

## **Zoning Permit**

**Permit Number** ZP-2021-000773

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
1429-31 FEDERAL ST Parcel C, Philadelphia, PA 19146-3136	\$1,086.00	9/30/2020
	ZBA CALENDAR	ZBA DECISION DATE
		9/30/2020
	ZONING DISTRICTS	

#### PERMIT HOLDER

#### APPLICANT

Vincent Mancini DBA: LANDMARK ARCHITECTURAL DESIGN 1325 Snyder AvePHILADELPHIA, PA 19148USA

#### TYPE OF WORK

New construction, addition, GFA change

#### APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED BUILDING WITH GREEN ROOF, SIZE AN 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**

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#### ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

#### PARCEL

1429-31 FEDERAL ST Parcel C, Philadelphia, PA 19146-3136

#### ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON THE GROUND FLOOR IN SAME BUILDING AS 42 DWELLING UNITS (MULTIFAMILY HOUSEHOLD LIVING) WITH 14 ACCESSORY INTERIOR CLASS 1A BICYCLE PARKING SPACES.

This permit is subject to the following specific conditions.

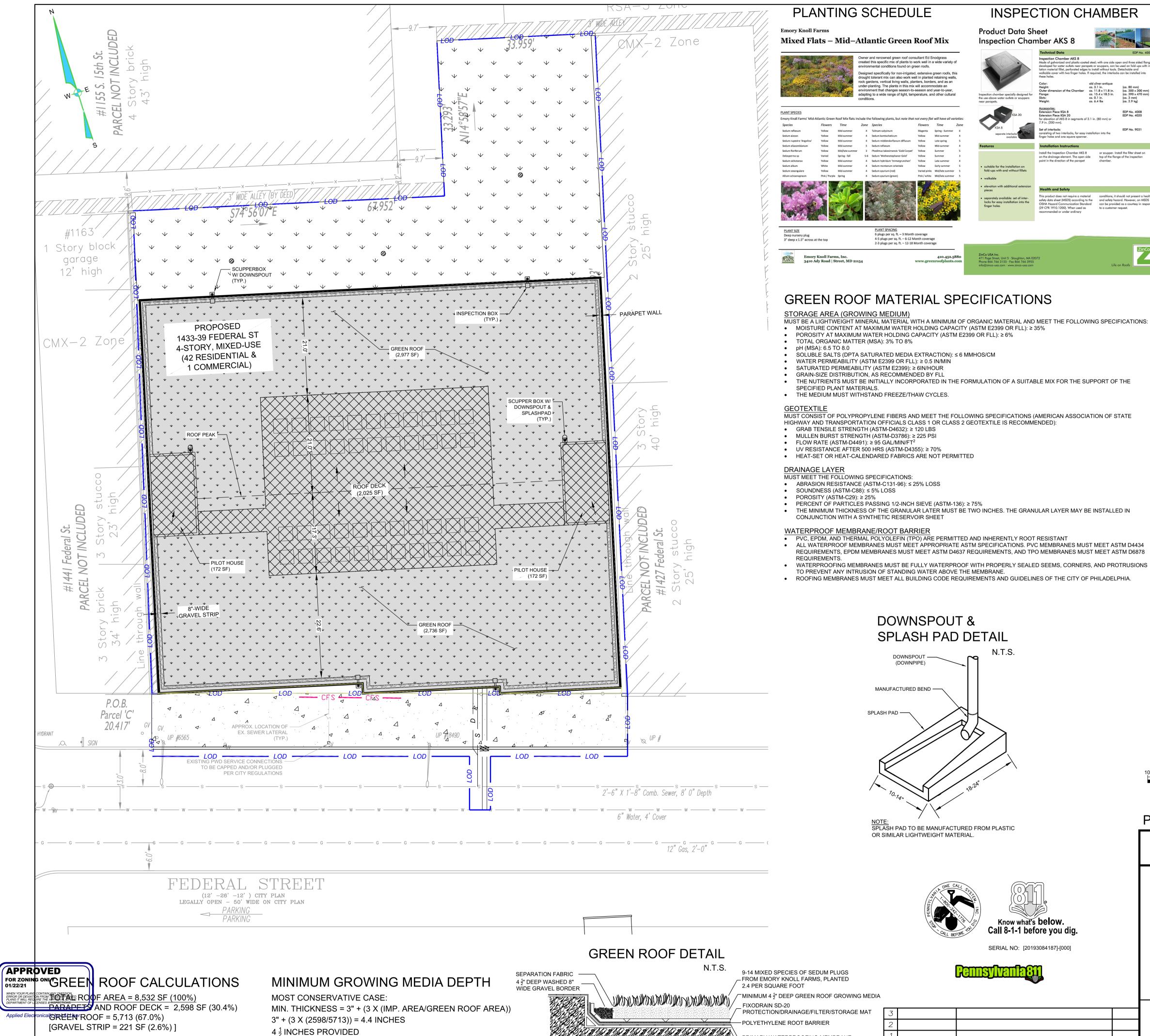
#### CONDITIONS

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.





