

Zoning Permit

Permit Number ZP-2023-012377

LOCATION OF WORK 901 N FRONT ST T-C-169726, Philadelphia, PA 19123 Parcel 'C'	PERMIT FEE \$654.00	DATE ISSUED 12/7/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED SEVEN (7) STORY STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) ROOF DECK STRUCTURES (TO CONTAIN STAIRS & LANDING ONLY) AND ONE (1) ROOF DECK ACCESS STRUCTURE WITH ONE (1) ELEVATOR OVERRUN; SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.
- 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

901 N FRONT ST T-C-169726, Philadelphia, PA 19123

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY (NINETY-SIX (96) DWELLING UNITS) HOUSEHOLD LIVING WITH TWENTY-FOUR (24) ACCESSORY OFF-STREET SURFACE PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE), (ONE (1) ELECTRIC VEHICLE PARKING SPACE), (ONE (1) RIDE SHARE PARKING SPACE), AND THIRTY-SEVEN (37) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES; SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

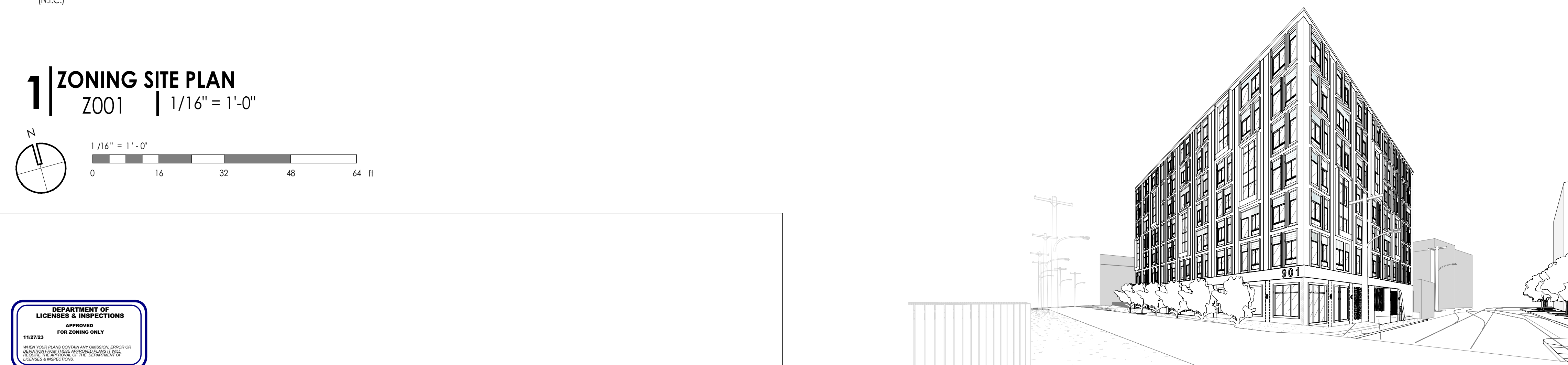
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



INTERIOR LANDSCAPE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
1	MAGNOLIA VIRGINIA	SWEET BAY MAGNOLIA	20' - 30'	2" - 3"	8&8	FULL HEAD, SINGLE LEADER
1	CORNUS X RUTBAN	URORA DOGWOOD	20' - 30'	2" - 3"	8&8	FULL HEAD, SINGLE LEADER
6	HYDRANGEA QUERCIFOLIA	LEAF HYDRANGEA	2'-0"	-	3 GAL	FULL WELL BRANCHED
15	MONARDA FISTULOSA	WILD BERGAMOT	1'- 5'	-	3 GAL	FULL WELL BRANCHED
15	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1'- 5'	-	3 GAL	FULL WELL BRANCHED

STREET TREE PLANTING SCHEDULE						
QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAL.	SIZE	NOTE
4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	40' - 50'	2"-3"	8&8	FULL HEAD, SINGLE LEADER
2	PRUNUS AMERICANA	AMERICAN PLUM	15' - 25'	2"-3"	8&8	FULL HEAD, SINGLE LEADER

PARKING LANDSCAPE & SCREENING NOTES

INTERIOR LANDSCAPING REQUIREMENT: 3,004 SF OPEN PARKING AREA X 10% = 300.4 SF
INTERIOR LANDSCAPING PROVIDED: 578 SF (19.2%)
INTERIOR LANDSCAPING TREES PROVIDED: 1 PER EVERY 200 SF OF INTERIOR LANDSCAPING REQUIRED = 2
INTERIOR LANDSCAPING SHRUBS REQUIRED: 3 PER EVERY 200 SF OF INTERIOR LANDSCAPING REQUIRED = 6
INTERIOR LANDSCAPING PERENNIAL GROUND COVER: 15 PER EVEY 200 SF OF INTERIOR LANDSCAPING REQUIRED = 30

1. HERBACEOUS PLANTS OR LAWN INSTALLED IN THE REQUIRED LANDSCAPED AREA SHALL BE FROM THE LIST OF APPROPRIATE PLANTINGS PER SECTION 14-705 OF THE PHILADELPHIA ZONING CODE.
2. TREES INSTALLED IN THE REQUIRED LANDSCAPE AREA SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
3. THE BUFFER AREA SHALL CONSIST OF NATURAL PLANT MATERIALS SUCH AS LAWN, HERBACEOUS PLANTS, SHRUBS, AND TREES, AND SHALL NOT CONTAIN IMPERVIOUS MATERIALS. AT LEAST 15 FT OF SPACE MUST BE PROVIDED BETWEEN TREE TRUNKS. SHRUBS SHALL HAVE A MATURE HEIGHT OF AT LEAST FIVE FT.

