

Zoning Permit

Permit Number ZP-2020-009508

LOCATION OF WORK 2016 MASTER ST Parcel A, Philadelphia, PA 19121	PERMIT FEE \$672.00	DATE ISSUED 9/2/2020
	ZBA CALENDAR	ZBA DECISION DATE 9/2/2020
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
Peter Kelsen, Esq. DBA: Blank Rome LLP 130 N 18th StreetOne Logan SquarePhiladelphia, PA 19103US

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS

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)
Revised plans, 3 pages, stamped today (9/2/2020), Cal # 39888 (MI-2020-578)

 **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-2020-009508

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2016 MASTER ST Parcel A, Philadelphia, PA 19121

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING FIFTY-ONE (51) DWELLING UNITS AND TWELVE (12) ACCESSORY OFF STREET PARKING SPACES (INCLUDING ONE ADA SPACE AND TWO COMPACT SPACES) AND ACCESSORY OFF STREET EIGHTEEN (18) CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS.

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.

APPROVED
FOR ZONING ONLY
12/02/20

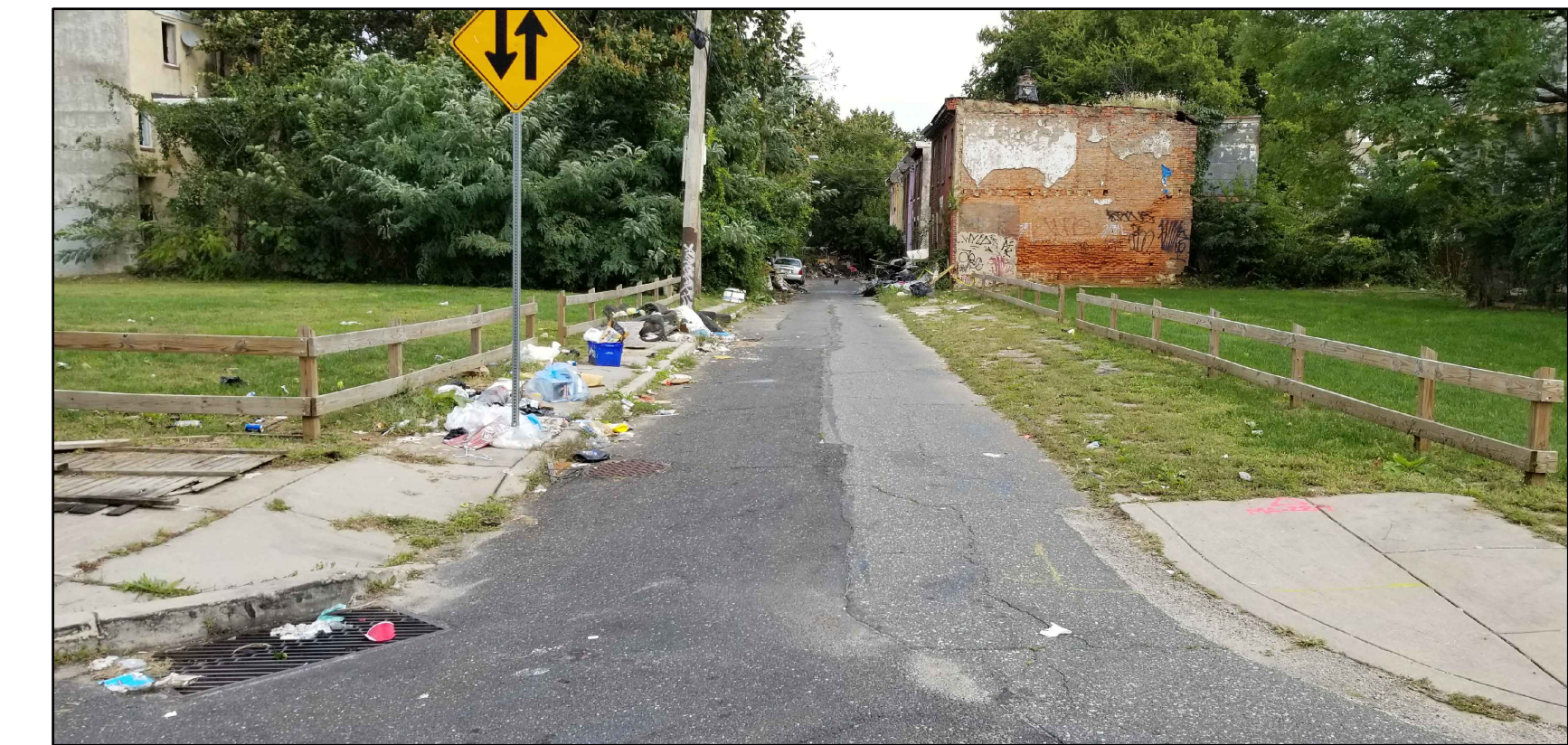
APPROVED ELECTRONICALLY BY L&L USER:
SHARON SULETA, ESQUIRE
DATE: 08/27/2020

APPROVED

Approved by ZBA 9/02/20
Approval conditioned on consistency with proviso plans form.