## PLANTING SCHEDULE

### **Emory Knoll Farms** Mixed Flats - Mid-Atlantic Green Roof Mix



Owner and renowned green roof consultant Ed Snodgrass eated this specific mix of plants to work well in a wide variety of Designed specifically for non-irrigated, extensive green roofs, this drought tolerant mix can also work well in planted retaining walls, rock gardens, vertical living walls, planters, borders, and as an under-planting. The plants in this mix will accommodate an environment that changes season-to-season and year-to-year, adapting to a wide range of light, temperature, and other cultural

Flowers Time Zone Magenta Spring - Summer Yellow Mid-summer 4 Sedum middendorfianum diffusum Yellow Late spring

Yellow Mid/late summer 3 Phedimus takesimensis 'Gold Carpet' Yellow Summer Varied Spring - fall Yellow Mid-summer 4 Sedum hybridum 'Immergrunchen' Yellow Late summer White Mid-summer Yellow Early summer 4 Sedum montanum orientale Pink / Purple Spring 4 Sedum spurium (green) Pink / white Mid/late summer 5

6 plugs per sq. ft. – 3 Month coverage 4-5 plugs per sq. ft. – 6-12 Month coverage 2-3 plugs per sq. ft. – 12-18 Month coverage

**DOWNSPOUT &** 

DOWNSPOUT ----

(DOWNPIPF)

MANUFACTURED BEND —

SPLASH PAD -

SPLASH PAD DETAIL

NOTE: SPLASH PAD TO BE MANUFACTURED FROM PLASTIC

OR SIMILAR LIGHTWEIGHT MATERIAL.

## **INSPECTION CHAMBER**

## **Product Data Sheet Inspection Chamber AKS 8**





fold-ups with and without fille

## **Product Data Sheet**

ca. 7.25 psi (ca. 50 kN/m²) Water retention capacity: ca. 0.07 gal/sq. ft. (ca. 3 l/m²) In-plane Water Flow Rate: ca. 1.7 gpm/ft. ca. 2.6 gpm/ft. ca. 3.1 gpm/ft. ca. 6.1 gpm/ft. (ca. 0.53 l/(s·m)) (ca. 0.65 l/(s·m)) (ca. 1.27 l/(s·m))

ca. 3.3 ft. x 65.6 ft.

(ca. 1.00 m x 20.00 m)

**LOCATION MAP** 

DRAINAGE MAT

**C €** <sub>ETA -13/0668</sub> Features

green roof build-ups.

nstall the Drainage Mat Fixedrain® XD 20 but not limited to, to be installed according and the Drainage main revolution and the root resistant and waterproof roof to manufacturer's instructions, not exponentiation. The Fixedrain® XD 20 mats are to UV-light, completely covered. Call construction. The Exparation ALD 2D ministers to be connected by interlocking studs lengthwise. Cut the Fixodrain® XD 20 mat in situ at roof penetrations. Ensure that pre-attacked filter sheet overlaps completely at joints. Consider co. 3 % allowance for wastage. Fixodrain® XD 20 is, included, · quick and easy installation This product does not require a material safely data sheet (MSDS) according to the OSHA Hazard Communication Standard (29 CFR 1910.1200). When used as to a customer request. 100% recyclable

