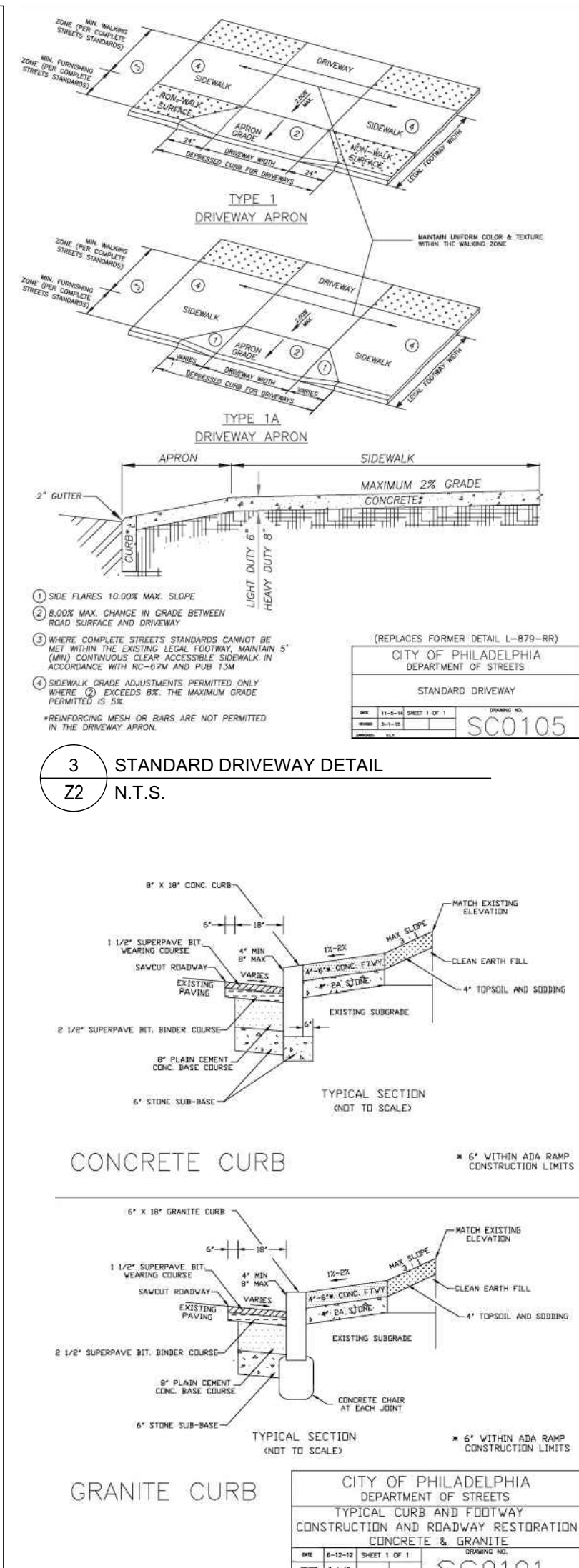


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DEUTSCH OHLER ARCHITECTS.

DRAWINGS PREPARED BY:
PV
DRAWINGS CHECKED BY:
EQ
DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z2

ZONING / ROW REVIEW

harman
deutsch
ohler
architecture

1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:
1635 NORTH 5TH ST
PHILADELPHIA, PA
(PREVIOUSLY KNOWN AS
1649 NORTH 5TH ST)

SEAL

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CONSULTANTS:

Applied Electronically by L&I User:

5	PECO VAULT WELL DETAILS
Z2	N.T.S.

Z2 N.T.S.