FAR CHART

LEVEL 01	10,165 SF
LEVEL 02	10,978 SF
LEVEL 03	10,978 SF
LEVEL 04	10,978 SF
LEVEL 05	10,978 SF
LEVEL 06	10,978 SF
LEVEL 07	10,978 SF
ROOF	0 SF
TOTAL	76,033 SF

FAR MATRIX

LOT AREA: 1,5814 SF
GROSS BUILDING AREA: 76033 SF
PROPOSED FAR: 480.8%

PARKING LEGEND

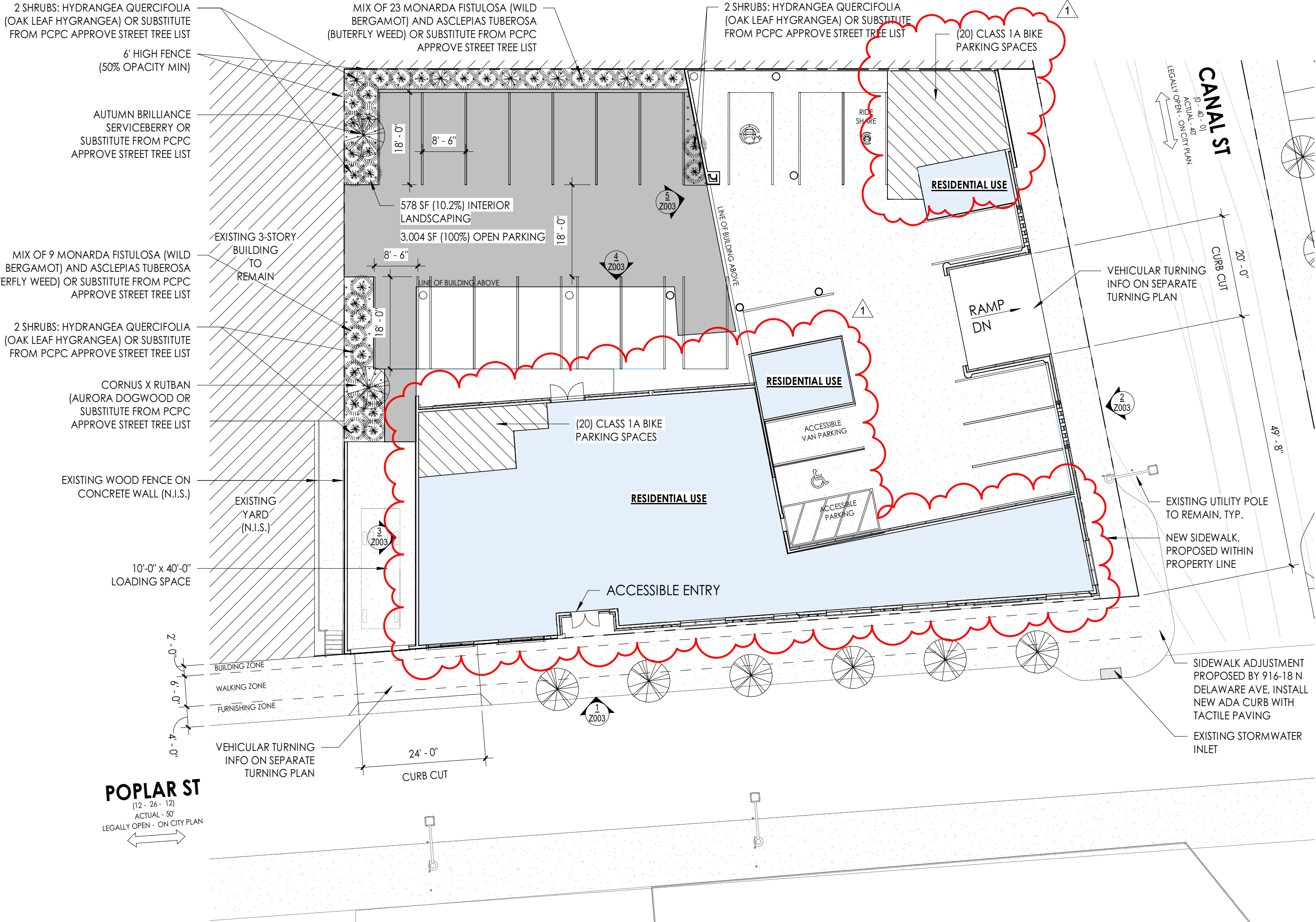
PARKING SCHEDULE

Count	Type
1	8' 0" x 18' (8' Aisle, Van Accessible)
8	8' 6" x 18'
13	8' 6" x 18'
1	8' 6" x 18' Electric Vehicle Parking
1	8' 6" x 18' Ride Share
Grand total: 24	

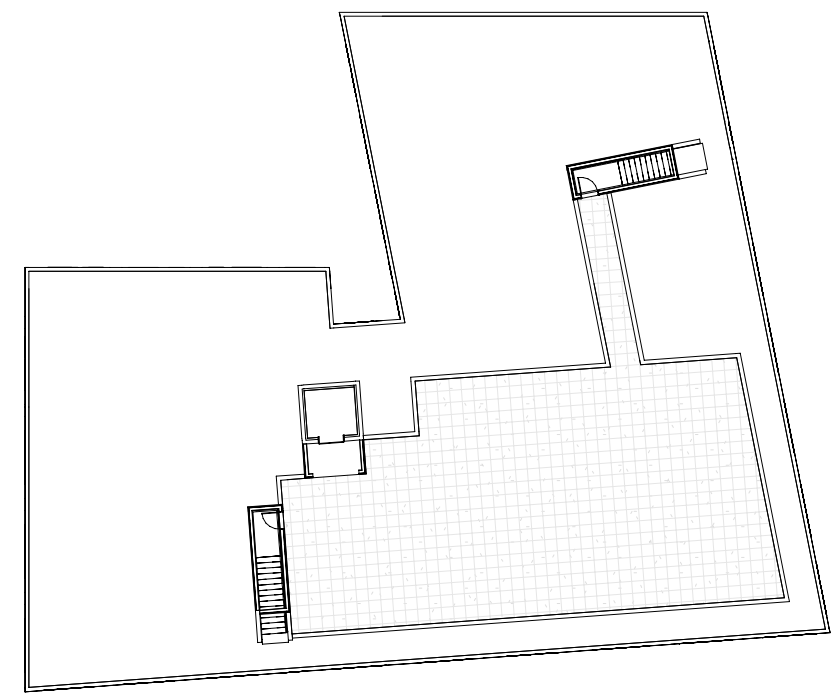
AVERAGE GRADE CALCULATION

SOUTHWEST CORNER: 1'-7"
NORTHWEST CORNER: 0'-0"
SOUTHEAST CORNER: -3'-3"
NORTHEAST CORNER: -3'-6"

