

WALTON AVENUE
(12'-26'-12')

6' WIDE
X 18' DEEP
LENGTH

26'-0"
STREET

TRENCH

12'-0"

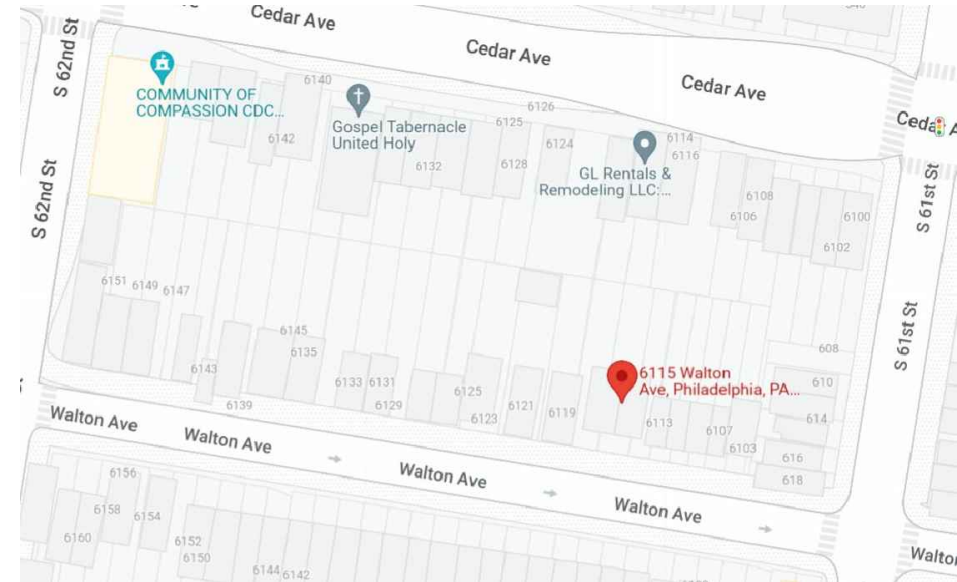
3'-0" 6'-0" 3'-0"
WALKING ZONE BUILDING ZONE

PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

ZONING DATA		
RM1	MULTI-FAMILY 5 UNITS	6115 WALTON STREET OPA #032168100
LOT WIDTH		20'-0"
LOT AREA		2250 SF
OCCUPIED AREA		1687 SF
OPEN AREA		563 SF
REAR YARD DEPTH		11'-0"
HEIGHT	38'-0" MAX	38'-0"
PROPOSED BUILDING DATA		
BUILDING AREA	NEW 4 STORY FRAME BUILDING WITH BASEMENT	8302 SF
STREET ENCROACHMENTS		NONE



