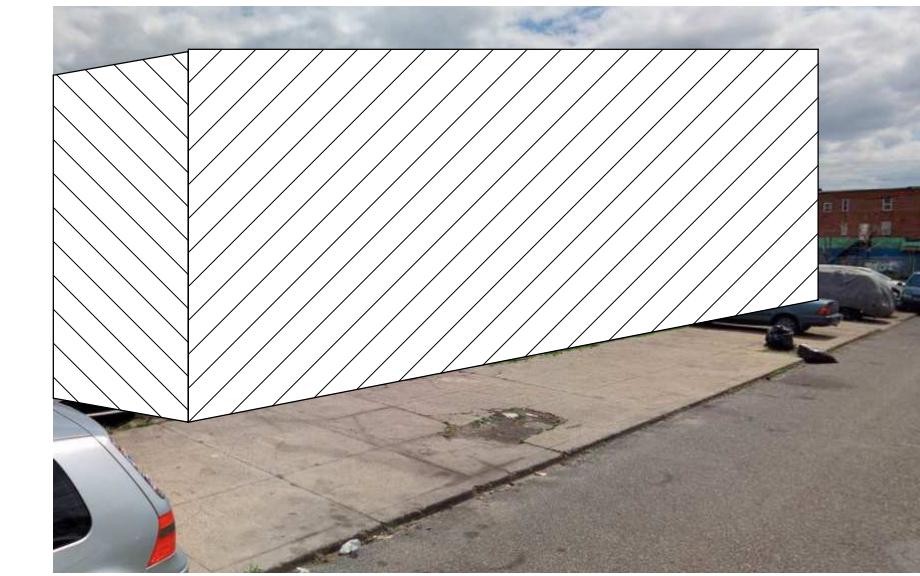
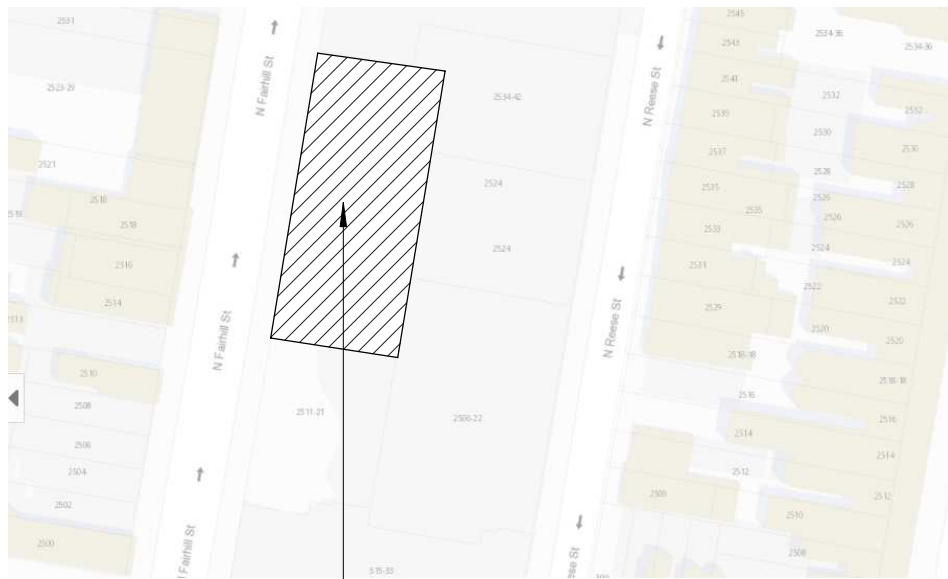




SITE PHOTO

SITE PHOTO

PERSPECTIVE (SHOWN FOR REF ONLY)