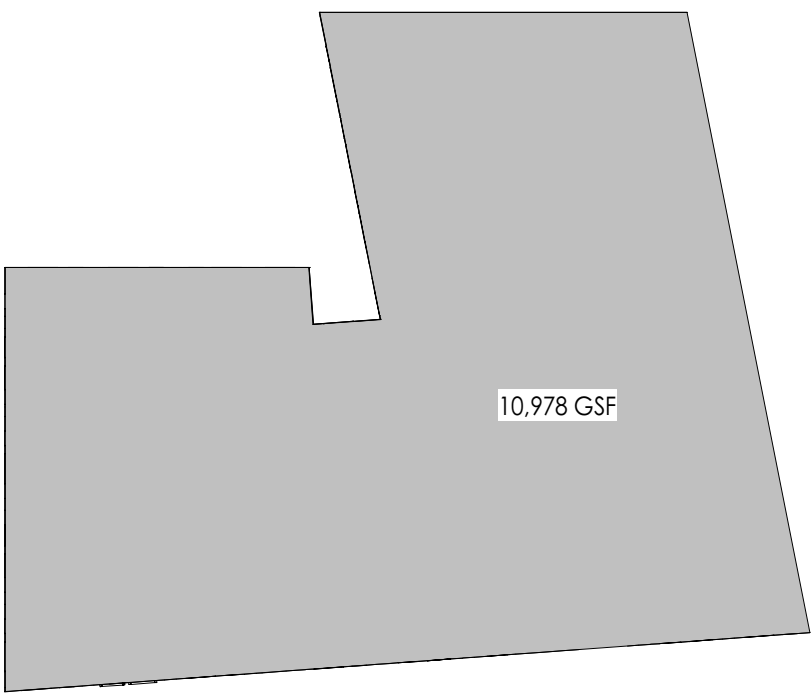
AVERAGE GRADE = -1'-3 1/2"



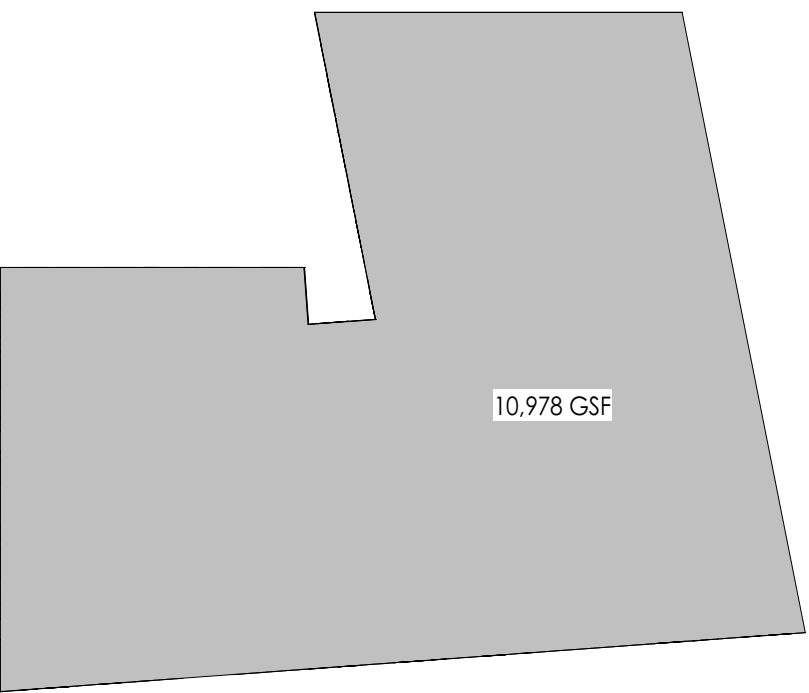
1 | LEVEL 1 FLOOR PLAN
2002 | 1/16" = 1'-0"



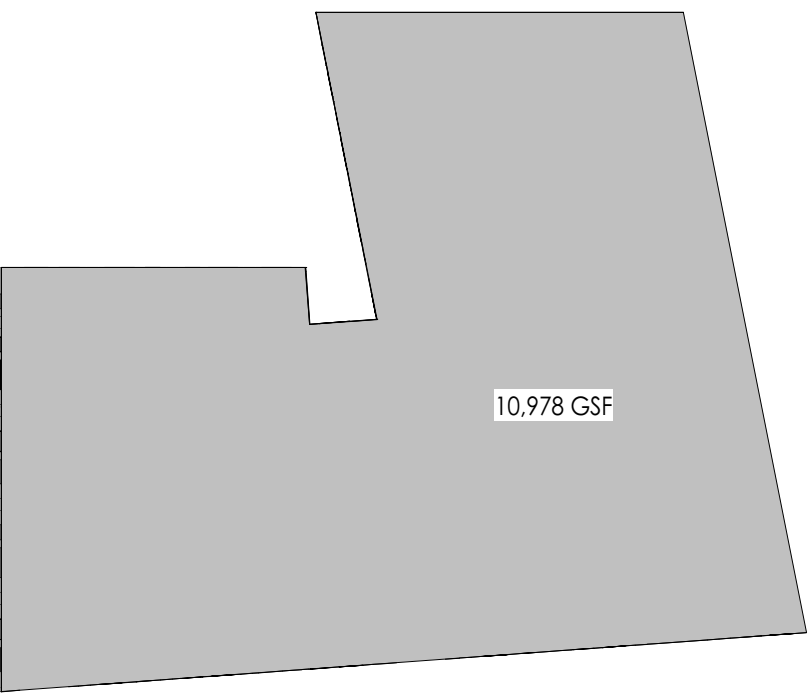
9 | T.O. ROOF FAR
2002 | 1/32" = 1'-0"