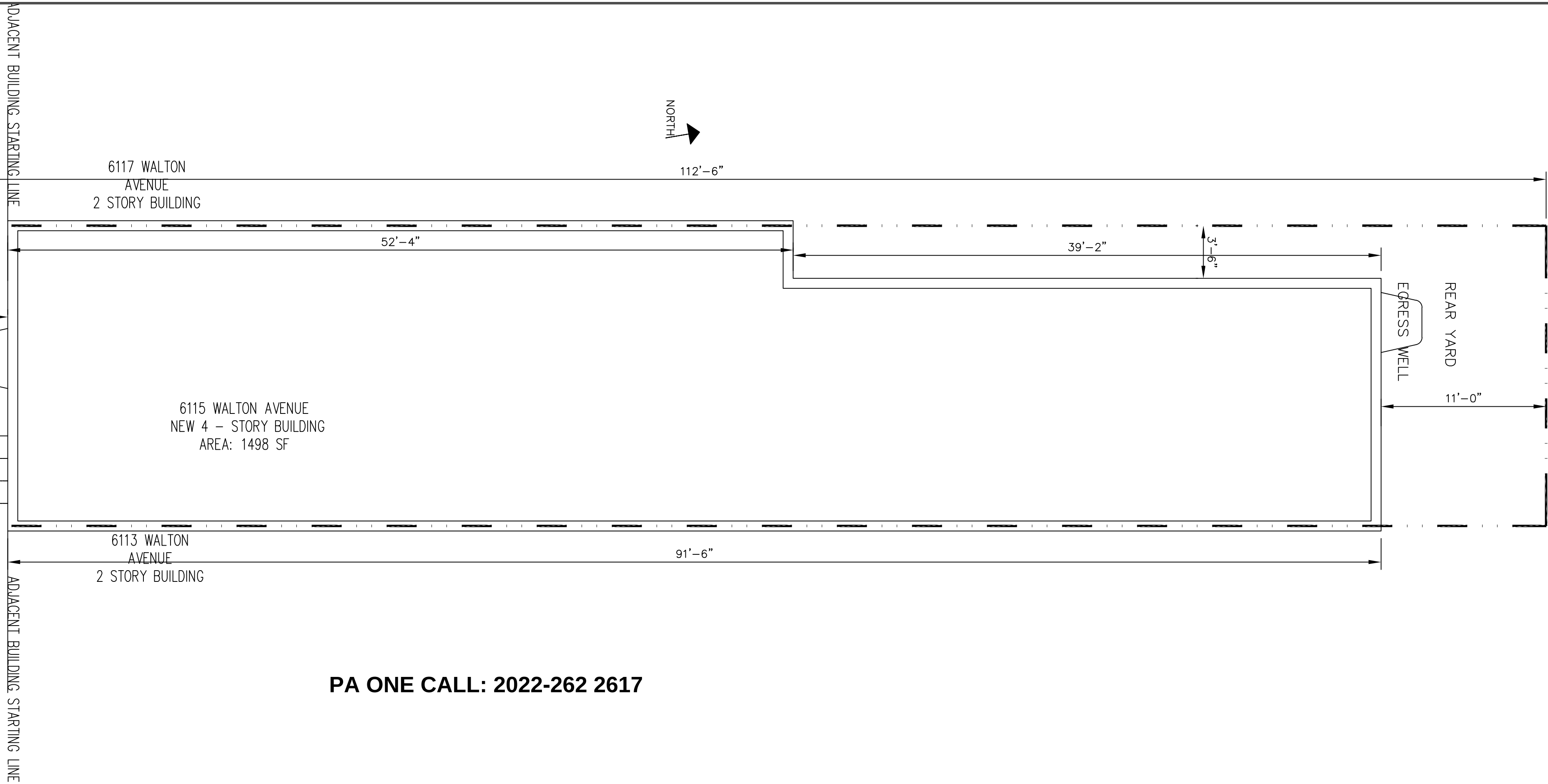
FRONT VIEW
NTS



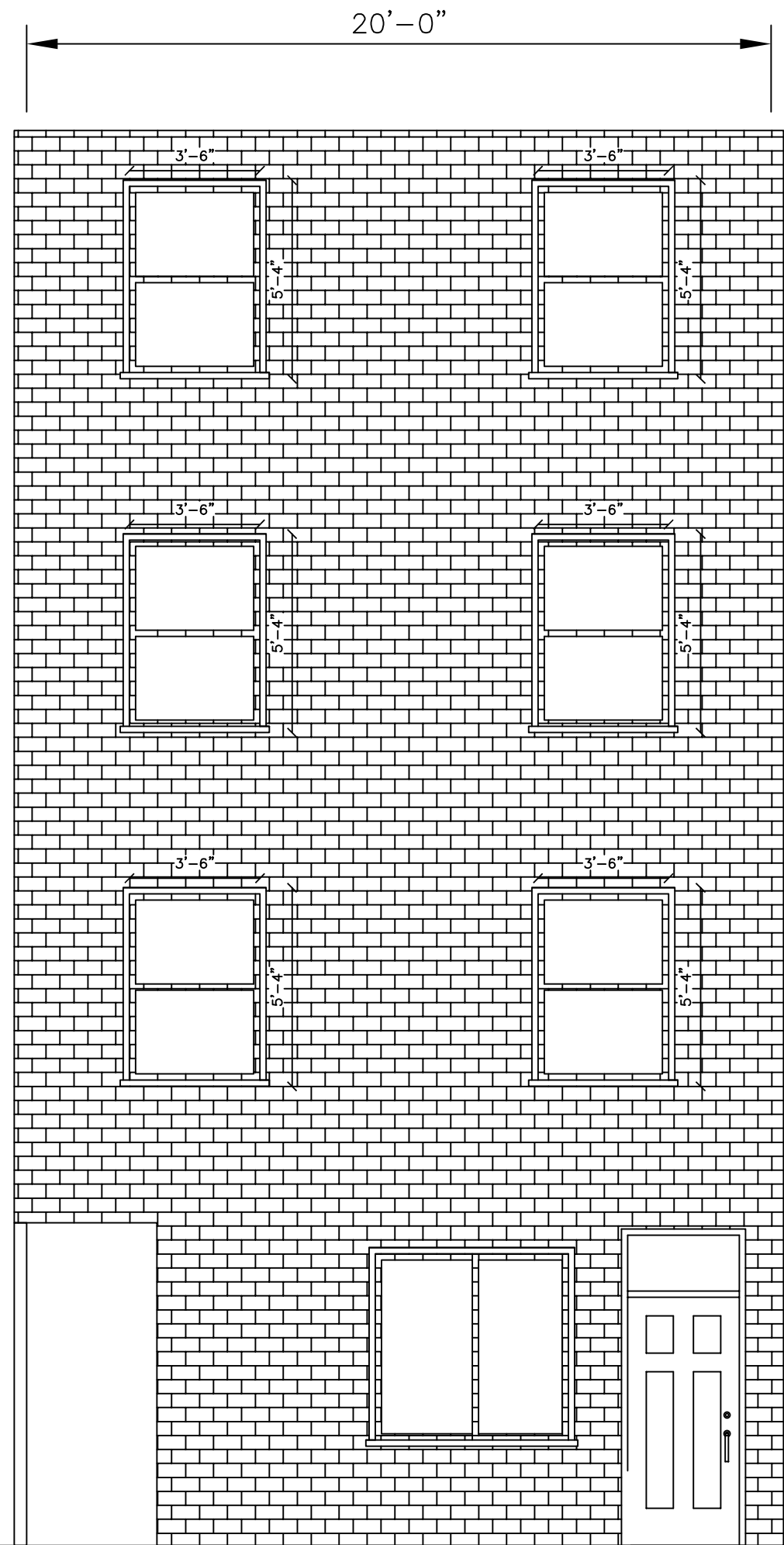
