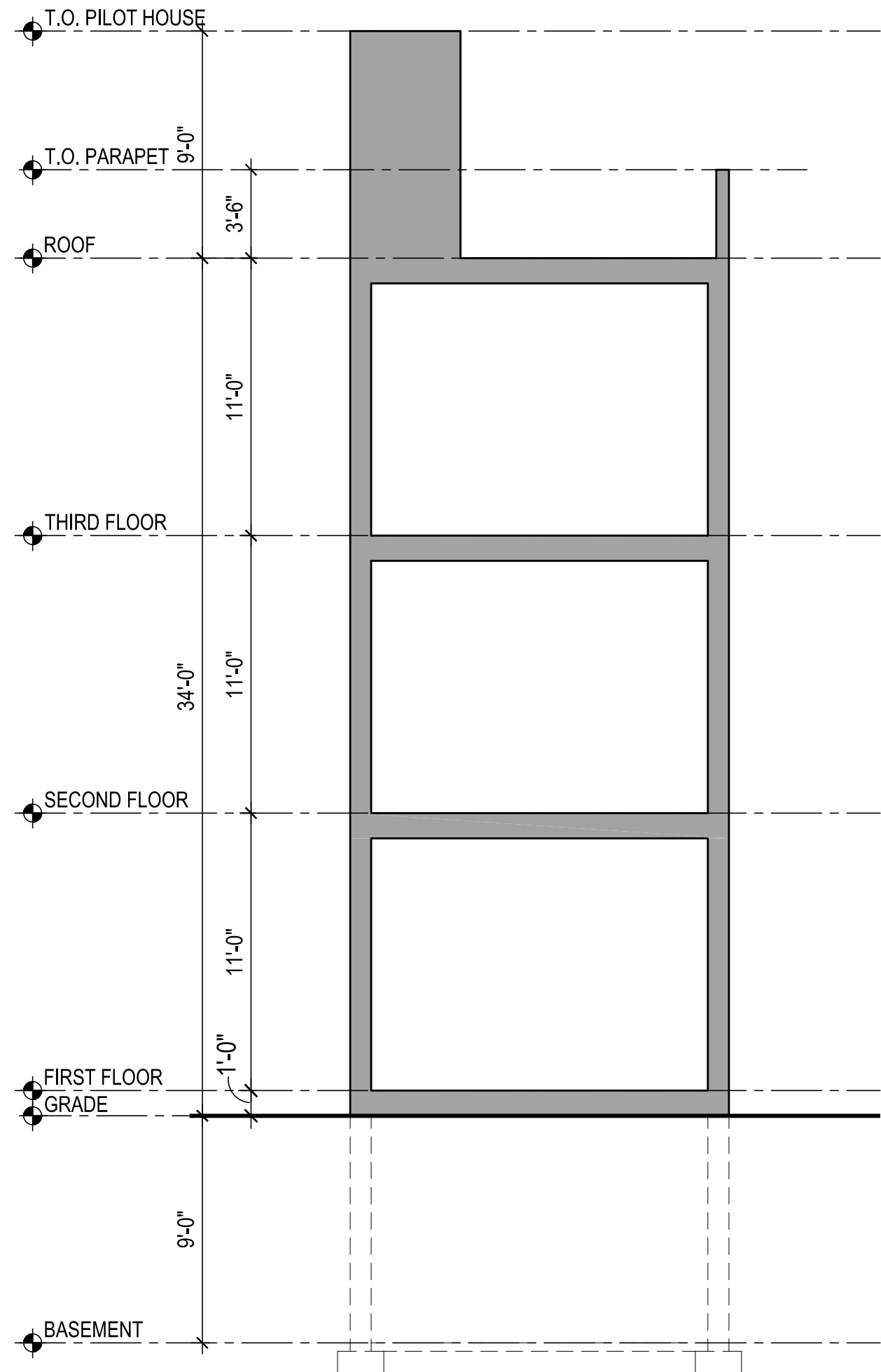




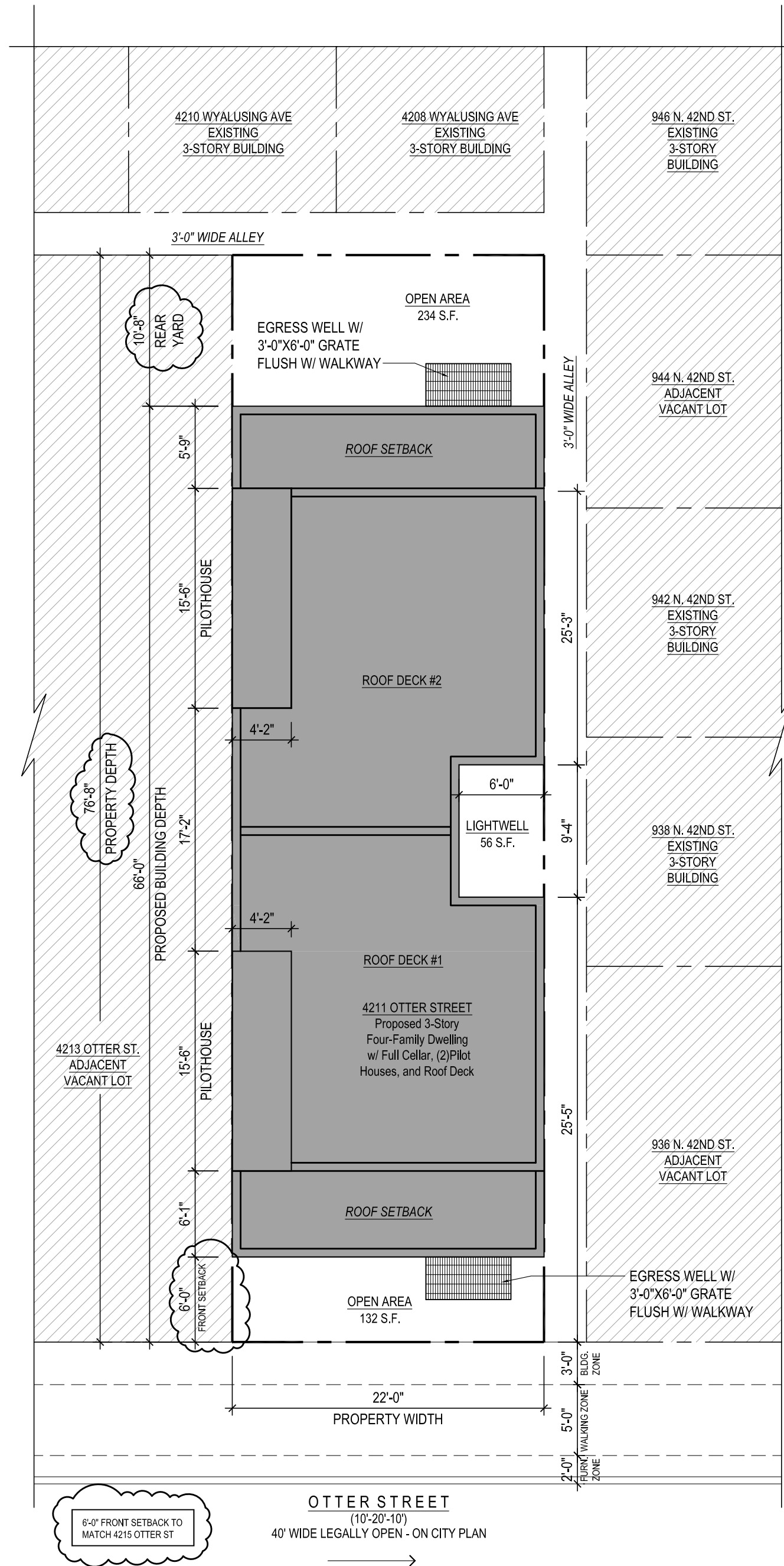
3
Z1.0
EXISTING CONDITIONS
Scale: N.T.S.



4
Z1.0
LOCATION MAP
Scale: N.T.S.



2
Z1.0
ZONING SECTION
Scale: 3/16"=1'-0"

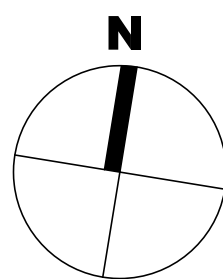


1
Z1.0
SITE PLAN
Scale: 1/8"=1'-0"

- STREET DEPARTMENT NOTES:
- 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.
 - 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 #20232781538-000 AND WARD #6.
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
 - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA BASED ON ITEM #4-1040.
 - PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
 - 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) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
 - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION			
PROJECT CONSISTS OF A NEW 3-STORY FOUR-FAMILY DWELLING WITH BASEMENT, (2)PILOT HOUSES AND ROOF DECK			
ZONING ANALYSIS			
ZONING BASE DISTRICT: RM-1			
TOTAL BUILDING AREA: 1,264 SQ. FT.			
LOT AREA: APPROX.: 1,685 SQ. FT.			
REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	22'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT	1,685 SQ. FT.	NO CHANGE
MAX. OCCUPIED AREA	75%	-	1,264 SQ. FT. (75%)
MIN. FRONT SETBACK	MATCH ADJACENT	6'-0"	6'-0"
MIN. SIDE YARD WIDTH	-	-	NO CHANGE
MIN. REAR YARD DEPTH	9'-0"	-	10'-8"
MAX. BUILDING HEIGHT	38'-0"	-	34'-0"

New Four-Family Dwelling
4211 Otter Street
Philadelphia, PA 19104

Project No: -	Date of Issue: 07/20/2023
Revision No:	Description: Drawn By: 247
08-05-2023	ISSUED FOR ZONING
08-28-2023	ISSUED FOR COMMENTS

ZONING / SITE
PLAN

Z1.0

ISSUED FOR ZONING: 08-05-2023

Zoning Permit

Permit Number ZP-2023-008274

LOCATION OF WORK 4211 OTTER ST, Philadelphia, PA 19104-1216	PERMIT FEE \$406.00	DATE ISSUED 10/5/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER HABANA ACQUISTION CORP	4211 OTTER ST PHILADELPHIA, PA 19104-
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OWNER CONTACT 1 RAMMY DONGEL	4211 OTTER ST PHILADELPHIA, PA 19104
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38FT) WITH TWO ROOF DECKS ACCESSED BY TWO ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS PER PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2023-008274

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4211 OTTER ST Philadelphia, PA 19104-1216

ADDITIONAL USE DETAILS

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

MULTI-FAMILY (4 UNITS) HOUSEHOLD LIVING.

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.