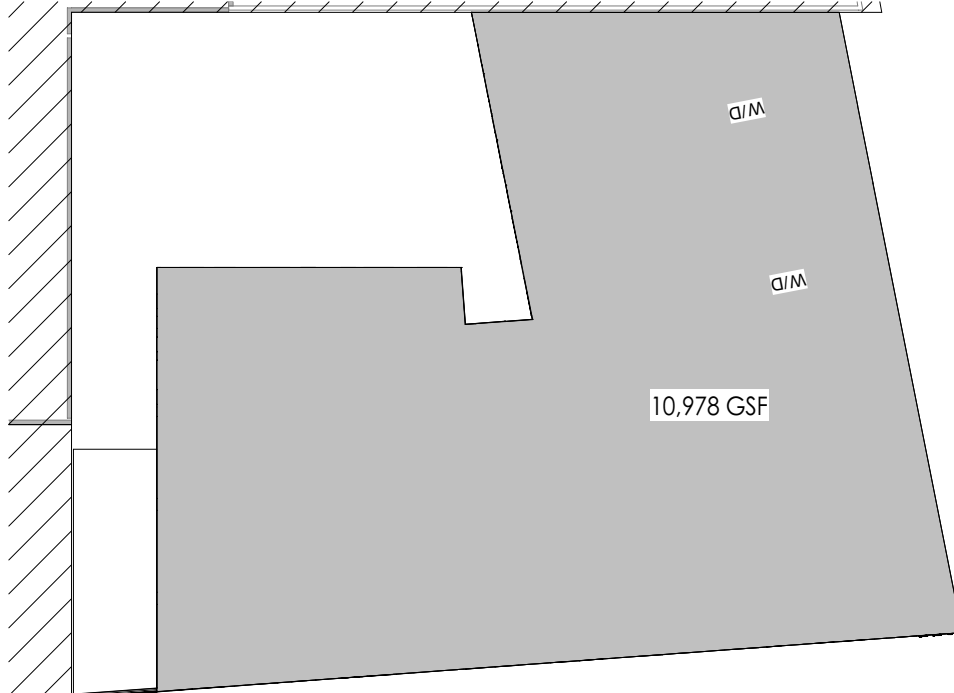
8 | LEVEL 07 FAR
2002 | 1/32" = 1'-0"



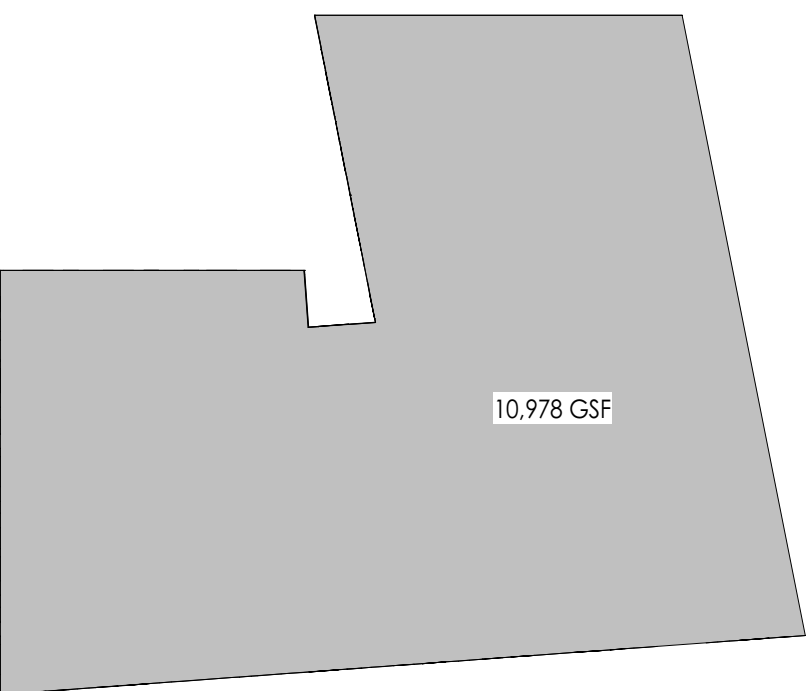
7 | LEVEL 06 FAR
2002 | 1/32" = 1'-0"



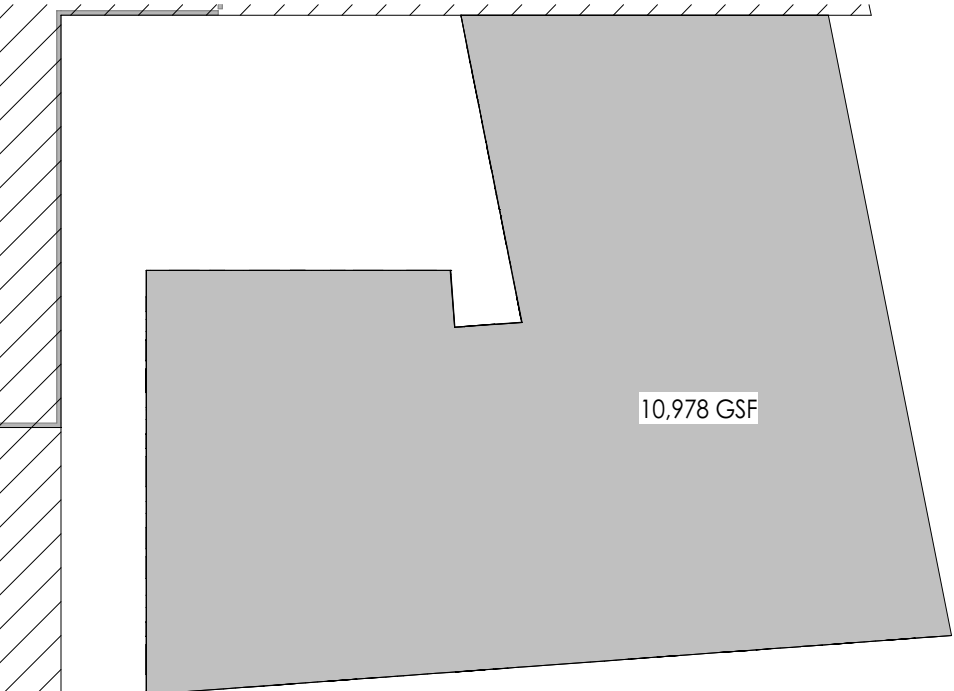
5 | LEVEL 04 FAR
2002 | 1/32" = 1'-0"