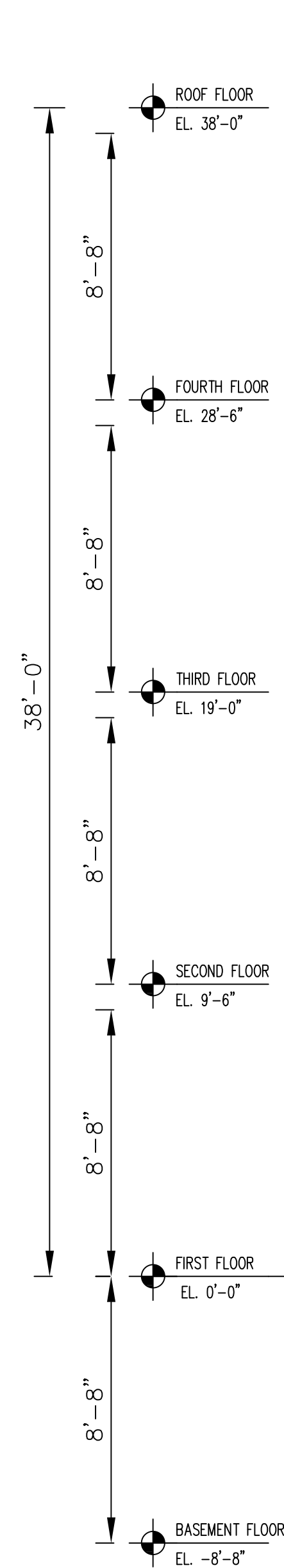
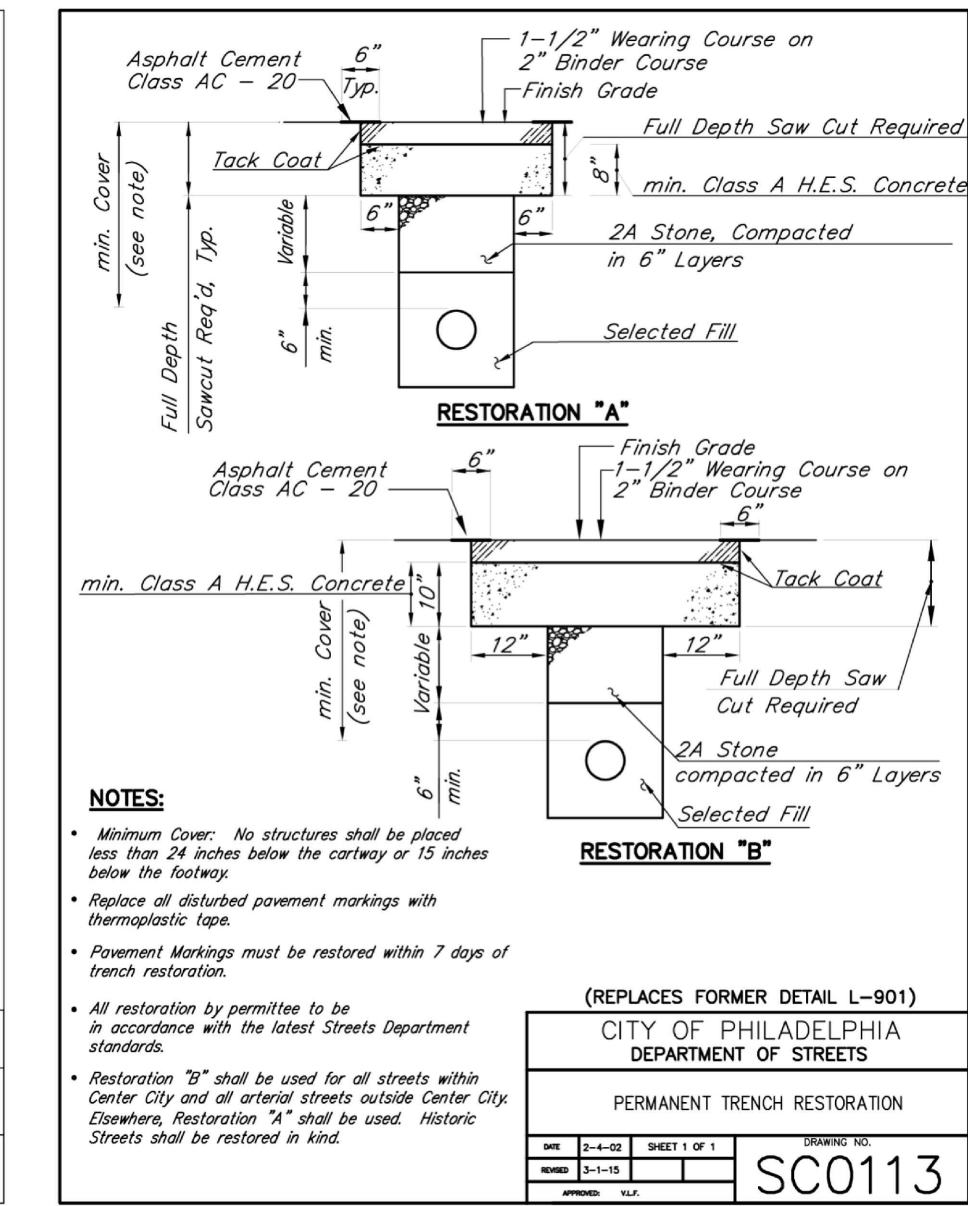
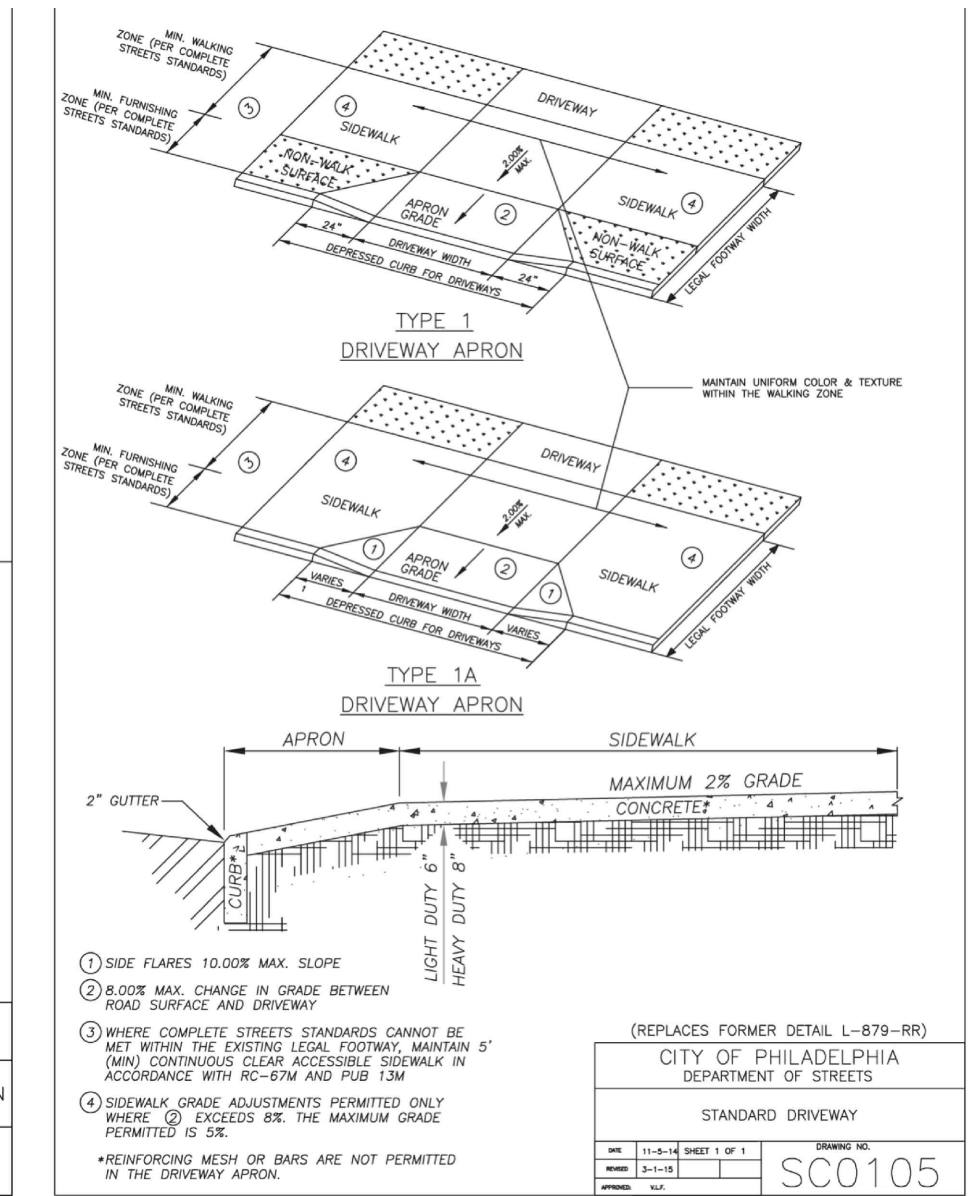
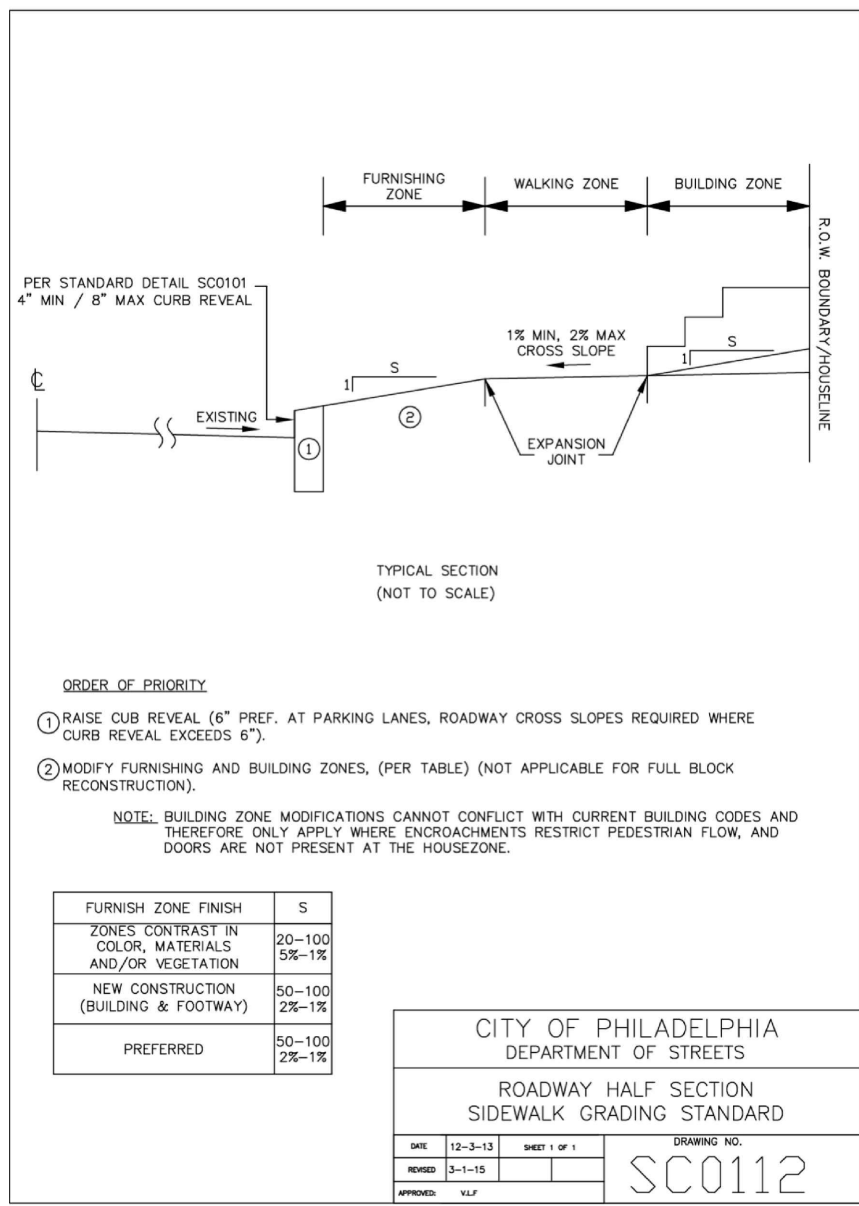
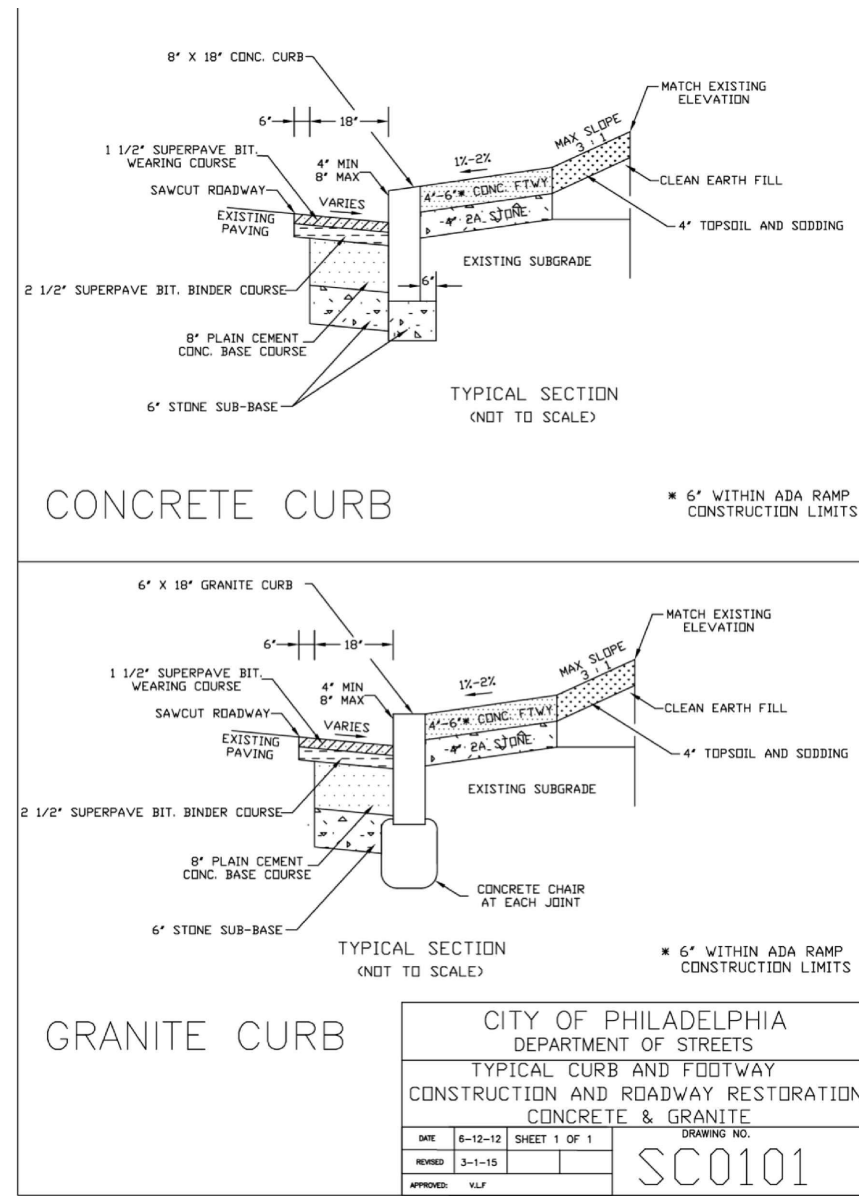
LOCATION MAP
NTS



