



UTILITIES:		
THE FOLLOWING COMPANIES WERE NOTIFIED BY PENNSYLVANIA ONE CALL SYSTEM, INC. (1-800-242-1776) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 20200733302		
UTILITY COMPANY	PHONE NUMBER	
COMCAST CABLEVISION	215-961-3800	
MCI	800-388-0800	
PECO	610-943-5522	
PHILADELPHIA CITY WATER DEPT	215-685-6300	
PHILADELPHIA DEPT OF STREETS	215-686-5503	
PHILADELPHIA GAS WORKS	215-678-3000	
SEPTA	215-580-7852	
VERIZON	215-963-6000	
VICINITY PHILADELPHIA	867-557-7800	

ZONING PLAN NOTES

- THIS DRAWING REFERENCES:
A. PLAN BY:
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 120
CHALFONT, PA 18914
ENTITLED: "BOUNDARY & TOPOGRAPHIC SURVEY"
FILE NO.: 02-200078
DATED: 3/31/2020
LAST REVISED: 4/16/2020
B. ARCHITECTURAL PLANS BY:
DIGS&U
ENTITLED: SITE PLAN
2. OWNER/APPLICANT:
1022 ASSOCIATES, LP
1021 NORTH HANCOCK STREET
PHILADELPHIA, PA 19123
3. SITE DATA:
GROSS TRACT AREA:
(P.D.S.) 30,452 S.F. OR 0.69908 AC.
(U.S.S.) 30,604 S.F. OR 0.70257 AC.
4. ZONING DATA:
ZONED: CMX-3
EXISTING USE: MIXED-USE OFFICE BUILDING
PROPOSED USE: MIXED-USE BUILDING WITH RETAIL & RESIDENTIAL
5. ALL FEATURES ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED.
6. (TBR) INDICATES EXISTING SITE FEATURES TO BE REMOVED.

ZONING DISTRICT REQUIREMENTS		
DISTRICT NAME	CMX-3	
OVERLAY DISTRICT	NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT- NORTH DELAWARE AVENUE	
DISTRICT AND LOT DIMENSIONS		
	REQUIRED	PROPOSED
USE	PERMITTED	COMMERCIAL (6,213 SF)
		MULTI-FAMILY RESIDENTIAL (165,600 SF) 280 UNITS
MIN. DISTRICT AREA (SQ.FT.)	N/A	46,532 SF
MIN. STREET FRONTAGE AS TAKEN FROM THE LOT LINE (F.T.)	N/A	70.21'
MIN. LOT AREA (SQ. FT)	N/A	46,532 SF
GROSS FLOOR AREA (GFA)	N/A	BUILDING SERVICES = 60,166 SF
		RESIDENTIAL = 165,600 SF
		RETAIL= 6,213 SF
		TOTAL= 231,979 SF
MAX OCCUPIED AREA (% OF LOT)	80%	52%
YARDS		
MIN. FRONT YARD DEPTH (F.T.)	N/A	0'
MIN. SIDE YARD WIDTH (F.T.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	N/A
MIN. REAR YARD DEPTH (F.T.) (EAST SIDE)	N/A	0'
HEIGHT		
MAX. HEIGHT (F.T.)	N/A	184'
FLOOR AREA RATIO		
MAX. FLOOR AREA (% OF LOT AREA)	500%	500%
FORM AND DESIGN		
BIKE PARKING	MULTI-FAMILY 1/3 UNITS- 94 SPACES NO RETAIL REQUIRED	134

PARKING REQUIREMENTS		
	REQUIRED	PROVIDED
LOADING	RESIDENTIAL 150,001-400,00 SF = 2	2 (11'x60'x14'H)
PARKING REQUIREMENT	3/10 MULTIFAMILY UNITS = 280 UNITS, 84 SPACES REQUIRED 78 SPACES WITH REDUCTION*	76
RESERVOIR SPACES	RETAIL = NO REQUIREMENT	N/A
ELECTRIC PARKING	5% OF THE PARKING SPACES FOR ELECTRIC VEHICLES RESIDENTIAL = 3.8 SPACES	N/A
APPROVED FOR ZONING ONLY A PARKING REQUIREMENT 01/07/21	MULTI-FAMILY = 4 SPACES, INCLUDING 1 VAN - ACCESSIBLE SPACE	N/A

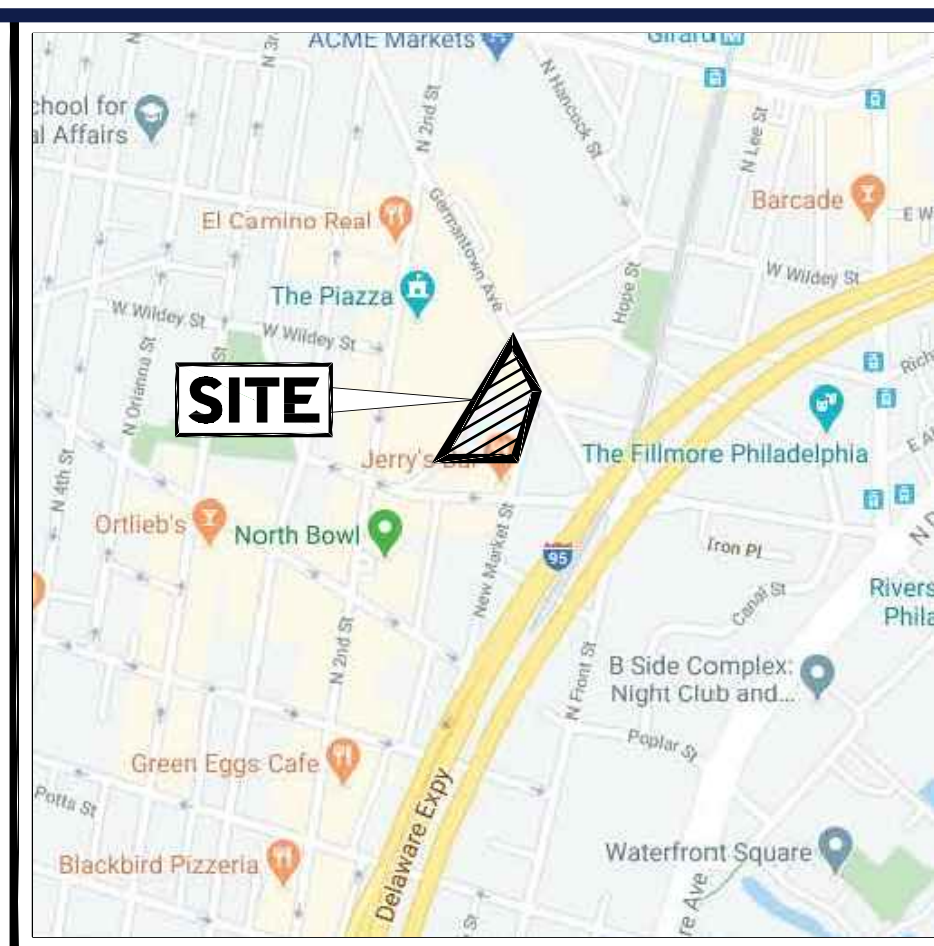
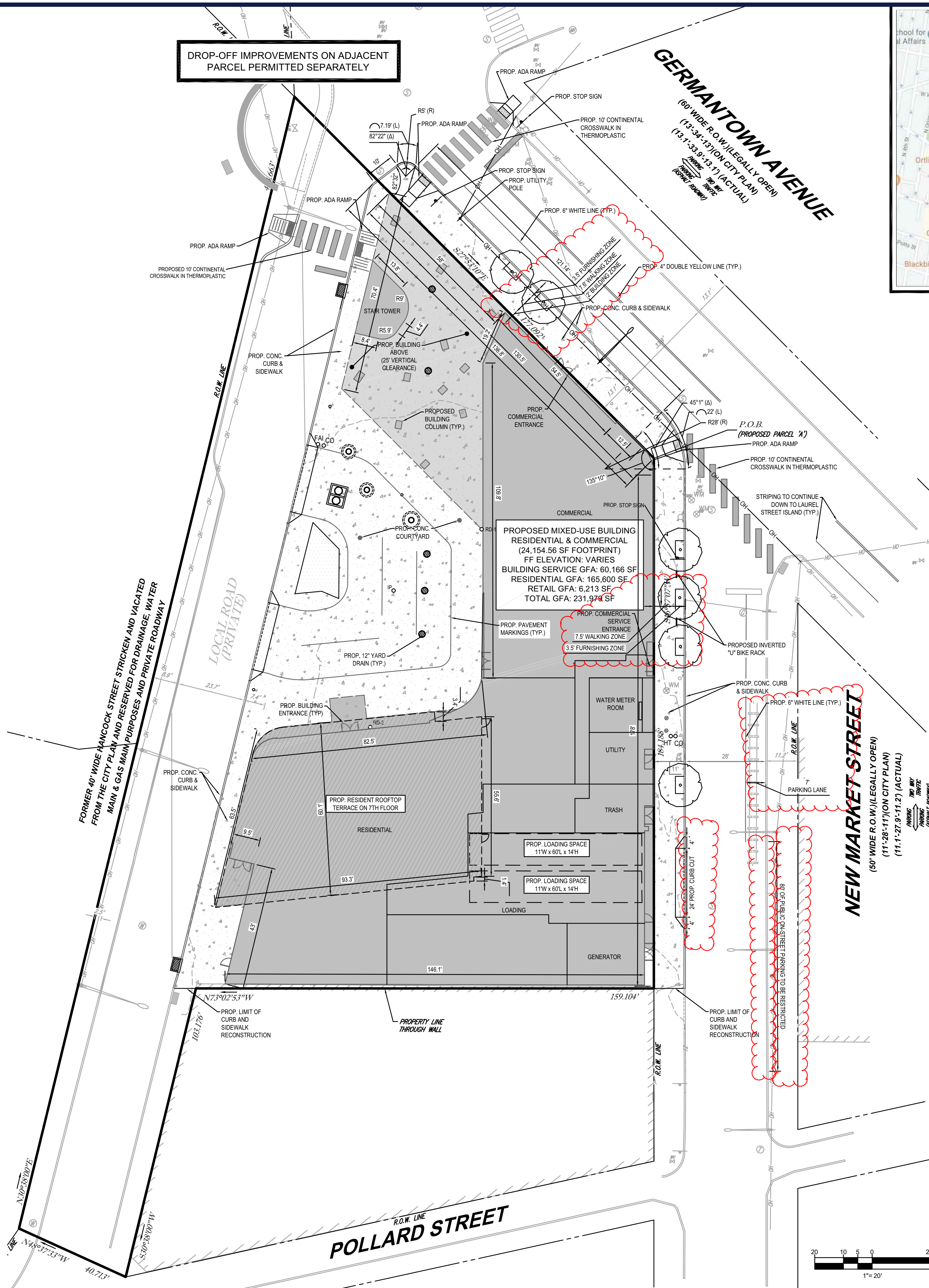
ADA ACCESS PATH FROM GARAGE TO MAIN ENTRANCE SCALE: 1"=100'

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPER PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
HUNTER CONFORTI
ON: December 2, 2020
FOR CHIEF HIGHWAY ENGINEER

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Germantown Ave is the primary street;
Opposite of Germantown Ave Street is the rear;
Street is the rear street

Applied Electronically by: SARAH CHIU
December 28, 2020
PHILADELPHIA CITY PLANNING COMMISSION

DROP-OFF IMPROVEMENTS ON ADJACENT PARCEL PERMITTED SEPARATELY



LOCATION MAP

CONTRACTOR TO ASSUME FULL DEPTH PAVEMENT REMOVAL AND REPLACEMENT WITHIN THE LIMIT OF DISTURBANCE.

OWNER/APPLICANT:
1022 ASSOCIATES, LP
ADDRESS:
1021 N HANCOCK STREET
PHILADELPHIA, PA 19123

FAR TABLE	
LOT AREA	46,532 SQ. FT.
TOTAL GFA	231,979 SQ. FT.
COMMERCIAL GFA	6,213 SQ. FT.
RESIDENTIAL GFA	165,600 SQ. FT.
BUILDING SERVICE GFA	60,166 SQ. FT.
FAR	498.54 %

GFA BY LEVEL		
LEVEL	GFA	FAR
1-MAIN	21,111	45.37
1.5	4,517	9.71
2	20,180	43.37
3	20,122	43.24
4	20,125	43.25
5	19,888	42.74
6	19,888	42.74
7	14,794	31.79
8	14,794	31.79
9	14,787	31.78
10	14,787	31.78
11	14,787	31.78
12	14,787	31.78
13	14,787	31.78
14	2,625	5.64
TOTAL	231,979	498.54

LEGEND	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
SAW-CUT LINE	
OVERHEAD UTILITY WIRES	
SIGN	
AREA LIGHT	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
BIKE RACK	

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LOCAL GOVERNMENT
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY
1	07/01/2020	REV. PER L&I COMMENTS	SU
2	08/25/2020	REV. PER L&I COMMENTS	MAM
3	09/15/2020	REV. PER L&I COMMENTS	AM
4	09/28/2020	REV. PER PCPC COMMENTS	SU
5	11/10/2020	REV. PER ARCHITECT COORDINATION	AW
6	12/01/2020	REV. PER STREETS ZONING COMMENTS	SU

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www.call811.org
20200733302

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP203043
DRAWN BY: CD
CHECKED BY: SU
DATE: 2020.09.15
CAD I.D.: PP203043BASE-13

ZONING PLANS

FOR
1022 ASSOCIATES, LP

PROPOSED MIXED-USE DEVELOPMENT
1021 NORTH HANCOCK STREET
CITY AND COUNTY OF PHILADELPHIA, PA 19123

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



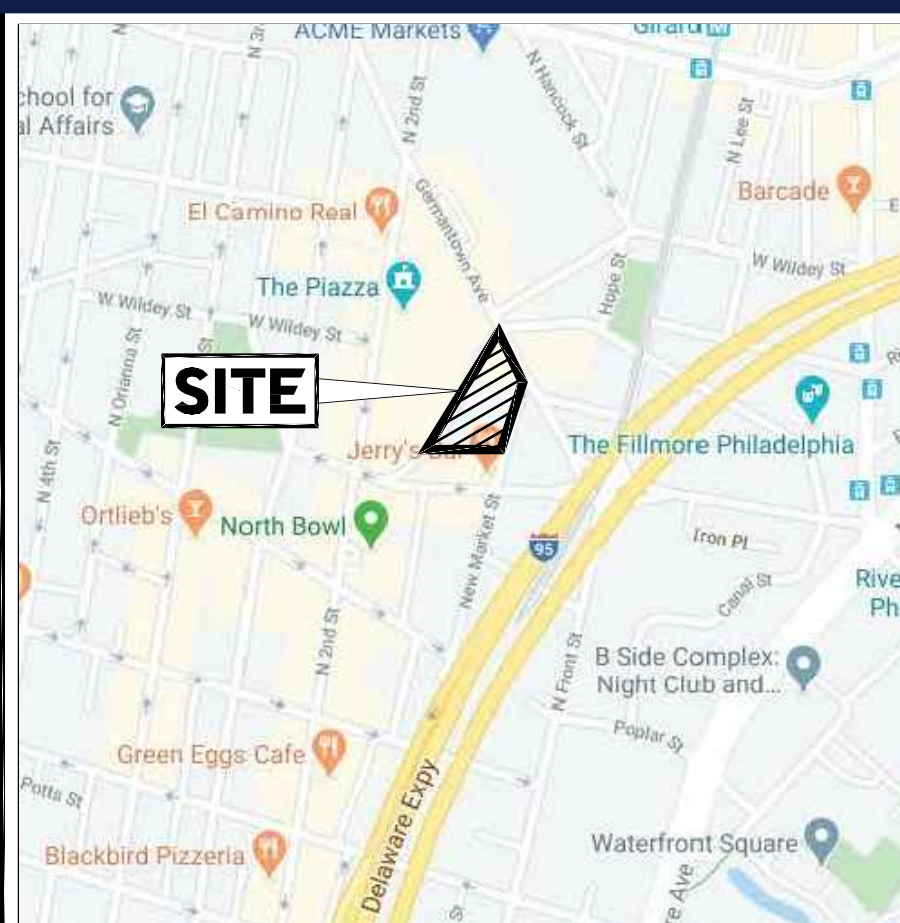
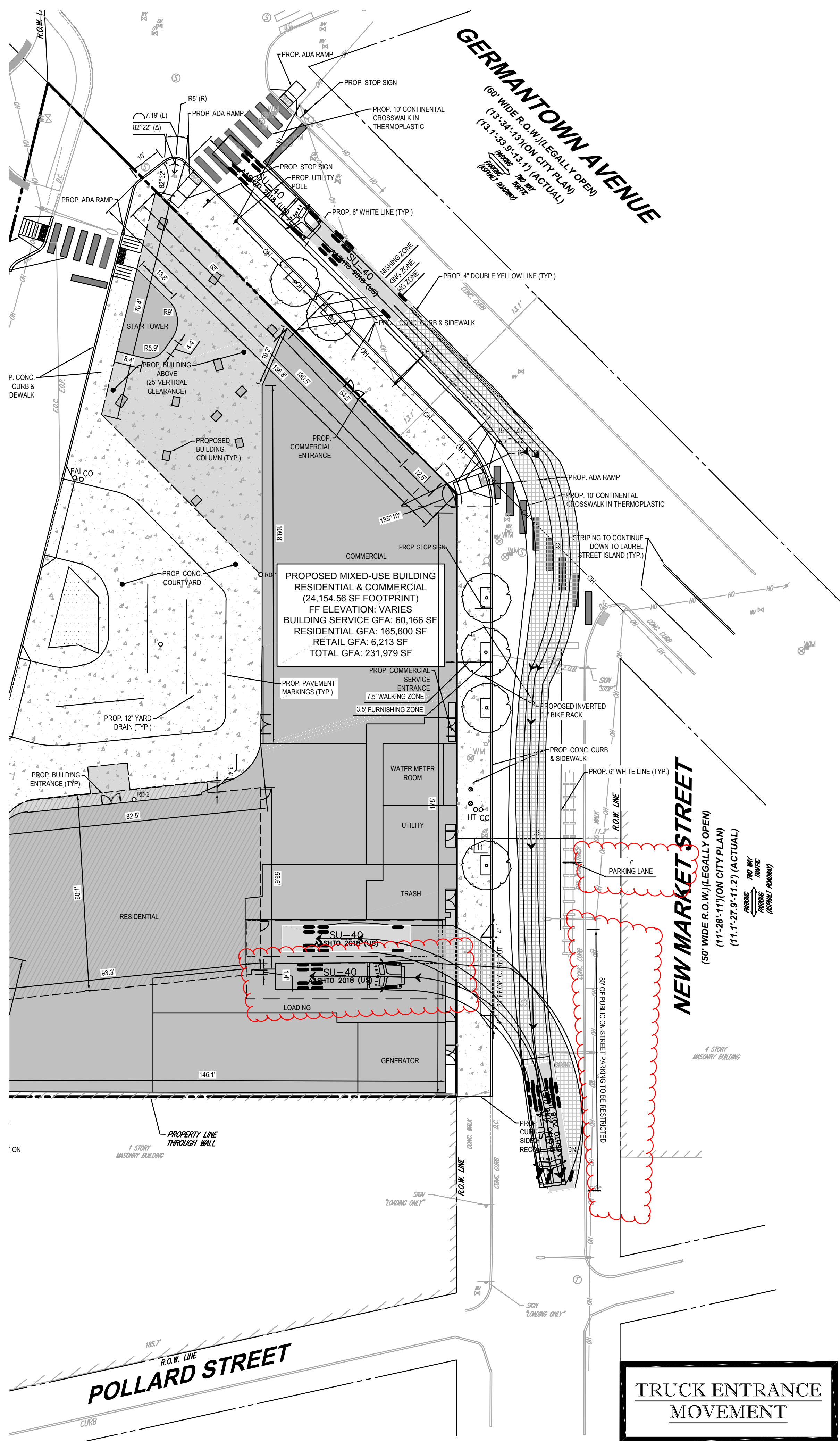
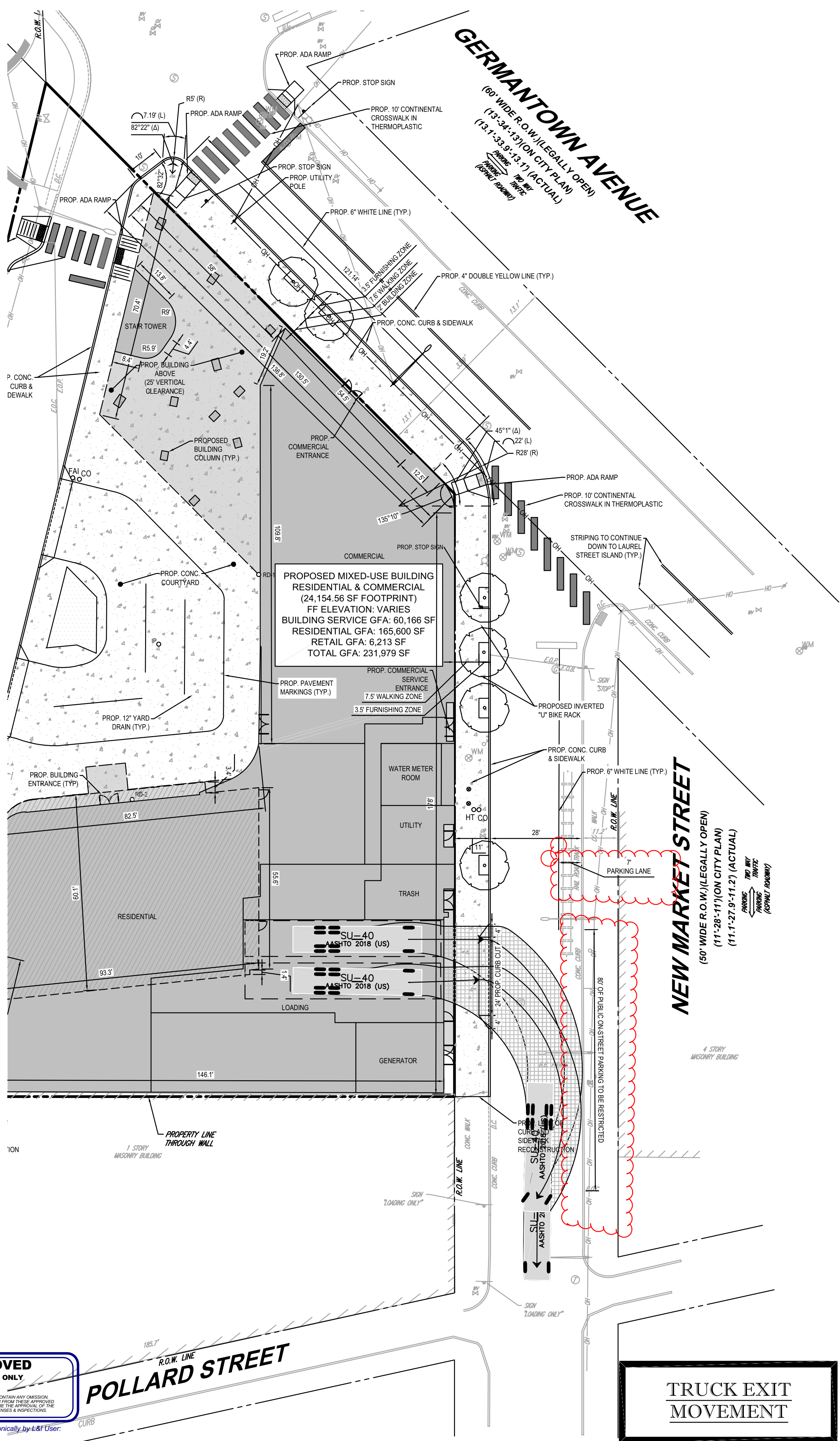
SHEET TITLE:

SITE PLAN

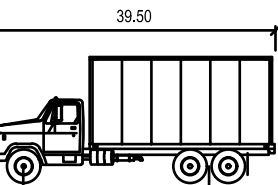
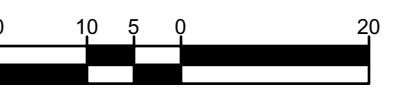
SHEET NUMBER:
Z-101

REVISION 6 - 12/01/2020

APPROVED FOR ZONING ONLY A PARKING REQUIREMENT 01/07/21
APPLIED ELECTRONICALLY BY SARAH CHIU
R: 2020PP203043BASE-13--LAYOUT: Z-101 SITE PLAN



LOCATION MAP



Width	8.00
Truck	8.00
Look to Lock Time	6.0
Steering Angle	31.8

LEGEND	
EXISTING	
BUILDING	
RETAINING WALL	
CONCRETE CURB	
FLUSH CURB	
FENCE	
PROPERTY LINE	
ADJACENT PROPERTY LINE	
EASEMENT LINE	
LEASE LINE	
OVERHEAD UTILITY WIRES	
SIGN	
AREA LIGHT	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
ROOF DRAIN/CLEANOUT	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
UTILITY POLE	
PROPOSED	
BUILDING	
BUILDING OVERHANG	
LANDSCAPE AREA	
SIDEWALK	
CONCRETE CURB	
FLUSH CURB	

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REV	DATE	COMMENT	DRAWN BY
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PROJECT No.:	PP203043
DRAWN BY:	CD
CHECKED BY:	SU
DATE:	2020.09.15
CAD I.D.:	PP203043BASE-13

PROJECT:

ZONING PLANS

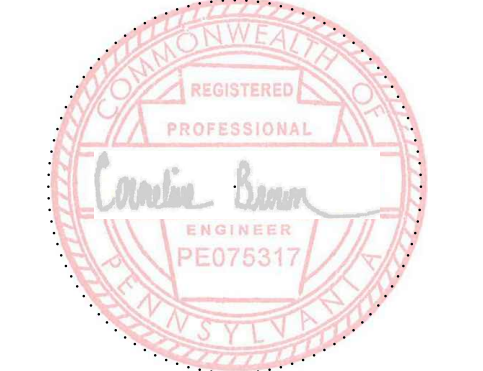
FOR

1022 ASSOCIATES, LP

PROPOSED MIXED-USE DEVELOPMENT
1021 NORTH HANCOCK STREET
CITY AND COUNTY OF PHILADELPHIA, PA 19123

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
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www.BohlerEngineering.com



SHEET TITLE:

TRUCK MOVEMENT PLAN

SHEET NUMBER:

Z-104

REVISION 6 - 12/01/2020

APPROVED FOR ZONING ONLY 01/07/21

WHEN THIS DRAWING IS USED FOR ANY PURPOSE, THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

Applied Electronically by L&I User.

Zoning Permit

Permit Number ZP-2021-000088

LOCATION OF WORK 1021 N HANCOCK ST Parcel A, Philadelphia, PA 19123-2333	PERMIT FEE \$672.00	DATE ISSUED 1/7/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU 1835 Market Street14th FloorPhiladelphia, PA 19103USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL EXISING BUILDINGS AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AT SEVENTH FLOOR AND MECHANICAL PENT HOUSE (FOR ROOF MAINTENANCE ONLY) ABOVE THIRTEENTH FLOOR (SIZE AND LOCATION AS SHOWN ON PLANS)

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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.

 **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-2021-000088

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1021 N HANCOCK ST Parcel A, Philadelphia, PA 19123-2333

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL SPACE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND MULTIFAMILY (280 UNITS) HOUSEHOLD LIVING AND TO INCLUDE SEVENTY-SIX (76) OFF-SITE STRUCTURED PARKING AT 145 W. WILDLEY ST. INCLUDING FOUR (4) ADA ACCESSIBLE PARKING SPACES (INCLUDING 1 ADA VAN ACCESSIBLE PARKING SPACE) AND FOUR (4) ELECTRIC VEHICLE PARKING SPACES (UTILIZING 10% PARKING REDUCTION WITH BICYCLE SPACES AS PER CODE SECTION 14-802(8)(e)); TO INCLUDE ACCESSORY ONE HUNDRED AND THIRTY FOUR (134) BICYCLE PARKING SPACES AT THE GROUND FLOOR AND TO INCLUDE TWO (2) OFF-STREET LOADING SPACES.

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.