

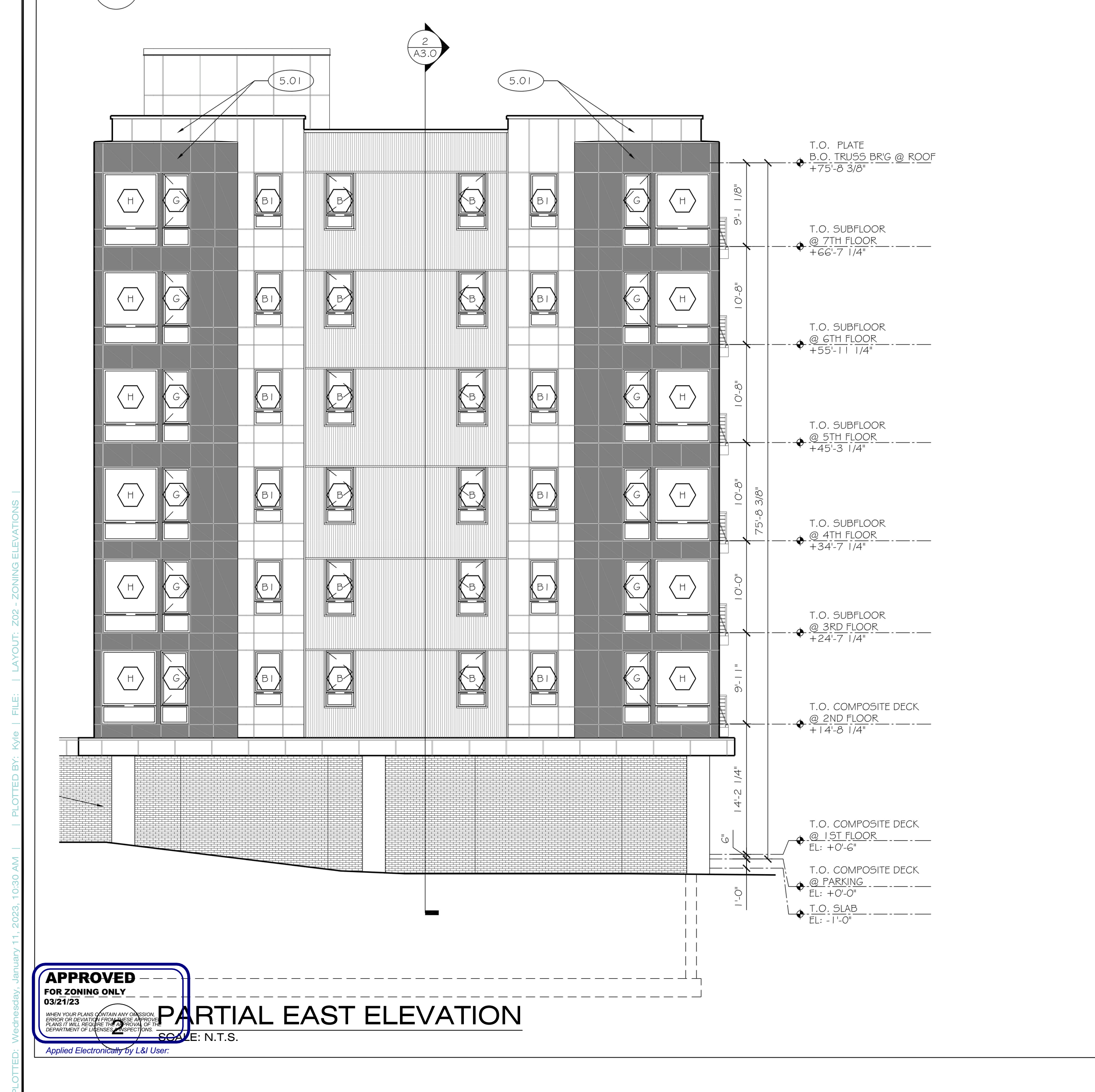
1. PLOTTED: Wednesday, January 11, 2023, 10:30 AM | 2. FILE: LAYOUT - 202 - ZONING ELEVATIONS



