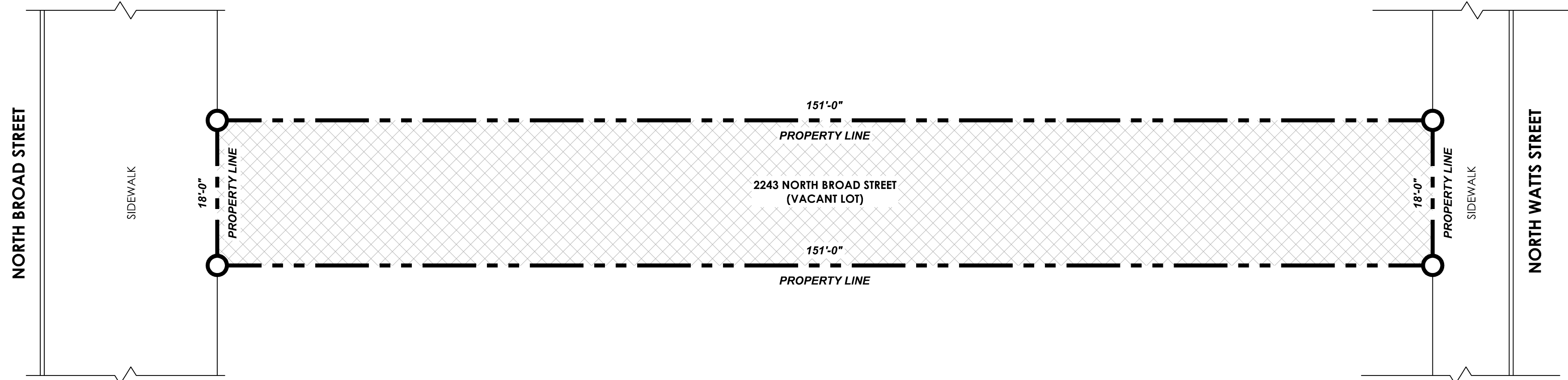
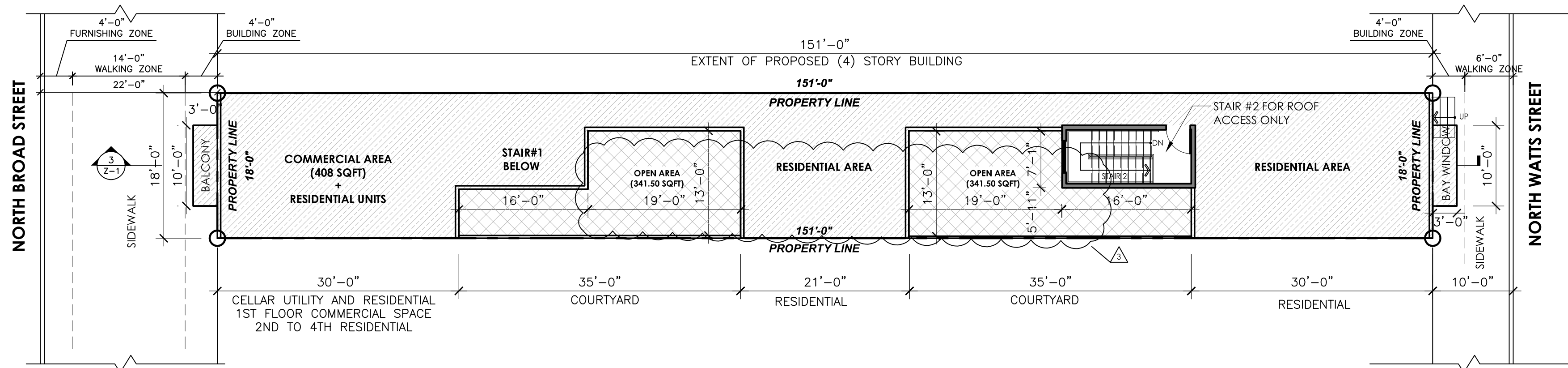
