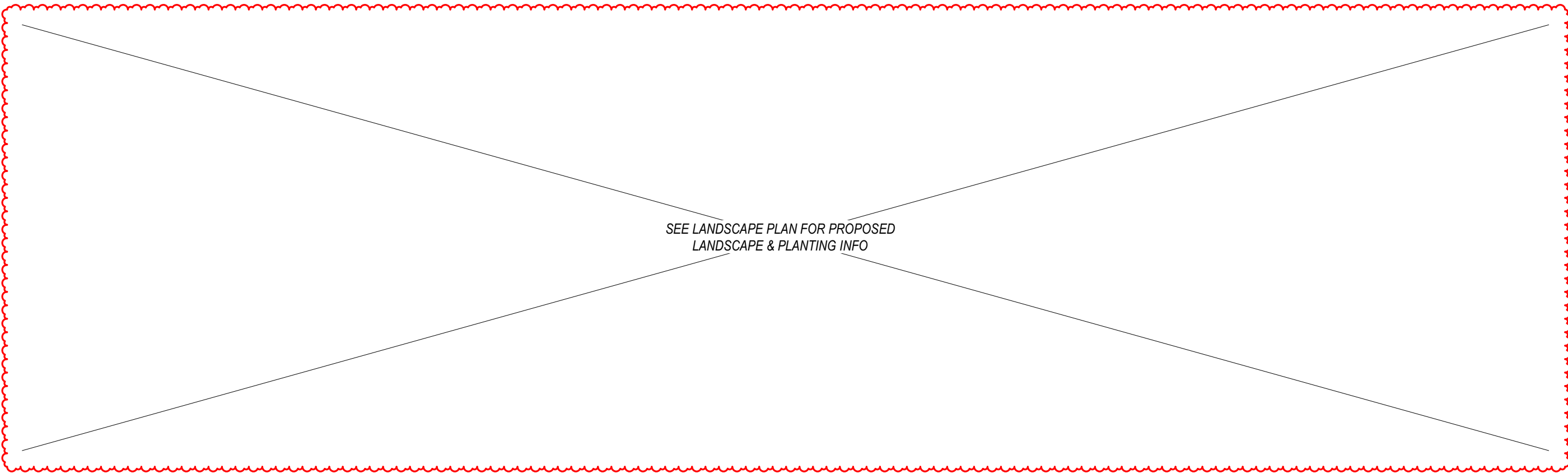
1 ZONING PLAN

1/8" = 1'-0"



2 ZONING SECTION/ELEVATION

1/8" = 1'-0"



Gnome Architects LLC
1901 s. 9th st. Rm. 302a
Philadelphia PA 19148

P: 215 279 7531

gnomearch.com

OWNER

MINESH SHAH
PENN LOCUST, LLC
55 ZAITZ FARM ROAD
PRINCETON JUNCTION, NJ 08550

LOCUST APARTMENTS

222-224 S 45TH ST. & 4507 LOCUST ST.
PARCEL 'A' & PARCEL 'B'
PHILADELPHIA PA, 19104

REV LOG

REV#	DATE	DESCRIPTION
1	03.31.2025	ZONING RFI

PROJECT ISSUE

ISSUE DATE
03.18.2025

PROFESSIONAL SEAL

Gnome Architects LLC
All ideas, designs, drawings, and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed in any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

