

PROJECT SUMMARY: 2005-21 N HOWARD ST

ZONING: LRM
LOT AREA: 17,981.77 SF (50, 18, 127.28 US)
USE: 1ST FLOOR: 8 INDUSTRIAL USE UNITS + 2 DWELLING UNITS, 28 BICYCLE PARKING SPOTS ON ACCESSIBLE ROUTE, 27 VEHICLE PARKING SPOTS
2ND-4TH FLOORS: 79 DWELLING UNITS (28 PER FLOOR)

DIMENSIONAL STANDARDS:

ALLOWABLE / REQUIRED
OCCUPIED AREA: 15,284.50 SF (85% WHEN 50% OF GROUND FLOOR IS INDUSTRIAL USE)
FRONT YARD SETBACK: 0'-0"
SIDE YARD: 5'-0" WHERE SIDE YARD ABUTS SEMI-DETACHED RSA-5
REAR YARD: 9'-0" WHERE REAR YARD ABUTS RSA-5
INDUSTRIAL USE: 3,460 SF (50%) OF GROUND FLOOR REQUIRED FOR OPEN AREA BONUS
HEIGHT: 38'-0" FOR 1ST 8FT OF LOT DEPTH @ HOPE ST, THEN 60'-0" MAX. 60'-0" MAX. AT HOWARD ST
PARKING: 3/10 UNITS MULTIFAMILY, 0 FOR 1ST 7,500 SF ARTIST STUDIO, THEREFORE 24 REQUIRED.
25% OF STANDARD SPOTS PERMITTED TO BE COMPACT TYPE.
BICYCLE PARKING: 1 PER 3 UNITS, 0 FOR NON-RESIDENTIAL USES WITH LESS THAN 7,500 SF, THEREFORE 27 REQUIRED.

GROSS FLOOR AREA:

MAXIMUM FAR: 500% (89,908.85 SF)
PROPOSED:
1ST FL.: 6,920 SF FOOTPRINT (BC GROSS 5,562 SF)
2ND FL.: 13,590 SF FOOTPRINT (BC GROSS 12,783 SF)
3RD FL.: 13,464 SF FOOTPRINT (BC GROSS 12,680 SF)
4TH FL.: 13,464 SF FOOTPRINT (BC GROSS 12,680 SF)
TOTAL: 47,438 SF FOOTPRINT (BC GROSS 43,705 SF)

PROPOSED
13,478.77 SF (75%)

NONE REQUIRED
3,850 SF

38'-0" MAX. @ HOPE ST, 60'-0" MAX. AT HOWARD ST.

27 TOTAL (1 HC VAN, 1 HC STANDARD, 2 ELECTRIC, 19 STANDARD, 4 COMPACT)

28

STREETS DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS AND RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- NEW CURB PER NEW CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER 1-492.
- MINIMUM PEDESTRIAN, BUILDING AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-800.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - PENNSYLVANIA ONE CALL SYSTEM 2019071409
 - WARD #18
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING ETC. WILL BE FURNISHED BY THE FIFTH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.
- PERMITS FOR BOLLARDS, CURB AND SIDEWALK PAVING WILL BE FURNISHED BY THE SECOND HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN AND CONSTRUCTION AT 215-686-5539 A MINIMUM OF 2 WEEKS PRIOR TO THE WORK.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS AND RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT 215-686-4363.
- ALL EGRESS/LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.
- SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM, (A.P.D.) ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREET'S DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT 215-686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- FOR PROJECTS ON STATE ROUTES, NOTICE HEREBY GIVEN THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREET DEPARTMENT OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

ADDITIONAL NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED.

