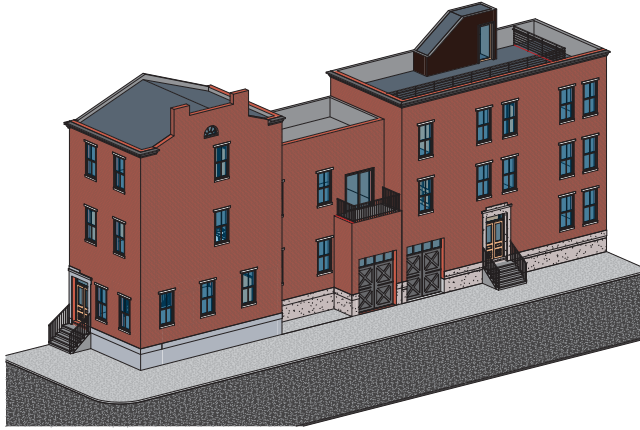


PHILADELPHIA, PA 19130

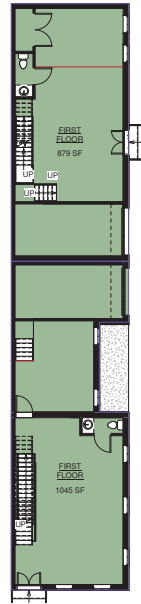
PROPOSED INTERIOR ALTERATIONS TO AN EXISTING 3-STORY DWELLING (SINGLE FAMILY HOUSE) AND PROPOSED ADDITION OF A 3 STORY SINGLE FAMILY DWELLING W/ ROOF DECK, PILOT HOUSE AND BASEMENT.



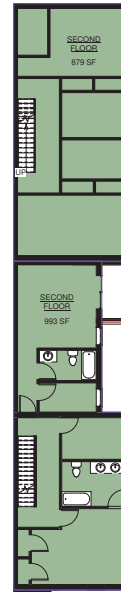
11 PHASE A 3D VIEW
A00 SCALE:



3 BASEMENT AREA PLAN
A00 SCALE: 1" = 10'-0"



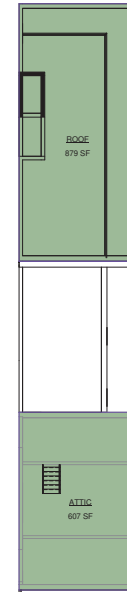
7 FIRST FLOOR AREA PLAN
A00 SCALE: 1" = 10'-0"



8 SECOND FLOOR AREA PLAN
A00 SCALE: 1" = 10'-0"

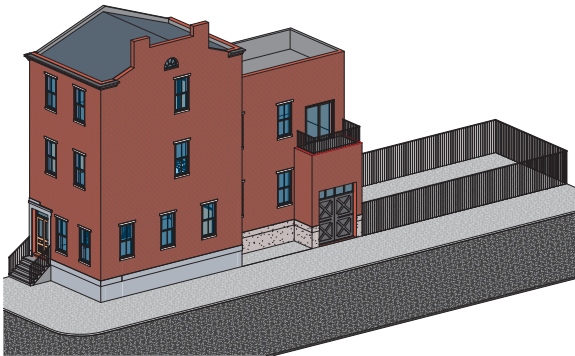


9 THIRD FLOOR AREA PLAN
A00 SCALE: 1" = 10'-0"



10 ROOF AREA PLAN
A00 SCALE: 1" = 10'-0"

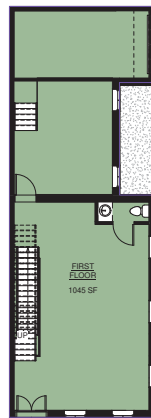
PROPOSED INTERIOR ALTERATIONS TO AN EXISTING 3-STORY SINGLE HOUSE



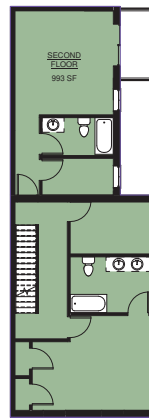
12 PHASE B 3D VIEW
A00 SCALE:



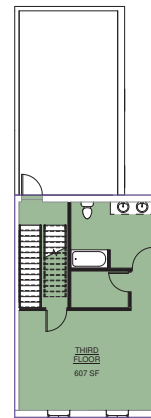
1 BASEMENT AREA PLAN
A00 SCALE: 1/8" = 1'-0"



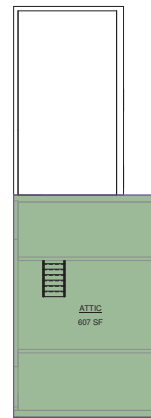
2 FIRST FLOOR AREA PLAN
A00 SCALE: 1/8" = 1'-0"



4 SECOND FLOOR AREA PLAN
A00 SCALE: 1/8" = 1'-0"



5 THIRD FLOOR AREA PLAN
A00 SCALE: 1/8" = 1'-0"



6 ROOF AREA PLAN
A00 SCALE: 1/8" = 1'-0"

SHEET	SHEET NAME	Sheet Issue Date
A00	COVER SHEET	03-08-22
A100	EXISTING CONDITIONS	03-08-22
A101	SITE PLAN FROM PREVIOUSLY APPROVED PLANS	03-08-22
A102	FLOOR PLANS FROM PREVIOUSLY APPROVED PLANS	03-08-22
A103	ELEVATIONS FROM PREVIOUSLY APPROVED PLANS	03-08-22
A104	ELEVATION FROM PREVIOUSLY APPROVED PLANS	03-08-22
A105	SECTION FROM PREVIOUSLY APPROVED PLAN	03-08-22
A100.A.1	SECTION PLANS CONCEPT A	03-08-22
A100.A.2	ELEVATIONS CONCEPT A	03-08-22
A100.A.3	SECTIONS CONCEPT A	03-08-22
A100.B.1	FLOOR PLANS CONCEPT B	03-08-22
A100.B.2	ELEVATIONS CONCEPT B	03-08-22
A100.B.3	SECTIONS CONCEPT B	03-08-22

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ARCHITECT, LLC**

107 S 2nd Street
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Philadelphia, PA 19106
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267-866-0931 DIRECT
plato@plato-studio.com

ARCHITECT SEAL MUST BE IN RED INK

OWNER _____

INSIGHT PROPERTY
ADVISORS

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<input type="checkbox"/>	APPROVED AS NOTED

CLIENT SIGNATURE **DATE**

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[illegible]

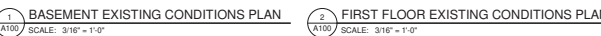
1601 MOUNT VERMON
STREET

COVER SHEET

Project number	N/A
Date	03-29-22
Drawn by	Justine Velasquez
Checked by	Checker

A00

Scale	As indicated
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1601 MOUNT VERMON
STREET

EXISTING CONDITIONS

Project number	N/A
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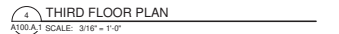
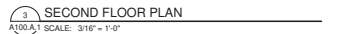
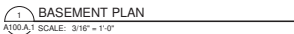
Date	03-29-22
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Drawn by	Justine Velasquez
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Checked by	Checker

A100

Scale	3/16" = 1'-0"
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1601 MOUNT VERNON STREET	
FLOOR PLANS CONCEPT A	
Project number	N/A
Date	03-29-22
Drawn by	Justine Volesquez
Checked by	Checker
A100.A.1	
Scale	As indicated





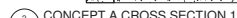
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ADVISORS[illegible]

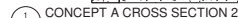
SECTIONS CONCEPT A

A100.A.3

Scale $3/16" = 1'-0"$



A100.A.3 SCALE: 3/16" = 1'-0"



A100.A.3 SCALE: 3/16" = 1'-0"



A100.A.3 SCALE: 3/16" = 1'-0"



A100.B.2	
Scale	As indicated

NOTE: CONTRACTOR TO VERIFY THE PITCH AND HEIGHT OF THE SURROUNDING PORCHES TO MATCH THE CONTEXT IF POSSIBLE. MINIMUM SLOPE SHOULD BE 1/4" PER 1'-0".