CMX-3 COMMERCIAL ZONING CRITERIA

	Required	Existing	Proposed
LOT REQUIREMENTS			
Max. % Occupied Area	75% (80% of corner lots)	53%	68%
Min. % Open Area	25% (20% of corner lots)	47%	32%
BUILDING DIMENSIONS			
Front Yard Setback	None required	0'	0'
Side Yard Setback	0' / 8' if used	0'	0'
Rear Yard Setback	None required	0'	0'
Max. FAR	500%	231%	348%
PARKING REQUIREMENTS			
Spaces Required	3 per 10 units	198 Units 59 Req'd 129 Provided	306 Units 92 Req'd 203 Provided
Handicap Parking	7	5	7
Loading Spaces (Residential & Commercial GFA)	2 (150,000-400,000 GFA)	1 (202,536 SF)	2 (327,440 SF)
BICYCLE PARKING REQUIREMENTS			
1 per 3 Dwelling Units - Class 1A	306 units	220	220
	102 bicycle		
STREET TREE REQUIREMENTS			
1 per 35 LF of Street Frontage	1,358 LF 38 Trees	19	28

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

1389 N AMERICAN STREET
1300-54 N 2nd STREET
Philadelphia, PA 19123
Ward #18 OPA# 881006020 & 881006745

prepared for:
DWELL AT AMERICAN STREET, LLC
1600 Market Street, Suite 3150
Philadelphia, PA 19103

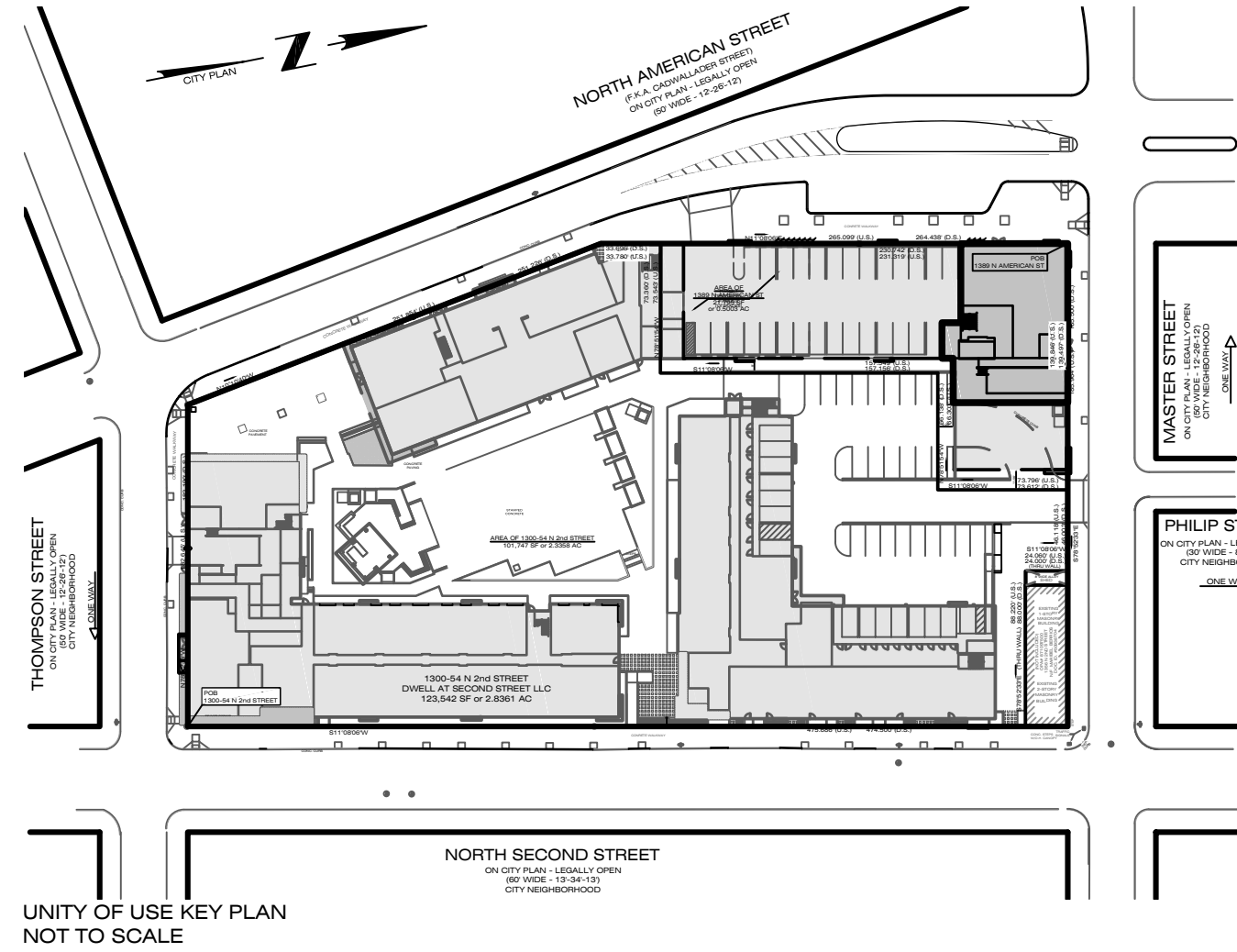
DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E