PROJECT LOCATION  
Z-VICINITY MAP



PROJECT LOCATION  
Z-ZONING MAP

| ZONING REGULATIONS                                                                                                                                                                  | PROPOSED CONDITIONS       | VARIANCE REQUIRED |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-------------------|
| MINIMUM LOT WIDTH: 16'-0"                                                                                                                                                           | LOT WIDTH: 138'-7"        | NO                |
| MINIMUM LOT AREA: 1,440 SQ. FT.                                                                                                                                                     | LOT AREA: 8341.71 SF      | NO                |
| MINIMUM OPEN AREA: INTERMEDIATE: 25%; CORNER LOT 20%                                                                                                                                | OPEN AREA: 2,335 SF (28%) | NO                |
| MINIMUM FRONT YARD DEPTH: BASED ON SETBACKS OF ADJUTING LOTS                                                                                                                        | FRONT YARD DEPTH: 0       | NO                |
| MINIMUM SIDE YARD WIDTH: SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5 FT. PER YARD. MULTI-FAM. DETACHED: 5 FT PER SIDE YARD OR 8 FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12 FT. | SIDE YARD WIDTH: 8'-0"    | NO                |
| MINIMUM REAR YARD DEPTH: 9'-0"                                                                                                                                                      | REAR YARD DEPTH: 9'-6"    | NO                |
| MAXIMUM HEIGHT: 38'-0"                                                                                                                                                              | HEIGHT: 37'-4"            | NO                |
| MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY: 0'-0"                                                                                                                           | SET BACK: 0'-0"           | NO                |
| MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE: 0'-0"                                                                                                                          | SET BACK: N/A             | NO                |
| PARKING: 0 REQUIRED                                                                                                                                                                 | 0                         | NO                |
| BIKE PARKING: 6 REQUIRED                                                                                                                                                            | 8                         | NO                |
| STREET TREES: 4 REQUIRED                                                                                                                                                            | 4                         | NO                |

**PERMITTED BUILDING TYPE -**  
DETACHED, SEMI-DETACHED, ATTACHED

**PERMITTED USE TYPE -**  
SINGLE FAMILY; TWO FAMILY; MULT-FAMILY;  
PASSIVE RECREATION; COMMUNITY CENTER;  
FAMILY DAY CARE; RELIGIOUS ASSEMBLY; SAFETY  
SERVICES; TRANSIT STATION; COMMUNITY  
GARDEN; MARKET OR COMMUNITY-SUPPORTED  
FARM

**DESCRIPTION -**  
PROPOSED NEW CONSTRUCTION OF A 4-STORY 22 UNIT MULTIFAMILY BUILDING. THE BUILDING  
WILL BE FULLY DETACHED TO ALLOW FOR EGRESS FROM THE REAR YARD. A PARTIAL BASEMENT  
CONTAINING MECHANICAL ROOMS WILL BE DESIGNED AS PART OF THE PROJECT. THE GREEN  
ROOF BONUS WILL BE UTILIZED TO INCREASE DENSITY. ROOF ACCESS WILL BE RESTRICTED TO  
GREEN ROOF MAINTENANCE ONLY.

| LANDSCAPE PLANTING SCHEDULE |                   |                      |         |       |      |                          |
|-----------------------------|-------------------|----------------------|---------|-------|------|--------------------------|
| QUANTITY                    | BOTANICAL NAME    | COMMON NAME          | HEIGHT  | CAL.  | SIZE | NOTE                     |
| 4                           | MALLUS ADIRONDACK | ADIRONDACK CRABAPPLE | 15'-18' | 2'-3" | B&B  | FULL HEAD, SINGLE LEADER |



DESIGNBLENDZ ARCHITECTURE, LLP  
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

|                                                                                                  |                                                                                 |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>PHILADELPHIA, PA</b><br>4001 MAIN ST, SUITE 310<br>PHILADELPHIA, PA 19127<br>t   215.995.0228 | <b>MONTCLAIR, NJ</b><br>17 CHURCH ST<br>MONTCLAIR, NJ 07042<br>t   973.299.1777 |
|--------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|

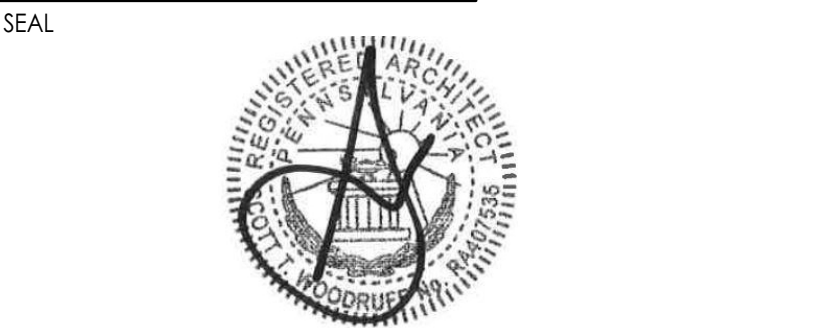
CLIENT  
PBSDS HOLDINGS LLC  
307 AVON ST  
PHONE 732.228.2735

STRUCTURAL ENGINEERING CONSULTANT  
ALFA ENGINEERING  
1444 S. 13TH STREET  
PHILADELPHIA, PA 19147

MEP ENGINEERING CONSULTANT  
HUTEC ENGINEERING  
304 MASTER ST, 1st FLOOR  
PHILADELPHIA, PA 19122  
215.800.3540

CIVIL ENGINEERING CONSULTANT  
PENN ENVIRONMENTAL AND REMEDIATION, INC.  
2755 BERGEEY ROAD  
HATFIELD, PA 19440  
215.997.9000

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PROJECT ADDRESS  
2523 FAIRHILL STREET  
PHILADELPHIA, PA 19133

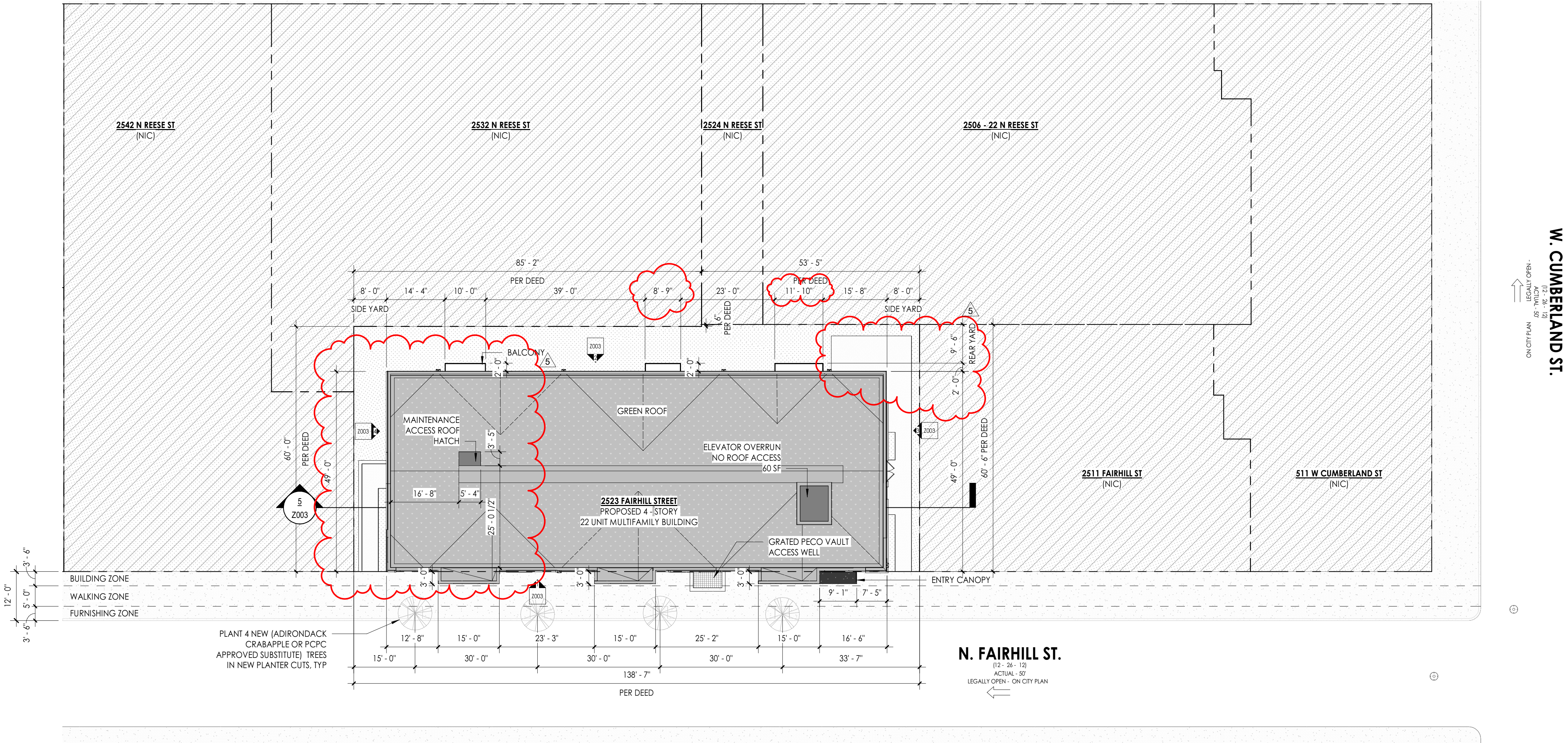
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|-------------------------|------------------|----|------|------------|
| 5                       | ZONING REV.03    | TK | CC   | 08/02/2021 |
| 4                       | ZONING REV.02    | TK | CC   | 07/29/2021 |
| 3                       | ZONING REV.01    | TK | CC   | 07/08/2021 |
| 2                       | ISSUE FOR ZONING | TK | CC   | 05/04/2021 |
| SUBMISSIONS & REVISIONS |                  | BY | APPD | YYYY.MM.DD |

