

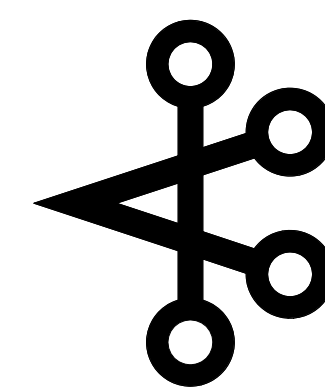
Multifamily Building

8 Residential Units:

5007 Pentridge Street Philadelphia, PA 19125



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
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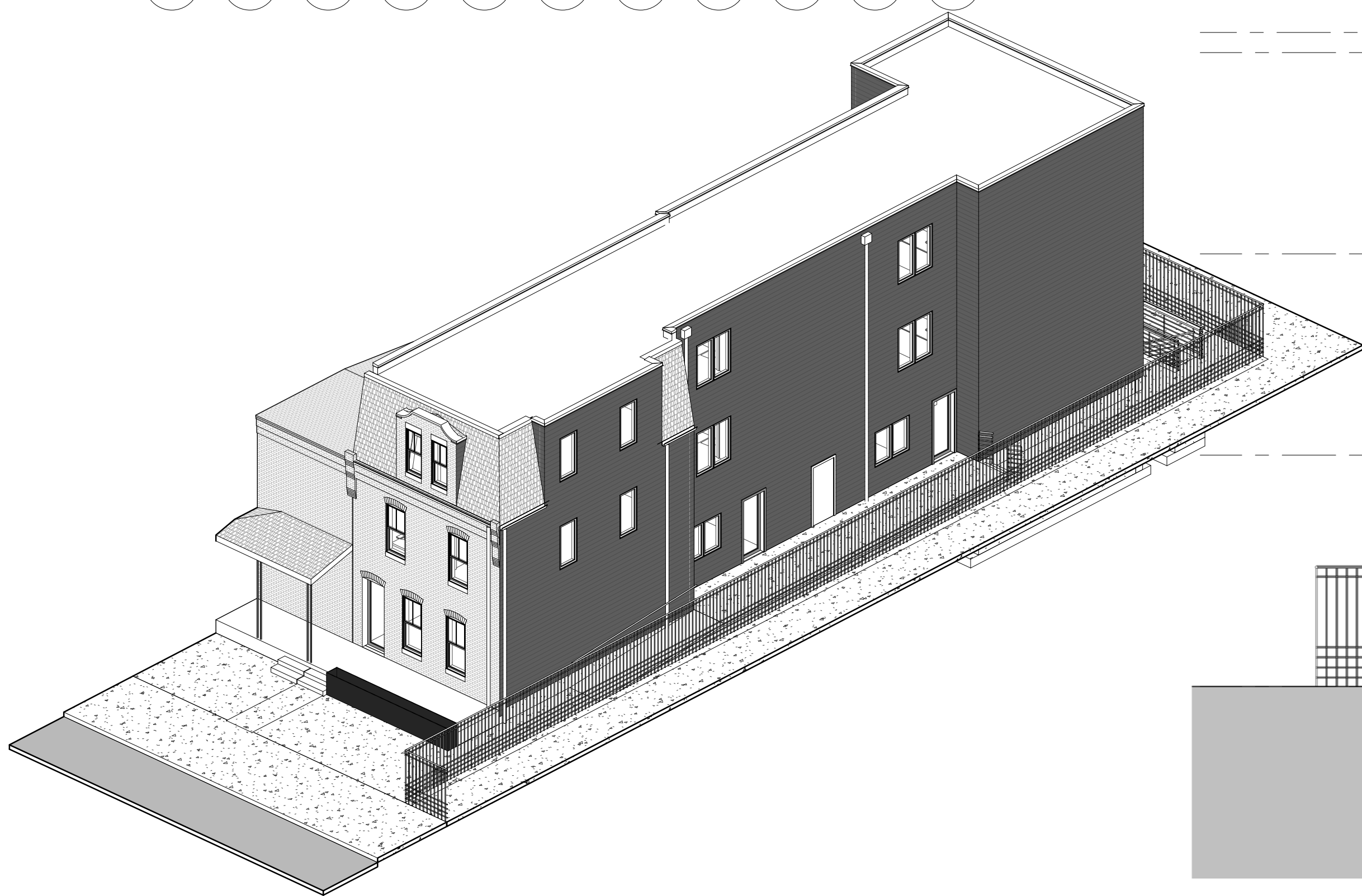
REVISION	DATE	BY	CHKD.