Sharon Suleta

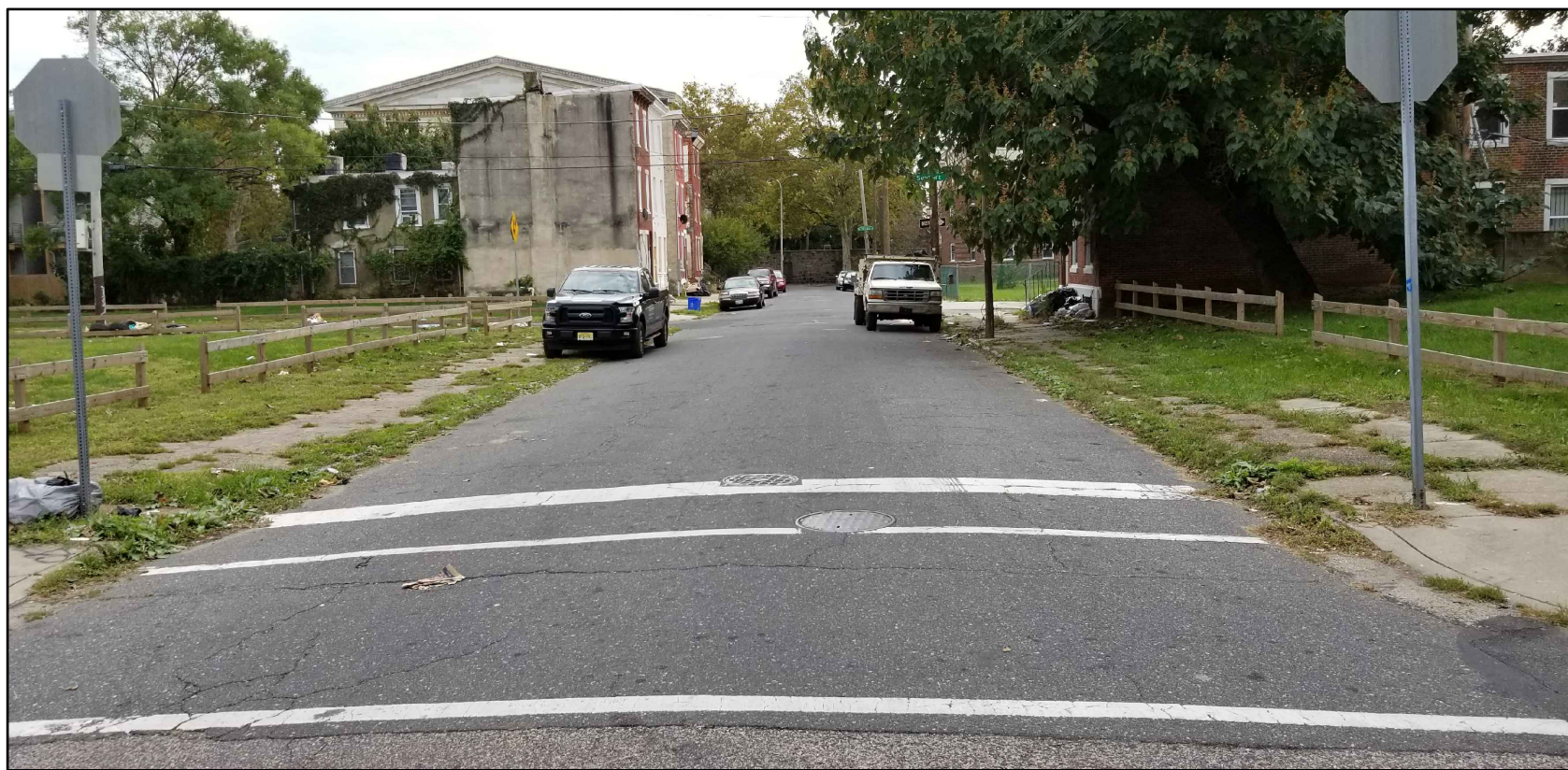
Sharon Suleta, Esquire



VIEW AT THE INTERSECTION OF NORTH 21ST ST AND SEYBERT ST
LOOKING DOWN SEYBERT ST TOWARDS CAPITOL ST



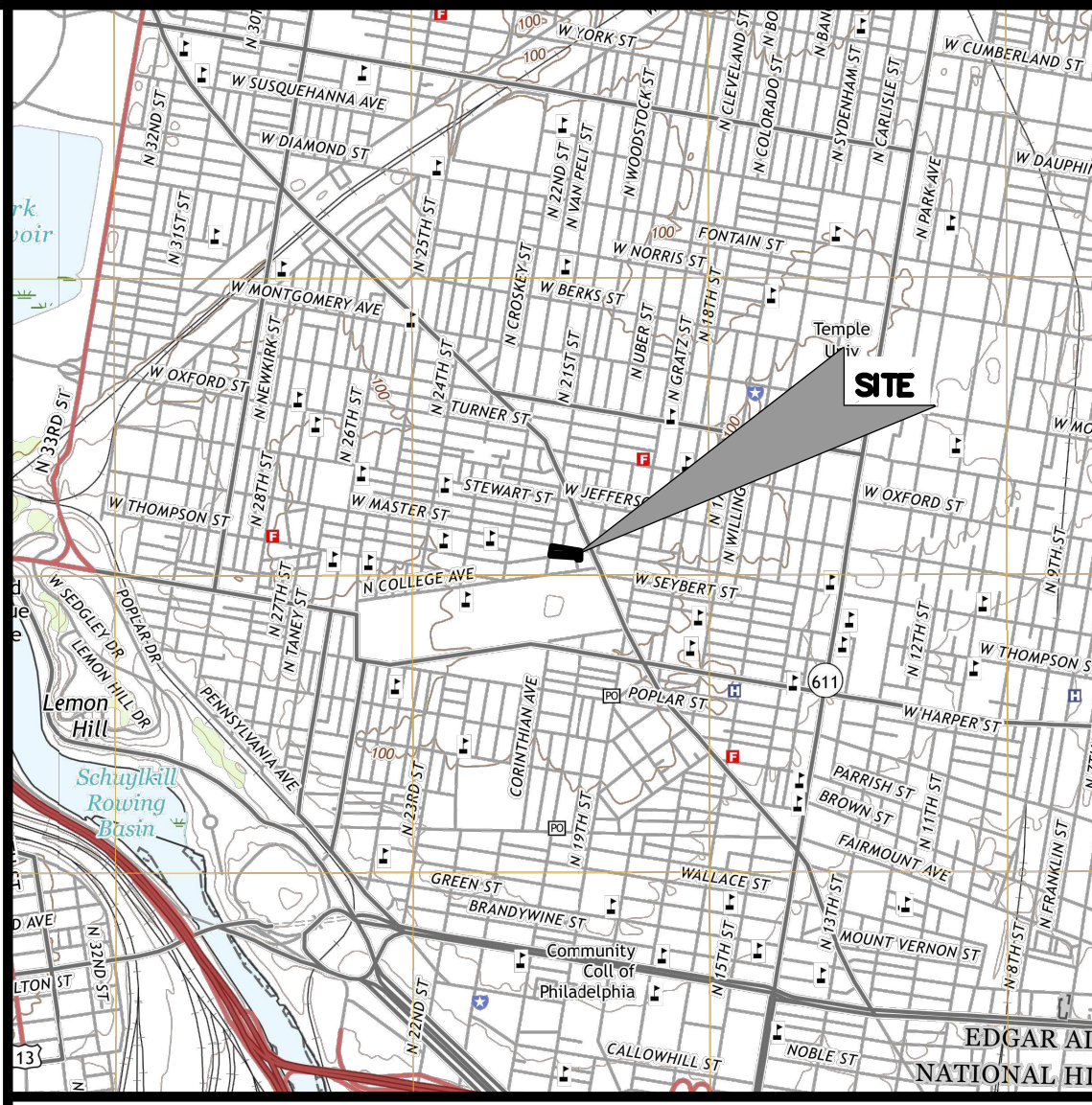
VIEW LOOKING DOWN SEYBERT ST TOWARDS NORTH 21ST ST



VIEW AT THE INTERSECTION OF NORTH 21ST ST AND MASTER ST
LOOKING DOWN N 21ST ST TOWARDS N COLLEGE AVE



VIEW AT THE INTERSECTION OF NORTH 21ST ST AND MASTER ST
LOOKING DOWN MASTER ST TOWARDS NORTH LAMBERT ST



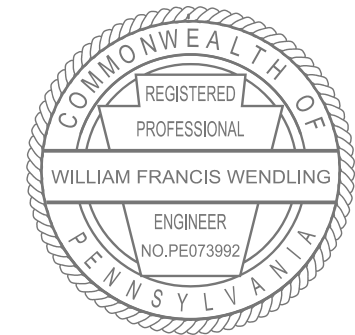
LOCATION MAP
PHILADELPHIA NJ-PA USGS QUAD MAP
SCALE: 1"=2000'

Existing Conditions Notes

- Owner: Philadelphia Housing Authority
3023 Ridge Ave.
Philadelphia, PA 19121
- Applicant/Developer: Penrose PH, LLC
c/o Lindsay Sami, Senior Developer
1301 North 31st Street
Philadelphia, PA 19121
- Project site being known and designated as Map Registry No. 010N160167. Map registry #s obtained from atlas.phila.gov.
 - Project boundary and existing conditions shown based upon map entitled "Boundary and Topographic Survey, Map Registry #'s 010N160099, 010N160101, 010N160102, 010N160167, 010N160167, 010N160169, 010N160170 and 010N160171, situated in City of Philadelphia, Philadelphia County, Pennsylvania" prepared by MidAtlantic Engineering Partners, LLC, dated 10/29/16.
 - Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
(Vertical Datum adjusted to City of Philadelphia Datum with a -4.8' correction factor)
 - Horizontal dimensions and measurements, other than property boundaries, are shown in U.S. Standard.
 - Property is located in Flood Zone X, area determined to be outside the 0.2% annual chance floodplain, according to FEMA Flood Insurance Rate Map number 4207570181G, having an effective date of January 17, 2007.
 - The contractor is directed to the fact that the approximate locations of known utility structures and facilities (including but not limited to sanitary sewers, storm sewers, potable water lines and appurtenances, natural gas lines, electric, telephone and CATV lines and underground storage tanks) that may be encountered within and adjacent to the limits of the work are shown on the plans. The accuracy and completeness of this information is not guaranteed by the engineer, and the contractor is advised to verify in the field all the facts concerning the location of these utilities or other construction obstacles prior to construction. The contractor shall notify the engineer, in writing, prior to construction, of any discrepancies which may affect the project design.
 - All demolition shall conform to any applicable federal, state or local regulations. The contractor has sole responsibility for site safety and will conform to and abide by all current OSHA standards or regulations. Safe construction practices remain the obligation of the contractor. The contractor shall obtain all applicable federal, state and local permits prior to abandonment and/or demolition.
 - All debris generated during construction such as trees, stumps, vegetation, dirt, piles, construction debris, etc. within the project's boundary shall be removed as part of this project and be disposed of off-site unless otherwise stated or approved.
 - The contractor shall notify all utility companies and City of Philadelphia in a sufficient amount of time in advance (min. 72 hours) of the start of any construction work.
 - All construction to be in accordance with City of Philadelphia Streets Department Specifications & PennDOT Standard Specifications for Road and Bridge Construction, latest edition. All signage and striping to be in accordance with The Manual on Uniform Traffic Control Devices (MUTCD).