ISSUE DATE:	03.18.2025
CHECKED BY:	MOF
DRAWN BY:	JCP
PROJECT NUMBER:	0457

DRAWING TITLE

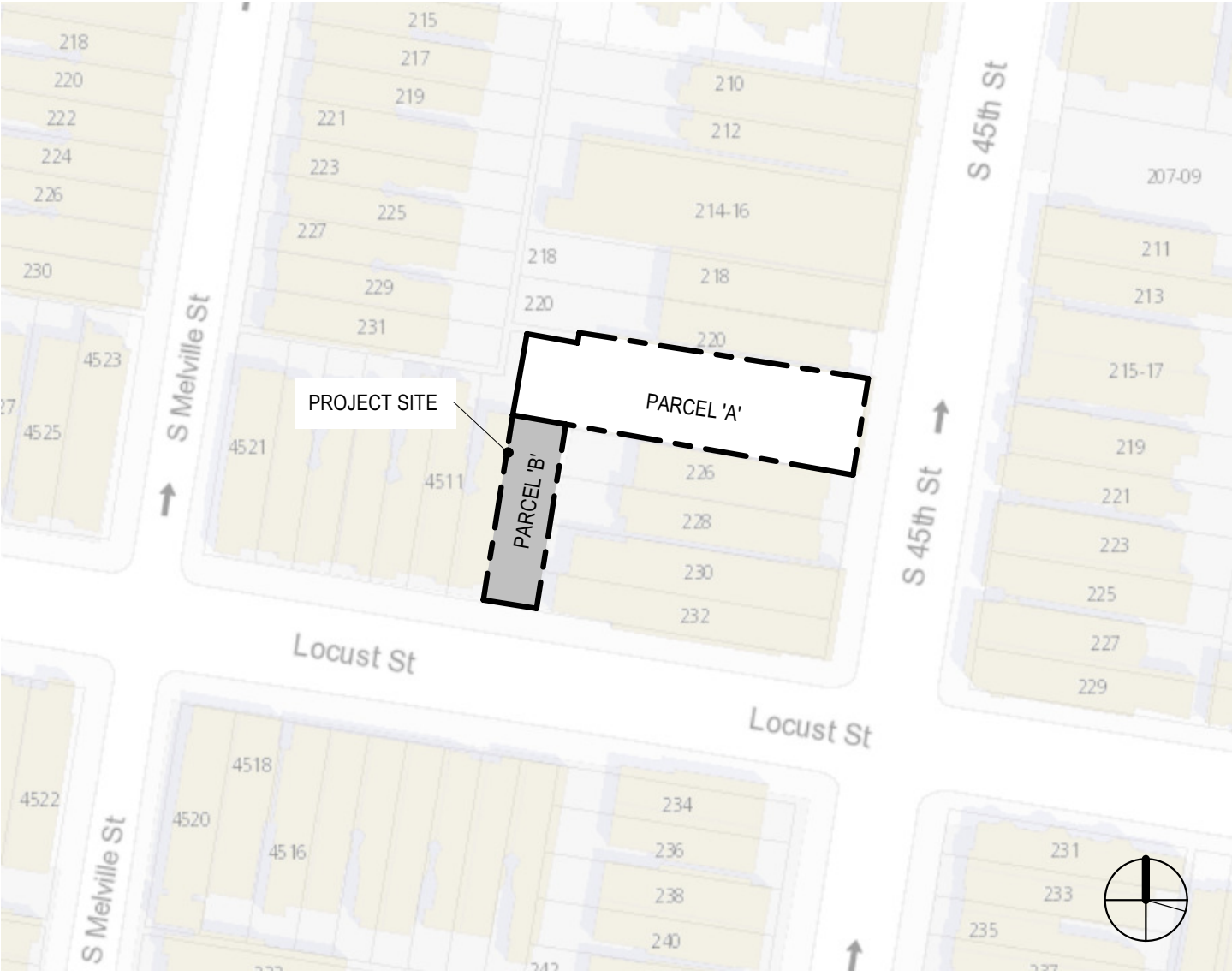
PARCEL 'A' ZONING PLAN,
SECTION/ELEVATION

DRAWING NO.