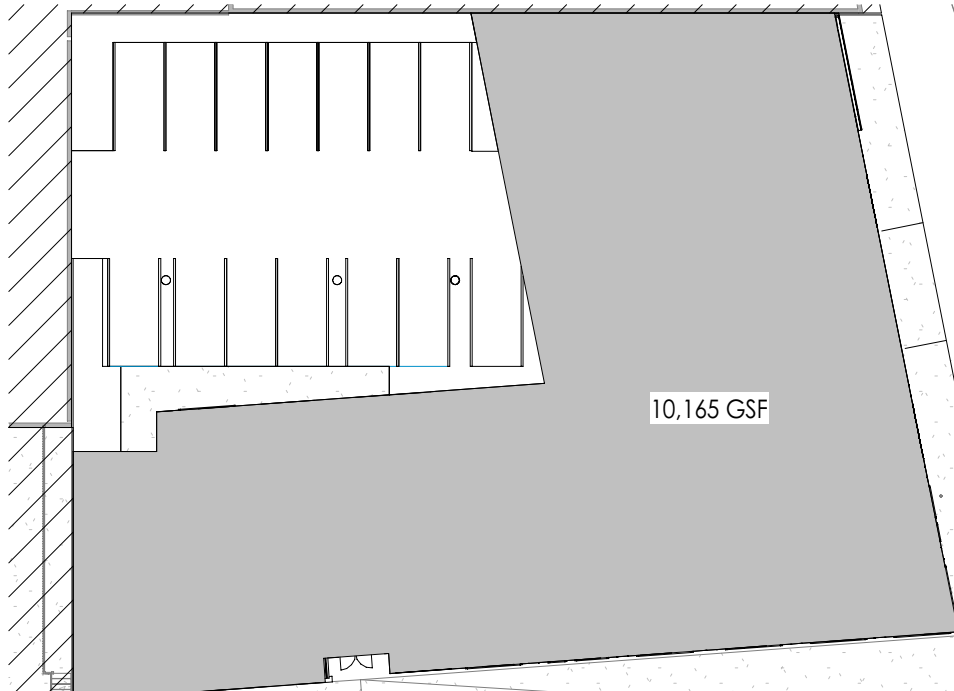
3 | LEVEL 02 FAR
2002 | 1/32" = 1'-0"



6 | LEVEL 05 FAR
2002 | 1/32" = 1'-0"



4 | LEVEL 03 FAR
2002 | 1/32" = 1'-0"



2 | LEVEL 01 FAR
2002 | 1/32" = 1'-0"



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Philadelphia, PA 19106
267-752-8793

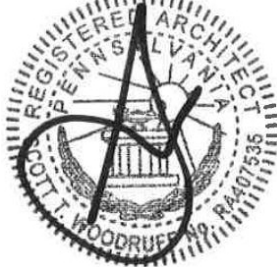
CIVIL ENGINEERING CONSULTANT

BOHLER ENGINEERING
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SEAL



PROJECT ADDRESS
901 N FRONT ST, PHILADELPHIA, PA 19123

1	ZONING REV 02	HR	CC	10/25/2023
	ZONING REV 01	TK	CC	04/17/2023
	ISSUE FOR ZONING PERMIT	TK	CC	1/20/2023
	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT
901 N FRONT ST