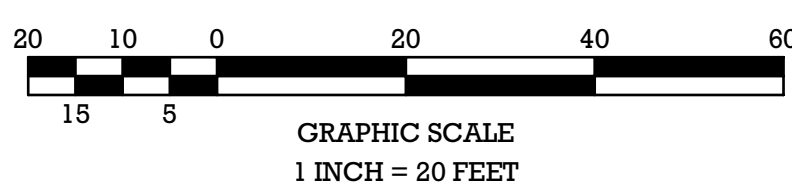
ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL VALVES, VENTS, MANHOLES, INLETS AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.

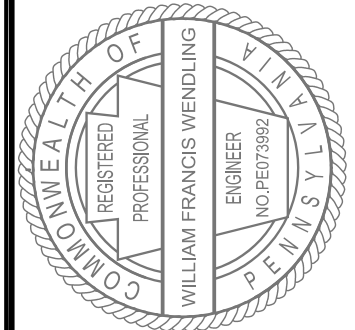


LEGEND

- EXISTING BOUNDARY
EXISTING INTERIOR BOUNDARY
EXISTING BUILDING
EXISTING BUILDING OVERHANG
EXISTING BUILDING INTERIOR
EXISTING CURB
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING INLET
EXISTING WATER VALVE
EXISTING SPRINKLER BOX
EXISTING WATER METER PIT
EXISTING FIRE HYDRANT
EXISTING FIRE DEPARTMENT CONNECTION
EXISTING GAS VALVE
EXISTING UTILITY POLE
EXISTING UTILITY POLE W/ LIGHT
EXISTING FENCELINE
EXISTING LIGHT POLE
EXISTING SIGNAGE



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTING DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION.



William F. Wendling, P.E.

LAND DEVELOPMENT PLAN
SHARWOOD PHASE I
2016-2054 MASTER STREET
EXISTING CONDITIONS PLAN

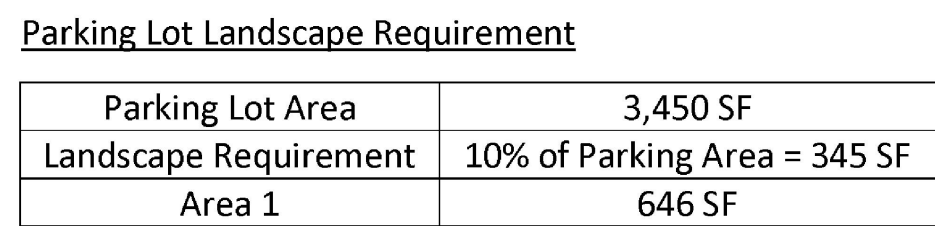
SITUATED IN
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

SS: W. Suleta, Esquire
Matthew J. Ruppel, P.E.
William J. Ruppel, P.E.
610-566-0020

MidAtlantic
Engineering Partners, LLC

Local L. Ziegler, P.E.
Matthew J. Ruppel, P.E.
William J. Ruppel, P.E.