prepared by:
Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: January 11, 2023
Scale:

PHASE 2 ZONING PLAN SET
Sheet Title:
ZONING ELEVATIONS
Sheet 2 of 2

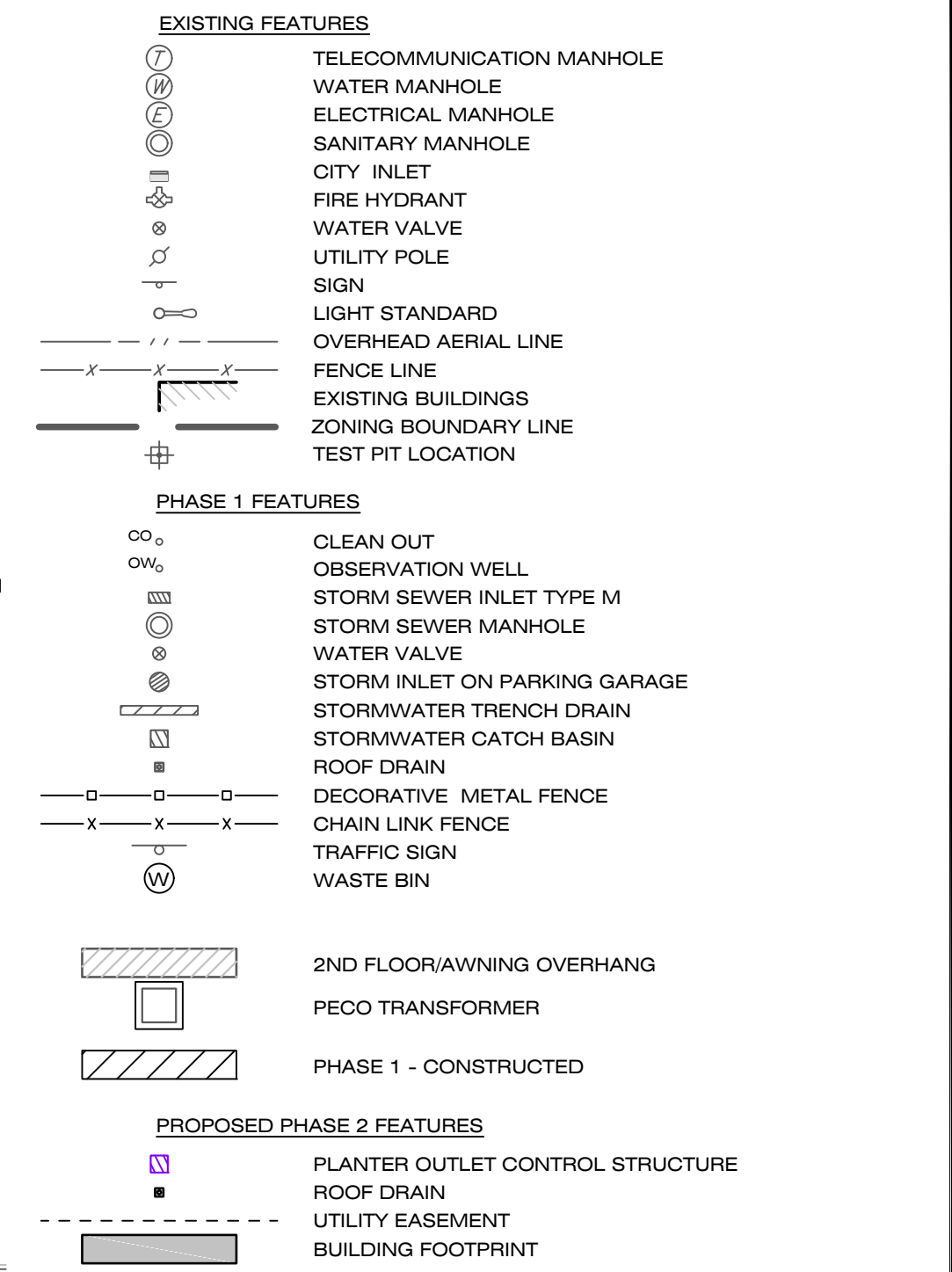
PLAN OF BASEMENT PARKING LEVEL
SCALE 1"=40'