8 Residential Units:
5007 Pentridge Street

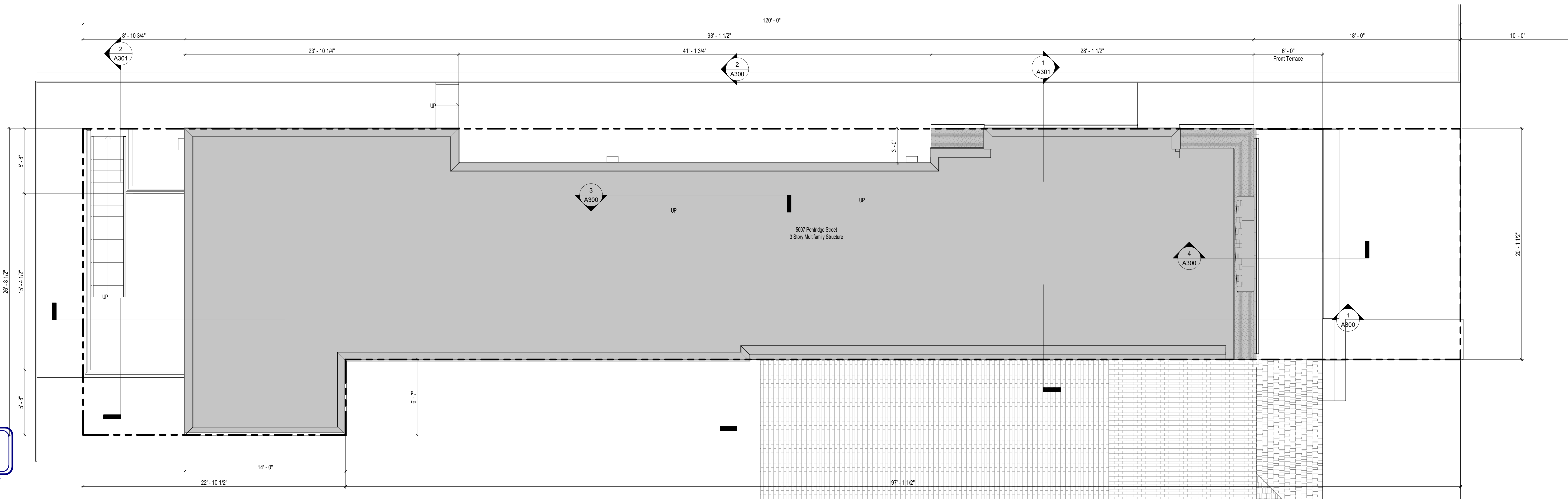
Z1

PROJECT SUMMARY: 5007 Pentridge Street		
ZONING: RM-1 LOT AREA: 2464.95 SF		
USE: RESIDENTIAL BUILDING BASEMENT - Utilities / RESIDENTIAL GROUND FLOOR - RESIDENTIAL AND RESIDENTIAL ENTRY 2ND FLOOR - RESIDENTIAL 3RD FLOOR - RESIDENTIAL		
DWELLING UNITS	ALLOWED 6	PROPOSED 8 - with Low Income Bonus per 14-702 (7) & (2)
DIMENSIONAL STANDARDS		
	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	75.00%	1,948 SF (75.00%)
FRONT (PENTRIDGE ST) SETBACK	0'-0"	18'-0" - to match 5009 Pentridge
SIDE (NORTH) SETBACK	0'-0"	0'-0"
SIDE (SOUTH) SETBACK	0'-0"	0'-0"
REAR YARD	9' MIN	9'-0"
HEIGHT		29'-6"
TOP OF PARAPET		38'-6"
MIXED INCOME BONUS SOUGHT: LOW INCOME UNITS EARNED: 50% (3-6 UNITS BY RIGHT; UP TO 9 UNITS WITH 50% BONUS) UNITS USED: 2 (8 UNITS TOTAL) ADDITIONAL HEIGHT EARNED: 7' ADDITIONAL HEIGHT USED: 0' AFFORDABLE UNITS PROVIDED: 1 @ 50% AMI AFFORDABLE UNIT COST: \$905 / MONTH (1BR)		

