

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

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,

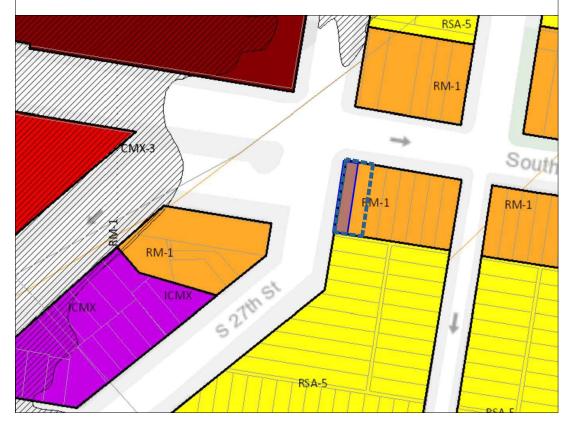
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AERIAL MAP





ZONING MAP







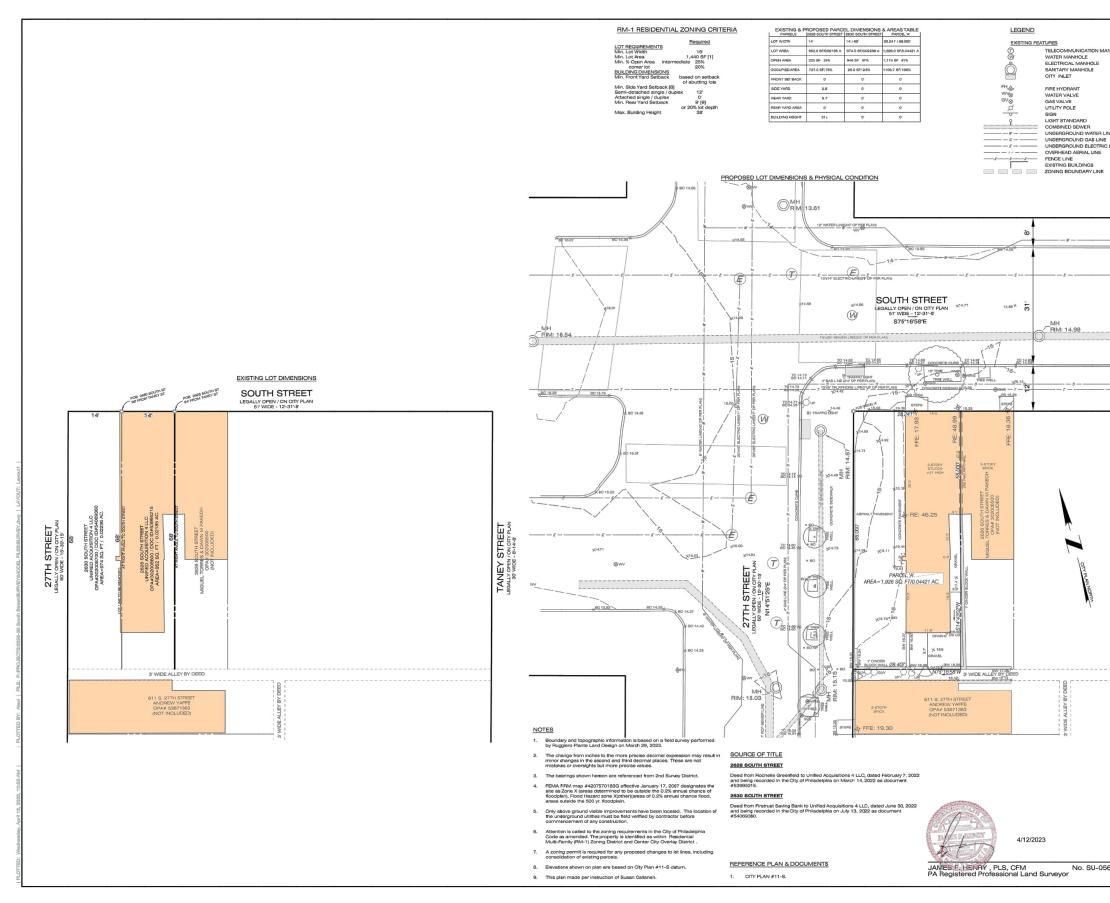
2628-30 SOUTH STREET

SITE CONTEXT



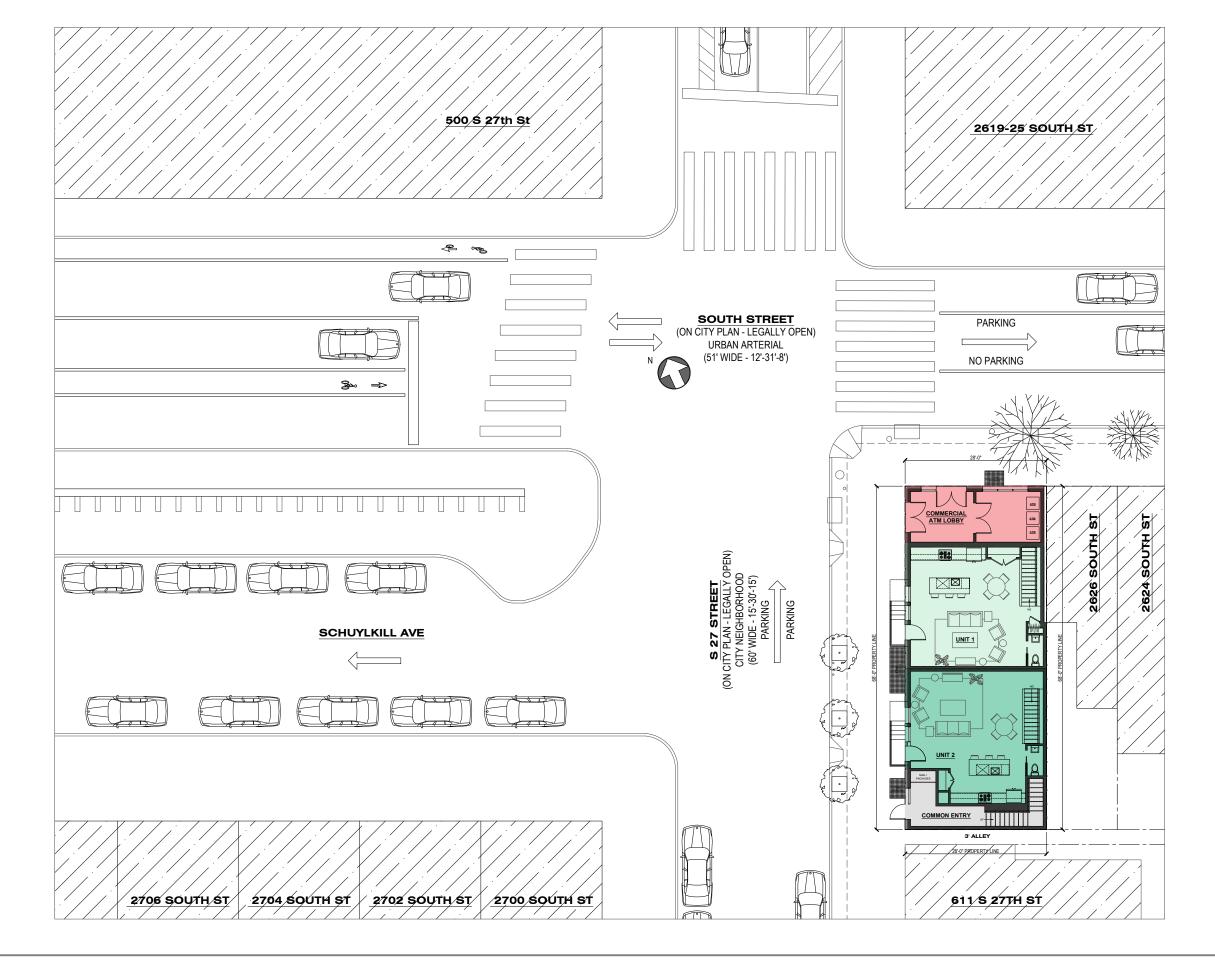


2628-30 SOUTH STREET



LE	S 27th St.
	South St
	South St Stanburge St
	Bainbridge St
	LOCATION MAP SCALE 1"=500"
	UTILITY OWNERS
	DATE CONTACTED: March 9, 2023
	SERIAL NUMBER: 20230682484
	COMPANY: COMCAST CABLEVI SION ADDRESS: 4400 WAYNE AVE PHILADELPHIA, PA 19140 CONTACT: BOB HARVEY EMAIL: bob_harvey@cable.comcast.com
	COMPANY: USIC ADDRESS: 460 S HENDERSON RD, SUITE B KING OF PRUSSIA, PA 19406 CONTACT: GAVIN HEWITT EMAL: gavinhewit@wisiric.com
	Envolc. Upwni rownigoaella Loonin Cooffeavy: PrilucaDErHu, COTY WATER DEPARTMENT ADDRESS: 1101 MARKET STREET, 2ND R.COOR, ARA TOWER PHILODELPHIA, PA 19107 CONTAGT: ERIC PONERT MALL: eric ponertielphila.gov