# **LEGEND**

## CONSTRUCT ROOF STRUCTURE.

## 2. INSTALL CANT STRIP AROUND PERIMETER OF ROOF.

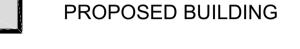
- ENTIRE ROOF AND PARAPET WALL. MEMBRANE SHOULD BE INSTALLED IN ACCORDANCE WITH GOOD ROOFING PRACTICE AND MANUFACTURER'S REQUIREMENTS AND PROCEDURES AND BE THOROUGHLY SEALED.
- INSTALL METAL CAP OVER PARAPET WALL. CONTRACTOR SHALL TAKE PRECAUTIONS TO ENSURE NO DAMAGE OCCURS TO PARAPET WALL CAP AND PRIMARY WATERPROOF ROOF MEMBRANE THROUGHOUT INSTALLATION OF GREEN ROOF SYSTEM. GREEN ROOF CONTRACTOR SHALL BE RESPONSIBLE FOR FLAT ROOF SYSTEM. GREEN ROOF CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ALL RESULTING DAMAGES.
- INSTALL ZINCO FIXODRAIN XD 20 OVER ROOT MEMBRANE/BARRIER.
- INSTALL SOIL MEDIA TO APPROPRIATE DEPTH
- INSTALL MIXED SPECIES OF SEDUM PLUGS.
- MEDIA AND PLANT MATERIAL MUST BE PROVIDED. CERTIFICATIONS DEMONSTRATING MIXTURE COMPONENTS AND ORGANIC CONTENT MUST BE PROVIDED. LICENSED DESIGN PROFESSIONAL MUST DOCUMENT GREEN ROOF SURFACE AREA, GROWING MEDIUM THICKNESS, AND DRAINAGE LAYER THICKNESS WITHIN THE CONSTRUCTION CERTIFICATION PACKAGE (CCP) SMP CONSTRUCTION CERTIFICATION FORM FOR GREEN ROOF AS WELL AS PROVIDE PHOTOGRAPHS OF EACH STEP IN THE INSTALLATION PROCESS.

## **GREEN ROOF CONSTRUCTION SEQUENCE**

- INSTALL BITUMINOUS ROOFING MEMBRANE ACROSS

- COPIES OF RECEIPTS FOR ROOFING MATERIAL

## LIMIT OF DISTURBANCE

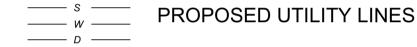


PROPOSED CONCERETE



PROPOSED GRASS (PERVIOUS)

PROPOSED GREEN ROOF **\* \*** (PERVIOUS)



PROPOSED AREA DRAIN

**GRAVEL** 

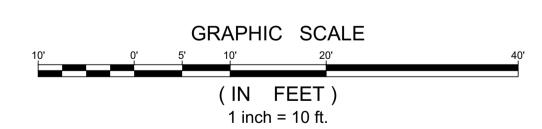
PROPOSED DOWNSPOUT

SCUPPER BOX

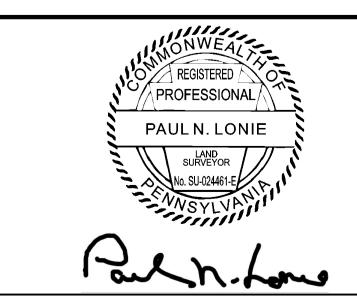
**INSPECTION BOX** 

LEVEL SPREADER

**FLOW ARROW** 



## PWD TRACKING #: FY20-FEDE-5886-01



1433-39 FEDERAL STREET 36<sup>RD</sup> WARD PHILADELPHIA, PA 19146



1391 WALTON ROAD BLUE BELL, PA 19422 (267) 885-9875

PAUL@AQUAECONOMICS.COM

(215) 732 - 0005 MIGARNICK@AOL.COM Municipality Philadelphia Philadelphia Scale 1" = 10' JAS 02/06/2020 1429-39 Federal St (Consol)(S2R2)

