



harman  
deutsch  
ohler  
architecture

TO: Philadelphia Art Commission  
1515 Arch St., 13th Floor  
Philadelphia, PA 19102

[artcommission@phila.gov](mailto:artcommission@phila.gov),

**ATTN:**

**Re: 2628-30 South St. Signage Application # - ZP-2023-007206**

Attached please find our submission for Art Commission review and approval for a newly proposed 3 story mixed use building located at 2628-30 South St. The building as designed consists of 6 residential units, as well as an ATM lobby for First Trust Bank. We have triggered Art Commission review due to the requested signage on the projected marquee of the building. The Marquee is a projected metal building element covering the commercial entrances, with a metal projected lettering sign using their logo facing South St.

Please let us know if you would like any additional info for your review.

Thank you  
Ryan Solimeo

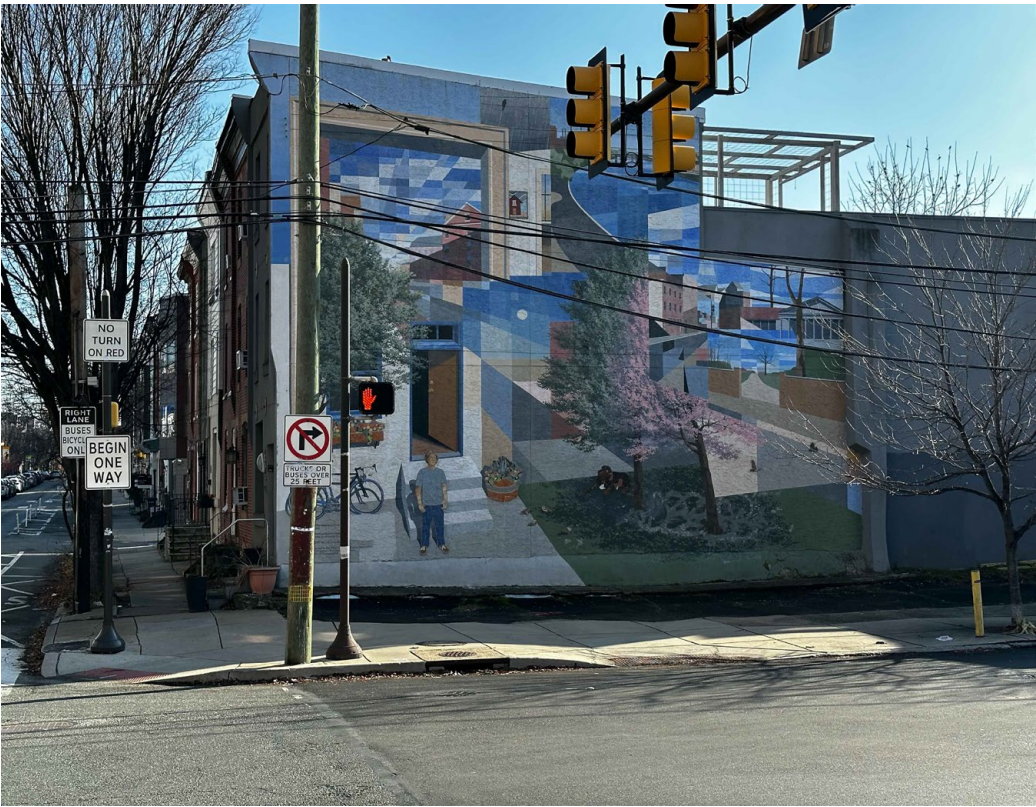
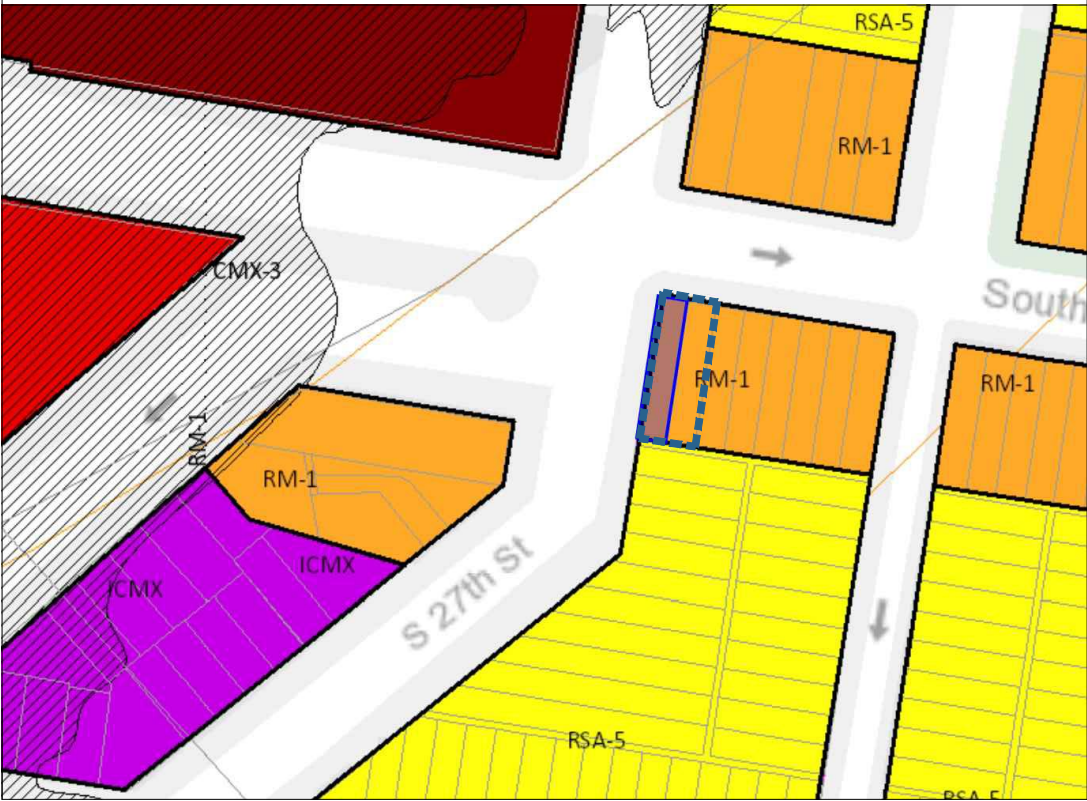
Respectfully,