DRAWINGS 4-E-11 AND 11-E-3 OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

PLUMBOS LLC/ONION FLATS ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES ARE SHOWN AS APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. PLUMBOS LLC/ONION FLATS ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS PLUMBOS LLC/ONION FLATS ARCHITECTURE A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

"CALL BEFORE YOU DIG" PURSUANT TO THE REQUIREMENTS OF THE PENNSYLVANIA ACT 287 (1974) AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776 AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER UN STREETS NOTES THIS PAGE. PLUMBOS LLC/ONION FLATS ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM PLANS.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

BUILDING ZONE: 0'-0" @ HOPE ST (NO BUILDING ZONE OBSTRUCTIONS BEYOND THE LINE OF STEPS), 3'-0" @ HOWARD ST, PEDESTRIAN ZONE: 3'-0" @ HOPE ST (8'-0" EXISTING SIDEWALK, 3'-0" FOR CODE COMPLIANT STOOPS), 5'-6" @ HOWARD ST, FURNISHING ZONE: 3'-6" @ HOWARD ST

EGRESS WELLS:

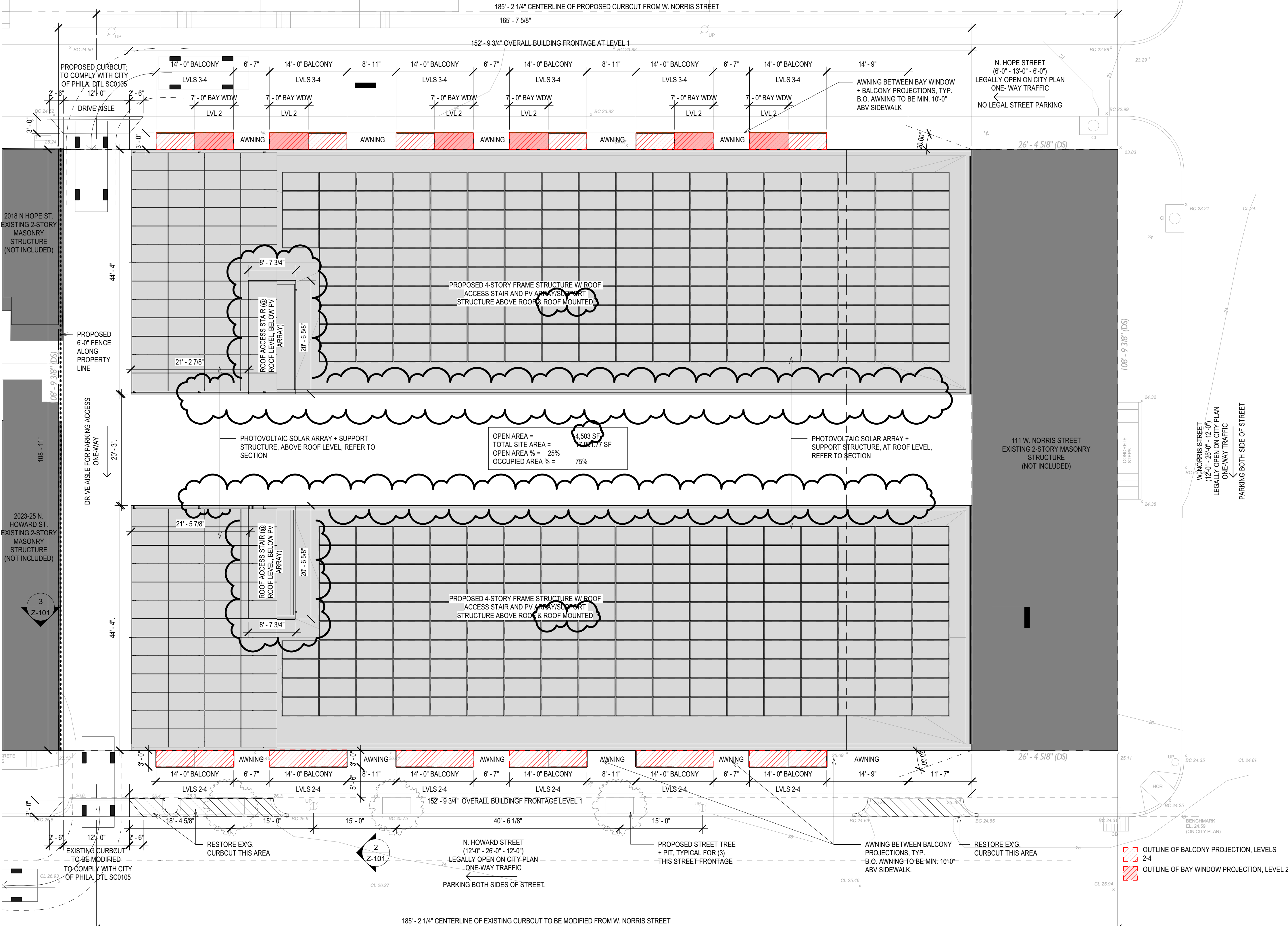
- SHALL BE COVERED WITH A HEAVY-DUTY, ADA-COMPLIANT STEEL GRATE FLUSH WITH THE SIDEWALK.