	ENALE inc.portertignme.gov COMPANY: PHL.DBLE.PHIA CITY DEPARTMENT OF STREETS ADDRESS: 1401 JFK BLVD, ROOM 940 MSB PHLADDELPHIA, PAL 19102 CONTACT: PAT O'DONELL FALL;pat dombilightia gov
	LINGUL, Jaul John Marken, John John John John John John John John
	COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY ADDRESS: 1234 MARKET ST, 12TH FL. PHILADELFHIL, PA 19107 CONTACT: DAVID MONTVYDAS MAIL: dmontydas@septa.org
	COMPANY: VERIZON PENNSYLVANIA, LLC ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A EXTON, PA 19341 COMTACT: KELLY BLOUNT EMALL: kelley klounts/entocom
	ZARABO SOUTH STREET Unified Acquisitions 4 LLO Priladephila PA 19103 NOTE: PRIMSPLANIA ACT 287 OF 1974 AS AMENDED BY PRIMSPLANIA ACT 287 OF 1974 AS AMENDED BY AND WATER LINES BEFORE COMMENCING AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.
	REVISIONS
	2628-30 SOUTH STREET Philadelphia, PA 19146 Nullth Ward - OPA#302008600;302008700
	prepared for: HOW Group Attn: Susan Callanen 720 Fayette Street, Suite 400 Conshohocken, PA 19428
	Plan Date: Scale: 1" = 10° 10° 5° 0 10° April 11, 2023 10° 10° 10°
7	Sheet Title:

CIVIL PLAN

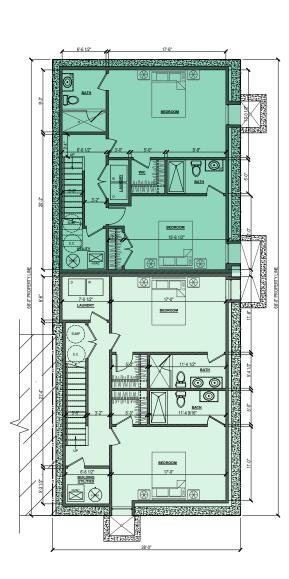


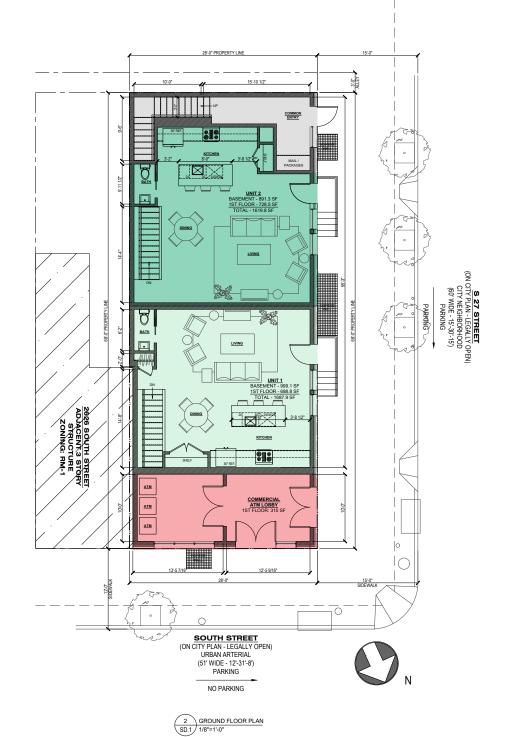




2628-30 SOUTH STREET



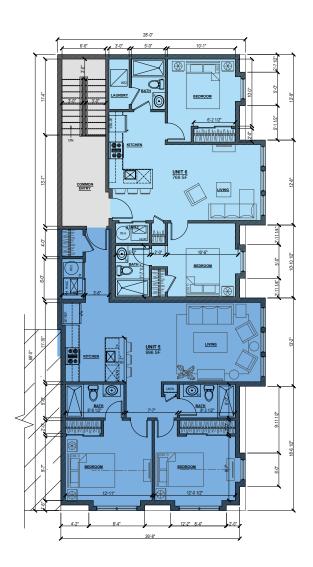






3 SECOND FLOOR PLAN SD.1 1/8"=1'-0"







SOUTH STREET ELEVATION

S 27TH STREET ELEVATION



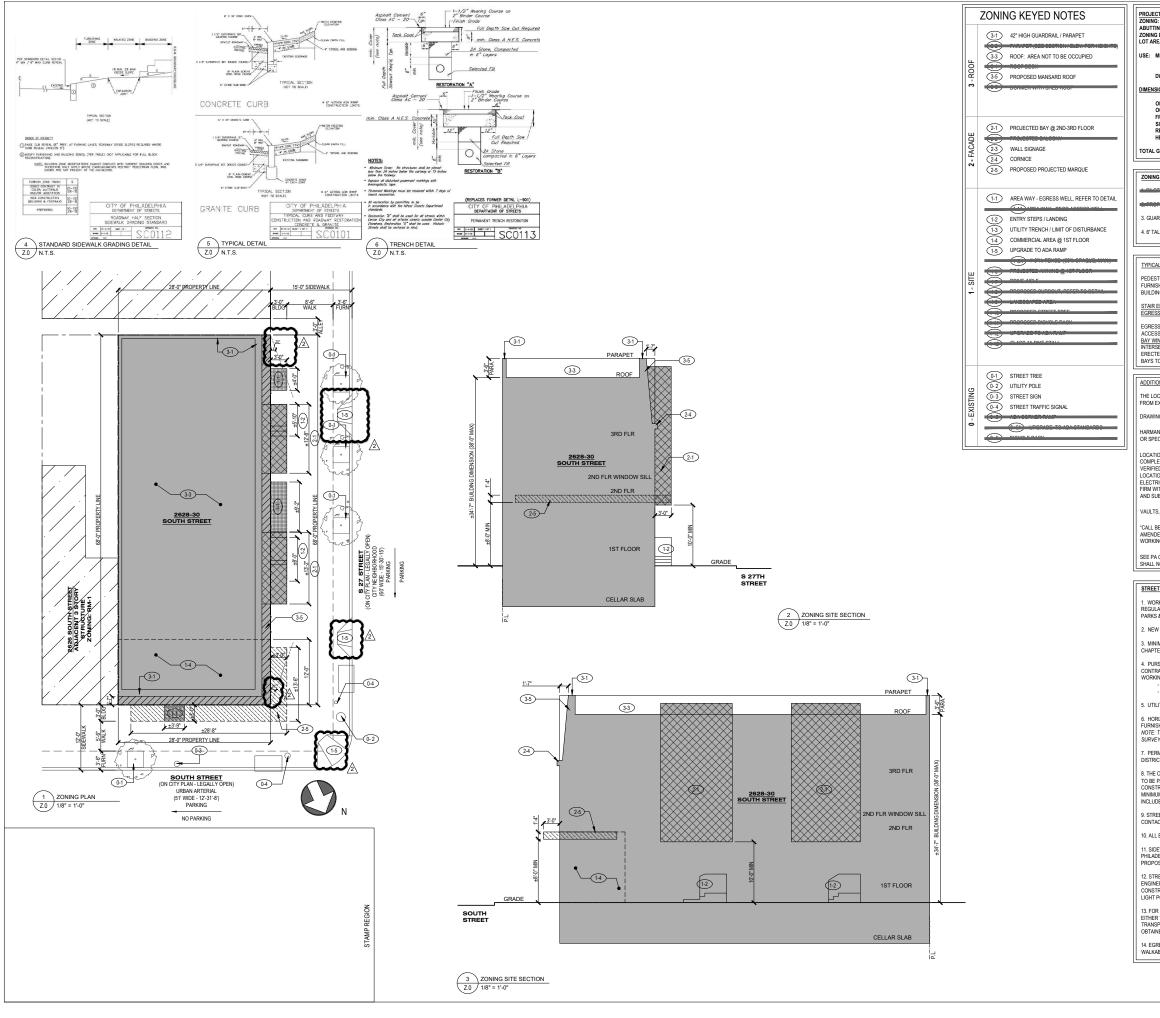
2628-30 SOUTH STREET





2628-30 SOUTH STREET

RENDERINGS 06



ECT SUMMARY: 2628-30 SOU IG: RM-1 TING ZONING DISTRICT: RM- IG DISTRICT ACROSS STREE IREA: 1904 SF	1/RSA-5		
MIX-USED W/ SIX UNITS			
DWELLING UNITS	ALLOWED 4	PROPOSED 6	
NSIONAL STANDARDS OPEN AREA OCCUPIED AREA FRONT YARD SETBACK SIDE YARD REAR YARD HEIGHT	REQUIRED / ALLOWED 388 SF (20%) 1516 SF (80%) 0' 9' 38'	PROPOSED 0 SF (0%) 1904 SF (100%) 0' 0' 24-7' (38-0' MAX)	
L GFA: 7770.48 SF			
NG NOTES: AT HOMASA HE TO CONTACT OF SOLED ROOT BESIS AND JARD RAILS/TYPICAL PARAPE			
TALL FENCE PROPOSED AT F	REAR AND SIDE YARDS WH	ERE APPLICABLE	