PROJECT  
2523 N FAIRHILL ST

SHEET TITLE  
ZONING PLAN

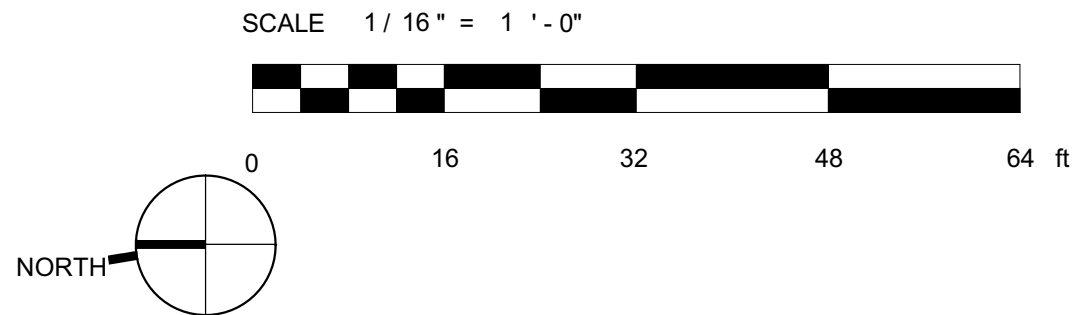
|                        |            |
|------------------------|------------|
| PROJECT NO<br>21016105 | DRAWING NO |
| REVISION<br>5          |            |
| SCALE<br>As indicated  |            |

Z001



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1 SITE PLAN  
Z001 | 1/16" = 1'-0"





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e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

**PHILADELPHIA, PA**  
4001 MAIN ST, SUITE 310  
PHILADELPHIA, PA 19127  
† | 215.995.0228

**MONTCLAIR, NJ**  
17 CHURCH ST  
MONTCLAIR, NJ 07042  
† | 973.299.1777

PBDS HOLDINGS LLC  
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1444 S. 13TH STREET  
PHILADELPHIA, PA 19147

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304 MASTER ST, 1st FLOOR  
PHILADELPHIA, PA 19122  
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PENN ENVIRONMENTAL AND REMEDIATION, INC.  
2755 BERGEY ROAD  
HATFIELD, PA 19440  
215.997.9000

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SEAL

PROJECT ADDRESS

2523 FAIRHILL STREET  
PHILADELPHIA, PA 19133

[illegible]

|                         |                  |    |      |            |
|-------------------------|------------------|----|------|------------|
| 5                       | ZONING REV 03    | TK | CC   | 08/02/2021 |
| 4                       | ZONING REV 02    | TK | CC   | 07/29/2021 |
| 2                       | ISSUE FOR ZONING | TK | CC   | 05/06/2021 |
| SUBMISSIONS & REVISIONS |                  | BY | APPD | YYYY.MM.DD |