BAY WINDOWS AND BALCONIES:

- NOT TO BE ERRECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20 DEGREE WITH THE LATTER.
- ERECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT OF WAY NOT MORE THAN 3'-0".
- BAYS MAY BE MINIMUM 10'-0" IN HEIGHT OVER RIGHT OF WAYS.

EMBELLISHMENTS:

- BASE COURSES SHALL NOT PROJECT INTO THE STREET MORE THAN 1 1/4% OF THE WIDTH OF THE STREET, NOR MORE THAN 10 FEET IN ANY CASE AND THEY SHALL NOT EXTEND MORE THAN 5 FEET ABOVE THE HIGHEST POINT OF THE SIDEWALK.
- COLUMNS, PILASTERS AND ORNAMENTAL PROJECTIONS, INCLUDING THEIR MOULDINGS AND BASES, ERRECTED SOLELY FOR THE DECORATIVE ENHANCEMENT OF THE BUILDING, SHALL NOT PROJECT BEYOND THE STREET LINE MORE THAN 1/12% OF THE WIDTH OF THE STREET, NOR MORE THAN 18 INCHES IN ANY CASE.
- MOULDINGS, BELT COURSES, LINTELS, SILLS, PEDIMENTS, VENTS, AND SIMILAR PROJECTIONS OF A DECORATIVE CHARACTER, SHALL NOT PROJECT BEYOND THE STREET LINE MORE THAN 1 1/4% OF THE WIDTH OF THE STREET, NOR MORE THAN 10 INCHES IN ANY CASE.
- RUSTICATIONS AND QUOINS SHALL NOT PROJECT BEYOND THE STREET LINE MORE THAN 4 INCHES.
- BALUSTRADES OF AN ORNAMENTAL CHARACTER, INCLUDING THE SILLS AND BRACKETS ON WHICH THEY REST, SHALL PROJECT BEYOND THE STREET LINE MORE THAN 5% OF THE WIDTH OF THE STREET, NOR MORE THAN 22 INCHES IN ANY CASE; AND NO PART OF THE BALUSTRADE SHALL BE LESS THAN 10 FEET ABOVE THE SIDEWALK.
- MAIN CORNICES SHALL NOT PROJECT BEYOND THE STREET LINE MORE THAN 5% OF THE WIDTH OF THE STREET NOR MORE THAN 5 FEET IN ANY CASE, AND NO PART OF A MAIN CORNICE MAY BE LESS THAN 12 FEET ABOVE THE SIDEWALK.