NOTES

- Boundary and Topographic information is based on a ALTA/ACSM LAND TITLE SURVEY prepared by Control Point Associates, Inc. Titled ALTA/ACSM Land Title Survey CANUS CORPORATION, dated 4-5-2006, last revised 8-22-06.
- All boundary dimensions are identified in Philadelphia District Standard feet.
- Site Elevations are based on:
Fill Exhibit Canus Corporation as prepared by Control Point Associates, Inc. dated 1-3-2008, last revised 8-5-2008. Elevations were adjusted to city plan datum by interpolating the top of curb projections for all four intersections of the property and adjusting for the average separation to the city plan.
Off Site Elevations are based on:
Boundary and Topographic information is based on a ALTA/ACSM LAND TITLE SURVEY prepared by Control Point Associates, Inc. Titled ALTA/ACSM Land Title Survey CANUS CORPORATION, dated 4-5-2006, last revised 8-22-06.
Property is located in Flood Hazard Zone X (Areas Determined to be outside of 500 Year Flood Plan per Map Entitled "FIRM, Flood Insurance Rate Map, City of Philadelphia, Pennsylvania, Philadelphia County, Panel 182 of 230, Map Revised: August 2, 1996".
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- This survey does not address the presence or absence of freshwater wetlands.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended. The property is zoned as CMX-3 - Community Commercial and Residential Mixed Use District and I-2 - Medium Industrial District.
- Phase 1 has been completed. The subsurface basin has been sized to account for the runoff from planter 5 & building 3A.
- Manhole 1 should be core drilled into to allow connection of the outfall pipe from planter 5.
- All construction shall be in accordance with the Philadelphia Water Department & Streets Department Standards, as well as PA DOT Publication 408 and Publication 72.
- All proposed storm sewer, sanitary sewer, and water service lines will connect into the utilities located in the surrounding streets.
- All landscaping shall be in accordance with Philadelphia City Planning Commission plant list.
- Traffic paint and signage to be in conformance with PADOT pub 408 & MUTCD.
- Percolation tests were conducted by Langan Engineering on August 11, 2016.
- An industrial waste permit will be required should pumping to the City-owned infrastructure become necessary during construction.
- Inlet protection should be provided for all City-owned inlets within one block of the project site area.
- PVD is not responsible for any clearing or repairs needed on City owned infrastructure due to failure of any erosion and sediment control practices. The contractor will be responsible for any such work.
- At least 7 days before starting any earth disturbance activities, the operator shall invite all contractors involved in those activities, but not limited to the landowner and PVD Erosion and Sediment Control Division, to an on-site meeting.
- Inverts specified for proposed inlets & manholes are pipe inverts. All inlets and manholes shall provide a pump in accordance with the detail drawings.
- Recycled bituminous and p.c. concrete may be used for base & aggregate material in accordance with PA DOT Pub. 408.