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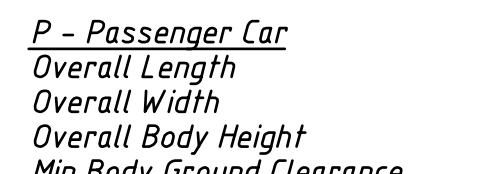
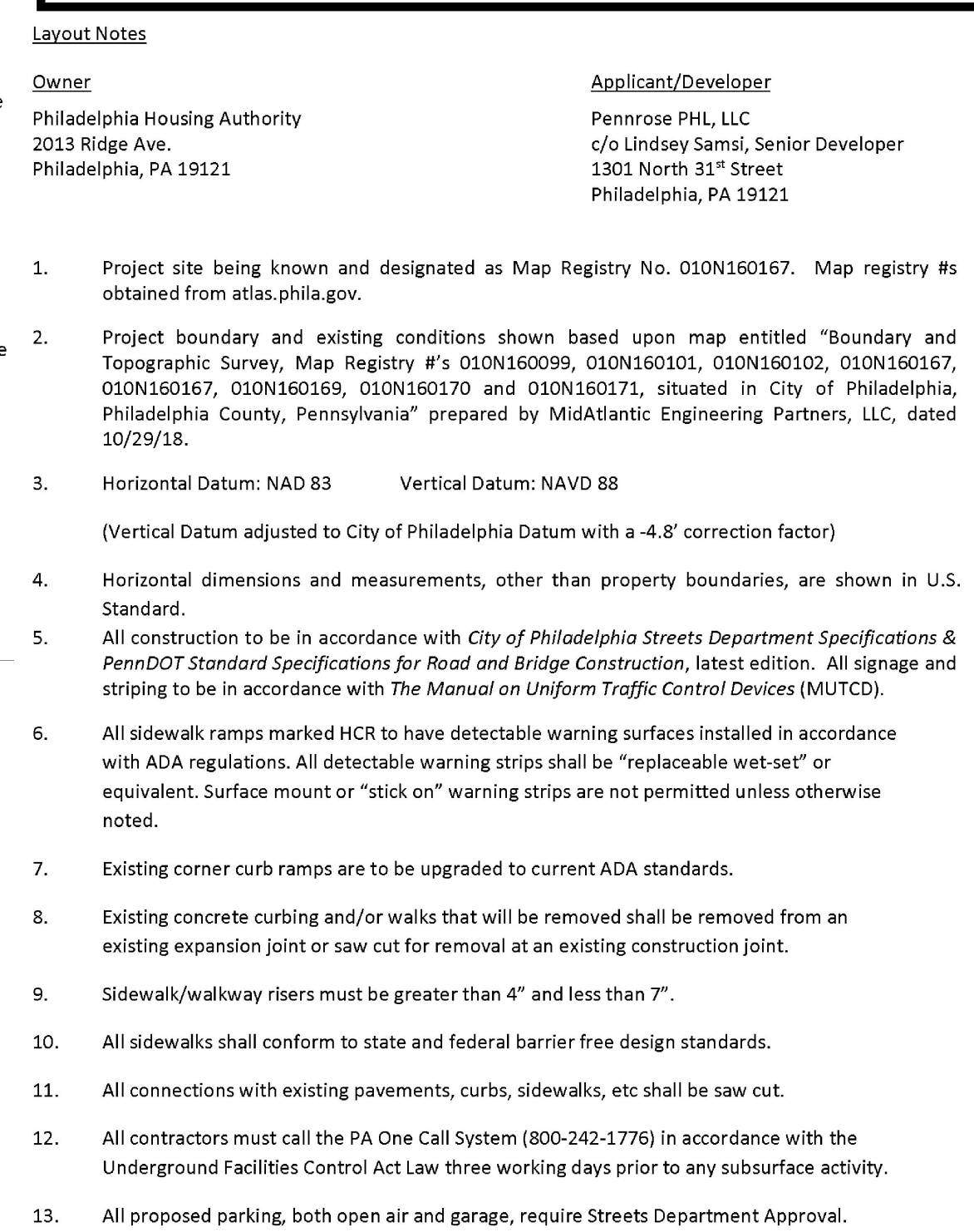