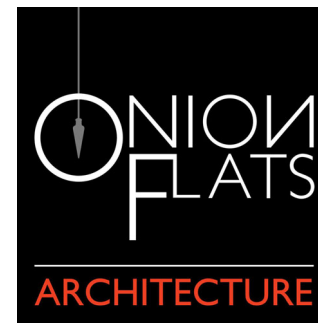


1 ZONING SITE PLAN
1" = 10'-0"



Applied Electronically by L&I User

ARCHITECT OF RECORD:
PLUMBOS llc
architecture design-build



1942 N. FRONT STREET
PHILADELPHIA, PA 19122
215.426.6466 FAX 615.301.3431

STRUCTURAL ENGINEER:

CKS STRUCTURES
280 N. PROVIDENCE, #105,
MEDIA, PA 19063
PHONE: 484.444.2329

CIVIL ENGINEER:

RUGGIERO PLANTE LAND DESIGN

5900 RIDGE AVE.
PHILADELPHIA, PA 19128
PHONE: 215.508.3900

MEP ENGINEER:

HUTEC ENGINEERING, INC

304 MASTER STREET, 1ST FLOOR
PHILADELPHIA, PA 19122
PHONE: 267.800.3540

OWNER:

NORTHERN LIGHTS GROUP

111 W. NORRIS ST., PHILA. PA 19122

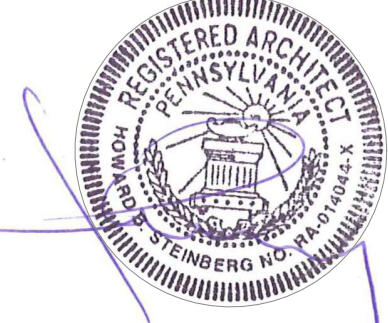
COPPER FLATS

2009 N HOWARD STREET
PHILADELPHIA, PA 19122

ISSUE / REVISION

12/18/19	FOUNDATION SET - ISSUED FOR PERMIT
10/09/20	ISSUED FOR PERMIT
06/20/22	ZONING AMENDMENT 8

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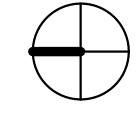
PLOT DATE: 06/20/22