ESSIBLE. WINDOWS AND BALCONIES: RSECTION OF THE PARTY LIN	S27TH ST 8-6' 3-6' 3-0' DUT): 3-0' RED WITH A WALKABLE STE NOT TO BE ERECTED EX 4E AND THE STREET LINE. EXTENDION INTO THE RIN	EEL GRATE FLUSH WITH THE SIDEWALK AND CEPT WITHIN LINES DRAWN FROM THE AT AN ANGLE OF 20° WITH THE LATTER. 3HT-OF-WAY NOT MORE THAN 3'-0'	s
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I EXISTING PUBLIC UTILITY R	ECORDS AVAILABLE AT TH	S, SHOWN ON THIS PLAN, HAVE BEEN TAKEN IE TIME THESE PLANS WERE PREPARED: OARD OF HIGHWAY SUPERVISORS	
IAN DEUTSCH OHLER SHALL PECIFICATIONS.	NOT BE RESPONSIBLE FO	R THE ACCURACY OF ANY UTILITY LOCATIONS	c c
TIONS OF ALL ON AND OFF S PLETE OR ACCURATE. THE N FIED IN THE FIELD PRIOR TO TION. HARMAN DEUTSCH OH TRICAL, PLUMBING OR CIVIL WITH EXPERTISE IN THE DET	THE INITIATING ANY ACTIV ILER ARCHITECTURE IS NO ENGINEERING, NOR IS HAI FECTION AND/OR IDENTIFIC	ARE APPROXIMATE AND MAY OR MAY NOT BE ION OF EXISTING UTILITIES SHOULD BE ITY THAT MAY AFFECT THEIR USE OR TA FIRM WITH EXPERTISE IN MECHANICAL, MANA DEUTSCH OHLER ARCHITECTURE A STITION OF POTENTIALLY HAZARDOUS SOILS PORT TO LOCATE OR REVEAL THE SAME.	
TS, IF ANY, BELOW SURFACE			
BEFORE YOU DIG:" PURSUA NDED, THE CONTRACTOR SH KING DAYS PRIOR TO EXCAV	INT TO THE REQUIREMENT ALL CONTACT THE PA ONE ATION.	S OF PENNSYLVANIA ACT 287 (1974) AND AS CALL SYSTEM AT 1-800-242-1776, AT LEAST 3	
PA ONE CALL NUMBER IN STR L NOT BE RESPONSIBLE FOR	REETS DEPARTMENT NOTE R ANY FINDINGS BY PA ONE	S, THIS PAGE: HARMAN DEUTSCH OHLER CALL THAT MAY DIFFER FROM THE PLANS.	
ETS DEPARTMENT NOTES:			ה
ORK TO BE DONE IN ACCORE	ENT OF STREETS, PHILADE	PECIFICATIONS, APPROVED DRAWINGS, AND LPHIA WATER DEPARTMENT, PHILADELPHIA IONS OF THE PROPOSAL.	
		RATION PER DRAWING NUMBER SC-0101	F
INIMUM PEDESTRIAN, BUILDI	NG, AND FURNISHING ZON	ES PER COMPLETE STREETS POLICY,	11 L

4. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. - PENNSYLVANIA ONE CALL SYSTEM #20230181210 - WARD #30

5. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

6. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE ZWD SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. NOTE: THIS ITEM LEWIGNEERING SERVICES, IS A PRO-ETERMINED AND THE DE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.

7. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 2ND HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

8. THE CITY OF PHILADEL PHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK. a. THE CITT OF PHILIPPELTHIN SHALL PROVIDE INSPECTION SERVICES FOR PAVIDES AND EXAMPLE THE REALTED THOM, TO BE PAID UNDER TIEM #1-101 AT A COST OF SERVER PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215 685-539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF MORK. THIS TIEM, DISPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

9. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.

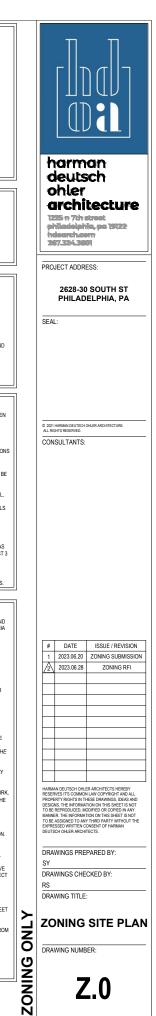
10. ALL EGRESS/ LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.

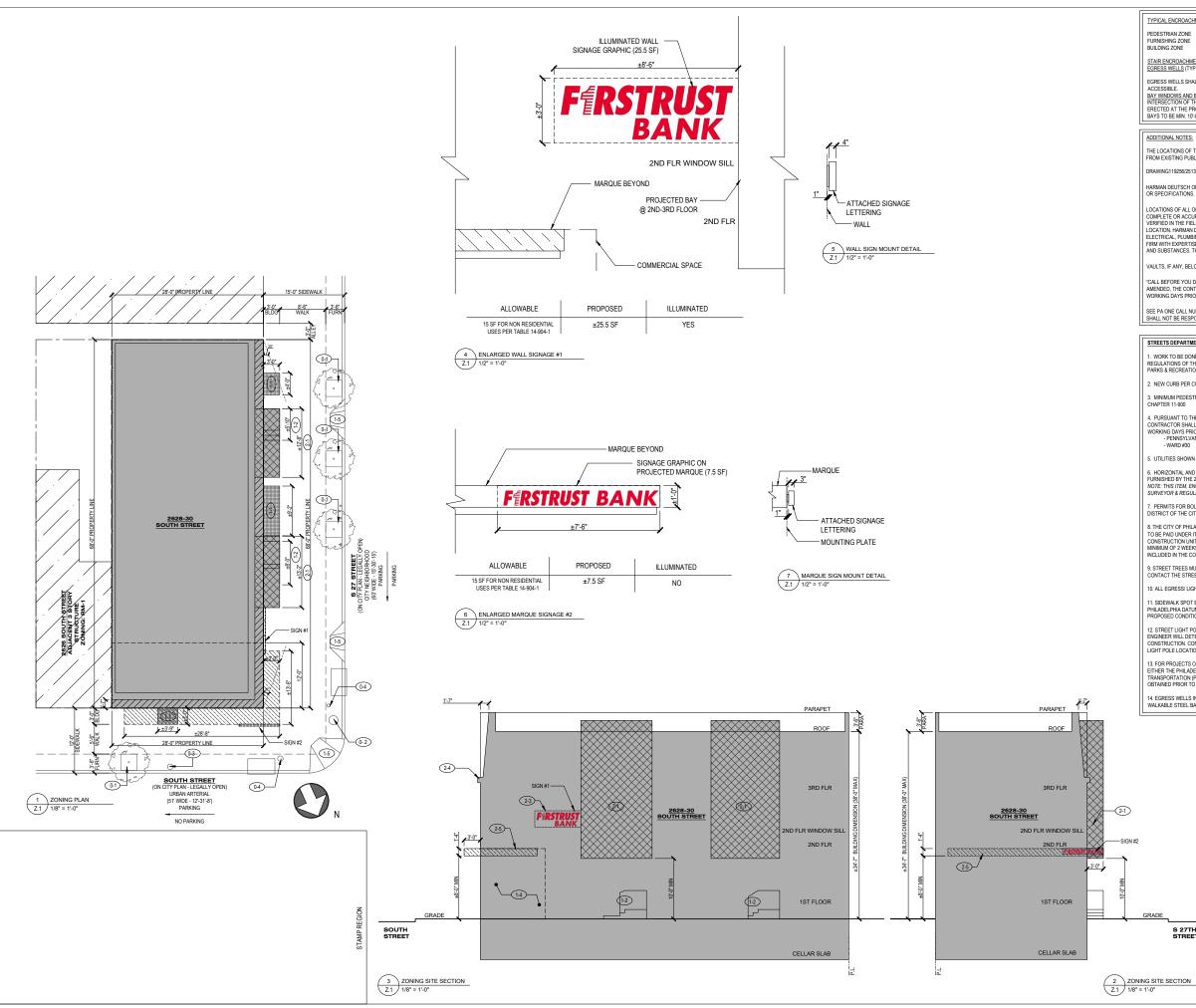
11. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARY REFLECT PROPOSED CONDITIONS.