Philadelphia City
Planning Commission
Mixed Income Bonus
#Date 5/25/21
Keith F Davis
Development Planning

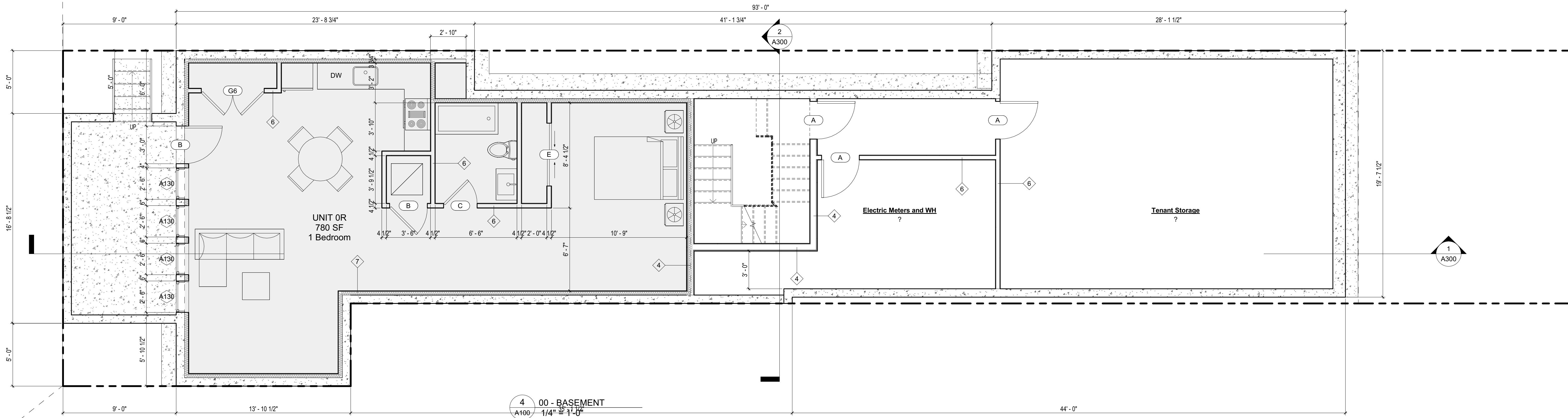
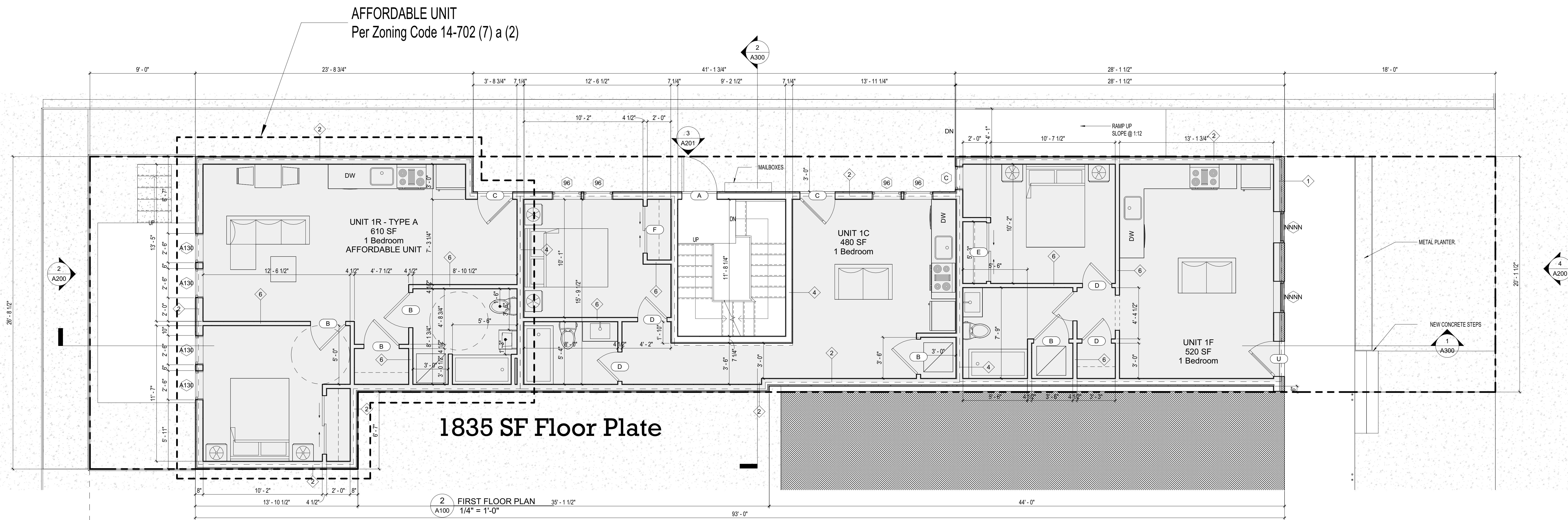