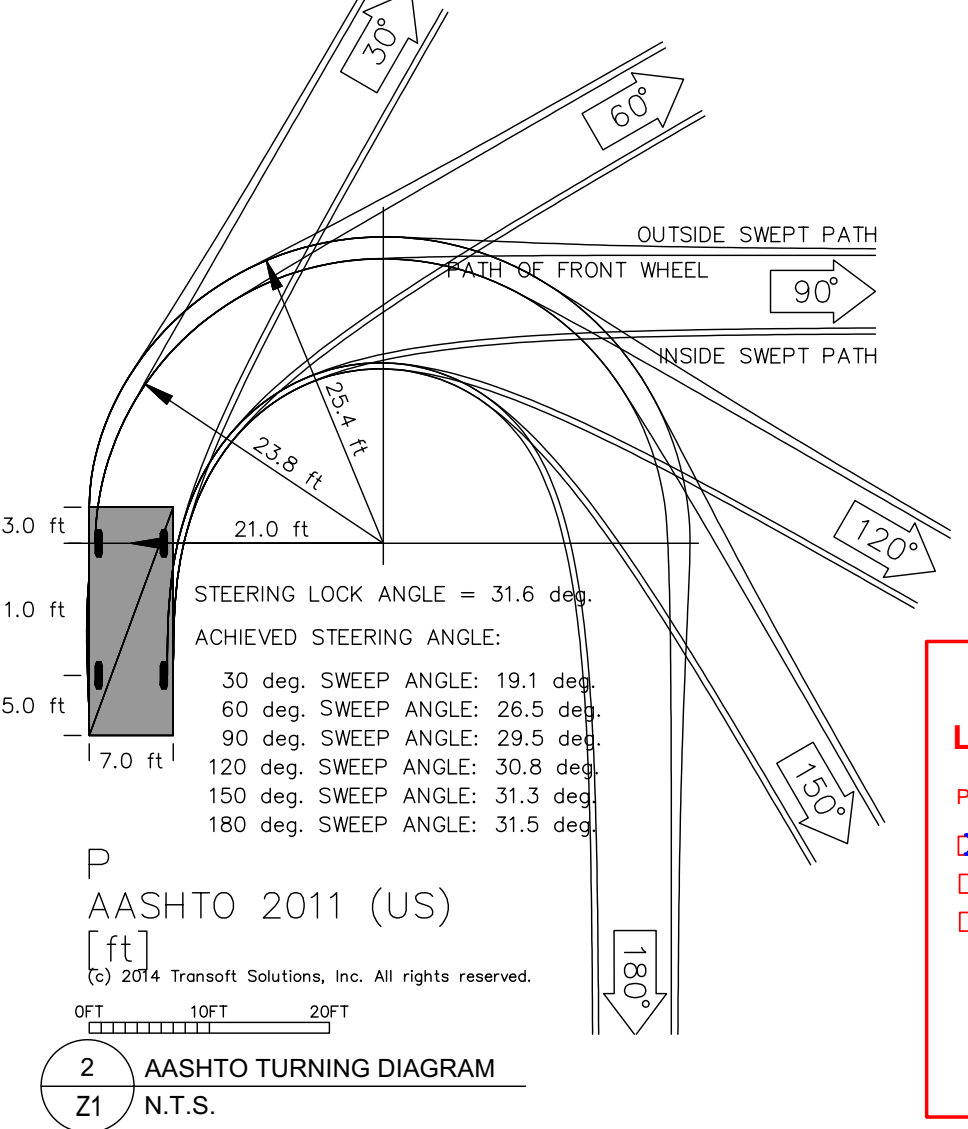
STREETS DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
4. 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 & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
6. ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
7. 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 NECESSARY REFLECT PROPOSED CONDITIONS.
8. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS 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.
9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS 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.
10. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

CIVIC DESIGN REVIEW TRIGGER:

CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS

CASE 2: PROJECT INCLUDES 50,000 SF OR MORE OF GROSS FLOOR AREA OR 50 OR MORE DWELLING UNITS AND IS WITHIN 200' OF RESIDENTIAL DISTRICTS



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (g) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: **N 5th**

PRIMARY FRONTAGE: **N 5th**

REAR STREET:

Applied Electronically By: MATT WYSONG

June 17, 2022

Ledger No.: **E-3406**

Philadelphia City Planning Commission

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-803 (5), and 14-705 (1) (d) of the Philadelphia Code pertaining to

LANDSCAPING, SCREENING, AND BUFFERING

PARKING LOTS & WIRELESS TOWERS

☒ APPROVED

☐ DISAPPROVED

☐ WAIVED

Applied Electronically By: MATT WYSONG

June 17, 2022

Ledger No.: **E-3406**

Philadelphia City Planning Commission

ZONING KEYED NOTES

3 - ROOF

- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION ELEV FOR HEIGHT)
- 3-3 ROOF: AREA NOT TO BE OCCUPIED
- 3-4 ROOF DECK
- 3-5 PILOT HOUSE (NOT TO EXCEED 125 SF)
- 3-6 ELEVATOR OVERRUN
- 3-7 ELEVATOR AND LOBBY PENTHOUSE

2 - FACADE

- 2-1 GREEN ROOF @ 2ND FLOOR
- 2-2 ORNAMENTAL TOWER (TRELLIS)
- 2-3 ARCHITECTURAL EMBELLISHMENT
- 2-4 RECESSED PORTION
- 2-5 RECESSED GALLERY
- 2-6 AWNING
- 2-7 PORCH

1 - SITE

- 1-1 AREA WITH EGRESS WELL, REFER TO DETAIL
- 1-1A AREA W/ - PECO ACCESS WELL
- 1-2 ENTRY STEPS / LANDINGS
- 1-3 UTILITY TRENCH LIMIT OF DISTURBANCE
- 1-4 PROPOSED 10'X40' LOADING ZONE (14' HIGH)
- 1-5 6'-0" FENCE (AT PROPERTY LINE, TYPE)
- 1-5A 4'-0" FENCE (50% OPAQUE, MAX.)
- 1-6 AUTOMOBILE PARKING STALL (8'-6" x 18'-0", TYP.)
- 1-7 DRIVE AISLE
- 1-8 PROPOSED CURB CUT, REFER TO DETAIL
- 1-9 LANDSCAPED AREA
- 1-10 PROPOSED STREET TREE (3"x6" PIT TYP.)
- 1-11 PROPOSED BICYCLE RACK
- 1-12 5' WIDE LANDSCAPED BUFFER
- 1-13 0' WIDE BIKE STALL

0 - EXISTING

- 0-1 STREET TREE
- 0-2 UTILITY POLE
- 0-3 CURB CUT (TO REMAIN, TO BE DESIGNED AND CONSTRUCTED PER STD. DETAIL SC0105)
- 0-4 CURB CUT (TO BE FILLED)
- 0-5 ADA CORNER CUMP
- 0-5A UPGRADE TO ADA STANDARDS
- 0-5 BICYCLE RACK

PROJECT SUMMARY: 1649 N. 5TH ST.

ZONING: IRMX & RM-1

OVERLAY DISTRICT: N/A

LOT AREA: 38,162.7 SF US (38,009 SF DS)

- IRMX PORTION: 35080.8 SF (92%) per 14-107(2)(b), only the IRMX requirements apply to this lot.

- RM-1 PORTION: 3081.9 SF (8%)

USE: MIXED USE: INDUSTRIAL (ARTIST STUDIOS) & RESIDENTIAL

DWELLING UNITS	ALLOWED / REQ'D	PROPOSED
INDUSTRIAL AREA	SEE PARKING	200
	28,108 X 50% = 14,147 SF	6,897 SF @ 1ST
		7,401 SF @ BASEMENT
		14,298 SF TOTAL (50.8%)