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<input type="checkbox"/>	APPROVED AS NOTED

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[illegible]

SECTIONS CONCEPT B

Project number	N/A
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Project number	N/A
Date	03.29.22

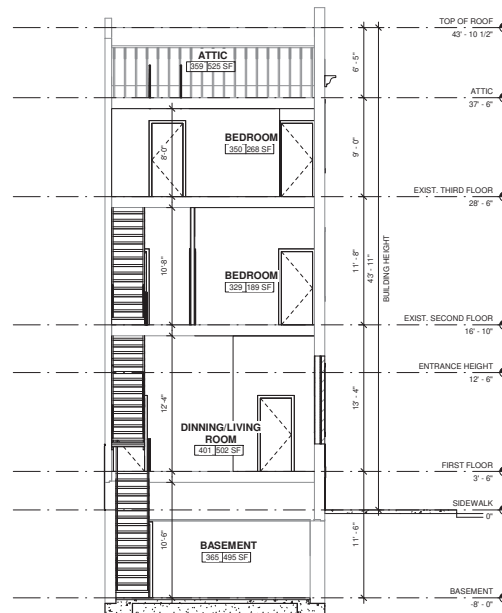
Drawn by Justine Velasquez

Checked by	Checker
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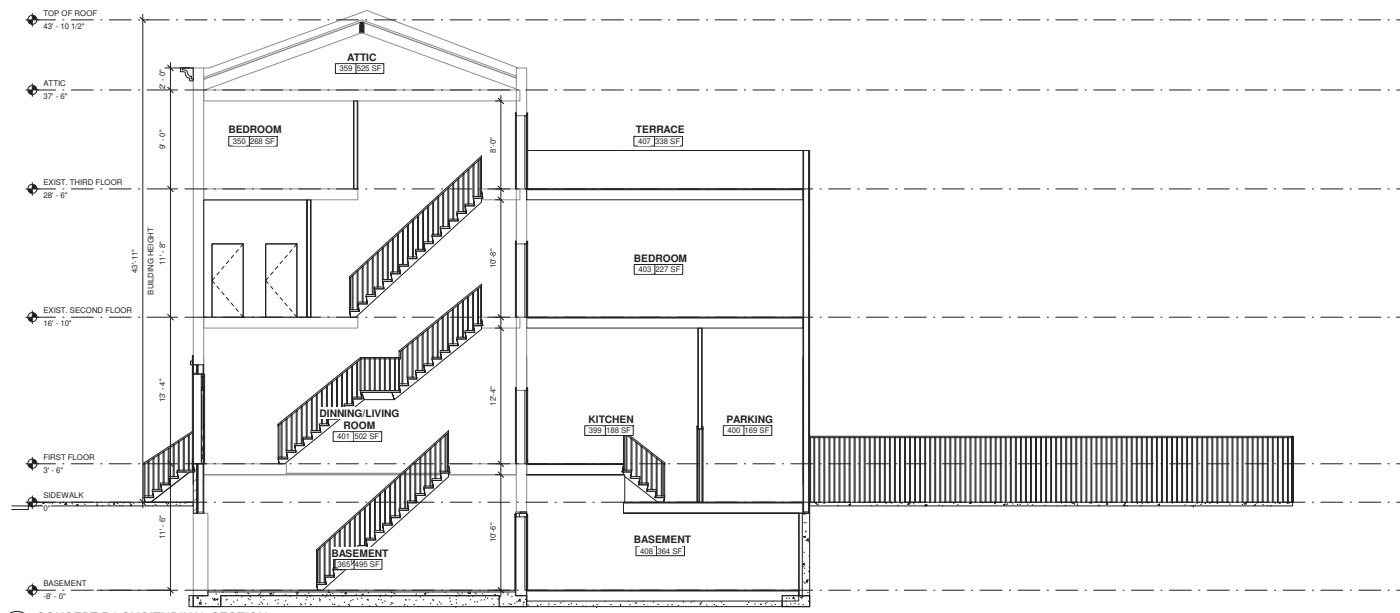
A100 D.0

