

Zoning Permit

Permit Number ZP-2021-001591

LOCATION OF WORK 1238 BUTTONWOOD ST, Philadelphia, PA 19123-3603	PERMIT FEE \$879.00	DATE ISSUED 3/25/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX3	

PERMIT HOLDER JW PROPERTY INVESTMENTS L	1018 CHERRY ST PHILADELPHIA PA 19107
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APPLICANT Carolina Pena DBA: PARALLEL ARCHITECTURE STUDIO LLC	230 S Broad St17th FloorPHILADELPHIA, PA 19102USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON APPROVED PLANS.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1238 BUTTONWOOD ST, Philadelphia, PA 19123-3603

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING FOR 20 DWELLING UNITS WITH SEVEN CLASS 1A BICYCLE SPACES, AND SIX ACCESSORY PARKING SPACES IN UNDERGROUND PRIVATE RESIDENCE GARAGE (ONE PARKING SPACE IS VAN ACCESSIBLE.)

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.



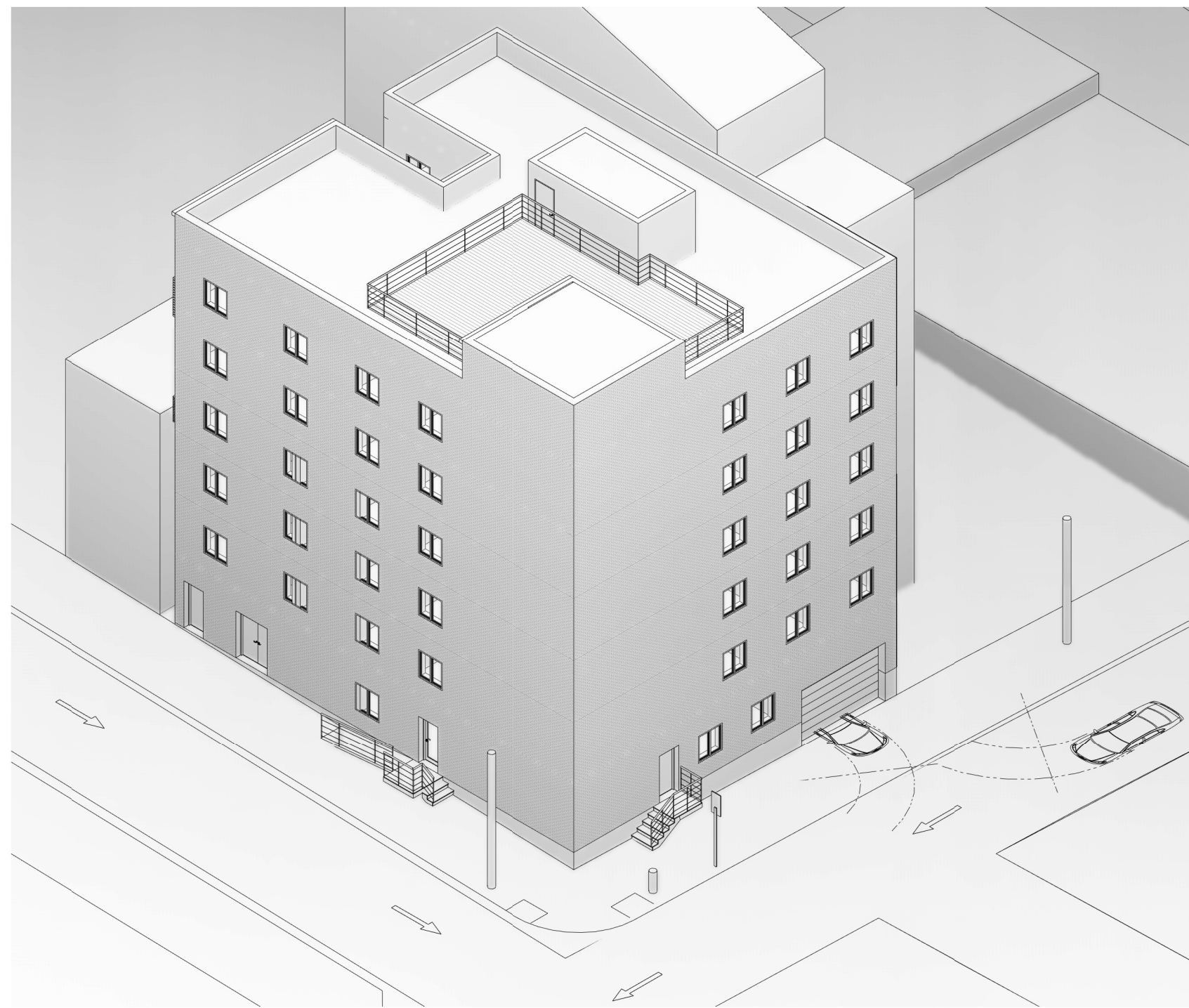
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



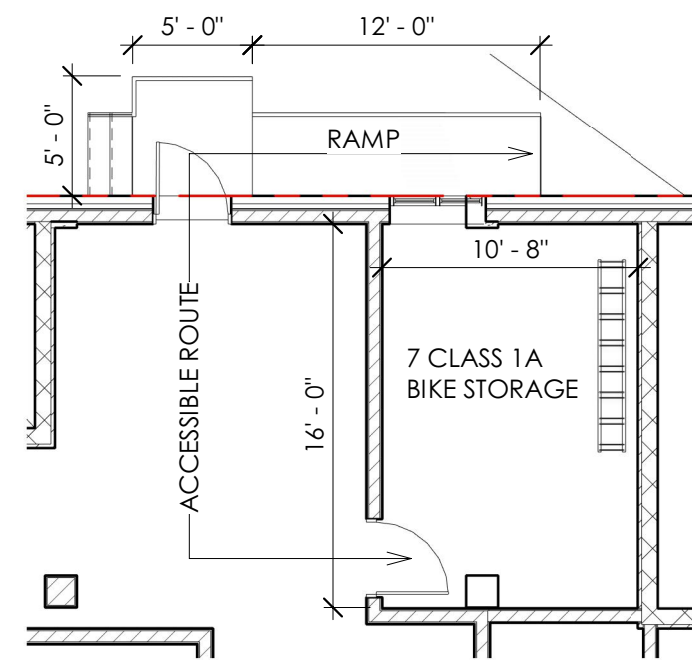
4 Z Front Elevation (Buttonwood st) North
SP-1 1/8" = 1'-0"



3 Z Side Elevation (13th st) West
SP-1 1/8" = 1'-0"



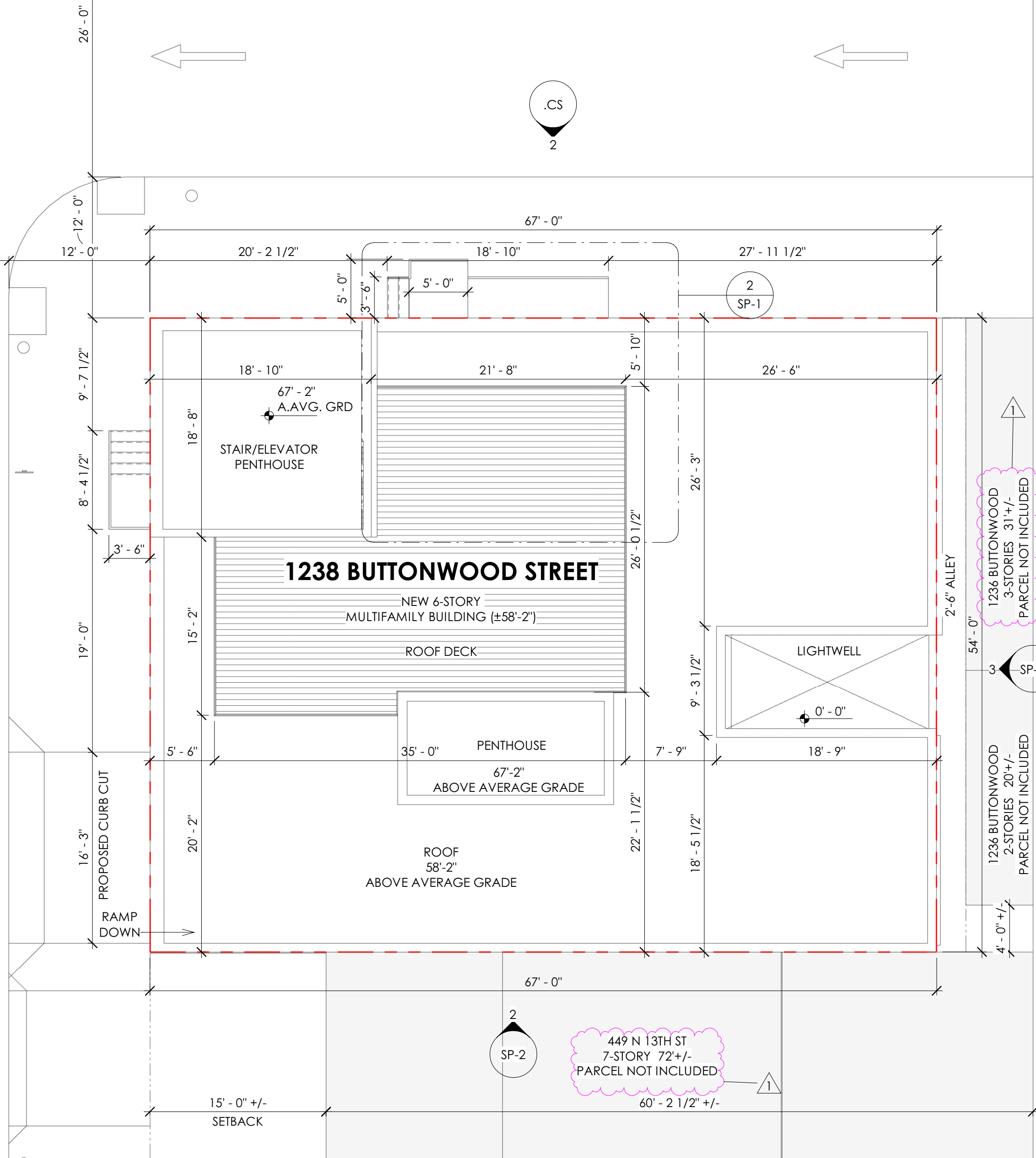
1 Perspective
SP-1



2 1-FIRST FLOOR - BIKE ROOM
SP-1 1/8" = 1'-0"

N 13TH STREET
12'-26'-12' (50 FT WIDE-LEGALLY OPEN/ON CITY PLAN)

BUTTONWOOD STREET
12'-26'-12' (50 FT WIDE-LEGALLY OPEN/ON CITY PLAN)



5 Site Plan
SP-1 1/8" = 1'-0"

APPROVALS



ZONING INFORMATION		
Enter address here		
Lot Area	3,616 SF	Proposed Bldg Area (footprint)
3,474		
ZONING CLASSIFICATION: RMX-3		
OVERLAY: /CTR CENTER CITY OVERLAY DISTRICT- CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA; /CTR CENTER CITY OVERLAY DISTRICT- CENTER CITY COMMERCIAL DISTRICT CONTROL AREA; /CTR CENTER CITY OVERLAY DISTRICT- VINE STREET AREA		
SCOPE OF WORK: -NEW 6-STORY BUILDING W/ROOF DECK & ASSOCIATED PENTHOUSE -FOR USE AS MULTIFAMILY BUILDING FOR 20 APARTMENTS, 6 UNDERGROUND ACCESSORY PARKING (INCLUDING 1 ADA VAN) & 7 CLASS 1A BICYCLE STORAGE SPACES @1ST FLOOR		
AREA: BASEMENT: 3,616 SF 1ST - 6TH FLR: 3,474 x 6 = 20,844 SF GROSS		

	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	--	--
MIN. STREET FRONTAGE AS TAKEN FROM THE FRONT LOT LINE (FT)	--	--
MIN. DISTRICT AREA (ACRES)	--	--
MIN. LOT AREA (SQ FT)	--	--
MIN. OPEN AREA % OF LOT AREA, EXCEPT AS OTHERWISE PROVIDED	BUILDINGS <5 STORIES W/1 OR MORE DWELLING UNITS: 10% OTHERS 0	3.93%
FRONT SETBACK		
MINIMUM (FT)	--	--
MINIMUM SIDE YARD WIDTH [8]		
PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-602	IF USED: BUILDINGS <4 STORIES W/3 OR FEWER DWELLING UNITS = 5' OTHERS = 8'	--
MINIMUM SIDE YARD WIDTH [8], PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-602		
INTERMEDIATE LOT (FT)	IF USED: BUILDINGS <4 STORIES W/3 OR FEWER DWELLING UNITS = 5' OTHERS = 8'	--
CORNER LOT (FT) [1]	--	--
REAR YARD		
MINIMUM DEPTH (FT)	--	--
MINIMUM AREA (SQ FT)	--	--
HEIGHT		
MAXIMUM (FT)	--	--
FLOOR AREA RATIO (FAR)		
MAXIMUM FAR [% OF LOT AREA, EXCEPT AS OTHERWISE PROVIDED]	500%	576%*
[1]. In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that: [a]. At least 75% of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and [b]. Each of the lots created meets the minimum lot width requirement of the zoning district. In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the minimum open area requirement. [8]. Number of required yards / required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, tables identifies total required yard. *UNDERGROUND PARKING BONUS PER TABLE 14-702-1, § 14-702(9)		

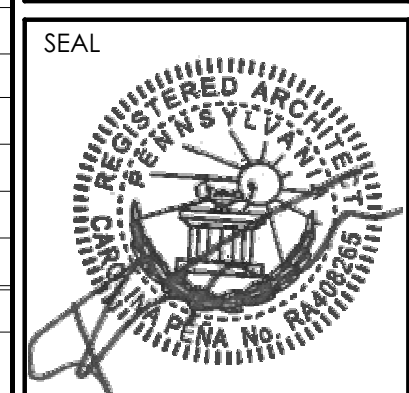
PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW)		
SINGLE-FAMILY	0	--
TWO-FAMILY	1/2 UNITS	--
MULTI-FAMILY	3/10 UNITS	6 SPACES
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1; MIN. 2	--
NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-1		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	7@1ST FLOOR
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	--
12 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	--
COMMERCIAL	SEE TABLE 14-804-1	--
STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN : BUTTONWOOD ST 12'-26'-12' N 13TH ST 12'-26'-12'		
ENCROACHMENT TYPE		
STAIRS/ STEPS	PROPOSED/EXISTING	ENCROACHMENT
STAIRS/ RAMP	PROPOSED	8'-4 1/2" x 3'-6"
CURB CUTS	PROPOSED	18'-9 1/2" x 5'-0"
	PROPOSED	16'-3"



PARALLEL ARCHITECTURE
STUDIO, LLC
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
REVISIONS/SUBMISSIONS	REV 1 PER L&I COMMENTS DATED 03/02/21
DATE	03/09/2021