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	PROPOSED	OVER 60' (50%)
OPEN AREA	9,540 SF (25%)	9,962.56 SF (26.11%)	19,527.7 SF (51.17%)
OCCUPIED AREA	28,622 SF (75%)	28,200.14 SF (73.89%)	18,635 SF (48.83%)
FRONT YARD SETBACK	0'	0'	0'
SIDE YARD	N/A PER 14-701(1)(g)(2)	N/A	72'
REAR YARD	72' PER 14-701(4)(b)(5)(B)	72'	72'
HEIGHT	500% (190,813.5 SF)	344% (130,638 SF)	

PARKING STANDARDS

	REQUIRED / ALLOWED	TOTAL	PROPOSED
PARKING STALLS (R)	3:10 UNITS	60	
PARKING STALLS (I)	(14,254 - 7,580 SF) / 2,000 SF = 3.2	4	
AUTO SHARE	2 STALLS (@ 1:4)	- 8 (40% MAX.)	
BIKE STALLS	25 STALLS (@ 5:1)	51	
TOTAL STALLS		51	51
BICYCLE STALLS	1:3 UNITS	67	92
LOADING SPACES	1:150K SF GFA	1	1

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

LANDSCAPING SUMMARY

PARKING LOT OPEN TO SKY: 6,466.22 SF.

	REQUIRED	PROPOSED
LANDSCAPED AREA	646.62 SF (10%)	1,154 SF (17.84%)
REQUIRED PLANTING (1 TREE PER 300 SF)	2 TREES	2 TREES
LANDSCAPE BUFFER ZONE	5' WIDE OR SCREEN WALL	5' WIDE

STREET TREE FRONTAGE

	COMPLIANT TREE FRONTAGE	PROPOSED
N 5TH ST	135' - 0"	-
GERMANTOWN AVE	36' - 10"	-
TOTAL ALLOW. TREE FRONTAGE:	171' - 10"	-
STREET TREES (171'-10" / 35)	5 REQUIRED	5 PROPOSED

(STREET TREE DEDUCTIONS INCLUDE MINIMUM SIDEWALK SIZE TO ALLOW FOR WALKING CLEAR AREA & DEDUCTION OF FRONTAGE NOT ALLOWED FOR STREET TREES DUE TO MINIMUM DISTANCES FROM INTERSECTIONS FINAL COUNTS TO BE DETERMINED BY FAIRMOUNT PARK COMMISSION)

LANDSCAPE NOTES:

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST. TREE SPECIES TO BE PLANTED: CRATEGUS VIRIDIS GREEN HAWTHORN "WINTER KING"
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. SHRUBS SHALL BE PLANTED AT AN INTERVAL SUCH THAT THERE ARE NOT LESS THAN THREE (3) SHRUBS PER 25' OF LINEAR PARKING LOT FRONTAGE ALONG PUBLIC STREET AND HAVE A MATURE HEIGHT OF NOT LESS THAN 2'-0".
5. PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCEWALL.
6. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.2 FAMILY DWELLING.
7. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	N 5TH ST	GERMANTOWN AVE	TURNER ST	LAWRENCE ST
PEDESTRIAN ZONE	9'-0"	9'-0"	5'-0"	8'-0"
FURNISHING ZONE	4'-0"	4'-0"	1'-0"	4'-0"
BUILDING ZONE	0'-0"	0'-0"	0'-0"	0'-0"

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° WITH THE LATTER. ERRECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NOT MORE THAN 3'-0" BAYS TO BE MIN. 10'-0" IN HEIGHT OVER RIGHT OF WAYS.

COORDINATE UTILITY TRENCH LOCATIONS WITH APPROVED ERSR PLAN PROVIDED BY RUGGIERO PLANTE

STREETS DEPARTMENT NOTES:

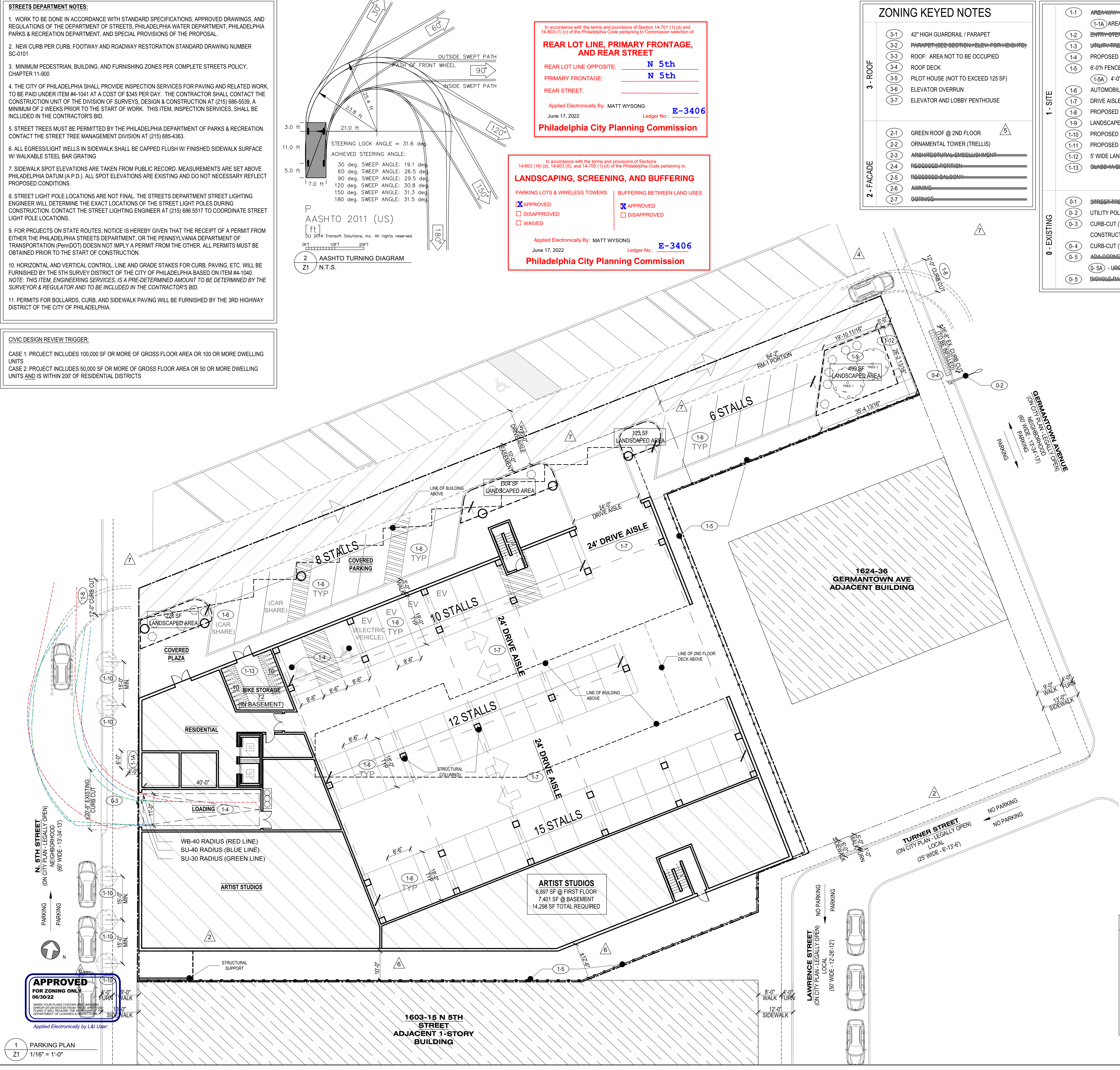
1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- PENNSYLVANIA ONE CALL SYSTEM #2021 202 0904
- WARD #18
2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