2 Zoning Elevation - N. Preston Street
3/16" = 1'-0"



1 ZONING PLAN
1/4" = 1'-0"

APPROVED
FOR ZONING ONLY
05/27/21
APPROVED ELECTRONICALLY BY L&L USER

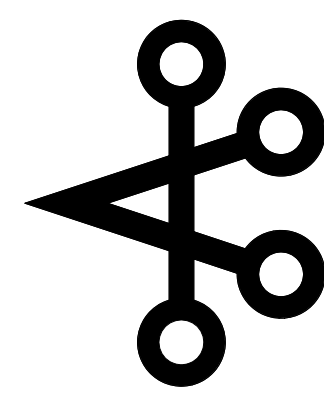


APPROVED
FOR ZONING ONLY
05/27/21

THIS SEAL IS VALID FOR THE STATE OF PENNSYLVANIA. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SEAL IS NOT VALID FOR ANY OTHER PURPOSES.

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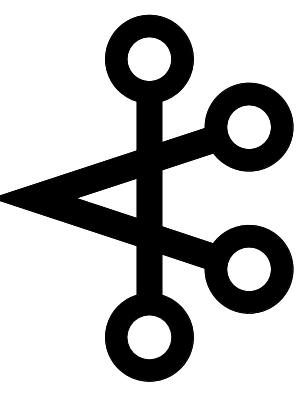
REVISION	DATE	BY	APP'D

8 Residential Units:
5007 Pentridge Street

A100



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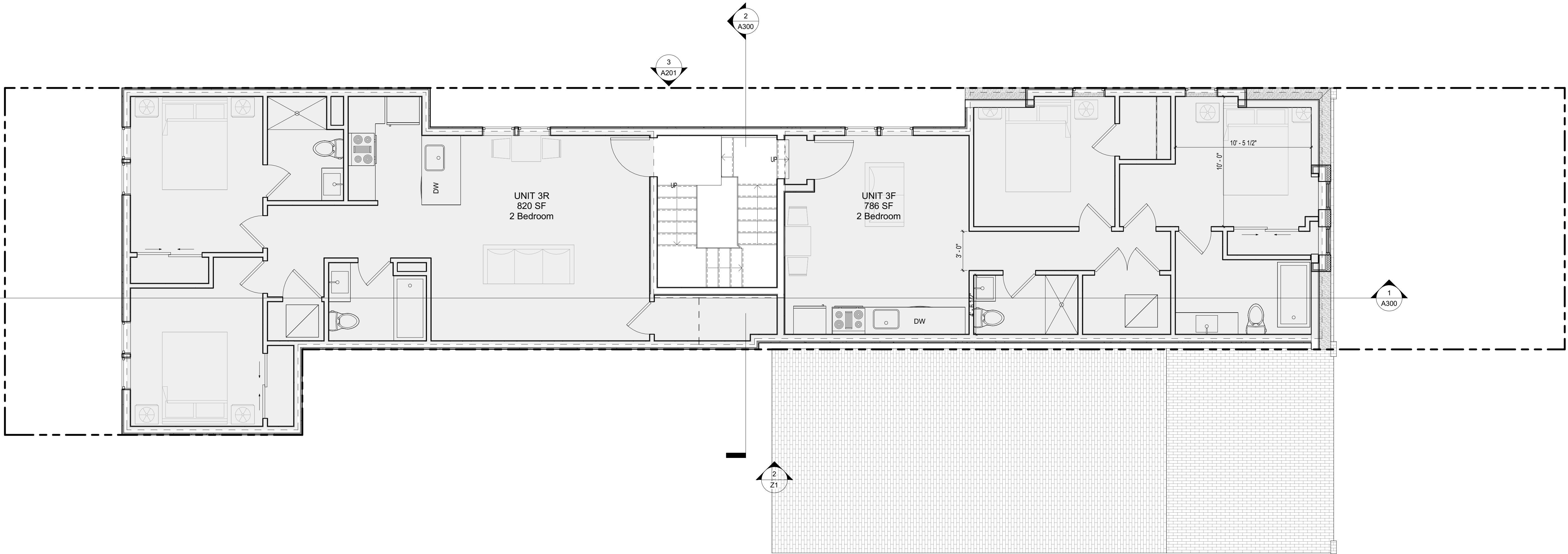