SHEET TITLE
ZONING PLAN

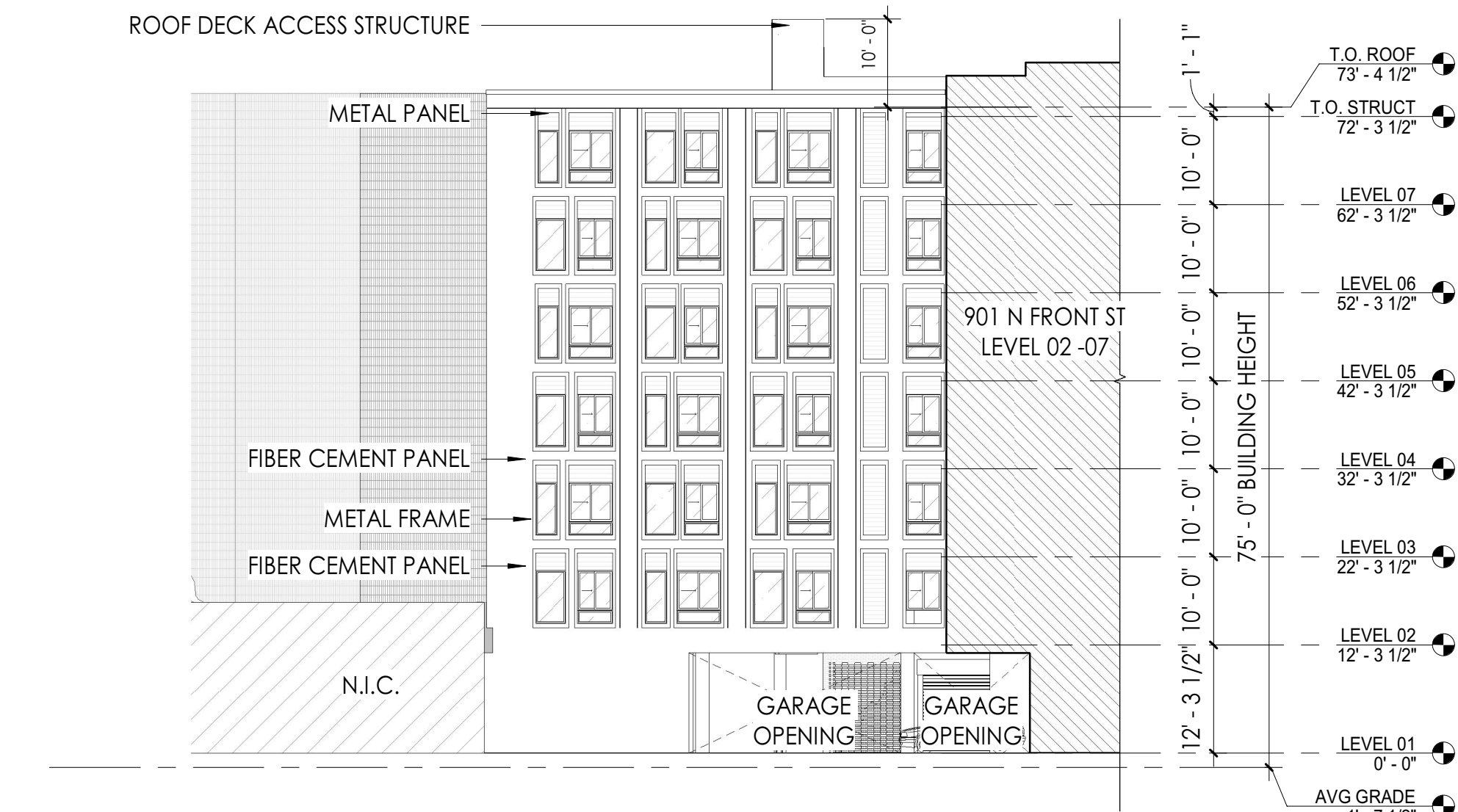
PROJECT NO
22054105

REVISION
1

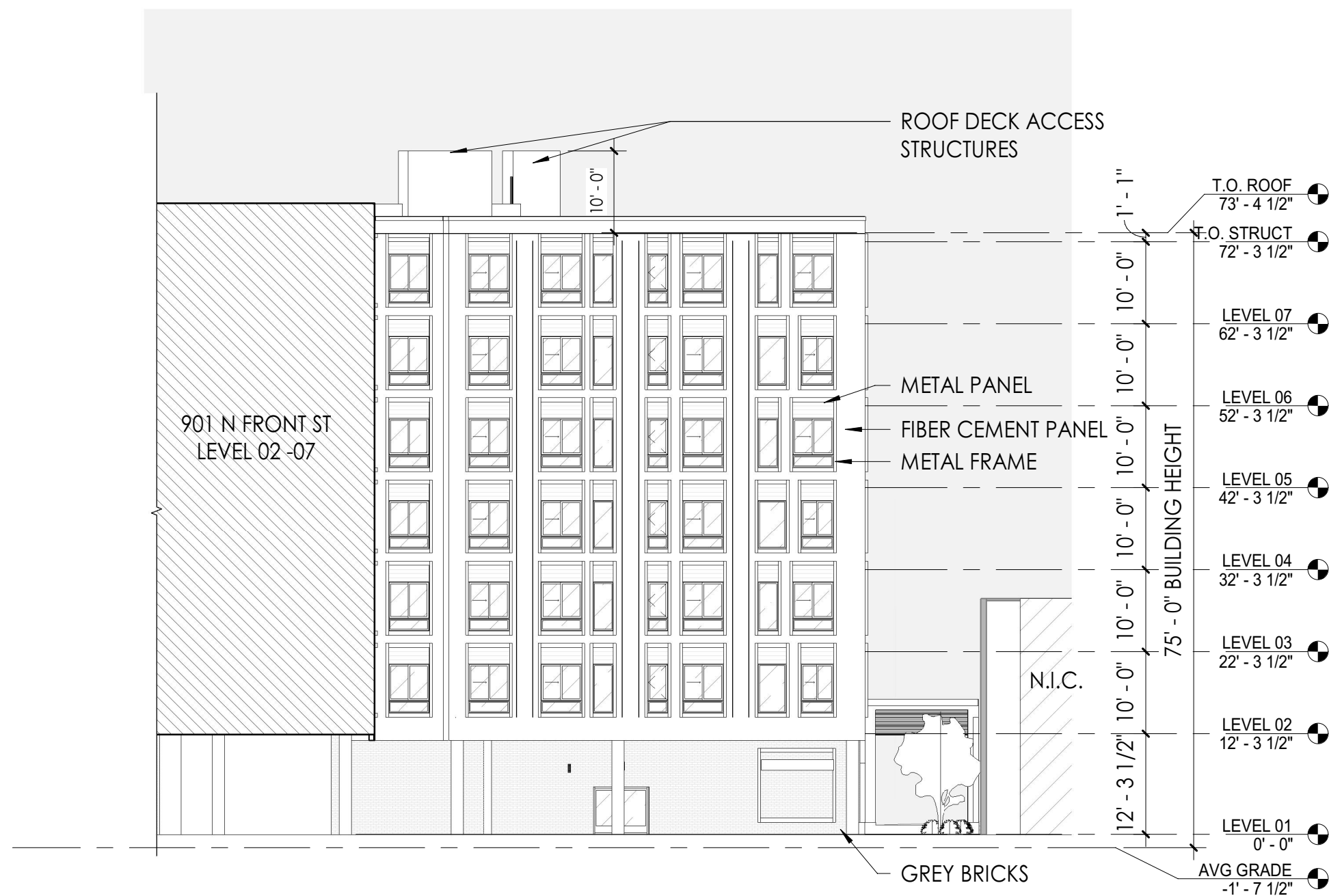
SCALE
As indicated

2002