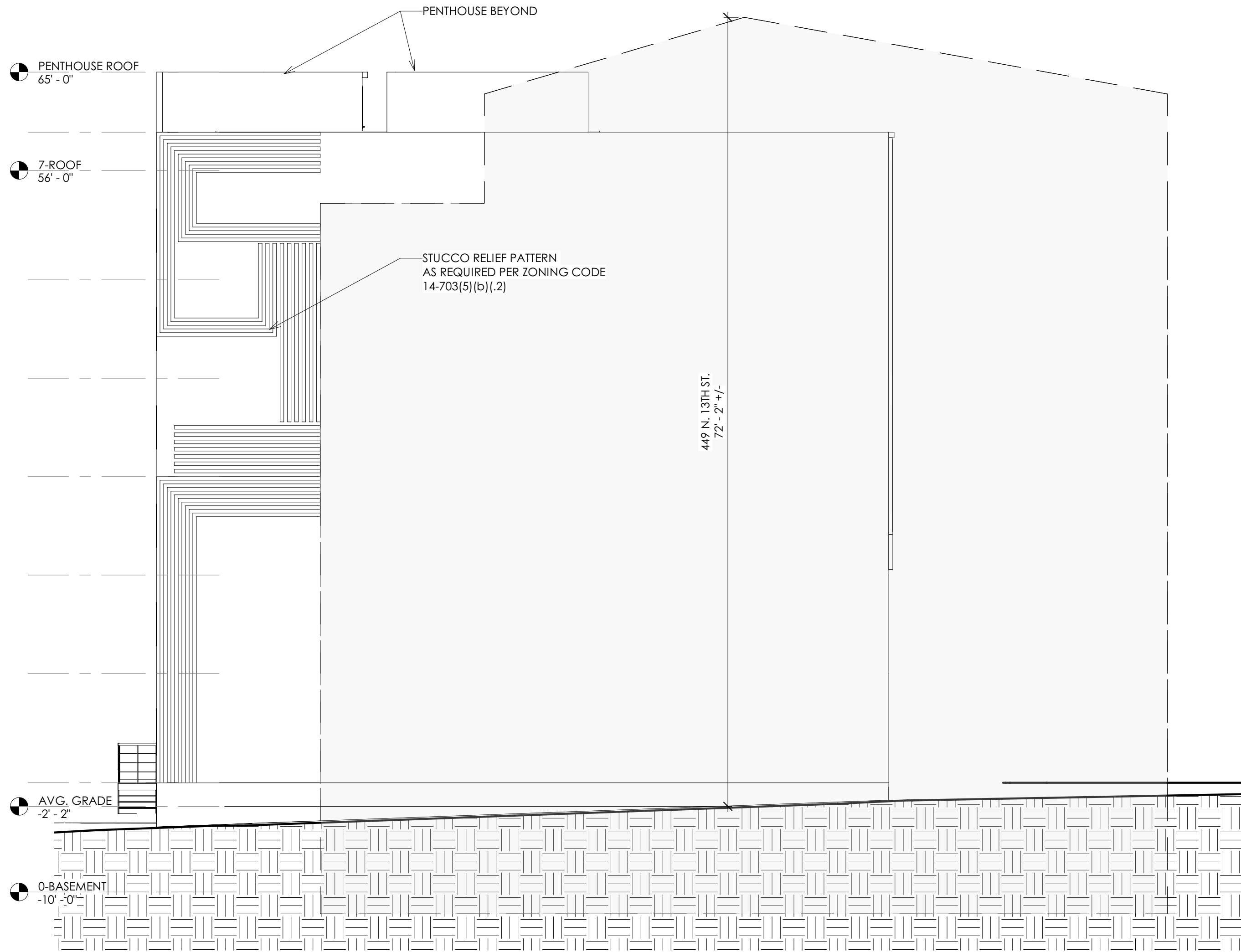


DRAWN BY	CHECK BY	PROJECT NO.
JCH/MLK	CP	201911.09
ISSUED:	2021-02-09	

PROJECT
1238 BUTTONWOOD
PHILADELPHIA, PA

DRAWING TITLE
ZONING SITE PLAN & INFORMATION

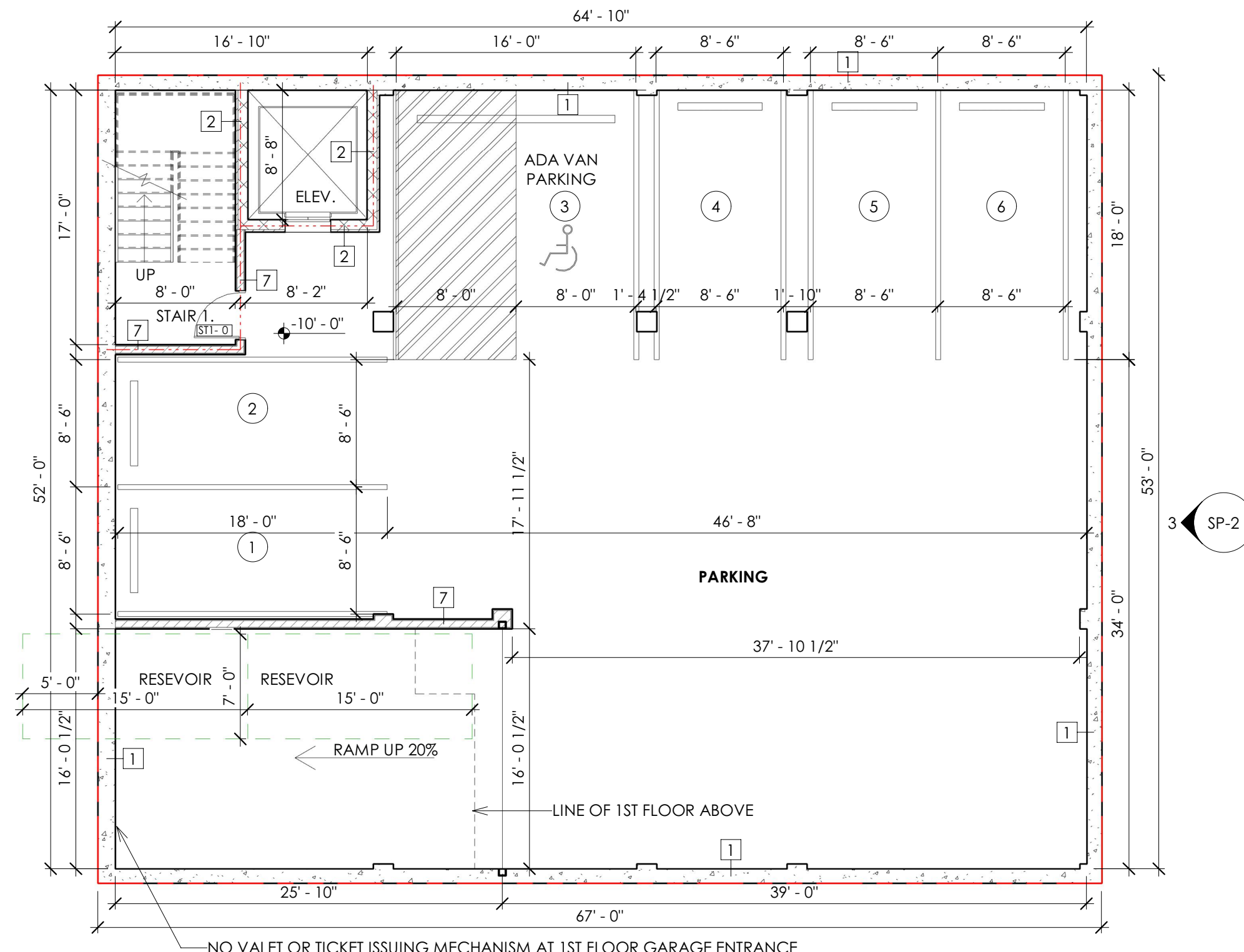
SHEET No
SP-1
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2 Elevation 1 - a
SP-2 1/8" = 1'-0"



3 Elevation 2 - a
SP-2 1/8" = 1'-0"



1 0-BASEMENT- PARKING PLAN
SP-2 1/8" = 1'-0"

APPROVALS

APPROVED
FOR ZONING ONLY
03/25/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CONTRADICTORY INFORMATION, OR AN ERROR,
YOU SHALL BE RESPONSIBLE FOR THE OMISSION,
CONTRADICTORY INFORMATION, OR AN ERROR.
THESE PLANS ARE THE PROPERTY OF
PARALLEL ARCHITECTURE STUDIO, LLC.

Applied Electronically by L&I User:



PARALLEL
ARCHITECTURE
STUDIO, LLC

230 S. BROAD ST., 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

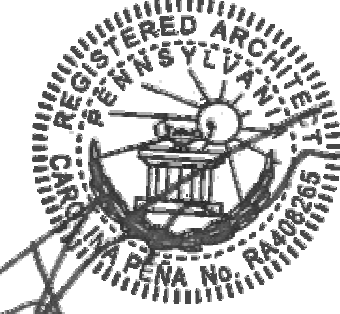
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RESOLUTION OR VERIFICATION.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT
OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY
PREVIOUS CONSTRUCTION DOCUMENTS. THE ARCHITECT
CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY
PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR
BULLETINS.

REVISIONS

REVISIONS/SUBMISSIONS
REV 1 PER L&I COMMENTS DATED 03/02/21

DATE
03/09/2021

SEAL



DRAWN BY: CHECK BY: PROJECT No:
Author: Checker: 201911.09

ISSUED: 2021-02-09

PROJECT
1238 BUTTONWOOD
PHILADELPHIA, PA

DRAWING TITLE
ZONING
BASEMENT PLAN
& ELEVATIONS

SHEET No

SP-2

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