PROJECT

**2523 N FAIRHILL ST**

SHEET TITLE

## ZONING PLAN

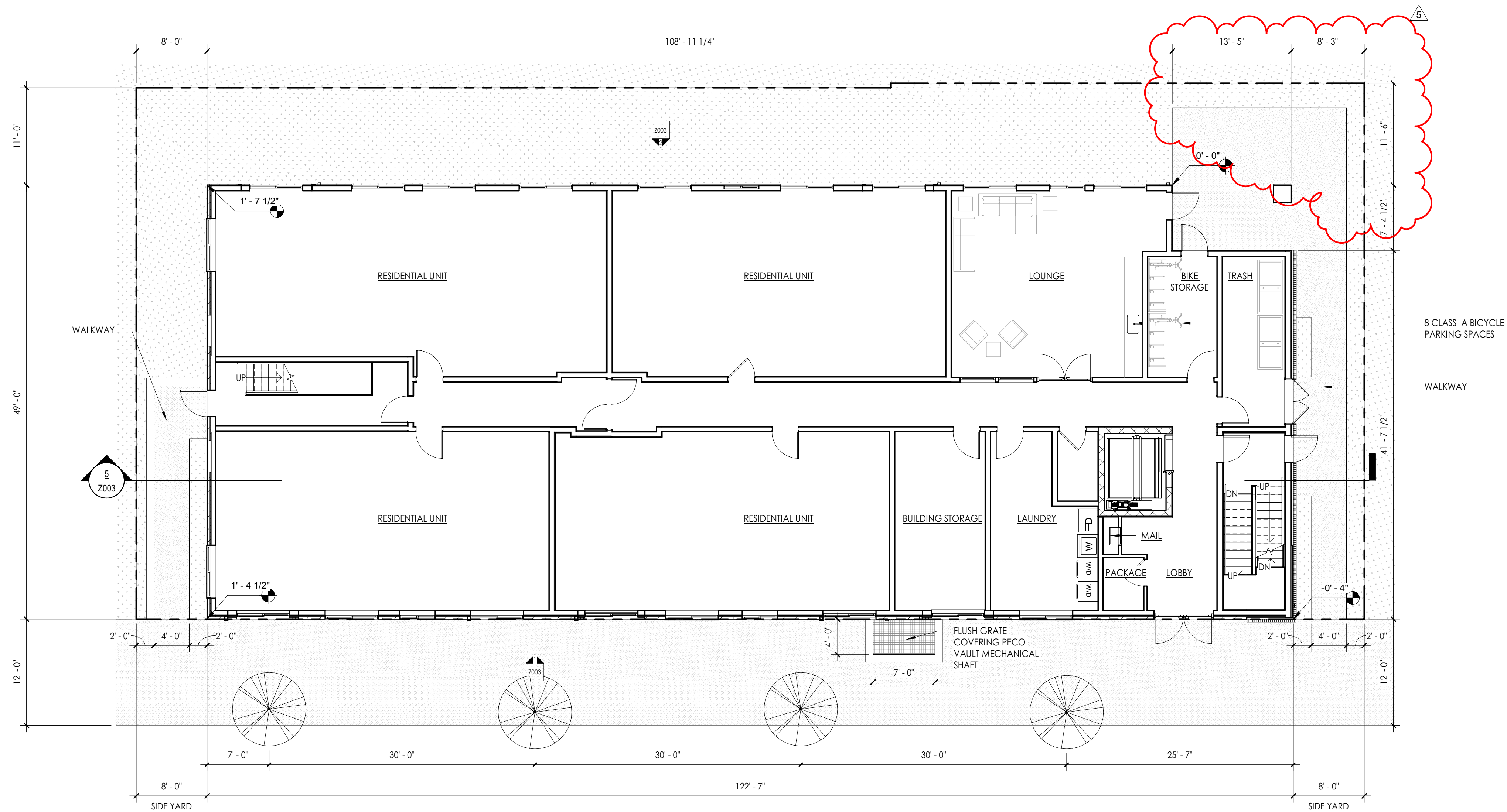
PROJECT NO.

21016105

REVISION

1

SCALE

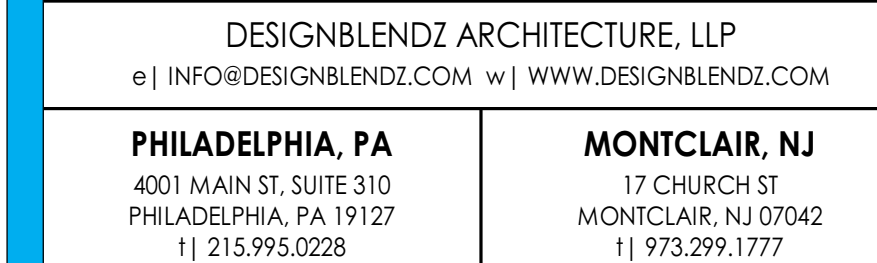
$$1/8'' = 1'-0''$$


**1 | LEVEL 01 FLOOR PLAN**  
Z002 | 1/8" = 1'-0"

| <b><u>AVERAGE GRADE SCHEDULE</u></b>           |             |
|------------------------------------------------|-------------|
| LOCATION                                       | GRADE       |
| SOUTH CORNER                                   | 1' - 4 1/2" |
| EAST CORNER                                    | 1' - 7 1/2" |
| NORTH CORNER                                   | 0' - 0"     |
| WEST CORNER                                    | -0' - 4"    |
| AVERAGE GRADE                                  | 0' - 8"     |
| BUILDING HEIGHT ABOVE AVERAGE GRADE = 37' - 4" |             |



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ALFA ENGINEERING  
1444 S. 13TH STREET  
PHILADELPHIA, PA 19147

CIVIL ENGINEERING CONSULTANT

PENN ENVIRONMENTAL AND REMEDIATION, INC.  
2755 BERGEY ROAD  
HATFIELD, PA 19440  
215.997.9000

SEAL

[illegible]

PROJECT  
**2523 N FAIRHILL ST**

|            |            |
|------------|------------|
| PROJECT NO | DRAWING NO |
| 21016105   |            |

REVISION  
5  
SCALE  
3/32" = 1'-0"



**APPROVED**  
**FOR ZONING ONLY**  
**08/14/21**

WHEN YOUR PLANS CONTAIN ANY OMISSION,  
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PLANS IT WILL REQUIRE THE APPROVAL OF THE  
DEPARTMENT OF LICENSES & INSPECTIONS.

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# Zoning Permit

Permit Number ZP-2021-005041

|                                                                        |                          |                          |
|------------------------------------------------------------------------|--------------------------|--------------------------|
| LOCATION OF WORK<br>2523-41 N FAIRHILL ST, Philadelphia, PA 19133-2616 | PERMIT FEE<br>\$1,722.00 | DATE ISSUED<br>8/20/2021 |
|                                                                        | ZBA CALENDAR             | ZBA DECISION DATE        |
|                                                                        | ZONING DISTRICTS<br>RM1  |                          |

|                                      |                                                                |
|--------------------------------------|----------------------------------------------------------------|
| PERMIT HOLDER<br>Fairhill Lofts, LLC | 2523-41 North Fairhill Street Philadelphia, Pennsylvania 19133 |
|--------------------------------------|----------------------------------------------------------------|

|                                                                   |                                                       |
|-------------------------------------------------------------------|-------------------------------------------------------|
| APPLICANT<br>Designblendz Architecture, LLP DBA: DESIGNBLENDZ LLC | 4001 Main Street Suite 203 Philadelphia, PA 19127 USA |
|-------------------------------------------------------------------|-------------------------------------------------------|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38' HIGH) WITH GREEN ROOF (COVERS FOR MORE THAN 60% OF ROOF AREA) . SIZE AND LOCATION AS SHOWN IN THE APPLICATION. |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                            |
|------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) |
|------------------------------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> </ul> <p>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.</p> <p>Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Zoning Permit

Permit Number ZP-2021-005041

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

2523-41 N FAIRHILL ST, Philadelphia, PA 19133-2616

## ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING(22 DWELLING UNITS) WITH EIGHT(8) BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

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](http://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.