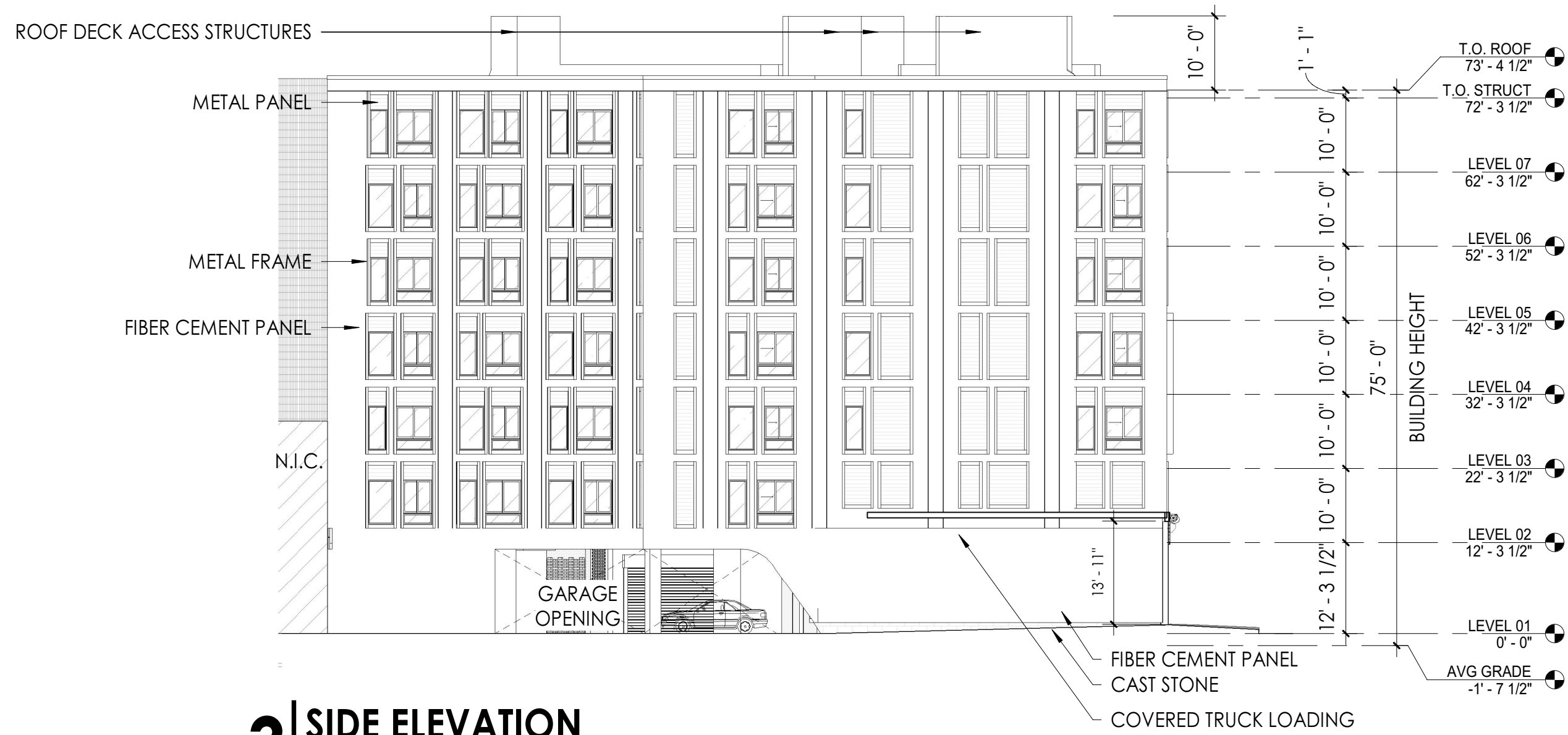
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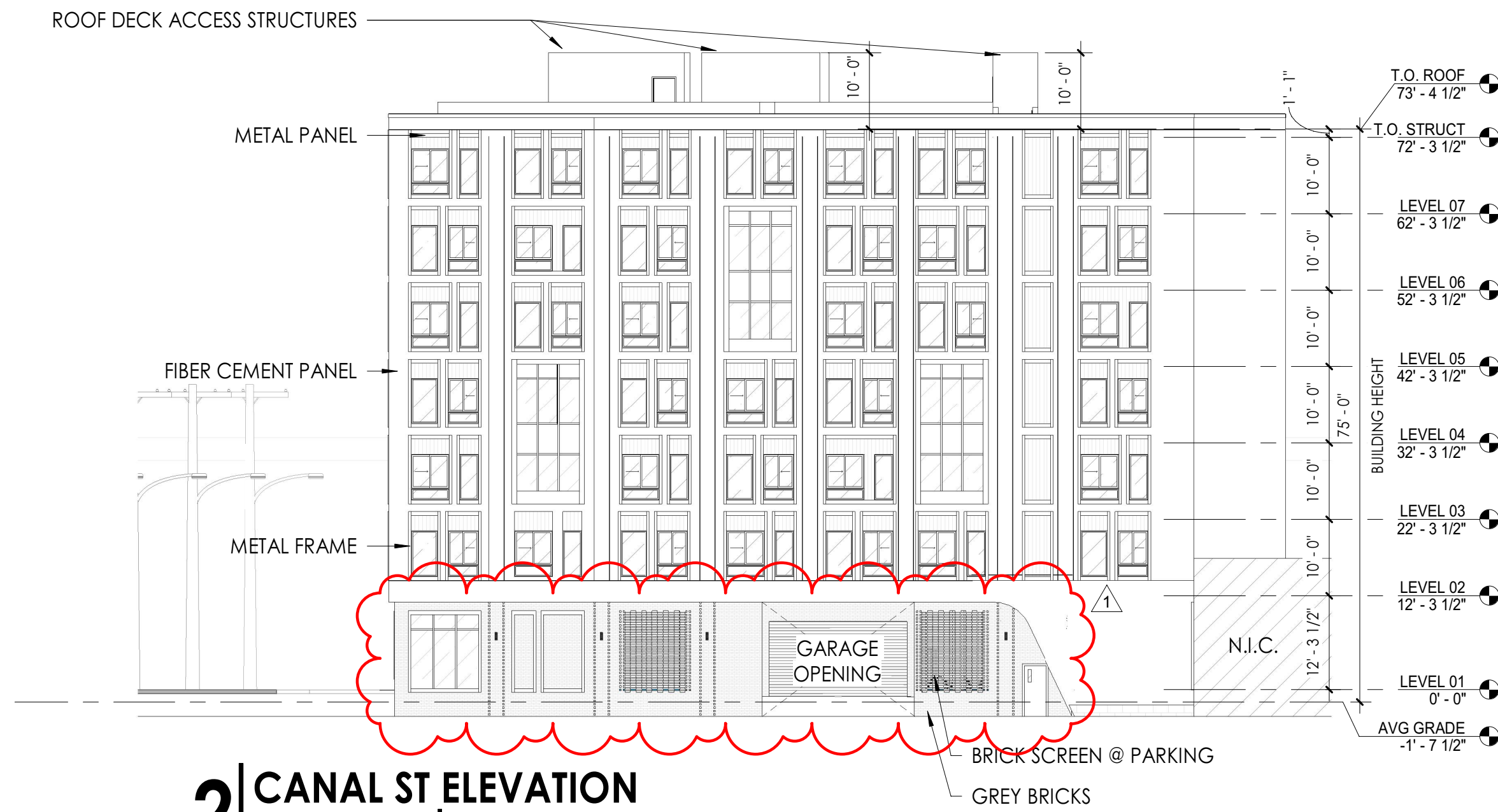
5 | REAR ELEVATION 02
Z003 | 1/16" = 1'-0"