PARKING SUMMARY

AUTOMOBILE PARKING REQUIREMENTS:	OFF STREET LOADING REQUIREMENTS:
TOTAL FOR RESIDENTIAL: (3/10 UNITS) (200 UNITS) = 60 STALLS	GFA: 1:150,000 SF = SF 130,638 SF
TOTAL FOR STORAGE USE: (1/2000 SF) (14,057-7,000 SF) = 4 STALLS	= 1 LOADING
TOTAL REQUIRED PARKING STALLS: 60+4 = 64 STALLS	
CAR SHARE REDUCTION: 1 STALLS (1:4) (OFFSETS 4 STALLS)	
BIKE STALL REDUCTION: 92-67=25 STALLS (5:1) (OFFSETS 5 STALLS)	
NET TOTAL PARKING STALLS REQUIRED: 64-8-5 = 51 STALLS	
TOTAL PROVIDED STALLS: 51 STALLS	
- (2) ADA, (4) EV, (1) CAR SHARE	

BICYCLE PARKING REQUIREMENTS:

REQUIRED:	PROVIDED:
1:3 UNITS	= 67 STALLS
	= 92



1 PARKING PLAN

Z1 1/16" = 1'-0"

harman deutsch oehler architecture

1225 n 7th street
philadelphia, pa 19122
hdarch.com
267.324.3601

PROJECT ADDRESS:

**1649 N 5TH STREET
PHILADELPHIA, PA**

SEAL:

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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	12.08.2021	ZONING SUBMISSION
2	12.28.2021	ZONING RFI
3	01.07.2022	ZONING RFI 2
4	02.07.2022	ZONING RFI 3
5	03.23.2022	RCO
6	04.22.2022	PSD RFI
7	05.23.2022	ZONING RFI 4
8	06.10.2022	ZONING RFI 5

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DRAWINGS PREPARED BY:

PV

DRAWINGS CHECKED BY:

EQ

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z1

ZONING / ROW REVIEW

Zoning Permit

Permit Number ZP-2021-015889

LOCATION OF WORK 1649 N 5TH ST, Philadelphia, PA 19122-2907	PERMIT FEE \$2,077.00	DATE ISSUED 7/1/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1 IRMX	

PERMIT HOLDER L & M TURNER COURT LLC	1649 N 5TH ST PHILADELPHIA, PA 19122-
---	---------------------------------------

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE (72' HIGH); ROOF DECK ACCESS BY A PILOT HOUSE AND WITH ELEVATOR WITH THIRTY SEVEN(37) INTERIOR PARKING SPACES AND FOURTEEN(14) SURFACE SPACES (TOTAL 51 PARKING SPACES) WITH FOUR(4) ELECTRIC VAN SPACES, TWO(2) AUTO SHARE SPACES, TWO(2) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE, ONE(1) LOADING SPACE AND WITH 92 BICYCLE SPACES IN AN ACCESSIBLE ROUTE.
--

APPROVED USE(S) Artist Studios and Artisan Industrial.; Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(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.
- 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-2021-015889

SIZE AND LOCATION AS SHOWN IN THE APPLICATION



APPROVED USE(S)

Artist Studios and Artisan Industrial.; 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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 - **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.
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Zoning Permit

Permit Number ZP-2021-015889

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1649 N 5TH ST, Philadelphia, PA 19122-2907

ADDITIONAL USE DETAILS

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

FOR AN ARTIST STUDIO AND ARTISAN INDUSTRIAL AT BASEMENT AND AT FIRST FLOOR (INDUSTRIAL USE 50.8% OF THE TOTAL GROUND FLOOR AREA OF THE BUILDING) AND TWO HUNDRED (200)(DWELLING UNITS) FROM SECOND FLOOR THROUGH SIXTH(6TH) FLOORS. AMENDED APPLICATION * TO CHANGE THE ADDRESSES FROM 1649 N 5TH ST TO 1635 N 5TH ST (TO COORDINATE WITH CHANGE IN OPA ADDRESS)FOR THE ADDITIONS AND MODIFICATIONS OF ROOF DECKS AND ROOF DECK ACCESS STRUCTURES AS PER 14-604(5).

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.