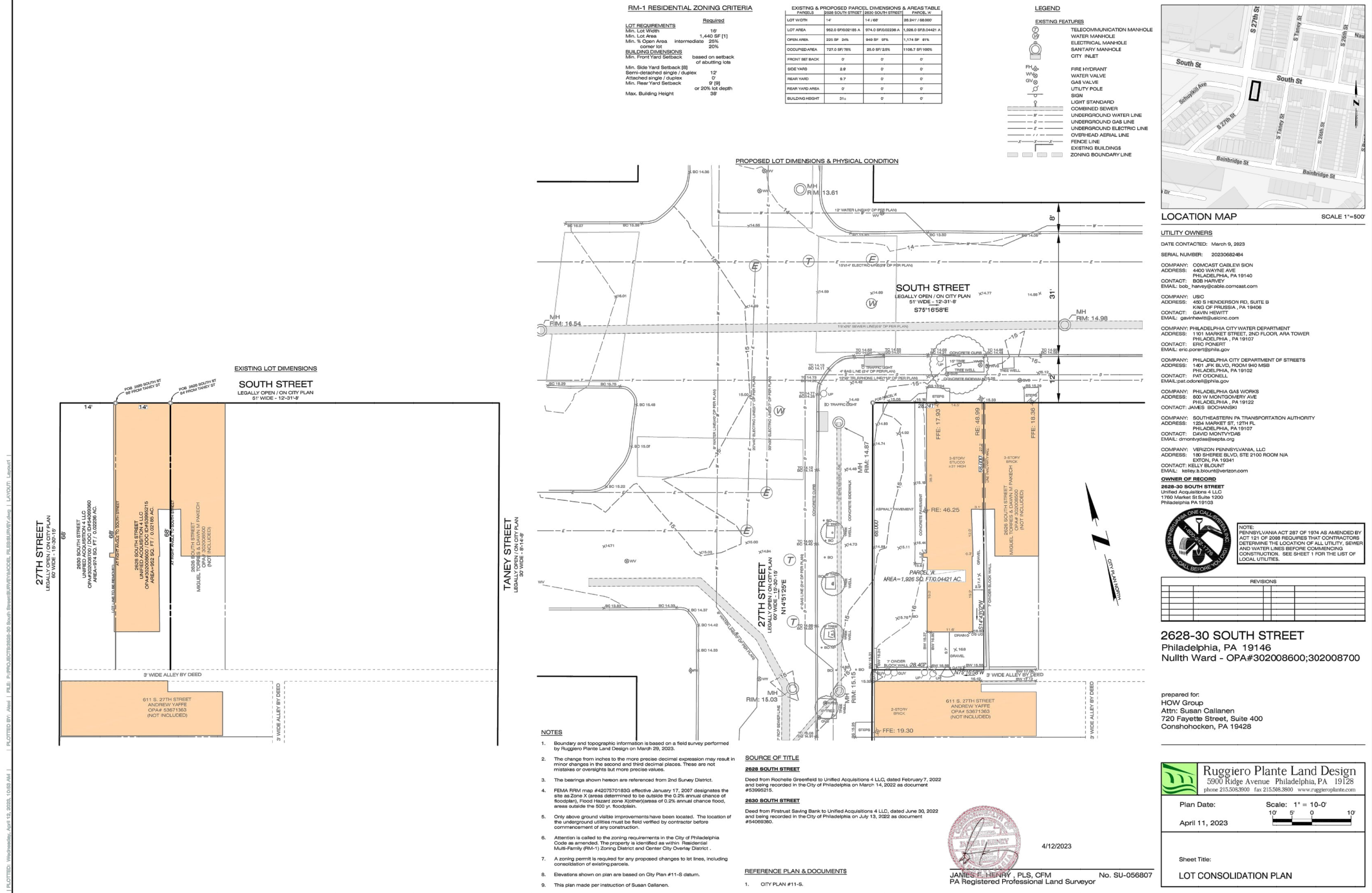
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