12. STREET LIGHT POLE LOCATIONS ARE NOT FINAL THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION, CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.

13. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOESN NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

14. EGRESS WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING





TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:					
	SOUTH ST	\$ 27TH ST			
PEDESTRIAN ZONE	5'-6"	8'-6"			
FURNISHING ZONE	3'-6"	3'-6"			
BUILDING ZONE	3'.0"	3'-0"			

STAIR ENCROACHMENT: 3'-0" EGRESS WELLS (TYP. THROUGHOUT): 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE

ACCESSIBLE. BAY WINDOWS AND BALCONES. NOT TO BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER. ERECTED AT THE PROPERTY LINE EXTENSIONS INTO THE RIGHT-OF-WAY NOT MORE THAN 3-0° BAYS TO BE MIN. 10°-0' IN HEIGHT OVER RIGHT OF WAYS.

ADDITIONAL NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED:

WING119256/251357/261300 OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS

HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. HARMAN DEUTSCH OHLER ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IM MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS HARMAN DEUTSCH OHLER ARCHITECTURE A FIRM WITH EXPERTISE IN THE OFFECTION AND/OR IDENTIFICATION OF POTENTIALLY HARARDOUS SOLIS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

"CALL BEFORE YOU DIG:" PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE: HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS

STREETS DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION PER DRAWING NUMBER SC-0101

3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY. CHAPTER 11-900

4. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED. THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAUNTION. - PENNSYLVANIA ONE CALL SYSTEM #20230181210 - WARD 380

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8. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM #4.1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-539. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSFECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

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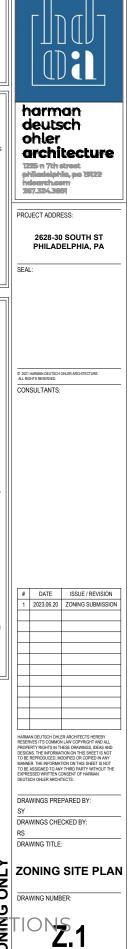
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STREET		SITE SE
DE S 27TH	0 - EXISTING	(b1) STREET TREE (b2) UTILITY POLE (b3) STREET SIGN (b4) STREET SIGN (b4) STREET TRAFFIC SIGNAL (b4) STREET TRAFFIC SIGNAL
	1 - SITE	11 AREA WAY - EGRESS WELL, REFER TO DETAIL 12 ENTRY STEPS / LANDING 13 UTILITY TRENCH / LIMIT OF DISTURBANCE 14 COMMERCIAL AREA @ IST FLOOR 15 UPGRADE TO ADA RAMP
	2 - FACADE	(21) PROJECTED BLY @ ZND-3RD FLOOR TRADESTED BLOOM (23) PROPOSED WALL SIGNAGE (24) CORNICE (25) PROPOSED PROJECTED MARQUE



	Permanent Capitalization		
	Sources		
Equity Preferred Equity Up Front Dev. Fee Debt -	\$	2,709,317 -	Purchase Price Closing Costs Construction Soft Costs Interest Reserve Upfront Dev. Fee
		2,709,317	

Uses	
Purchase Price	\$ 650,000
Closing Costs	\$ 55,052
Construction	\$ 1,635,798
Soft Costs	\$ 368,467
Interest Reserve	
Upfront Dev. Fee	
	2,709,317

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