Sheet 5 of 8

MICHAEL GARNICK 1439 FEDERAL ST, LLC

103 S. 18<sup>TH</sup>

PHILADELPHIA, PA 19103

# **GREEN ROOF PLAN**



PAUL LONIE

PA PROFESSIONAL LAND SURVEYOR

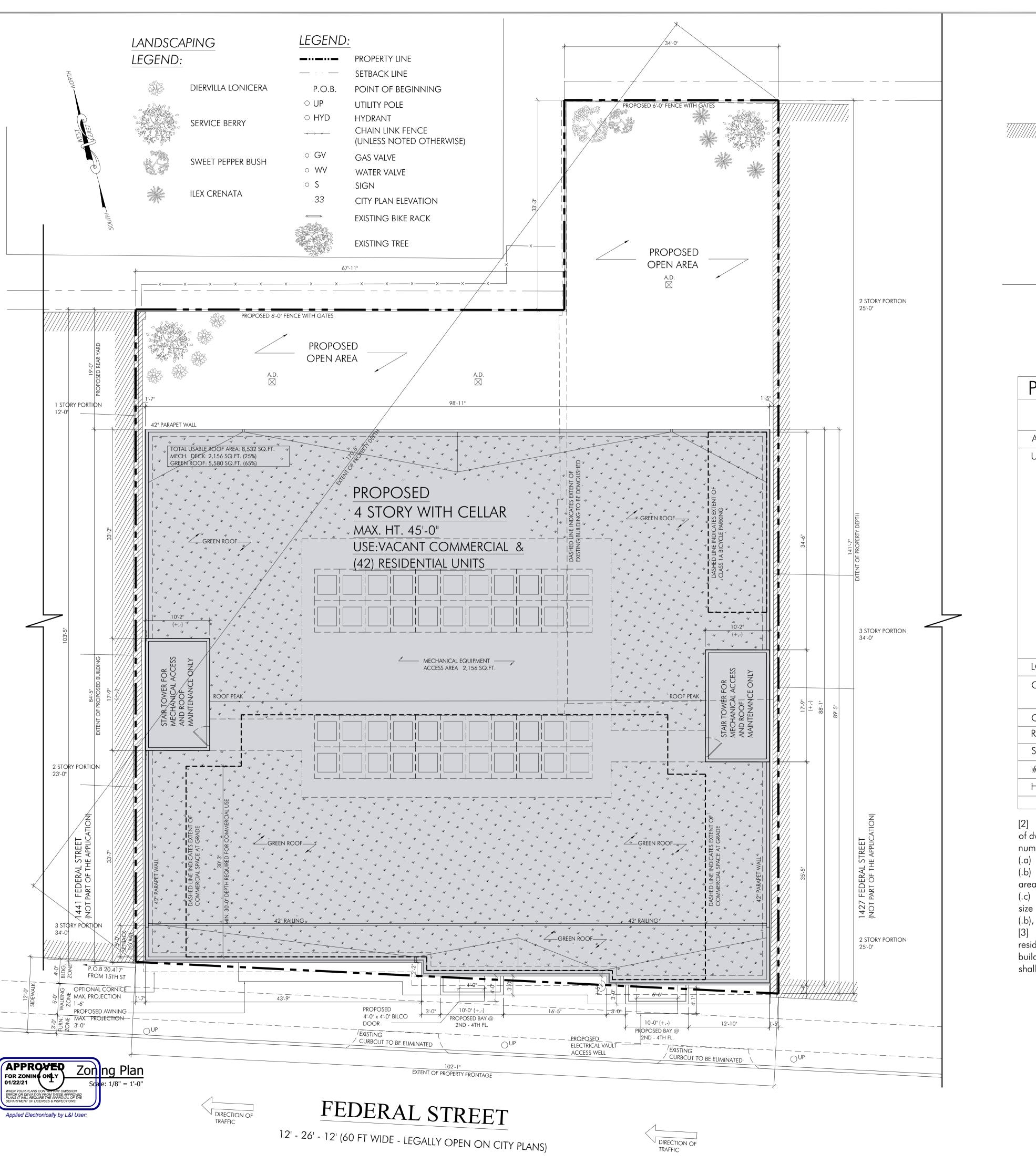
LICENSE NO.: SU24461E

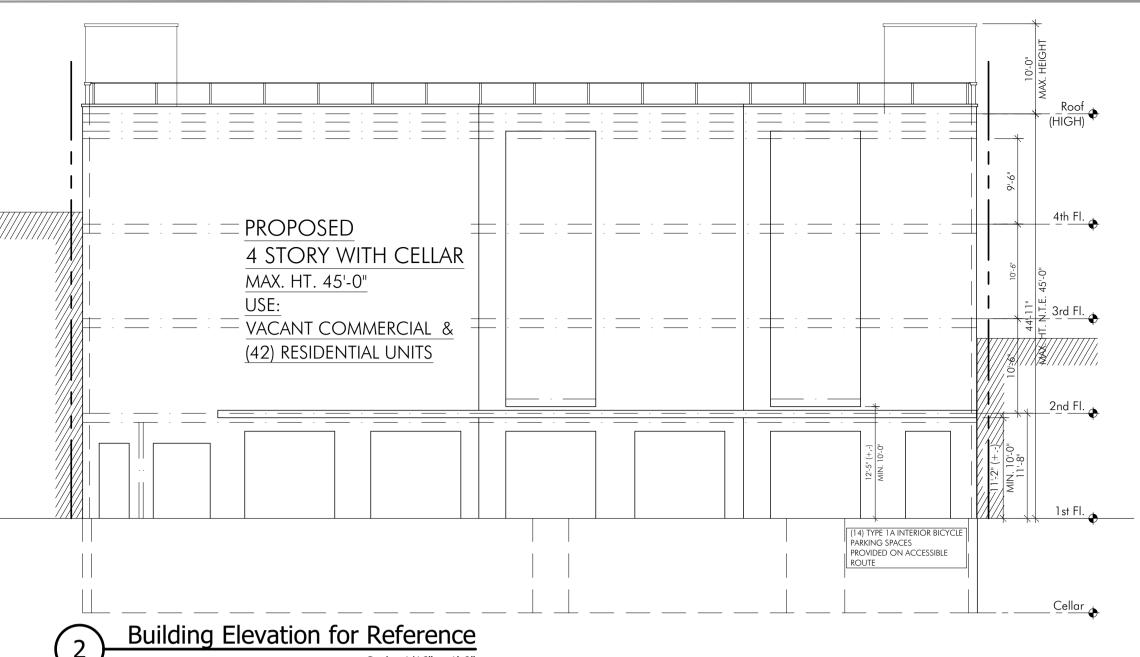
Know what's below.