A100.B.3

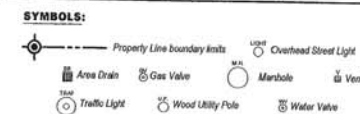
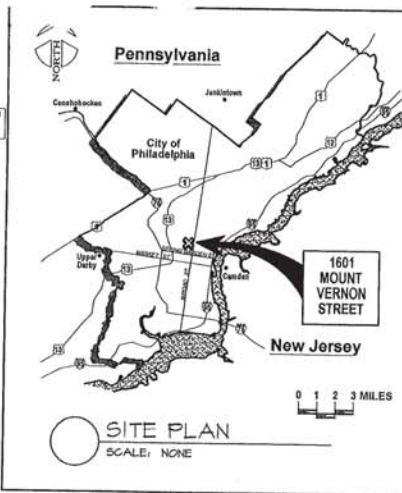
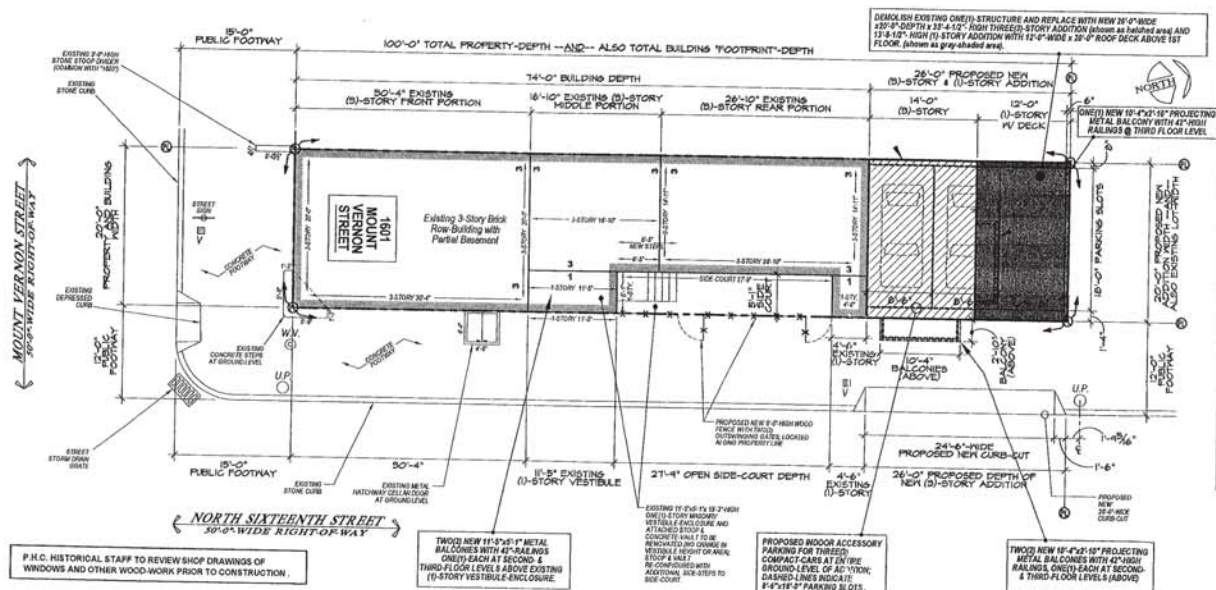
Scale	As indicated
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2 CONCEPT B CROSS SECTION
A100.B.3 SCALE: 3/16" = 1'-0"



1 CONCEPT B LONGITUDINAL SECTION
A100.B.3 SCALE: 3/16" = 1'-0"



PLOTPLAN
SCALE: 1" = 10'-0"

DEPARTMENT OF STREETS
COMMITTEE OF HIGHWAY SUPERVISORS
APPROVED 10/10/06 CHS 4-100

WHEN YOUR SUBMITTED PLAN(S) CONTAIN AN OMISSION OR ERROR, OUR APPROVAL STAMP WILL BE NULL AND VOID YOUR PLAN(S) MUST INCLUDE ALL NECESSARY INFORMATION, I.E. STREET FURNITURE, LEGAL RIGHT-OF-WAY INFORMATION, DIMENSIONS, AND ALL OTHER PERTINENT INFORMATION.
STREET FURNITURE INCLUDES STREET LIGHTS, TRAFFIC LIGHTS, BOLLARDS, FIRE HYDRANTS, TREES, ETC.

DEPARTMENT OF STREETS IS REVIEWING THIS PLAN. APPLICANT MAY PRESENT THIS PLAN TO ANY OTHER BOARD OR COMMISSION FOR THEIR RESPECTIVE ENFORCEMENT. HOWEVER, BUILDING PERMITS ARE NOT TO BE ISSUED UNTIL AFTER APPROVAL BY COMMITTEE OF HIGHWAY SUPERVISORS.
FOR THE CHIEF OF HIGHWAYS
John M. Cunningham
DATE: 10/10/06

DATE: 9/23/06
Projection of 021-16-0349-01-1-24
The Success Department reserves the right to order the removal of the said projection at anytime, costs to be paid by the Property Owner.
John M. Cunningham
Philadelphia Streets Department

THIS IS NOT A PERMIT

ZONING CODE DATA: As per the Philadelphia Code, Section 100.01.
PROPOSED SCOPE OF PROJECT:
1. CHANGE-OF-USE: of Existing Vacant Building into NEW THREE(3)-FAMILY DWELLING WITH INDOOR ACCESSORY PARKING FOR THREE(3) "COMPACT-CARS".
2. DEMOLISH EXISTING ONE(1)-STORY REAR GARAGE STRUCTURE AND ERECT NEW THREE(3) & ONE(1)-STORY REAR ADDITION IN THE EXIST SAME SITUING "JUDGETS" area of garage.
3. NEW 24'-6" wide CURB CUT AT NEW REAR ADDITION.
4. Complete Interior Renovations and Exterior Restorations and Alterations to Restore Original Historic Building Facades.
5. New 6'-0" High Wood Fence with Gates along Side-Court.

ZONING ANALYSIS:
ZONING DISTRICT CLASS: R-10 RESIDENTIAL.
PROPERTY DATA: 1601 Mount Vernon Street.
Existing Lot Dimensions: 101' 0" WIDE x 20'-0" LOT DEPTH = 100'-0".
Existing Total Lot Area: 2,000.0 sq ft.
NOTE: Property boundary-dimensions heretofore have been obtained from Deed Description, said Deed being the same as that recording December 21, 1977, in the Department of Records in and for the City of Philadelphia's Deed Book D.C.C. No. 1554 Page 336.

ZONING USES:
Entire Building: Existing VACANT Building (Formerly 5-Family Dwelling)
PROPOSED NEW USE: NEW THREE(3)-FAMILY DWELLING WITH ACCESSORY INDOOR PARKING-GARAGE FOR THREE(3)-CARS.
THIS IS NOT A PERMIT
APPROVED 10/10/06 CHS 4-100
John M. Cunningham
FOR THE CHIEF OF HIGHWAYS

ZONING DATA:
CODE-REQUIRED: 80% max. (corner-lot) 1,856.39 sq ft. = 92.82%
100% min. (corner-lot) 143.61 sq ft. = 7.18%
Set-Back: (none req'd) -
Open-Yards: (none req'd) -
Front: 8'-0" side min. (Multifamily) 8'-0" depth/344 sq ft. min. 0% = 0.0 sq ft. (PROPOSED).
Side: (none req'd) -
Rear: (none req'd) -
Open-Courts: 35'-0" max.
Inner-Court: 47'-0" (EXISTING FRONT STRUCTURE)
Height: 35'-4'-0" & 13'-8'-0" (3) & (1)-STORY addition
Height in stories: 3-Stories max.
3-Stories (EXISTING), 3-Stories (NEW)



PROJECT: Renovations for:
New 3-Family Dwelling
1601 MT. VERNON STREET
PROPERTY OWNER: Miguel Santiago, 7719 Fairfield Street, Phila., PA 19152 Daytime Telephone: 215-651-2283.
APPLICANT: George Acevedo - Daytime Telephone: 215-426-0715.