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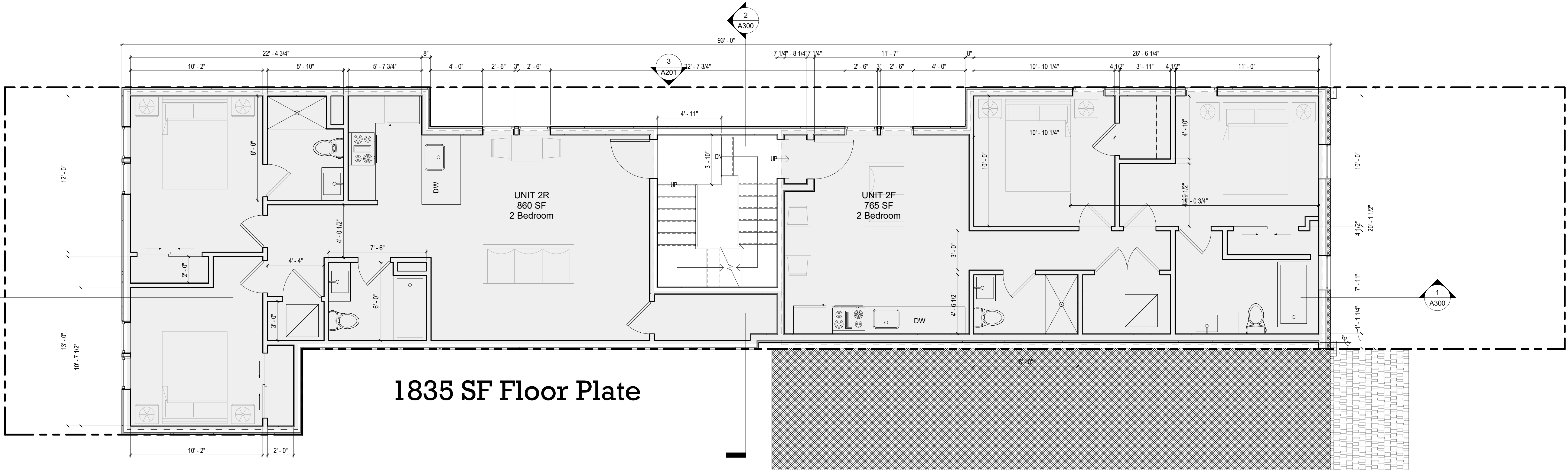
DATE	REVISION

8 Residential Units:
5007 Pentridge Street

A101



2 THIRD FLOOR PLAN
A101
1/4" = 1'-0"



1835 SF Floor Plate

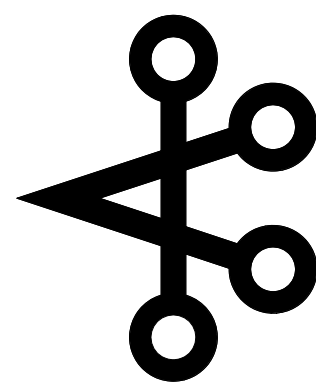
1 SECOND / THIRD FLOOR PLAN
A101
1/4" = 1'-0"