Approved by ZBA 9/02/20
Approval conditioned on consistency with proviso plans
form.

Sharon Suleta
Sharon Suleta , Esquire

PLANT__SCHEDULE						
<u>DECIDUOUS SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
CSAF	24	Cornus sericea	Arctic Fire Red Twig Dogwood	18-24" HT.	B&B	Drought tolerant plant
IV	8	ilex verticillata 'Red Sprite'	Winterberry Holly - dwarf	3-4" HT.	B&B	Provide 1 male pollinator such as Jim Dandy
SAJW	3	Spiraea japonica 'Anthony Waterer'	Japanese Spiraea	24-30"	B&B	
SJLP	18	Spiraea japonica 'Little Princess'	Little Princess Japanese Spiraea	18-24" HT.	B&B	Drought tolerant plant
SVMK	7	Syringa vulgaris	Miss Kim Lilac	18-24" HT.	B&B	
<u>EVERGREEN SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
BMF	6	Buxus microphylla 'Faulkner'	Faulkner Boxwood	18-24" HT.	B&B	
BMA	12	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	18-24" HT.	B&B	
IGL	19	ilex crenata 'Compacta'	Dwarf Japanese Holly	24-30"	B&B	
IGL	19	ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	18-24" HT.	B&B	Drought tolerant plant
ICLS	4	ilex crenata 'Steeds'	Steeds Japanese Holly	12 HL	B&B	
IG	2	ilex glabra 'Compacta'	Compact Inkberry	36-42"	B&B	
IGD	4	ilex glabra 'Densa'	Inkberry Holly	24-30"	B&B	Mature ht. of 8'
JCPA	18	Juniperus x pfitzeriana 'Armstrongii'	Armstrong Juniper	18-24" HT.	B&B	
RCRE	18	Rhododendron catawbiense 'Roseum Elegans'	Catawba Rhododendron	24-30"	B&B	
<u>EVERGREEN TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
IO	6	ilex opaca	American Holly	7-8" HT.	B&B	
<u>FLOWERING SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
AEAM	4	Azalea Encore 'Autumn Moonlight' TM	Encore Azalea	18-24" HT.	B&B	
HMTS	6	Hydrangea macrophylla 'Twist-N-Shout'	Twist-N-Shout Hydrangea	24-30"	B&B	
<u>STREET TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
ASGM	11	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	21/2-3' cal.	B&B	
<u>ANNUALS/PERENNIALS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>
PEN CA	8	Pennisetum alopecuroides 'Cassian's Choice'	Cassian Fountain Grass	1 gal.	Pot	Drought tolerant plant