Z.1

ZONING SUBMISSION - 03.18.2025

SITE LOCATION



EXISTING STREET PHOTOS

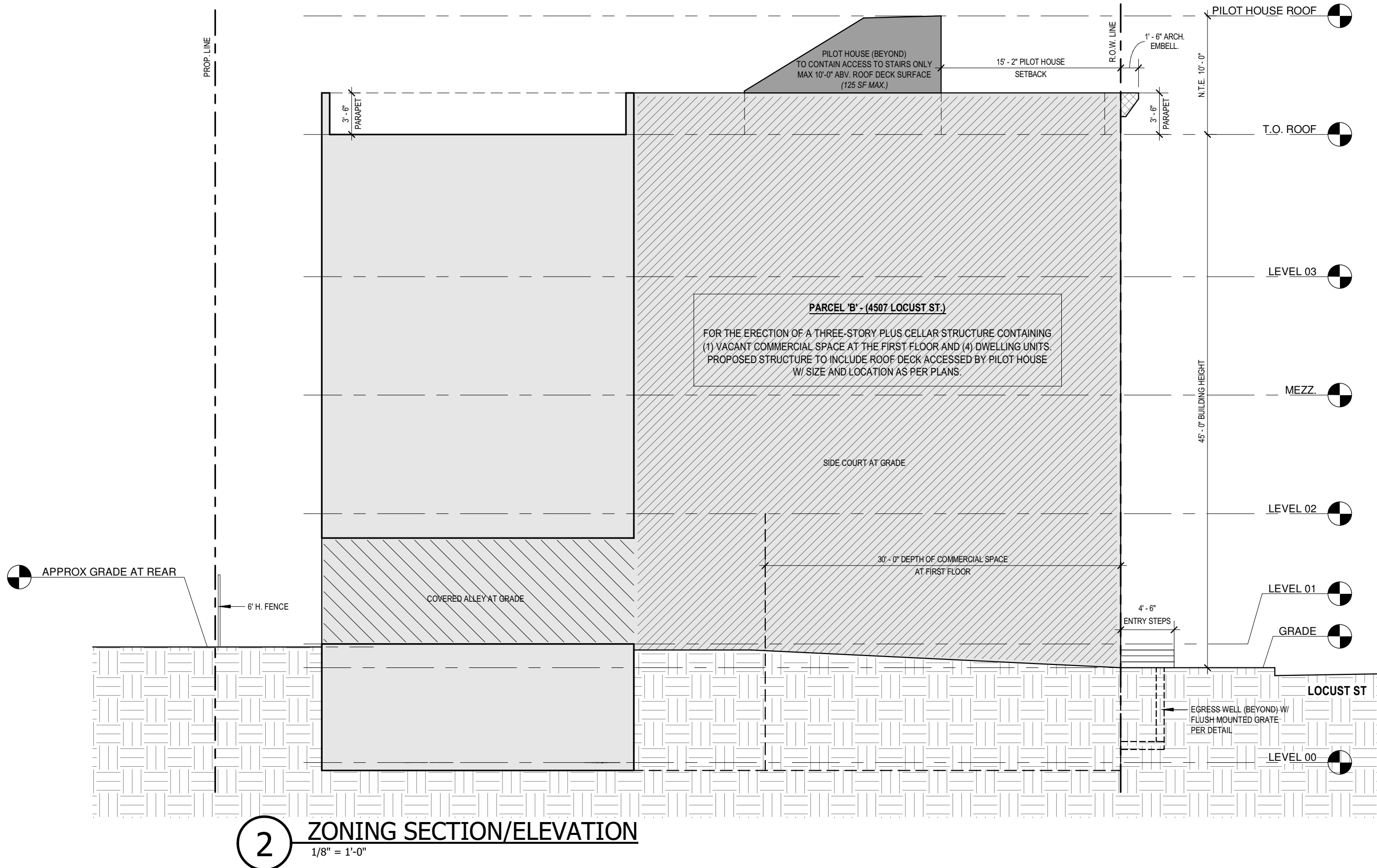
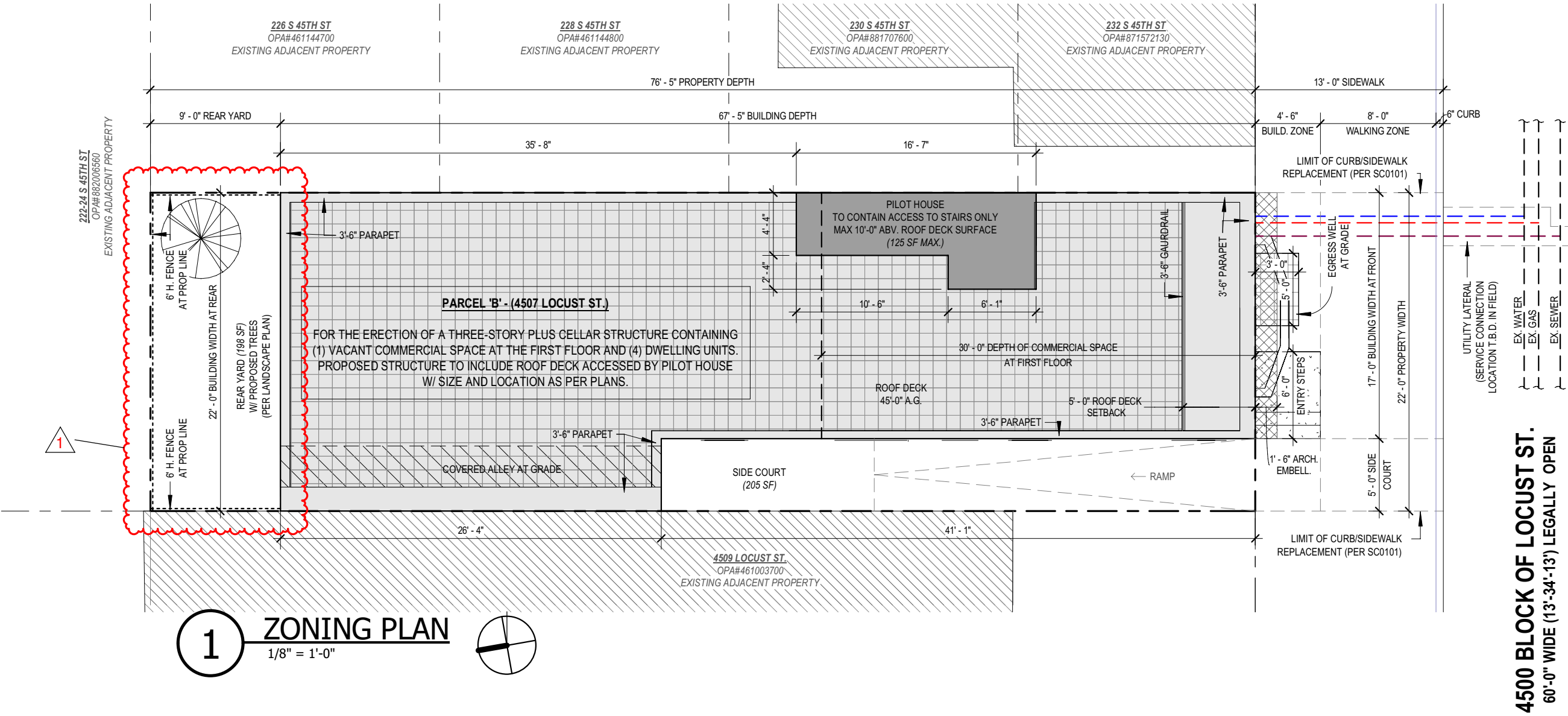
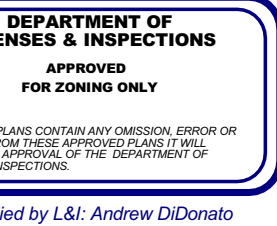