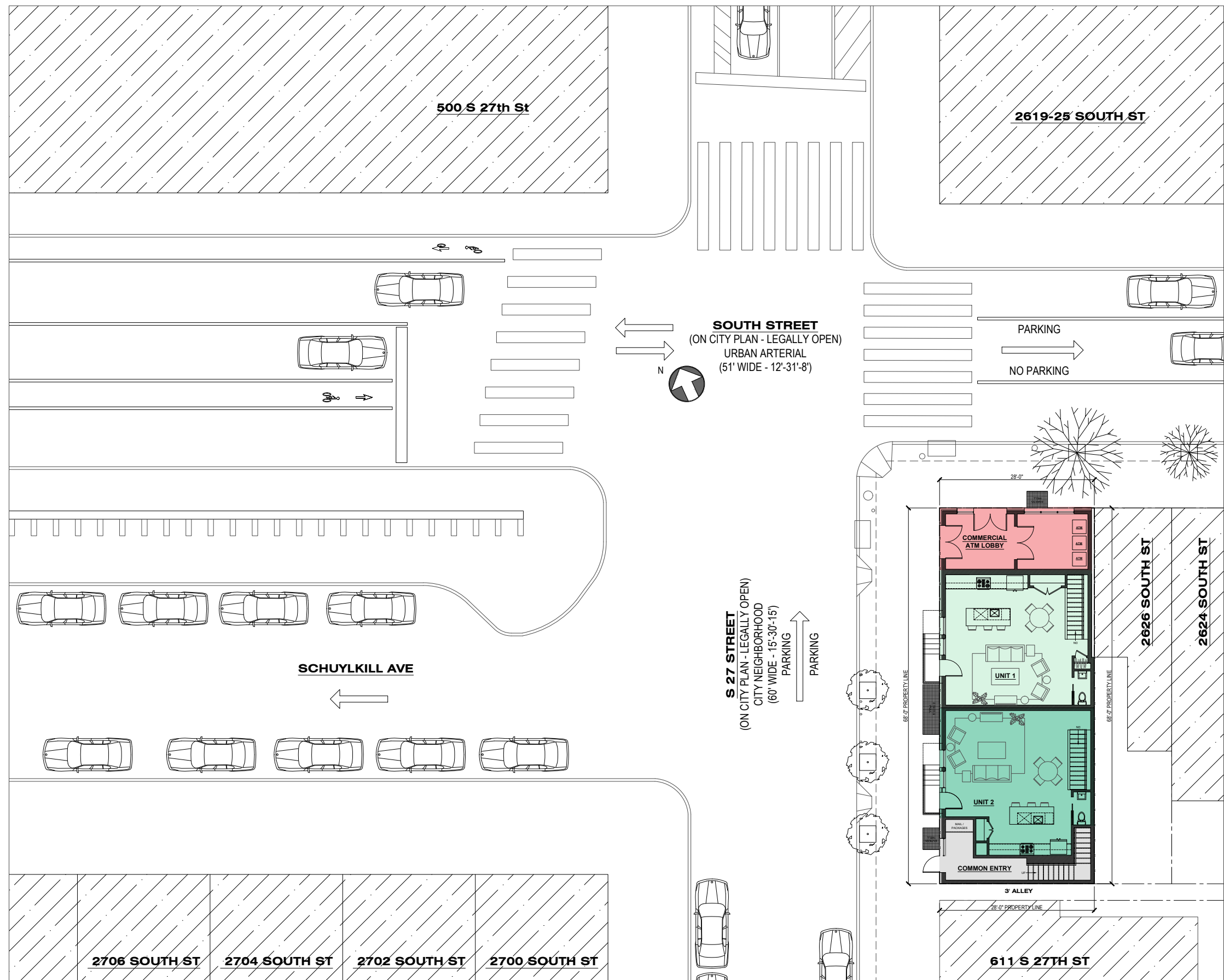
AERIAL MAP

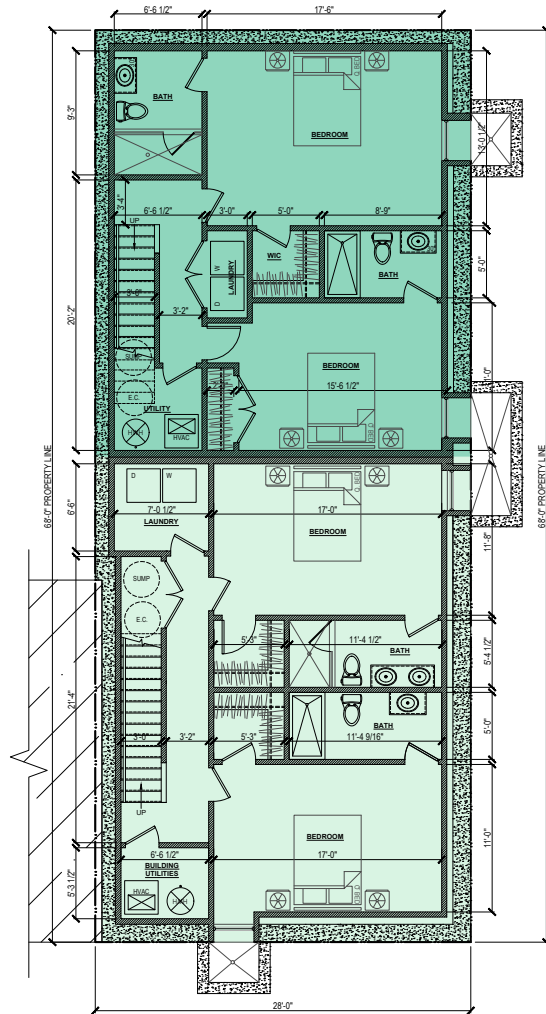


ZONING MAP

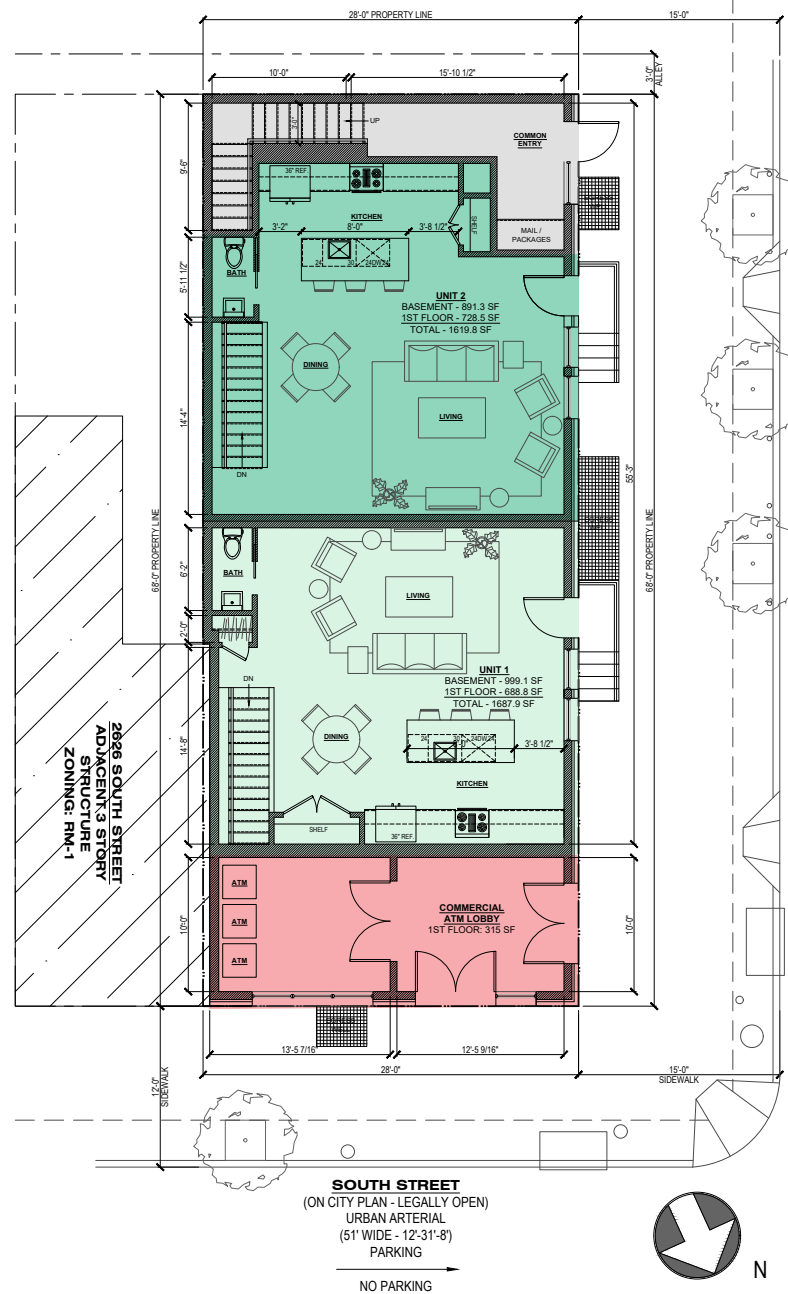