1. Project site being known and designated as Map Registry No. 010N160167. Map registry # obtained from atlas.phila.gov
2. Project boundary and existing conditions shown based upon map entitled "Boundary and Topographic Survey, Map Registry #'s 010N160099, 010N160101, 010N160102, 010N160167 010N160167, 010N160169, 010N160170 and 010N160171, situated in City of Philadelphia, Philadelphia County, Pennsylvania" prepared by MidAtlantic Engineering Partners, LLC, dated 10/29/15.
3. Horizontal Datum: NAD 83 Vertical Datum: NAVD 88
(Vertical Datum adjusted to City of Philadelphia datum with a +4.8" correction factor)
4. 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.
5. 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 # [Enter Serial Number] and Ward # [Enter Ward Number].
6. Utilities shown are taken from public record. The Contractor must verify the exact location and depth.
7. Horizontal and vertical control, line and grade stakes for curb, paving, etc., will be furnished by the [Enter Applicable Survey District Number] Survey District of the City of Philadelphia based on Item #4-1041.
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.
8. Permits for bollards, curbs, & sidewalk paving will be furnished by the [Enter Applicable Highway District Number] Highway District of the City of Philadelphia.
9. 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) 688-5539, a minimum of 2 weeks prior to the start of work. This item, Inspection Services, shall be included in the Contractor's bid.
10. 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) 688-5517 to coordinate street light pole locations.
11. Street trees must be permitted by the Philadelphia Department of Parks & Recreation. Contact the Street Tree Management Division at (215) 685-4363.
12. 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.
13. All sidewalk ramps marked HCR to have detectable warning surfaces installed in accordance with ADA regulations. All detectable warning signs shall be "replaceable wet-set" or equivalent. Surface mount or "stick on" warning signs are not permitted unless otherwise noted.
14. Existing concrete curb ramps are to be upgraded to current ADA standards.
15. Existing concrete curbing and/or walks that will be removed shall be removed from an existing expansion joint or saw cut for removal at an existing construction joint.
16. All sidewalks shall conform to state and federal barrier free design standards.
17. All proposed paving, both open air and garage, require Streets Department Approval.



<u>P - Passenger Car</u>	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

LAND DEVELOPMENT PLAN
SHARSWOOD PHASE I
2016-2054 MASTER STREET
ZONING PLAN
SITUATED IN
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

McAtlantic
Engineering Partners, Inc.

56°

Louis L. Zaepfer, P.E.
William J. Padellaro, P.E.
321 W. Slaus Street
Littleton, CO 80120
Media, PA 19063
610-965-0020

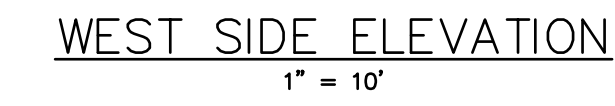
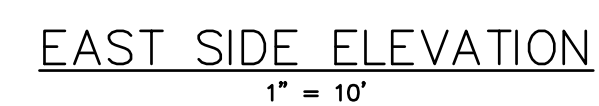
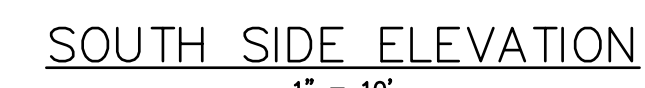
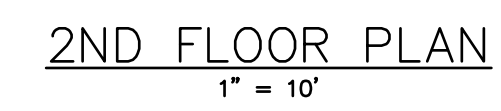
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William F. Wendling, P.E.

CITY OF PHILADELPHIA, PHILADELPHIA

610-565-0020

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Sharon Suleta
Sharon Suleta, Esquire

INTEGRATING
Engineering Partners, LLC

Matthew J. Robinson P.E.
William J. Parkhill III P.E.

LAND DEVELOPMENT PLAN
SHARSWOOD PHASE I
2016-2054 MASTER ST
ARCHITECTURAL ELEVATIONS
SITUATED IN

CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA

William F. Wendling, P.E.

EMD	ZJC	DATE:	01/27/20	HORIZONTAL SCALE:	1"=10'	VERTICAL SCALE:	N/A	4/17/20	PERMIT SUBMISSION	SMD	WW
PROJECT No.:								4/13/20	ISSUED FOR FINAL PSD REVIEW	SMD	WW
								3/31/20	REVISED PERMIT SET	SMD	WW
DRAWING NAME:			09-Multi Family Erections.dwg					2/24/20	PERMIT SET	SMD	WW
									DATE:	REVISIONS	DRAWN BY: