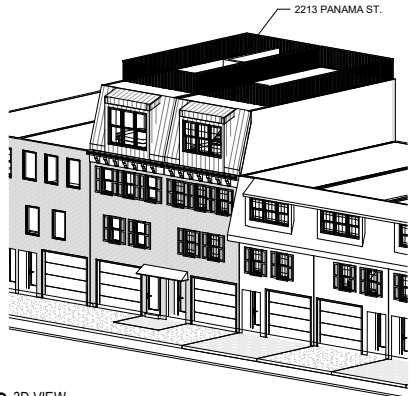


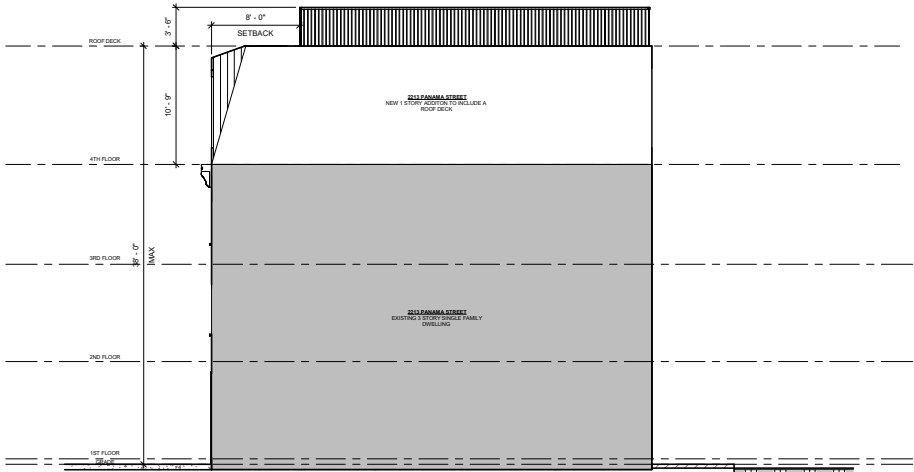
Revised

ZONING: RSA-5

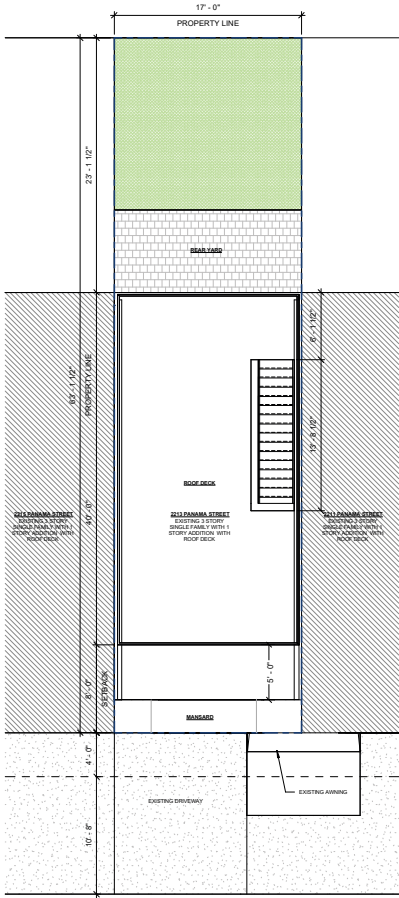
LOT AREA:	1071 SF	100%
ALLOWABLE BUILDING AREA:	882 SF	82%
PROPOSED BUILDING AREA:	882 SF	NO CHANGE
MAXIMUM BUILDING HEIGHT:	35'-0"	35'
REQUIRED OPEN AREA:	287 SF	25%
PROPOSED OPEN AREA:	287 SF	NO CHANGE
REQUIRED REAR YARD:	8'-0"	8'
PROPOSED REAR YARD:	8'-0"	NO CHANGE



3 3D VIEW



1 ZONING SECTION  
3/16" = 1'-0"



2 SITE PLAN  
3/16" = 1'-0"

2213 PANAMA ST  
PHILADELPHIA PA 19103



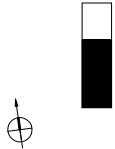
ARCHITECTURE | DEVELOPMENT

ARCHITECT:  
AVLV DEVELOPMENT LLC  
2213 PANAMA ST. PHILADELPHIA PA 19103  
PH: 215.251.1111 | ARCHITECTURE@AVLV.COM

CONTRACTOR:  
3RD STORY PHILLY  
215.251.1111 | ARCHITECTURE@AVLV.COM



KEYPLAN



4/7/25  
ZONING & BUILDING PERMIT

REV #	DATE	DESCRIPTION

SEAL

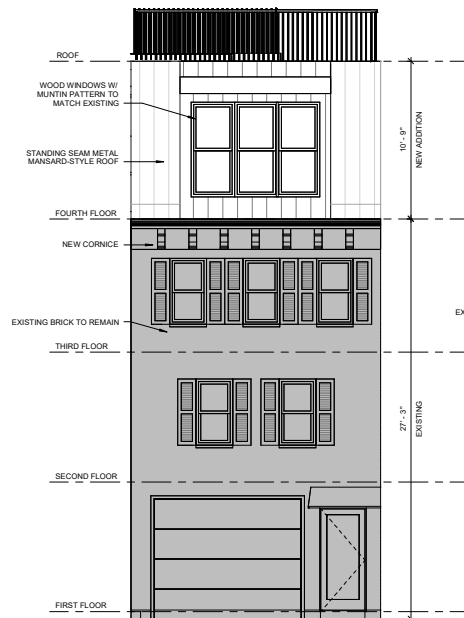


JOB #	Project Number	DRAWN BY	JW
		CHECKED BY	JW

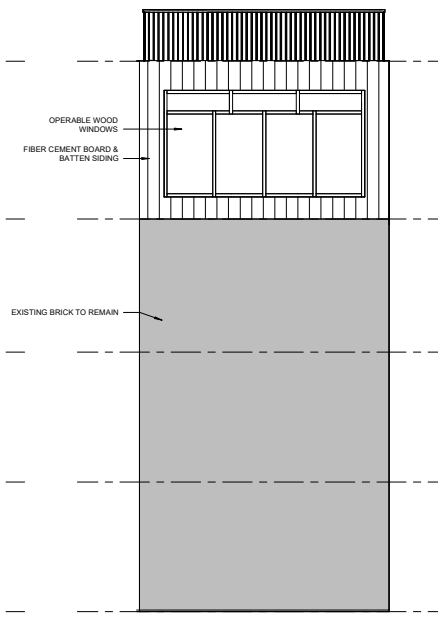
DRAWING TITLE  
ZONING & SITE PLAN

DRAWING #  
G-002

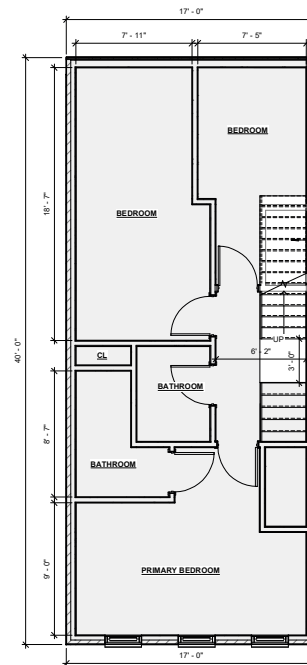
Revised



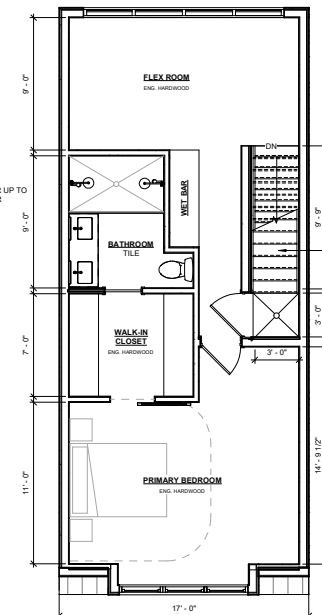
**1 FRONT ELEVATION**  
1/4" = 1'-0"



## 2 REAR ELEVATION



### 3 3RD FLOOR PLAN



**4 4TH FLOOR PLAN**  
1/4" = 1'-0"

2213 PANAMA ST  
PHILADELPHIA PA 19103



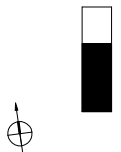
ARCHITECTURE | DEVELOPMENT

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AVLV DEVELOPMENT LLC  
1744 FEDERAL ST. PHILADELPHIA PA 19146  
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215.350.8362 | 3RDSTORYPHILLY@GMAIL.COM



### KEYPLAN



4/7/25

ZONING &amp; BUILDING PERMIT

[illegible]

SEAL



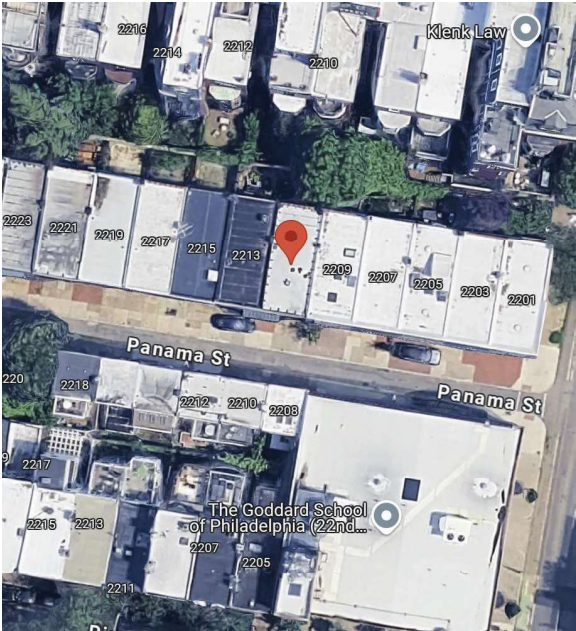
JOB #	Project Number	DRAWN BY	JW
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DRAWING TITLE

ELEVATIONS AND PLANS

DRAWING #

G-003



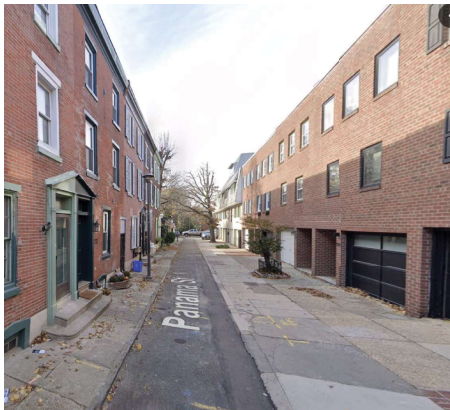
SITE VACINITY MAP



2211 PANAMA ST. @ FRONT



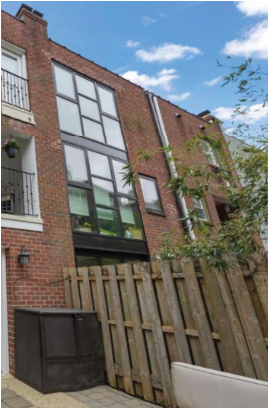
2211 PANAMA ST. FACING EAST



2211 PANAMA ST. FACING WEST



2225 PANAMA ST MANSARD ADDITION



2215 PANAMA ST REAR FACADE



2225 PANAMA ST REAR ADDITION



2225-2227 PANAMA ST MANSARD ADDITION

2211 PANAMA ST  
PHILADELPHIA PA 19103



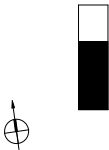
ARCHITECTURE | DEVELOPMENT

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KEYPLAN



4/7/25

ZONING & BUILDING PERMIT

REV #	DATE	DESCRIPTION

SEAL

Project Number      DRAWN BY      JW

DRAWING TITLE

SITE CONTEXT

DRAWING #

G-004



MEDIUM BRONZE





Revised





Revised





Revised

CHARCOAL GREY





Revised





Revised





DOVE GREY





Revised





Revised

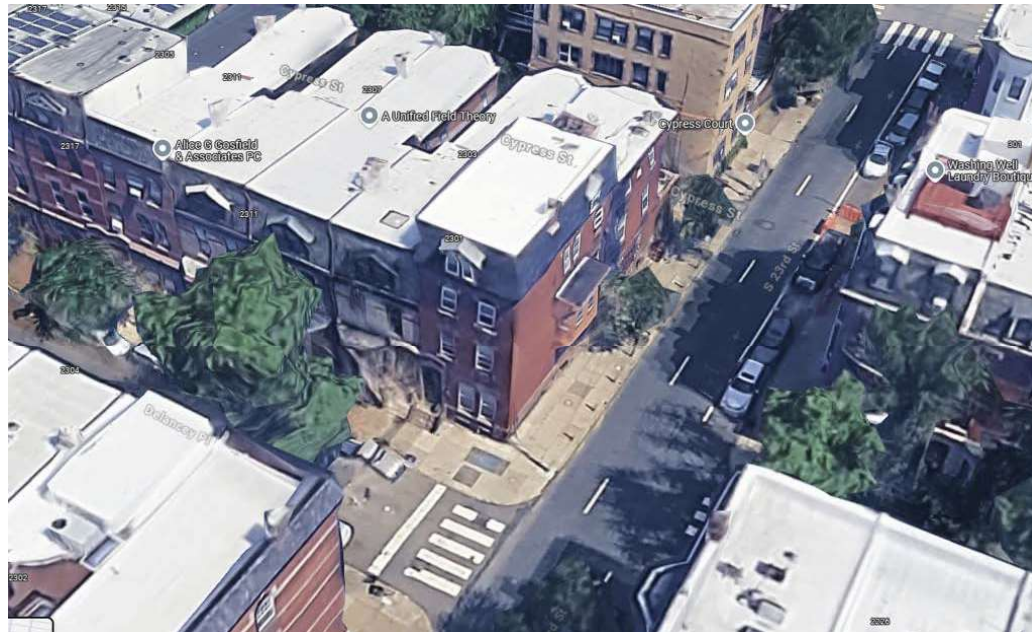




Revised



313 S 22nd St



2301 Delancey Pl



2218 Delancey Pl



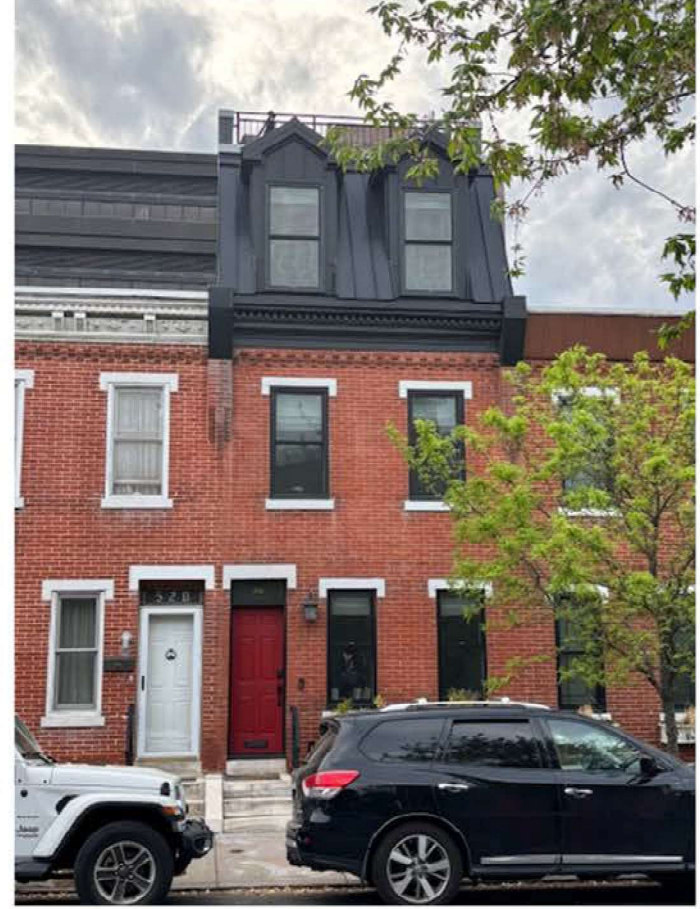
2415 Lombard St



2427 Waverly



512 S.Taney



2410 Lombard