Call 8-1-1 before you dig.

SERIAL NO: [20193084187]-[000] MINIMUM 4 ½" DEEP GREEN ROOF GROWING MEDIA

PROTECTION/DRAINAGE/FILTER/STORAGE MAT PRIMARY WATERPROOFING MEMBRANE Date Revision





## PROPERTY INFORMATION:

	REQUIREMENTS OF CMX-2	PROPOSED	
AREA:	*	11,920.3 SQ.FT.	
USE:	AS PER CHAPTER 14-602(4)	COMMERCIAL SPACE @ 1ST FL. FRONT. (MIN. 30'-0" OF THE BUILDING DEPTH)	
		(42) RESIDENTIAL UNITS PROPOSED TOTAL:  (23 Units by Right (11,920.3 sq.ft 1,919 sq.ft. (3 units) = 10,001.3 sq.ft./480 sq.ft. per unit after 1,919 sq.ft. = 20 units + 3 units for first 1,9191 sq.ft of the lot)  Green Roof Bonus (See Plan) 23 units x (1.25 = 28 Units	
		Moderate Income Housing 28 Residential Units x 1.25 = 35 Residential Units Allowed  Bonus earned: 7'-0" Height Bonus Used: 7'-0" Height 25% Density or 7 Units Bonus Used: 7 Units (intend to make payment to City in lieu of providing affordable housing) Estimated Payment: \$238,406	
		(14 INTERIOR BICYCLE PARKING SPACES CLASS 1A PROVIDED)	
LOT WIDTH:	*	102'-1"	
OCCUPIED BY BUILDING & PARTY WALLS:	75%, 80% CORNER LOTS	8,927 SQ.FT. (75%)	
OPEN AREA:	25%, 20% CORNER LOTS	2,993.3 SQ.FT. (25%)	
REAR YARD DEPTH:	9'-0" MIN. OR 10% OF LOT DEPTH	19'-0" MIN. PROVIDED	
SIDE YARD WIDTH:	5'-0" MIN.	*	
# OF STORIES:	N/A	4 + CELLAR	
HEIGHT:	38'-0" MAX.	45'-0" MAX. WITH MODERATE INCOME HOUSING BONUS	
		GROSS BLD. AREA: 34,668 sq.ft. (+,-)	

- In the CMX-2 district, the number of permitted dwelling units is as follows, provided that, whenever the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number: 330
- (.a) A maximum of two dwelling units are permitted for lots less than 1,440 sq. ft. in area;
- (.b) A maximum of three dwelling units are permitted for lots that are 1,440 sq. ft. to 1,919 sq. ft. in area; and a minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,919 sq. ft.; provided that
- (.c) If the green roof conditions set forth at § 14-602(7) are met, the number of units allowed is 25% greater than indicated by the foregoing lot size requirements, applied prior to the inclusion of any other applicable increases in allowable units, and the provisions of subsections (.a) and (.b), above, shall not apply.
- In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to this requirement. 331



LANDMARI

**PENNSYLVANIA** Pennsylvania License No. RA011382X

Phila. Business Privilege License No. 4535 **NEW JERSEY** 

ennsylvania Firm Authorization X010629

New Jersey Firm Authorization No. 21AC00029100

New Jersey License No. 21Al01396000

NEW YORK New York License No. 028788-1

A.I.A. Member No. 30135052 1325 Snyder Avenue

Philadelphia, PA 19148 TEL: (215) 755-9050 Vince@landmarkaia.com



Vincent S. Mancini, AIA

IF THIS DOCUMENT IS NOT SIGNED AND SEALED, IT IS PRELIMINARY AND NOT FOR CONSTRUCTION

CONSULTANTS:

oning.

v19- 183 05-06-20

As Noted **AMR**