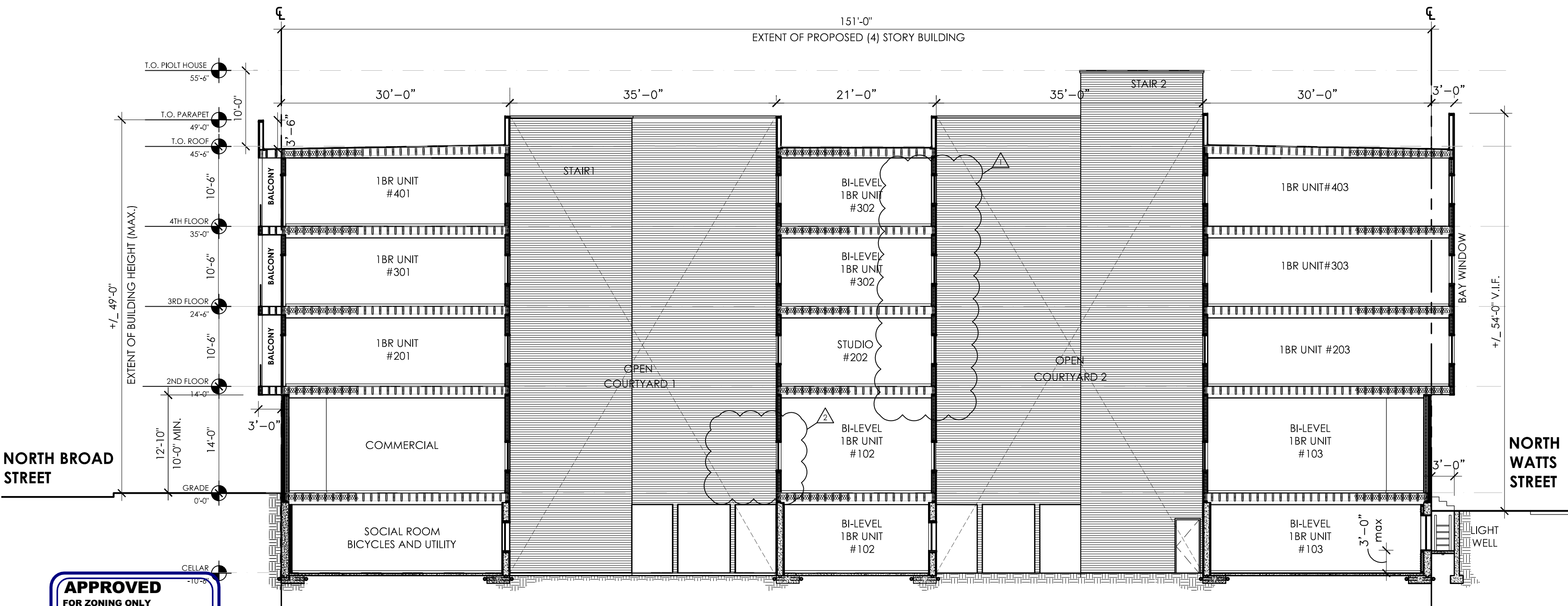