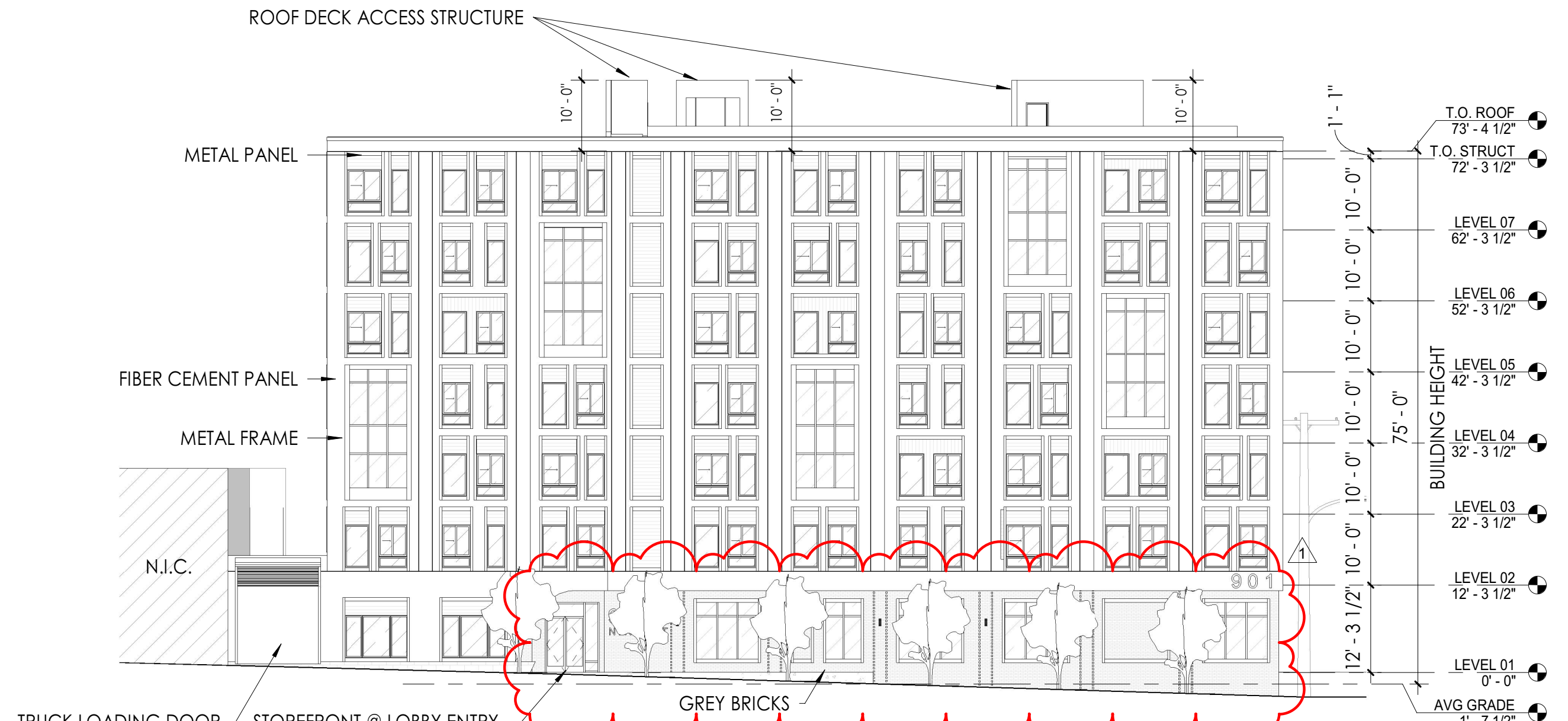
4 | REAR ELEVATION 01
Z003 | 1/16" = 1'-0"



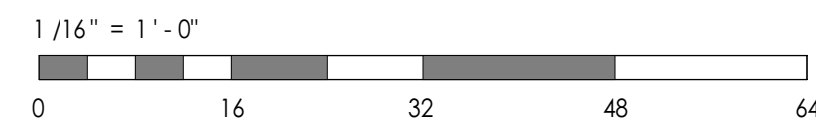
3 | SIDE ELEVATION
Z003 | 1/16" = 1'-0"



2 | CANAL ST ELEVATION
Z003 | 1/16" = 1'-0"



1 | POPLAR ST ELEVATION
Z003 | 1/16" = 1'-0"



CLIENT

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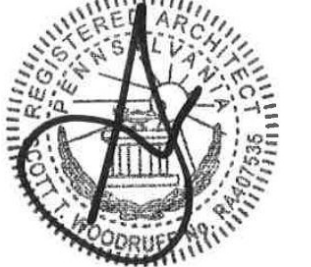
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	SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

901 N FRONT ST

SHEET TITLE

ZONING ELEVATIONS

PROJECT NO

22054105

REVISION

1

SCALE

1/16" = 1'-0"

Z003