Applied Electronically by L&I User



PA ONE CALL: 2022-262 2617



ALFA
ENGINEERING

1444 S. 13TH ST.
PHILADELPHIA, PA
19147

PHONE: 267.253.8668
WWW.ALFAENGINEERINGINC.COM



6115 WALTON AVENUE
PHILADELPHIA,
SITE PLAN

PROFESSIONAL SEAL



SCALE: AS NOTED

CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN FIELD; IF DISCREPANCIES ARE FOUND, NOTIFY ARCHITECT IMMEDIATELY. CONTRACTOR IS RESPONSIBLE FOR SELECTING APPROPRIATE CONSTRUCTION PROCESSES, COORDINATING WORK WITH THAT OF ALL OTHER TRADES, AND PERFORMING WORK IN A SAFE MANNER. NOTATED DIMENSIONS WILL SUPERSEDE GRAPHICS; DRAWINGS ARE NOT TO BE SCALED.

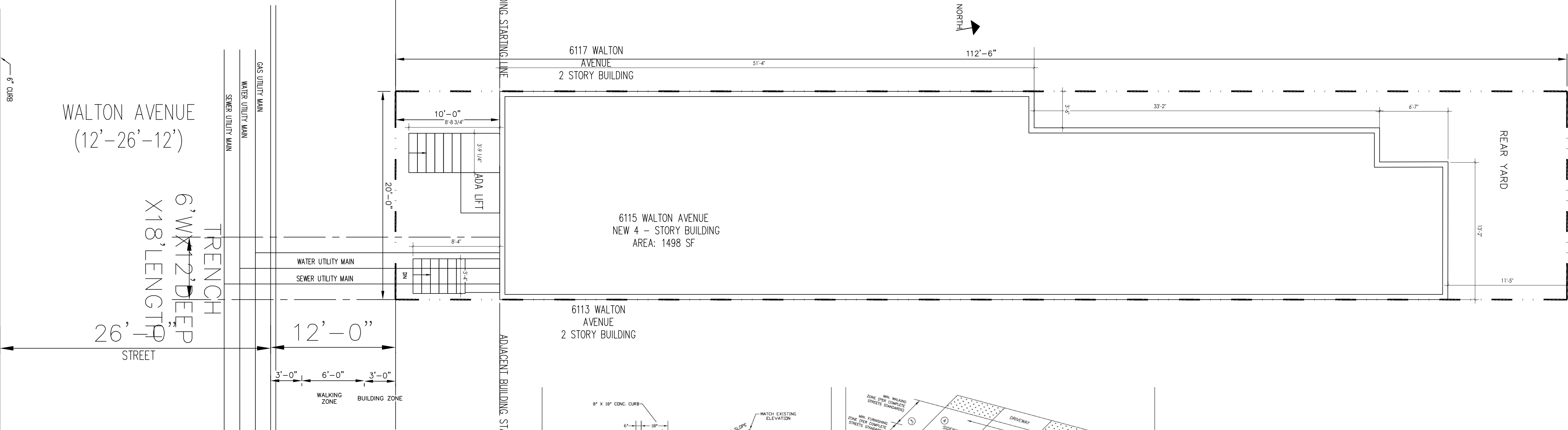
NO.	DATE	REVISION

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ISSUED:
09/19/2022

DRAWING NO.

SP

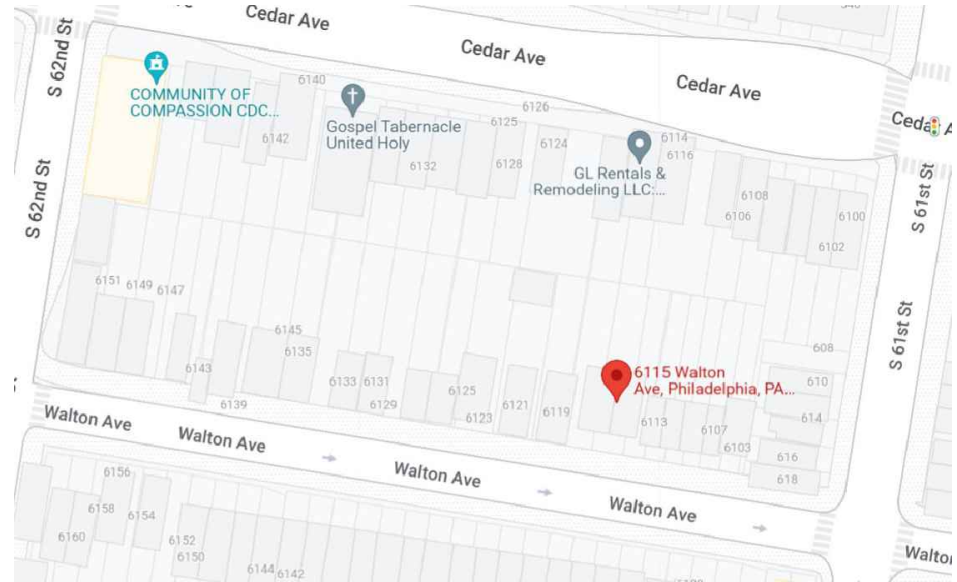


PROPOSED SITE PLAN
SCALE: 3/16" = 1'-0"

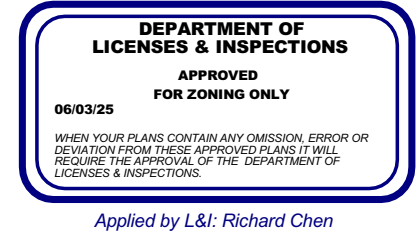
ZONING DATA		
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LOT WIDTH		20'-0"
LOT AREA		2250 SF
OCCUPIED AREA		1660 SF
OPEN AREA		590 SF
REAR YARD DEPTH		18'-0"
HEIGHT	38'-0" MAX	38'-0"
PROPOSED BUILDING DATA		
BUILDING AREA	NEW 4 STORY FRAME BUILDING WITH BASEMENT	
STREET ENCROACHMENTS		NONE



FRONT VIEW
NTS



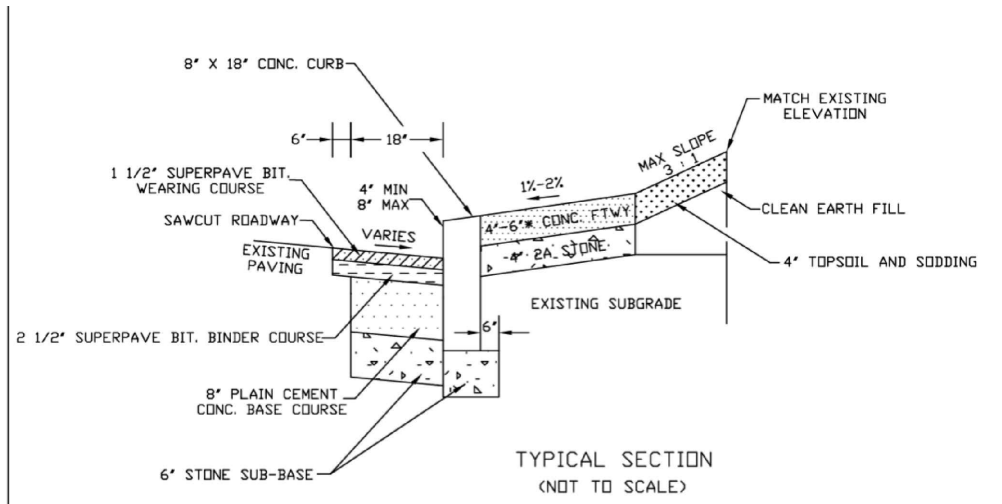
LOCATION MAP
NTS



Applied by L&I: Richard Chen

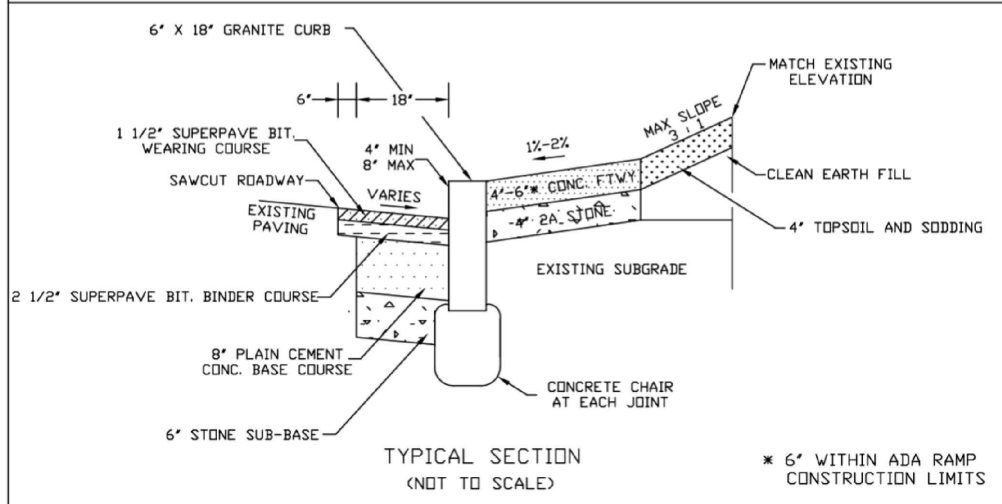
ADJACENT BUILDING STARTING LINE

ADJACENT BUILDING STARTING LINE



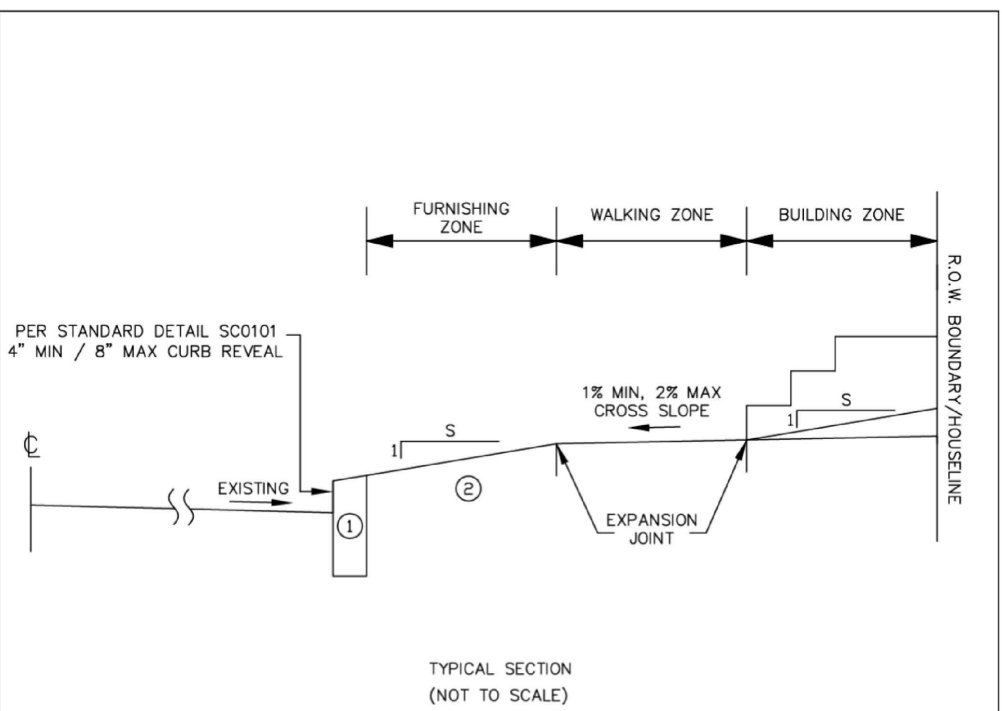
CONCRETE CURB

* 6" WITHIN ADA RAMP CONSTRUCTION LIMITS



GRANITE CURB

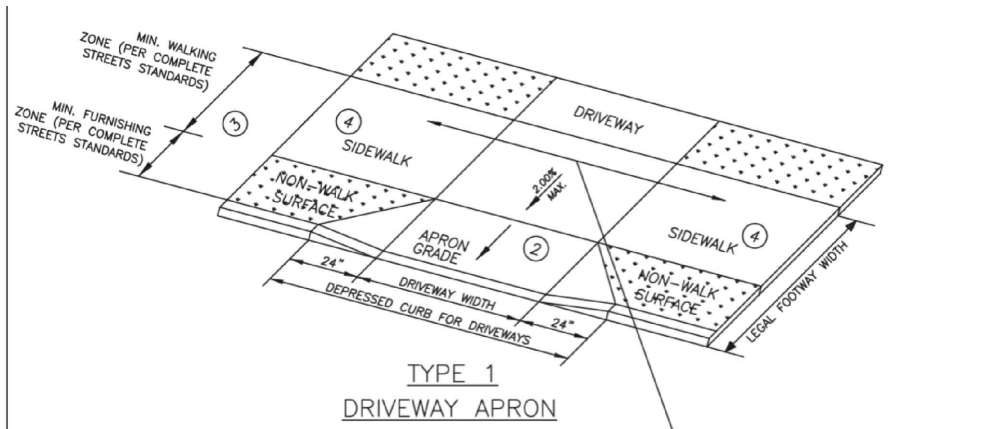
CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
CONSTRUCTION AND ROADWAY RESTORATION
CONCRETE & GRANITE
DRAWING NO. SC0101
DATE: 12-13-13 SHEET 1 OF 1
REVISION: 1-15-15