1 EXISTING SITE PLAN
Z-1 3/32" = 1'-0"



2 PROPOSED SITE PLAN (TOTAL OF (10) TEN RESIDENTIAL UNITS AND (1) COMMERCIAL SPACE)
Z-1 3/32" = 1'-0"



3 PROPOSED LONGITUDINAL SECTION
Z-1 3/32" = 1'-0"

(E) PHOTOGRAPHS



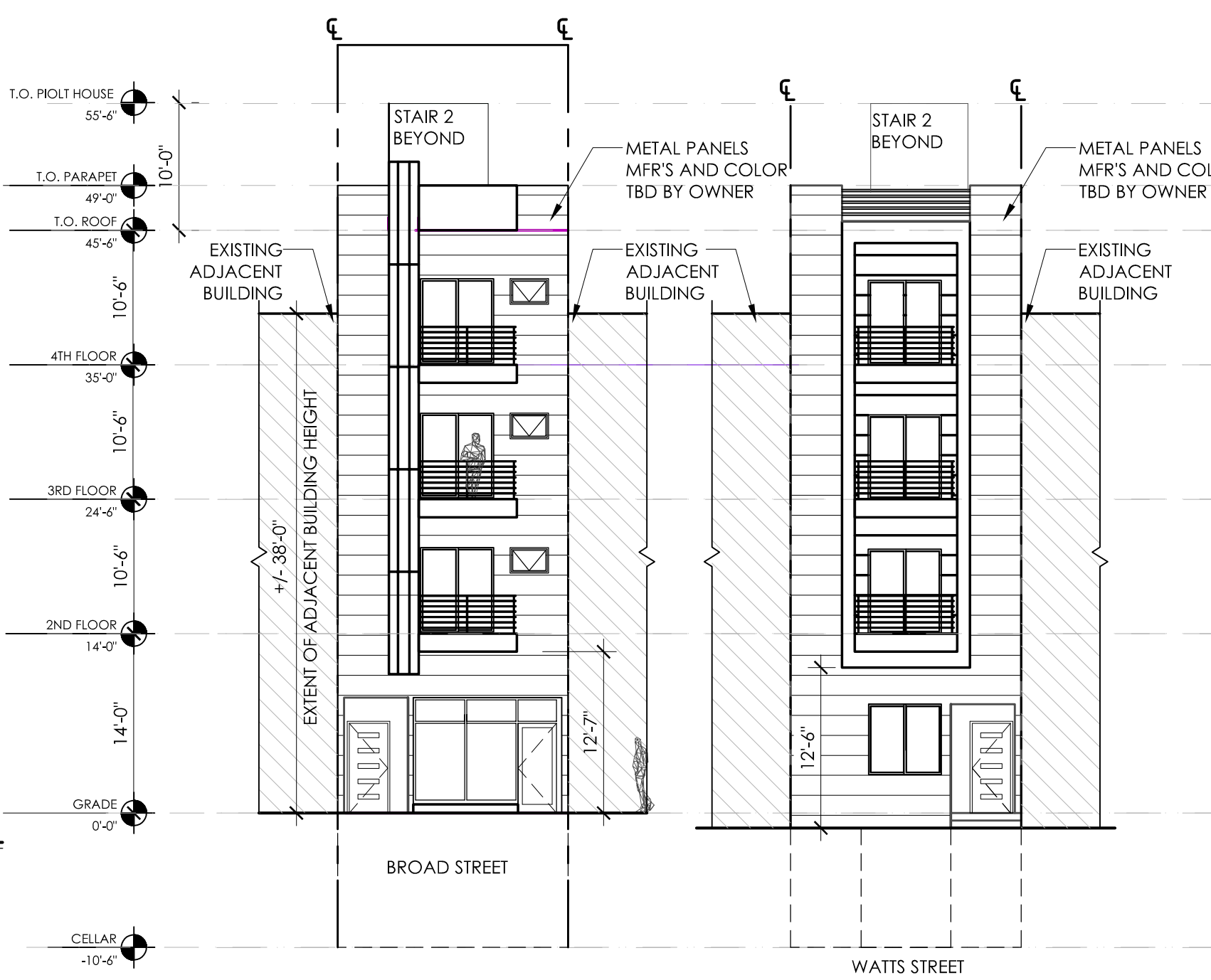
EXISTING PROPERTY:
LOOKING EAST ON NORTH BROAD STREET

EXISTING PROPERTY:
LOOKING WEST ON NORTH WATTS STREET

PROJECT DATA:	
BUILDING FOOTPRINT (PROPOSED):	2,038 GSF (75%)
OPEN AREA (PROPOSED):	680 GSF (25%)
LOT AREA:	2,718 GSF (100%)(18' x 151')