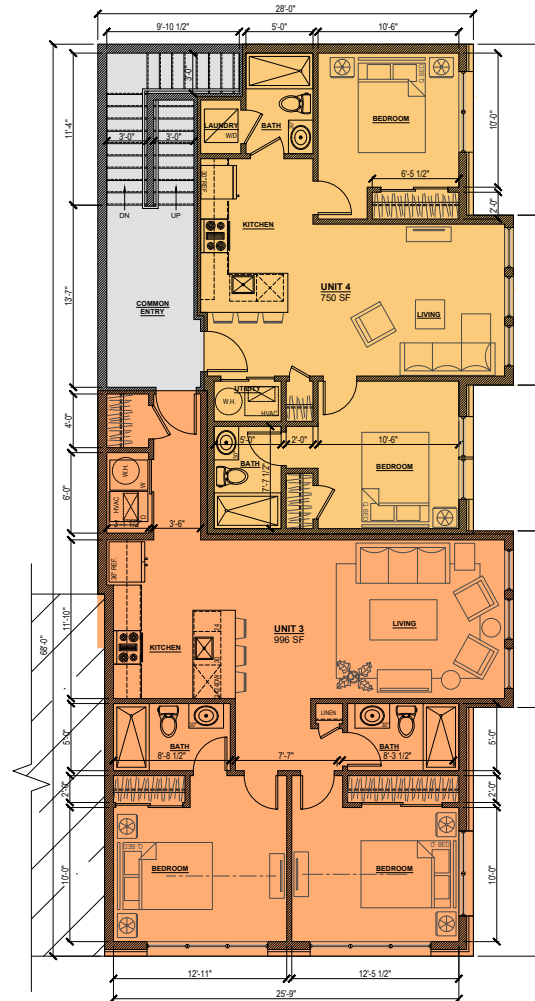




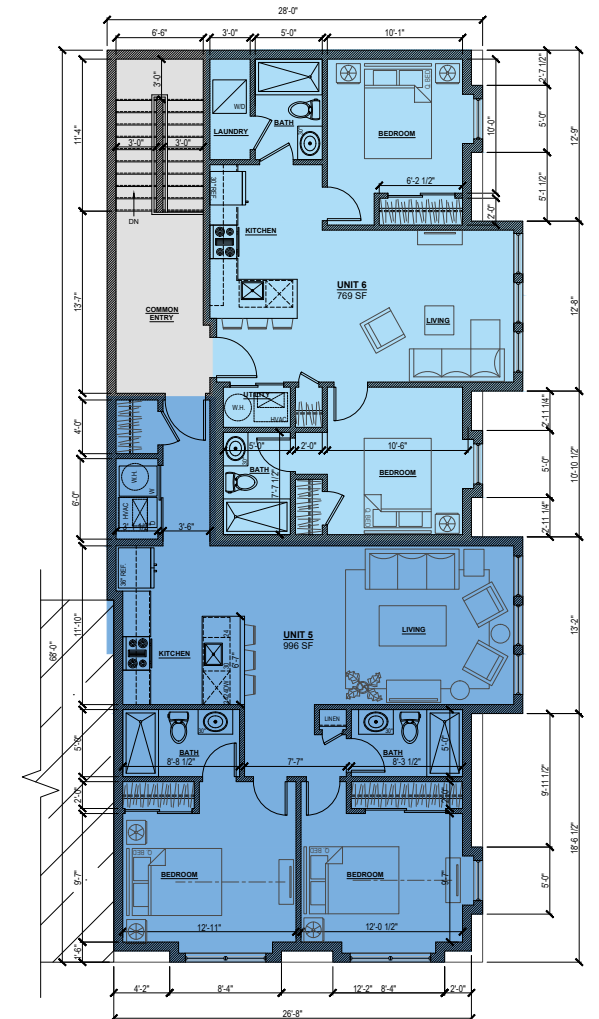
1 BASEMENT FLOOR PLAN  
SD.1 1/8"=1'-0"