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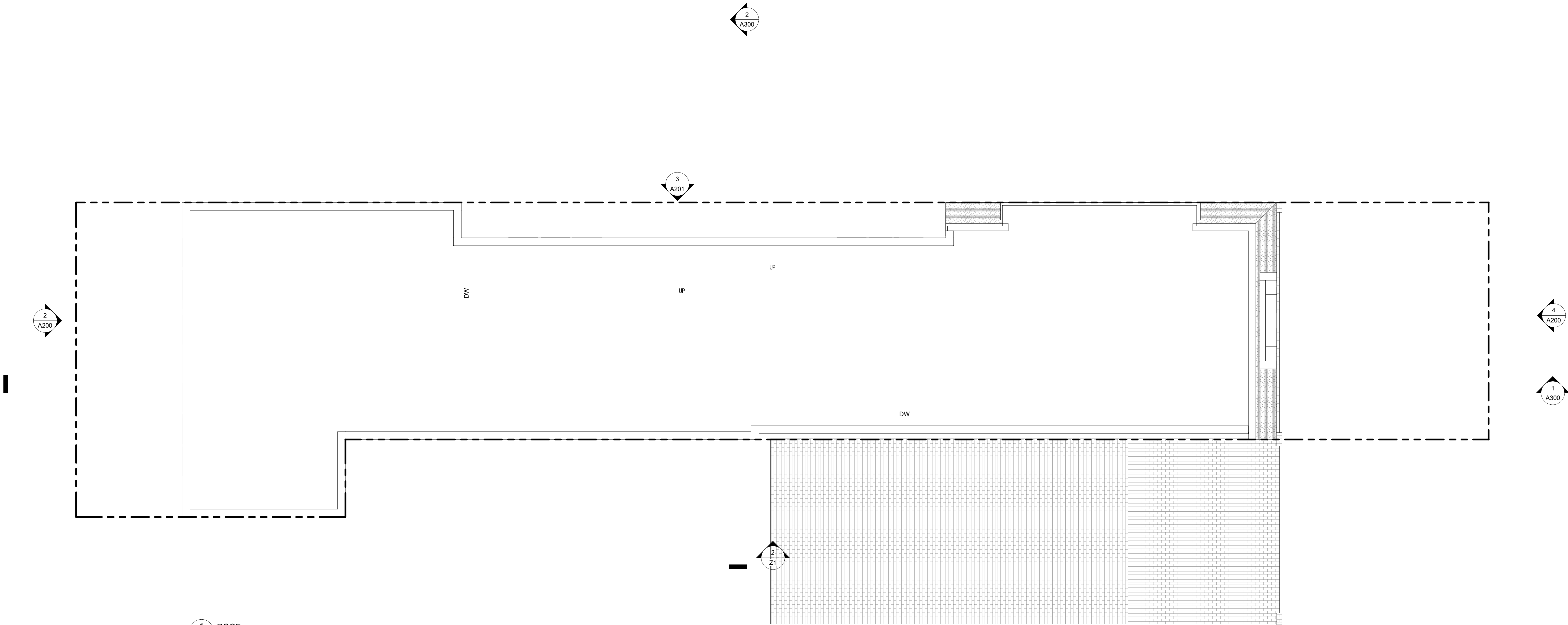
NO.	DATE	REVISION

8 Residential Units:
5007 Pentridge Street

A102



1 ROOF
A102 1/4" = 1'-0"



Zoning Permit

Permit Number ZP-2021-004247

LOCATION OF WORK 5007 PENTRIDGE ST, Philadelphia, PA 19143-3322	PERMIT FEE \$1,929.00	DATE ISSUED 6/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER ESP WEST LLC	PO BOX 8385 PHILADELPHIA PA 19101
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APPLICANT Rachael Pritzker DBA: Pritzker Law Group, LLC	1635 MARKET ST 16TH FLOOR PHILADELPHIA, PA 19103 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of a three-story attached structure with a full basement. Size and locations per plans.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2021-004247

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5007 PENTRIDGE ST, Philadelphia, 19143-3322

ADDITIONAL USE DETAILS

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

8 Dwelling Units

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.