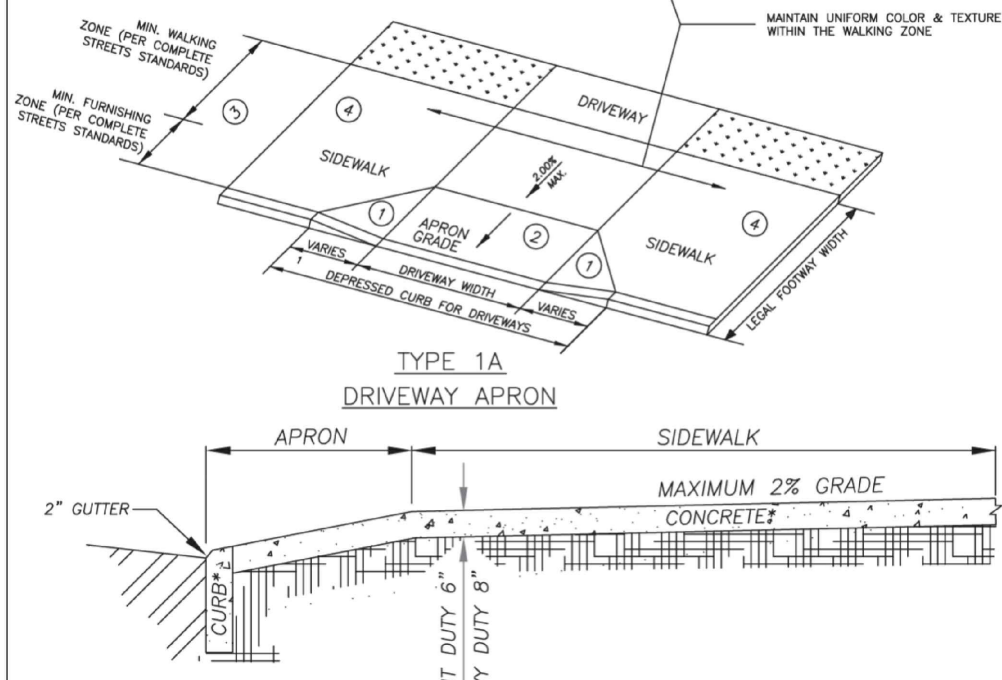
- ORDER OF PRIORITY
1. RAISE CURB REVEAL (6" PREF. AT PARKING LANES, ROADWAY CROSS SLOPES REQUIRED WHERE CURB REVEAL EXCEEDS 6").
 2. MOODY FURNISHING AND BUILDING ZONES, (PER TABLE) (NOT APPLICABLE FOR FULL BLOCK RECONSTRUCTION).
- NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND THEREFORE ONLY APPLY WHERE ENCROACHMENTS RESTRICT PEDESTRIAN FLOW, AND DOORS ARE NOT PRESENT AT THE HOUSEZONE.

FURNISH ZONE FINISH	S
ZONES' CONTRAST IN COLOR, MATERIALS AND/OR VEGETATION	20-100 55-15
NEW CONSTRUCTION (BUILDING & FOOTWAY)	50-100 25-15
PREFERRED	50-100 25-15

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
ROADWAY HALF SECTION
SIDEWALK GRADING STANDARD
DATE: 12-13-13 SHEET 1 OF 1
REVISION: 1-15-15
APPROVED: L&I
DRAWING NO. SC0112