2 GROUND FLOOR PLAN  
SD.1 1/8"=1'-0"



3 SECOND FLOOR PLAN  
SD.1 1/8"=1'-0"



4 THIRD FLOOR PLAN  
SD.1 1/8"=1'-0"



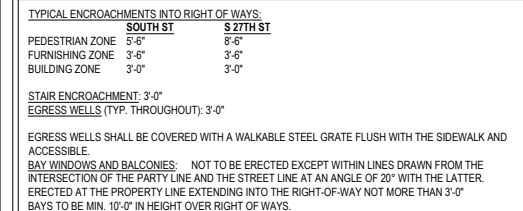
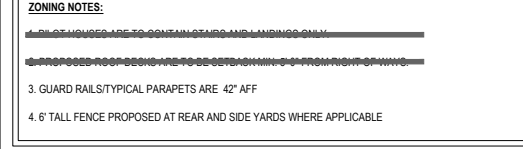
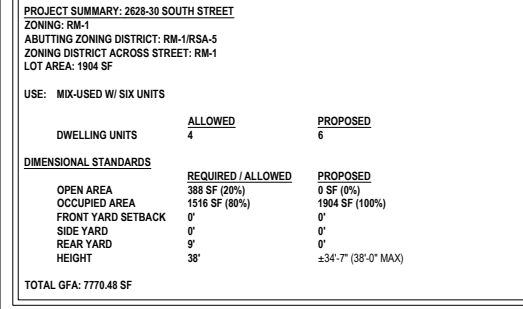
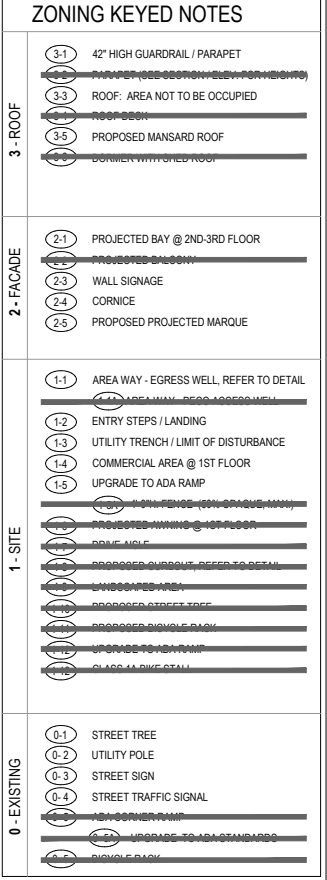
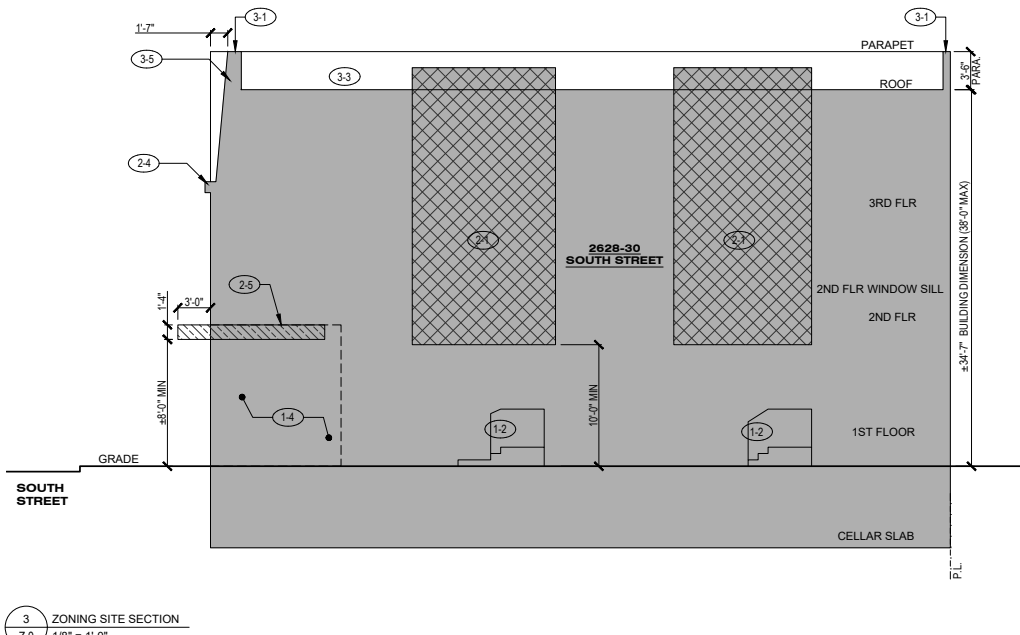
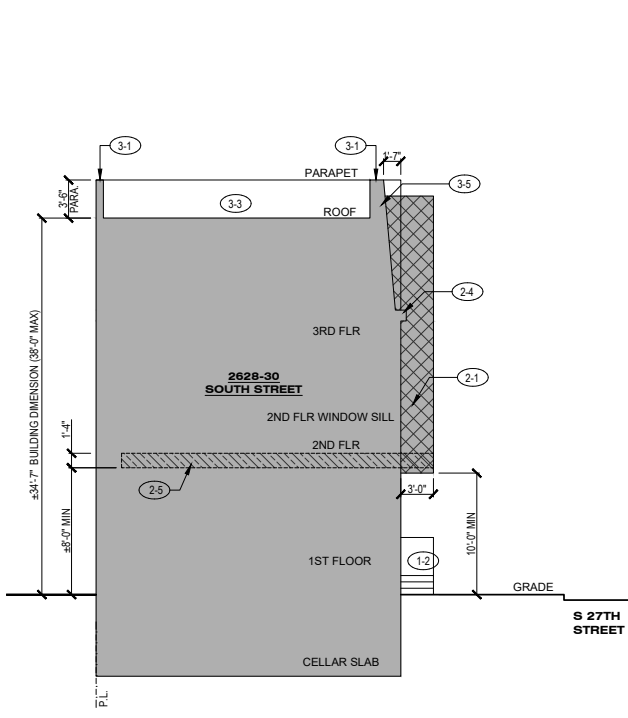
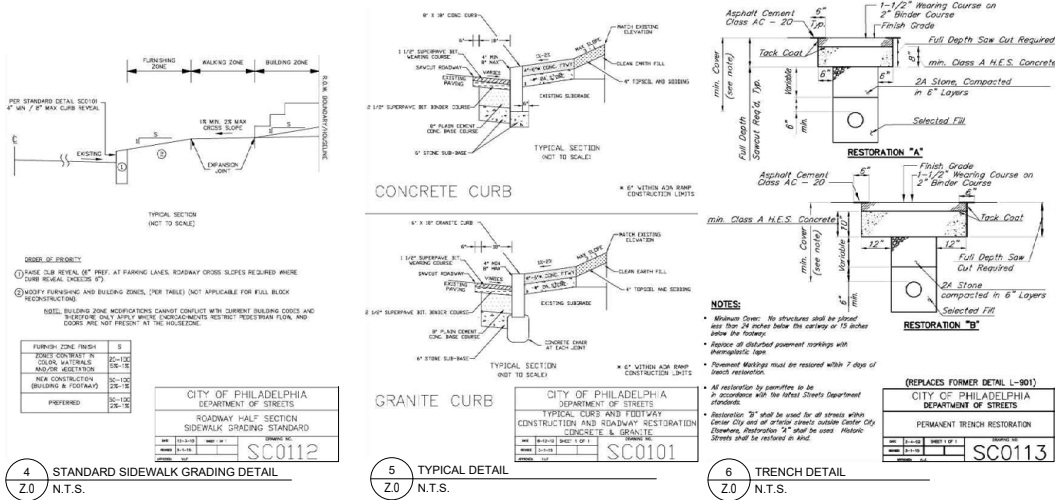
SOUTH STREET ELEVATION



S 27TH STREET ELEVATION

2628-30 SOUTH STREET







## Permanent Capitalization

Sources		Uses	
Equity	2,709,317	Purchase Price	\$ 650,000
Preferred Equity		Closing Costs	\$ 55,052
Up Front Dev. Fee		Construction	\$ 1,635,798
Debt	\$ -	Soft Costs	\$ 368,467
-		Interest Reserve	
		Upfront Dev. Fee	
			<b>2,709,317</b>
	<b>2,709,317</b>		

### Closing Costs

Transfer Tax	\$ 27,552
Origination Fee	\$ -
Legal	\$ 10,000
Title Insurance	\$ 10,000
Lender Plan/Cost Review	\$ -
Appraisal	\$ 7,500

### Construction

Structure	\$ 1,473,692
Site Work	
Construction Tax	\$ 14,737
Misc (10% structure)	\$ 147,369