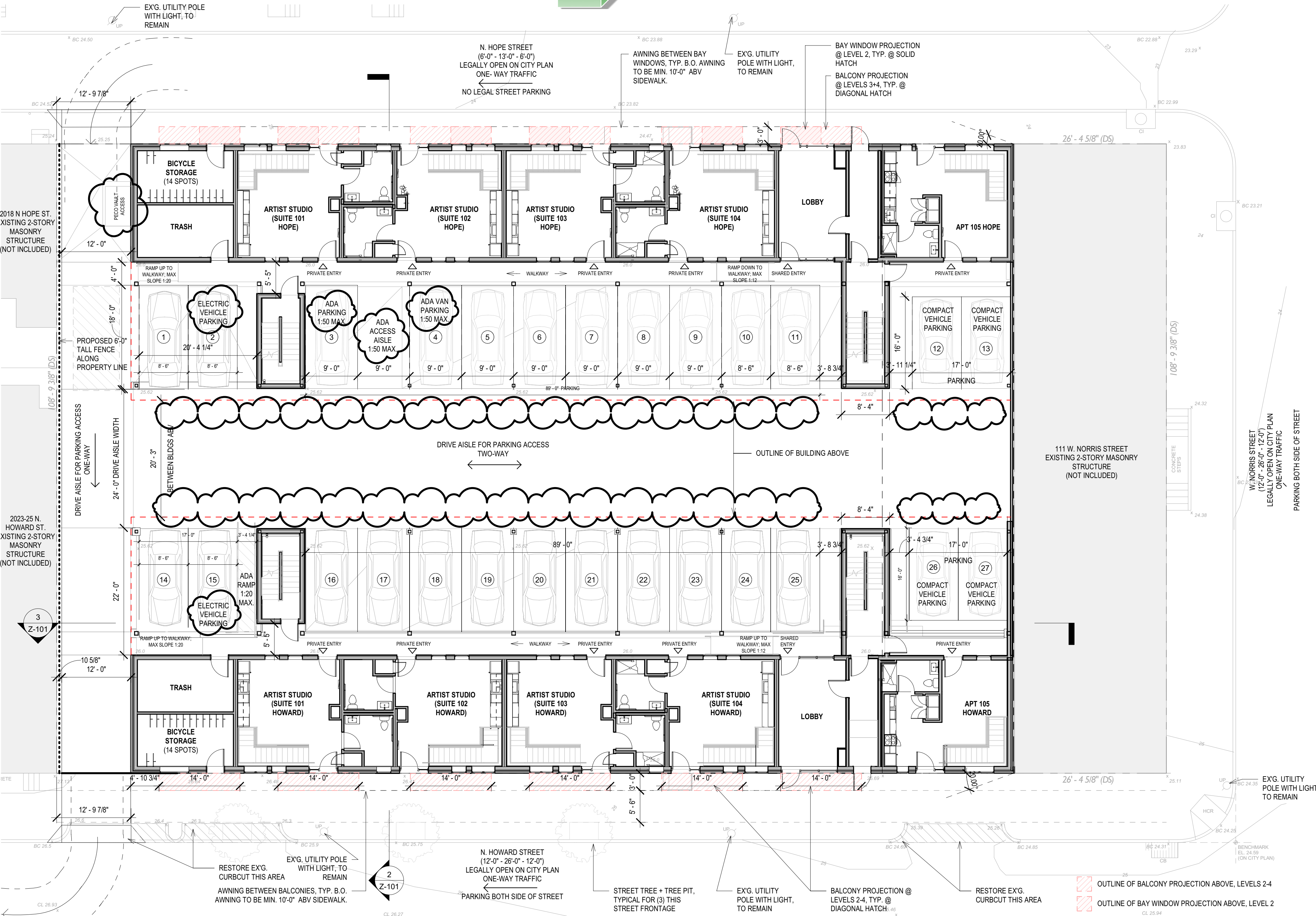
DRAWN BY: KHW / BA

TITLE:
ZONING SITE PLAN

SHEET NUMBER:

Z-100





Applied Electronically by L&I Users

SHEET NUMBER:
Z-101

Zoning Permit

Permit Number ZP-2022-007471

LOCATION OF WORK 2009 N HOWARD ST, Philadelphia, PA 19122-1710	PERMIT FEE \$672.00	DATE ISSUED 9/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	

PERMIT HOLDER 2009 N. Howard Alpha, LLC	502 Walnut Street Philadelphia, Pennsylvania 19106
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OWNER CONTACT 1 Tom Scannapieco	502 Walnut Street Philadelphia, PA 19106
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OWNER CONTACT 2 Michael Scannapieco	502 Walnut Street Philadelphia, PA 19106
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMEND NEW CONSTRUCTION ZONING PERMIT (A/P# 1019172) TO RELOCATE ONE STAIR TOWER EXTENSION, LOWER 2/3 OF ROOFTOP PV, REDESIGN THE NUMBER OF PARKING SPACE, AND REDUCE THE PROPOSED OCCUPIED ARE (WITH REMOVAL OF BALCONY PROJECTION) AS PER APPROVED PLAN. ** SEE A/P # 967526 FOR CDR APPROVAL **

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)
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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. - 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-2022-007471

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2009 N HOWARD ST, Philadelphia, PA 19122-1710

ADDITIONAL USE DETAILS

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

FOR USE AS TOTAL EIGHTY (80) DWELLING UNITS AND EIGHT (8) INDUSTRIAL USE SPACES (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) ON BASEMENT AND FIRST FLOOR LEVEL WITH ACCESSORY OFF-STREET PARKING SPACES FOR TWENTY SEVEN (27) PARKING SPACES AT GROUND FLOOR LEVEL INCLUDING TWO (2) ELECTRIC CAR PARKING SPACES, TWO (2) ADA PARKING SPACES AND TWENTY EIGHT (28) BICYCLE SPACES ON 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, 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.