PROJECT ADDRESS: PARCEL 'B' - 4507 LOCUST STREET

ZONING CLASSIFICATION: CMX-2 (NEIGHBORHOOD COMMERCIAL MIXED-USE)

SCOPE OF WORK: PARCEL 'B' - FOR THE ERECTION OF A THREE-STORY PLUS CELLAR STRUCTURE CONTAINING (1) VACANT COMMERCIAL SPACE AT THE FIRST FLOOR AND (4) DWELLING UNITS. PROPOSED STRUCTURE TO INCLUDE ROOF DECK ACCESSED BY PILOT HOUSE, SIZE AND LOCATION AS PER PLANS.

ZONING DATA - PARCEL 'B'			
CMX-2, /MIN	REQUIRED/ALLOWED	PROPOSED	
LOT AREA	1440 SF	1681.2 SF	
USE	COMMERCIAL + (4) DWELLING UNITS	COMMERCIAL + (4) DWELLING UNITS	
OCCUPIED AREA	86%	1277.8 SF (76.0%)	
OPEN AREA	15%	403.4 SF (24.0%)	
FRONT YARD	NOT REQD.	NONE	
SIDE YARD	5'-0" IF USED	NONE	
REAR YARD DEPTH	9'-0"	9'-0"	
HEIGHT	45'-0" MAX. A.G.	45'-0" A.G.	
STREET ENCROACHMENTS		3'-0" EGRESS WELL 1'-6" ARCHITECTURAL EMBELLISHMENT 4'-6" ENTRY STEPS	
** PROJECT SHALL PROVIDE AND MAINTAIN 20% OF ALL UNITS (1 UNITS) AS AFFORDABLE IN ACCORDANCE WITH 14-533(3)(b) OF THE PHILADELPHIA ZONING CODE			



Gnome Architects LLC
1901 s. 9th st. Rm. 302a
Philadelphia PA 19148

P: 215 279 7531

gnomearch.com

OWNER

MINESH SHAH
PENN LOCUST, LLC
55 ZATZ FARM ROAD
PRINCETON JUNCTION, NJ 08550

NEW MULTIFAMILY DEVELOPMENT:
LOCUST APARTMENTS
222-224 S 45TH ST. & 4507 LOCUST ST.
PARCEL 'A' & PARCEL 'B'
PHILADELPHIA PA, 19104

REV LOG			
REV#	DATE	DESCRIPTION	
1	03.31.2025	ZONING RFI	

PROJECT ISSUE	ISSUE DATE
ZONING SUBMISSION	03.18.2025

PROFESSIONAL SEAL

Gnome Architects LLC
All ideas, designs, arrangements and plans indicated or represented by this drawing and written material appearing herein constitute the original and unpublished work of Gnome Architects LLC and the same may not be duplicated, used or disclosed to any person, firm or corporation for any purpose whatsoever without the written consent of the architect.

ISSUE DATE:	03.18.2025
CHECKED BY:	MOF
DRAWN BY:	JCP
PROJECT NUMBER:	0457

DRAWING TITLE
**PARCEL 'B' ZONING PLAN,
SECTION/ELEVATION**

DRAWING NO.

Z.2

ZONING SUBMISSION - 03.18.2025

Zoning Permit

Permit Number ZP-2025-005058

LOCATION OF WORK 4507 LOCUST ST T-B-397702, Philadelphia, PA 19139-4516	PERMIT FEE \$821.00	DATE ISSUED 6/4/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

For the erection of a four-story attached structure (not to exceed 45 ft. in height) that include a cellar and a residential roof deck with a pilot house. Size and location per plans.

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.

Zoning Permit

Permit Number ZP-2025-005058

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4507 LOCUST ST T-B-397702, Philadelphia, PA 19139-4516

ADDITIONAL USE DETAILS

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

Vacant Commercial on the ground floor level (use registration required prior to occupancy). 4 dwelling units on the first through fourth floors.

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.