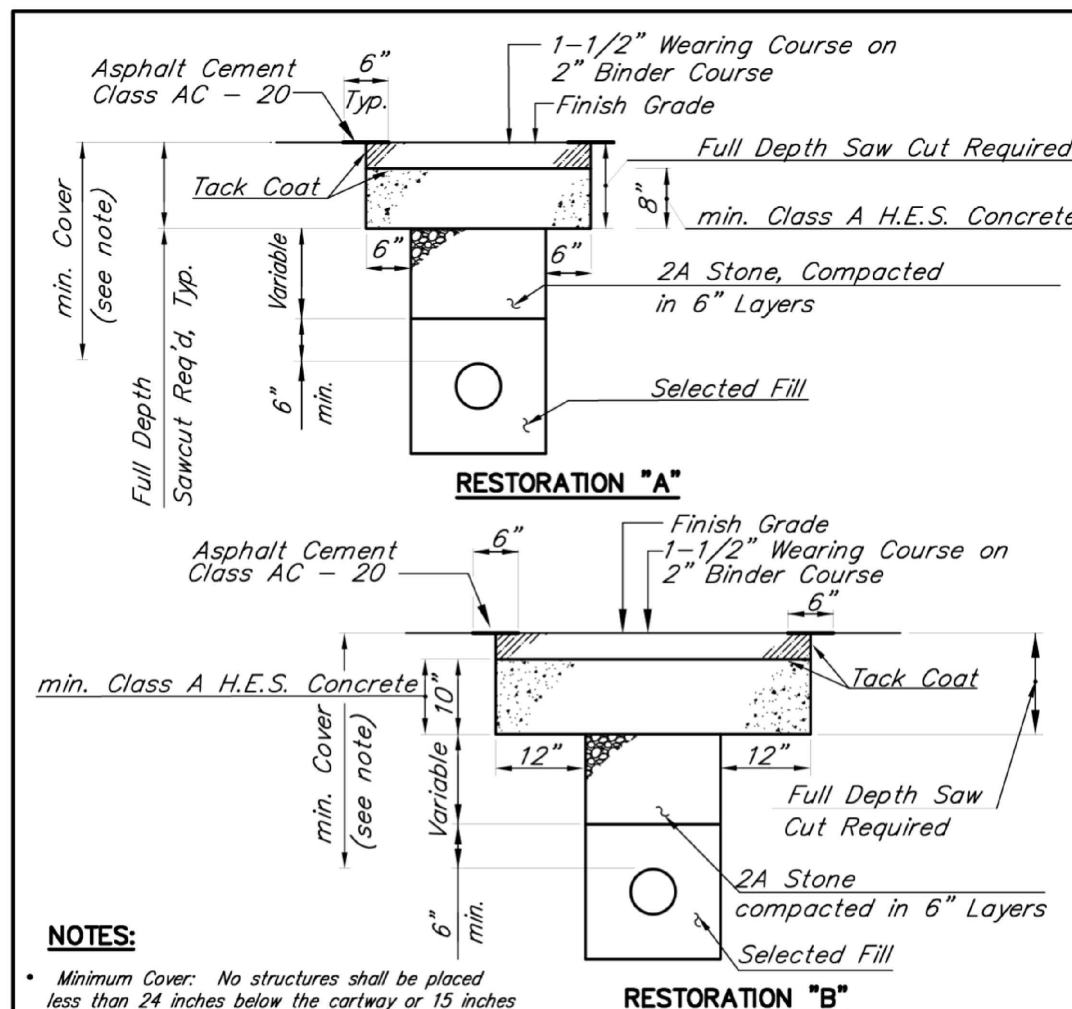


TYPE 1
DRIVEWAY APRON



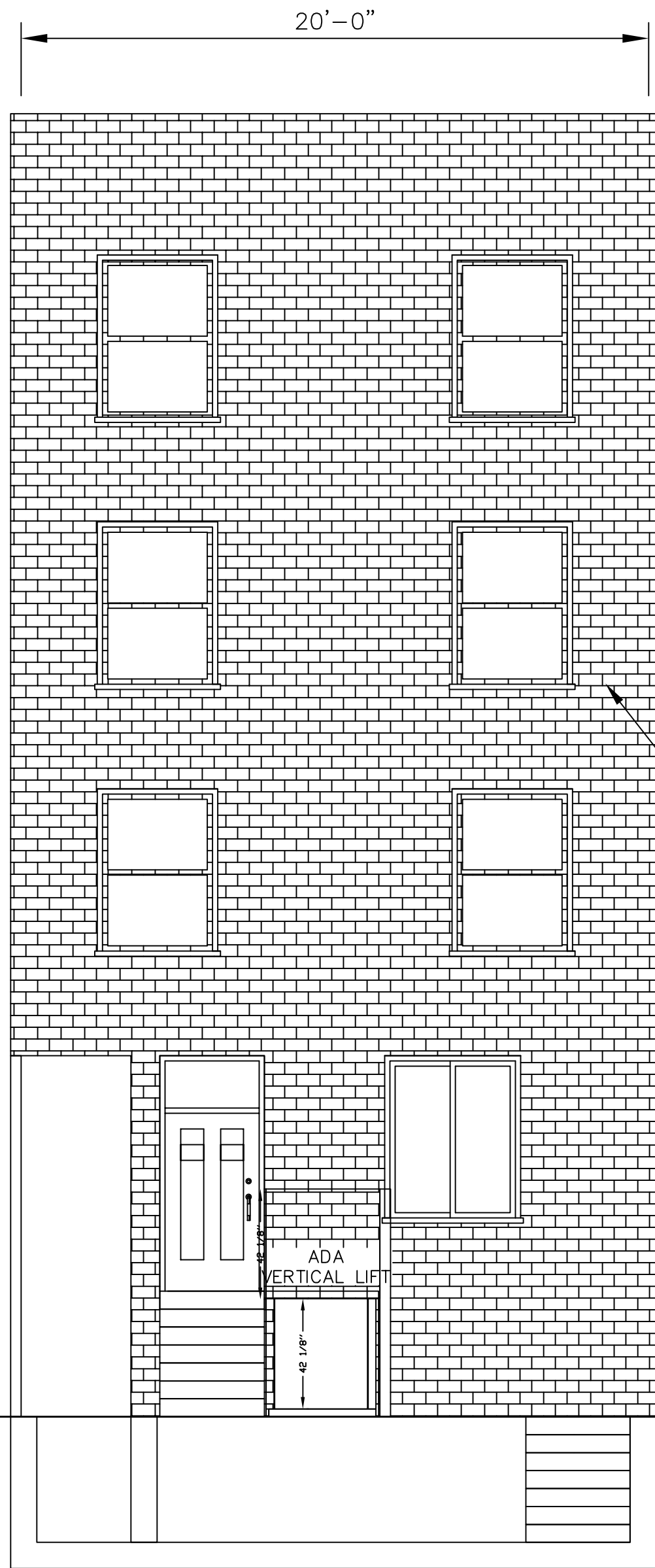
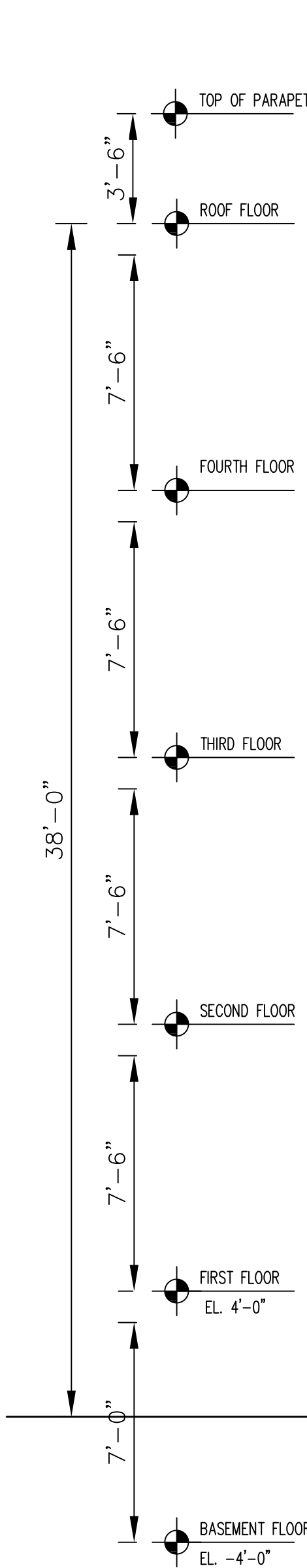
TYPE 1A
DRIVEWAY APRON

(REPLACES FORMER DETAIL L-879-RR)
CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
STANDARD DRIVEWAY
DATE: 11-15-14 SHEET 1 OF 1
REVISION: 1-15-15
APPROVED: L&I
DRAWING NO. SC0105



- NOTES:
- Minimum Cover: No structures shall be placed less than 24 inches below the curbside or 15 inches below the footway.
 - Replace all disturbed pavement markings with thermoplastic tape.
 - Pavement Markings must be restored within 7 days of trench restoration.
 - All restoration by permittee to be in accordance with the latest Streets Department standards.
 - Restoration "B" shall be used for all streets within Center City and all arterial streets outside Center City. Elsewhere, Restoration "A" shall be used. Historic Streets shall be restored in kind.

(REPLACES FORMER DETAIL L-901)
CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
PERMANENT TRENCH RESTORATION
DATE: 12-13-13 SHEET 1 OF 1
REVISION: 1-15-15
APPROVED: L&I
DRAWING NO. SC0113



BRICK VENEER

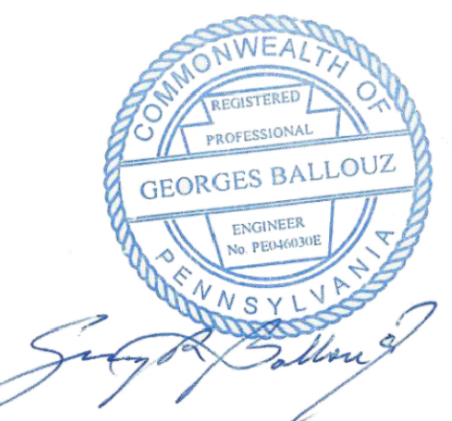
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NO.	DATE	REVISION
1	05/21/2025	AMENDMENT

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ISSUED:
09/19/2022

DRAWING NO.

SP

Zoning Permit

Permit Number ZP-2022-011361

LOCATION OF WORK 6115 WALTON AVE, Philadelphia, PA 19143-2213	PERMIT FEE \$797.00	DATE ISSUED 10/17/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER A&P CONSTRUCTION LLC	768 S 07TH ST A&P CONSTRUCTION LLC PHILADELPHIA PA 19147
---------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON THE PLANS. AMENDMENT #1 TO THE BUILDING ELEVATION.
--

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.

Zoning Permit

Permit Number ZP-2022-011361

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6115 WALTON AVE Philadelphia, PA 19143-2213

ADDITIONAL USE DETAILS

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

FIVE DWELLING UNTIS

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.