LEGEND



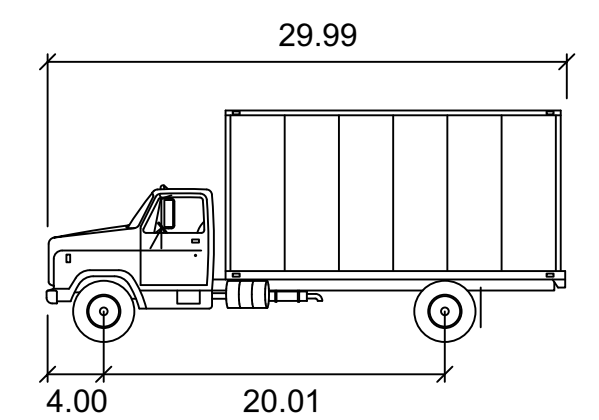
OWNER OF RECORD
1300-54 N 2ND STREET
DWELL AT SECOND ST LLC
1735 Market Street
Philadelphia, PA 19103
1389 N American Street
DWELL AT AMERICAN STREET
1735 Market Street
Philadelphia, PA 19103

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REFERENCE PLAN & DOCUMENTS

- Unity of Use - 1300 N 2nd Street. Certification Number: 651150, recorded November 17, 2015



SU-30

Width: 8.01'
Track: 8.01'
Lock to Lock Time: 6.0 s
Steering Angle: 31.8 deg



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

REVISIONS	
1	2023-03-13 BAY WINDOW REVISION

1389 N AMERICAN STREET
1300-54 N 2nd STREET
Philadelphia, PA 19123
Ward #18 OPA# 881006020 & 881006745

prepared for:
DWELL AT AMERICAN STREET, LLC
1600 Market Street, Suite 3150
Philadelphia, PA 19103

prepared by:
DAVID J. PLANTE, Professional Engineer
PA. No. PE-043820-E

Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: January 11, 2023
Scale: 1" = 20'

PHASE 2 ZONING PLAN SET
Sheet Title:
ZONING PLAN
Sheet 1 of 2

APPROVED
FOR ZONING ONLY
03/21/23

Applied Electronically by L&L User:

Zoning Permit

Permit Number ZP-2023-001706

LOCATION OF WORK 1389 N AMERICAN ST, Philadelphia, PA 19122-3864 Bldg. #3A.	PERMIT FEE \$1,854.00	DATE ISSUED 3/22/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3, CMX3	

PERMIT HOLDER DWELL AT AMERICAN STREET	1735 MARKET ST STE 4010 PHILADELPHIA PA 19103
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OWNER CONTACT 1 Stephen Klein	1600 Market St., Ste. 3150, Philadelphia, PA 19103
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SIX (6) FLOORS ADDITION ON THE TOP OF EXISTING ONE (1) STORY STRUCTURE (BUILDING # 3A) WITH BAY WINDOWS WITH PILOTHOUSE ON THE SAME LOT EXISTING STRUCTURES (BUILDING # 1, BUILDING # 2 AND BUILDING # 3) AS PREVIOUSLY APPROVED. FOR THE CREATION OF TWENTY-SEVEN (27) ACCESSORY GARAGE PARKING SPACES AT FIRST FLOOR INCLUDING WITH FIVE (5) ELECTRIC VEHICLE SPACES, THREE (3) RESERVOIR SPACES, ONE (1) VAN ACCESSIBLE SPACE (TOTAL 199 ACCESSORY PARKING SPACES ON LOT); TWO (2) LOADING SPACES AND 220 IA CLASS

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2023-001706

BICYCLE SPACES (SIZE AND LOCATION AS SHOWN IN THE APPLICATION)

AMENDMENT #1:

AMEND TO REDUCE THE BUILDING HEIGHT TO 67 FT. 5 IN.



APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
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Zoning Permit

Permit Number ZP-2023-001706

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1300-54 N 2ND ST, Philadelphia, PA 19122-4504

1389 N AMERICAN ST, Philadelphia, PA 19122-3864

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL/RETAIL SPACE ON THE FIRST FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING ABOVE (108 DWELLING UNITS) ON THE SAME LOT WITH ALL EXISTING USES AND PARKING AS PREVIOUSLY APPROVED. [TOTAL 306 DWELLING UNITS ON LOT] [THE PROPERTY IS UNIT OF USES TO CREATE ONE (1) LOT IN BETWEEN CONTIGUOUS TWO (2) LOTS (1300 N 02ND ST AND 1389 N AMERICAN ST) AS PREVIOUSLY APPROVED]AMENDMENT #1:AMEND TO REDUCE THE NUMBER OF DWELLING UNITS FROM 306 TO 288 (108 TO 90 IN BUILDING 3A).

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.