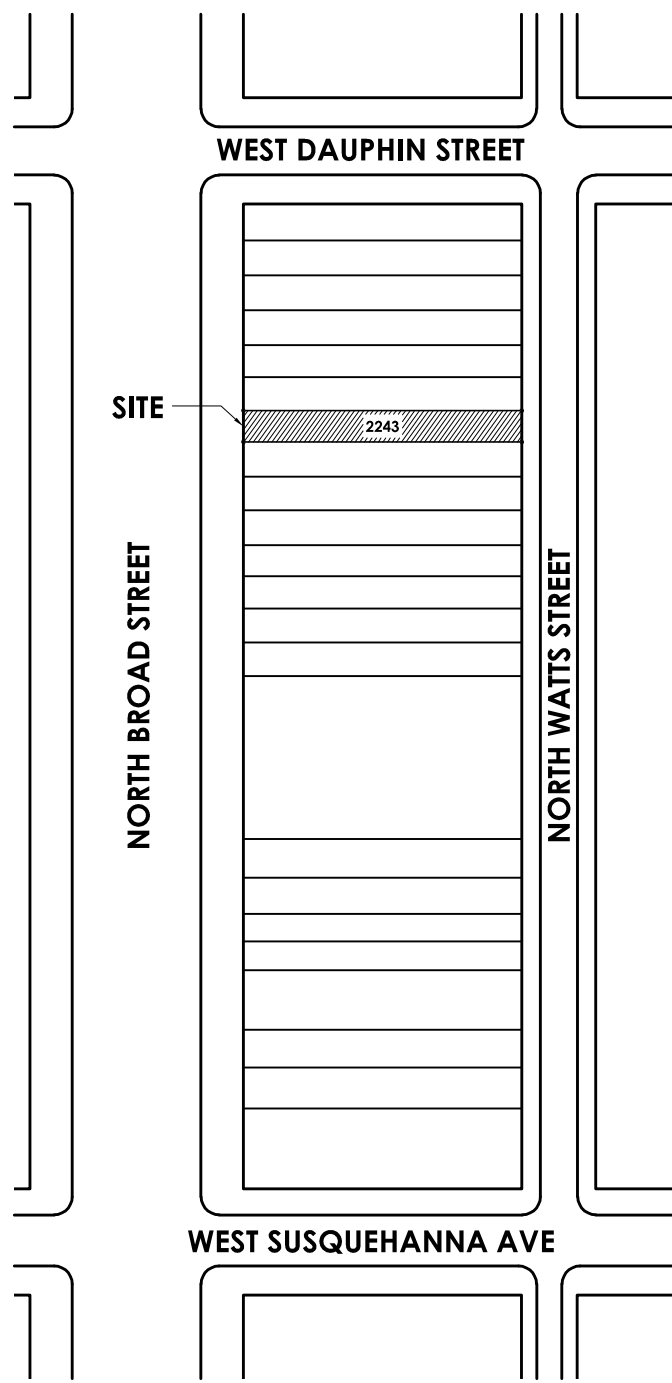
BUILDING AREA & FLOOR AREA TABULATION:			
FLOOR LEVEL	RESIDENTIAL	COMM. / UTILITY	TOTAL GROSS FLOOR AREA
CELLAR FLOOR	755 SQFT	1189 SQFT	1,944 SQFT
1ST FLOOR	1,630	408	2,035 SQFT
2ND FLOOR	2,098	0	2,065 SQFT
3RD FLOOR	2,098	0	2,065 SQFT
4TH FLOOR	2,098	0	2,065 SQFT
TOTAL BUILDING AREA	8,674	1,602	10,174 GSF

ZONING TABULATION CHART:				
ITEM	REQUIRED CMX-2.5	REQUIRED NORTH CENTRAL PHILADELPHIA OVERLAY DISTRICT	EXISTING	PROPOSED
LOT AREA (MIN.)	NO MIN.	NO MIN.	2,718 SF	2,718 SF
MAX. OCCUPIED BUILDING AREA (% OF LOT)	(MAX. 75%) = 2,038.5 SF	NO MAX.	VACANT	(74.9%) = 2,035 SF MAX.
MIN. OPEN AREA (2,718 SF LOT AREA)	(MIN. 25%) = 679.5 SF	N/A	N/A	(25.1%) = 683 SF MIN.
MIN. FRONT YARD DEPTH (ALIGN WITH ADJACENT BLDGS.)	0'-0"	N/A	N/A	0'-0"
MIN. SIDE YARD WIDTH	5'-0" (IF USED)	N/A	N/A	0'-0"
MIN. REAR YARD DEPTH THE GREATER OF 9'-0" OR 10% OF LOT DEPTH (37'-9")	15'-2" (MIN.) 37'-9" (MIN.)	N/A	0	NO REAR YARD (TWO FRONTAGES)
MIN ROOF DECK SETBACK	5'-0"	N/A	0'-0"	N/A
MAX. BUILDING HEIGHT	55'-0" (MAX.)	N/A	N/A	+/- 54'-0"
MIN. CORNICE HEIGHT	25'-0" (MIN.)	N/A	N/A	N/A
UNIT DENSITY 2,718 SF / 270 SF, OF LOT AREA PER DWELLING UNIT = 10.066	(10) DWELLING UNITS	N/A	0	(10) DWELLING UNITS
GROUND FLOOR COMMERCIAL SPACE BROAD STREET: 30'-0" DEPTH	30 FT. BUILDING DEPTH MIN. 2,000 SF. MAX.	N/A	N/A	(COMMERCIAL SPACE) BROAD STREET: 30'-0" DEPTH, 413 SF.
MULTI FAMILY MIN. NUMBER OF BICYCLE SPACES FOR FEWER THAN 12 UNITS (0)	(0) BICYCLE SPACES	N/A	N/A	(0) BICYCLE SPACES