DRAWING PURPOSE:
ZONING REVIEW
Date Drawn: 4 / 27 / 2006
Drawn By/Checked By: SA / -

REVISION:
DATE: REVISION DESCRIPTION:
1. 10/10/06: Initial drawing for zoning review.

PHASE:
☐ Existing Conditions
☐ Preliminary Service
☐ Schematic Design
☐ Design Development
☐ Bid Document
☐ Construction Documents
☐ Supplemental Information



1601 MOUNT VERNON STREET

SITE PLAN FROM PREVIOUSLY APPROVED PLANS

Project number: N/A
Date: 03-08-22
Drawn by: Justine Velasquez
Checked by: Checker
A100.1
Scale: 3/8" = 1'-0"

Zoning plan related to 2003 PHC approval of rear addition



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1601 MOUNT VERMON
STREET

FLOOR PLANS FROM
PREVIOUSLY
APPROVED PLANS

Project number	N/A
Date	03-08-22
Drawn by	Justine Velasquez
Checked by	Checke

A100.2

Scale $3/8" = 1'-0"$



3/8/2022 5:05:35 PM

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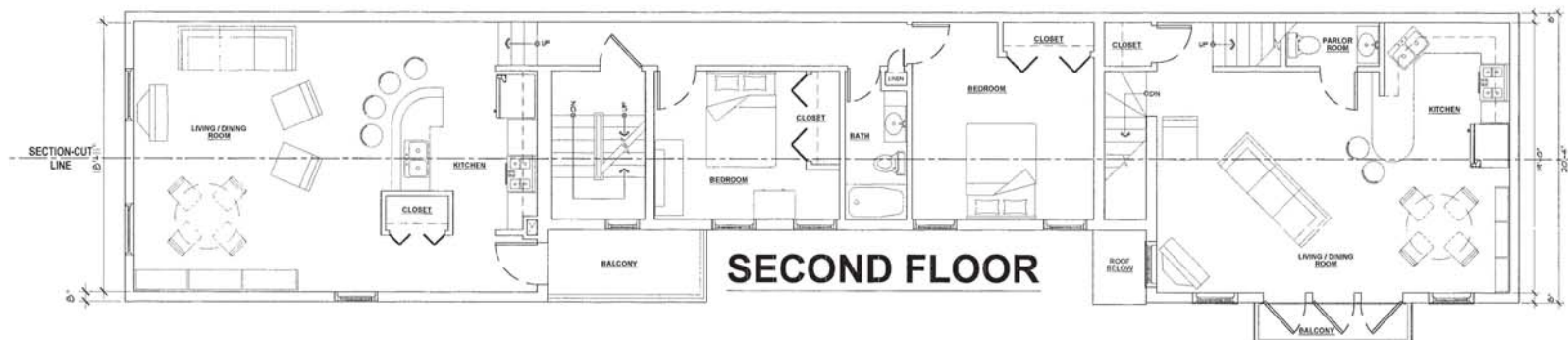
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[illegible]

FLOOR PLANS FROM
PREVIOUSLY
APPROVED PLANS

Project number	N/A
Date	03-08-22
Drawn by	Justine Velasquez
Checked by	Checke

A100.3

Scale $3/8" = 1'-0"$ 

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[illegible]

SECTION FROM
PREVIOUSLY
APPROVED PLAN

Project number	N/A
Date	03-08-22
Drawn by	Justine Velasquez
Checked by	Checke

A100.5

Scale $3/8" = 1'-0"$



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