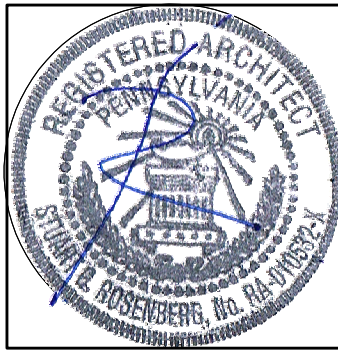


4 PROPOSED N. BROAD ST. (WEST) ELEVATION
Z-1 3/32" = 1'-0"

5 PROPOSED N. WATTS ST. (EAST) ELEVATION
Z-1 3/32" = 1'-0"



6 LOCATION AERIAL MAP
Z-1 3/32" = 1'-0"



Issue
For
Permit

Revisions:

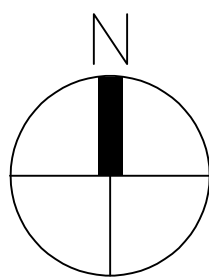
No.	Date	Description
1	10.9.2020	Permit Comments
2	10.26.2020	Permit Comments
3	11.02.2020	Permit Comments

Project:

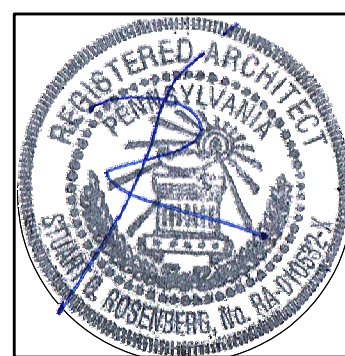
2243 N. BROAD ST.
PHILADELPHIA,
PA 19132

Drawing Title:

ZONING
TABULATION CHART
ELEVATION, SECTION
AND SITE PLAN



Date: 07-14-2020
SGRA Project No.: 20-024
Drawn By: OA
Checked By: SGR
Scale: AS NOTED
Drawing Number:

Issue
For
Permit

Revisions:

No.	Date	Description
1	10.9.2020	Permit Comments
2	10.26.2020	Permit Comments

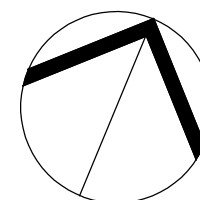
Project:

2243 N. BROAD ST.
PHILADELPHIA,
PA 19132

Drawing Title:

BUILDING FLOOR
PLANS

NORTH



Date: 07-14-2020

SGRA Project No.: 20-024

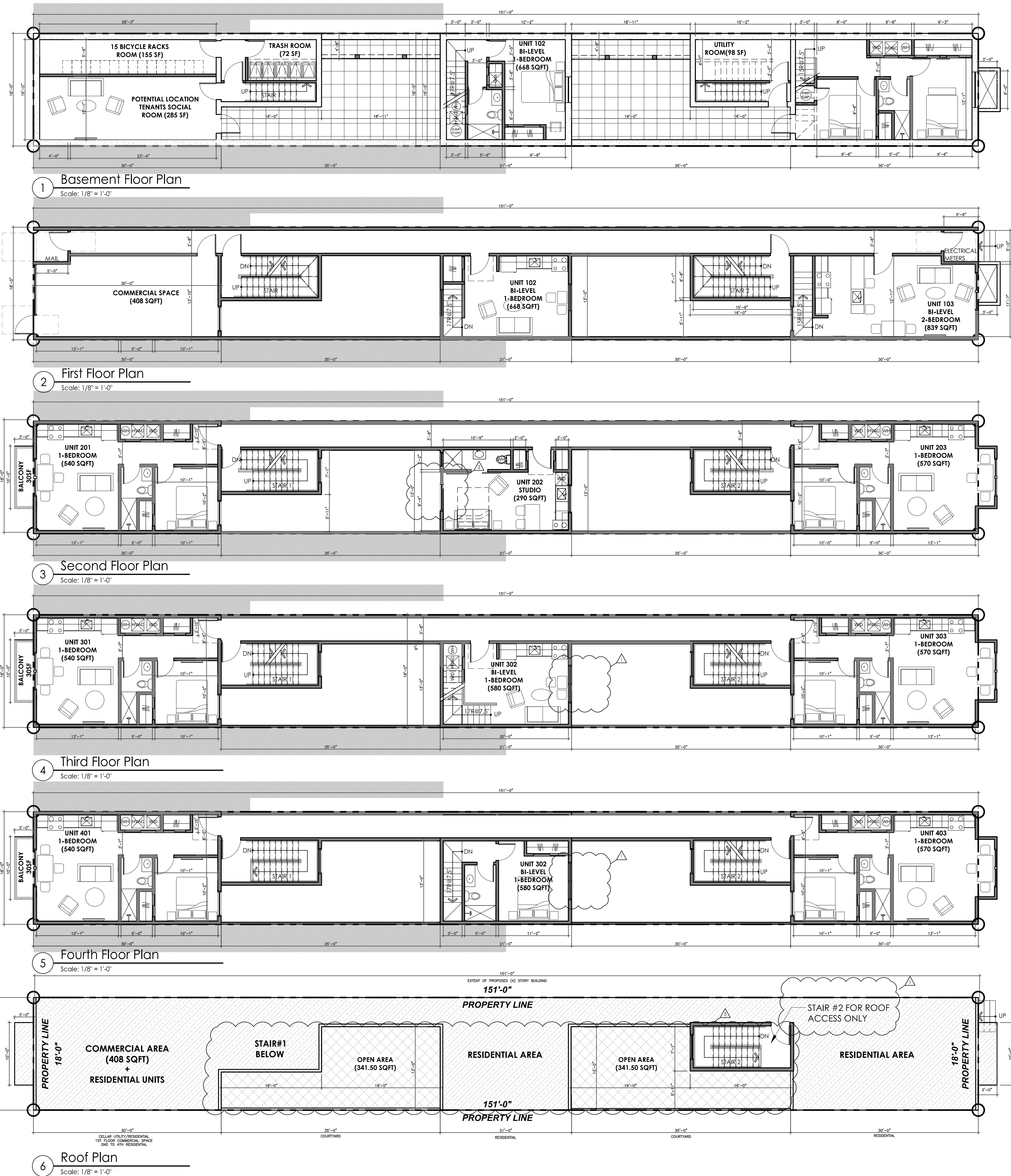
Drawn By: OA

Checked By: SGR

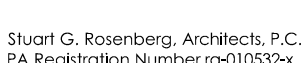
Scale: AS NOTED

Drawing Number:

Z-2

APPROVED
FOR ZONING ONLY
11/10/20WHEN YOUR PLANS CONTAIN ANY DIMENSION
ENCLOSED BY A DASHED LINE, IT IS THE RESPONSIBILITY
OF THE ARCHITECT TO OBTAIN THE NECESSARY
DEPARTMENT OF LICENSING & PROFESSIONS

Applied Electronically by L&I User:



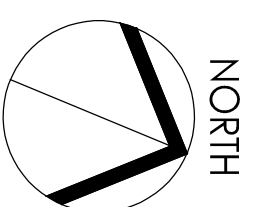
Stuart G. Rosenberg, Architects, P.C.
PA Registration Number ra010532xx

Permit

1

P1

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Zoning Permit

Permit Number ZP-2020-003765

LOCATION OF WORK 2243 N BROAD ST, Philadelphia, PA 19132-4502	PERMIT FEE \$1,722.00	DATE ISSUED 11/12/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 2243 N BROAD LLC	215 S BROAD ST 5TH FLR PHILADELPHIA PA 19107
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APPLICANT Stuart Rosenberg DBA: STUART ROSENBERG ARCHITECTS	230 S BROAD STREET STE M30 PHILADELPHIA, PA 19102 USA
--	---

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

APPROVED DEVELOPMENT Erection of an attached structure size and location as shown on plans (No sign on this Permit)
--

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)
--

 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-2020-003765

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2243 N BROAD ST, Philadelphia, PA 19132-4502

ADDITIONAL USE DETAILS

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

New construction of a mixed-use building with first floor commercial on Broad Street Residential use from basement to the 4th floor with 10 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 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.