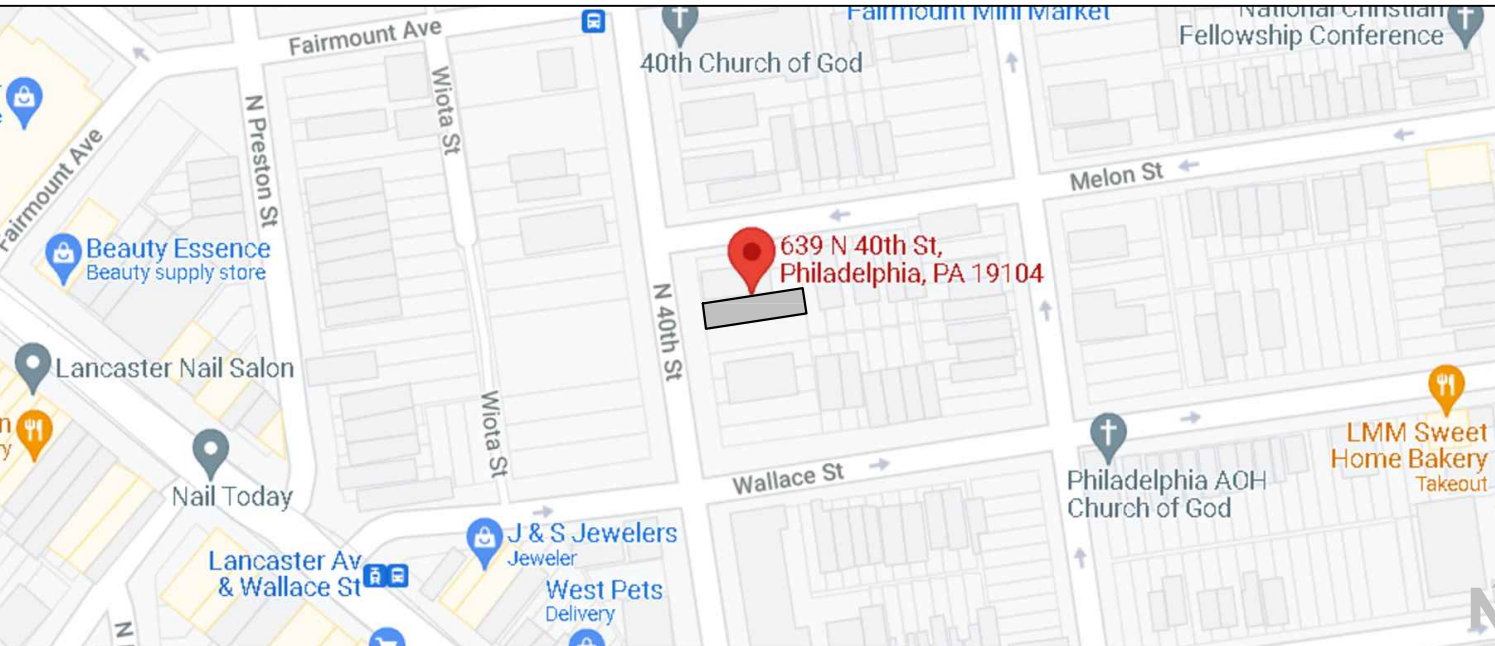


639 N 40TH ST
PHILADELPHIA, PA 19104-1850

LOCATION MAP

RM-1	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16	21'-0"	21'-0"
MIN. LOT AREA (SQ. FT.)	1,440 [1]	1,764 SF	1,764 SF
MAX. OCCUPIED AREA (% OF LOT AREA)	INTERMEDIATE 75; CORNER 80 [2]	0%	71.2% - 1,256 SF
MIN. FRONT SETBACK (FT.)	[5][6]	NONE	16'-0"
MIN. REAR YARD DEPTH (FT.)	9 [9]	NONE	9'-0"
MIN. REAR YARD AREA (SQ. FT.)	144 [9]	NONE	150 SF
MAX. HEIGHT (FT.)	38 [5]	NONE	36'-10"

(1) IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:

(A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND

(B) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.

(2) IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.

(3) IF ADJUTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE, EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.

(4) ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE; AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.

(5) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME SIDE OF THE STREET AS THE BACK OF THE BUILDING. THE MINIMUM FRONT SETBACK SHALL BE ZERO.

(6) IF THE PROPERTY IS BOUNDARY BY TWO OF MORE STORIES, ONLY THE PRIMARY FRONTAGE AS DESIGNATED IN § 14-701(i)(1)(D) (A) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.

(7) IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.

APPLICABLE CODES	BUILDING DATA	
2018 INTERNATIONAL BUILDING CODE	CELLAR (50%+ BELOW GRADE)	1,080 SF
2015 INTERNATIONAL RESIDENTIAL CODE	1ST FLOOR	1,062 SF
2018 INTERNATIONAL MECHANICAL CODE	2ND FLOOR	1,080 SF
2018 INTERNATIONAL EXISTING BUILDING CODE	3RD FLOOR	1,080 SF
2017 NATIONAL ELECTRIC CODE (PER 2018 IBC)	PILOT HOUSE(S)	186 SF
2018 INTERNATIONAL PERFORMANCE BUILDING CODE	TOTAL BUILDING AREA (CELLAR/ BASEMENT EXCLUDED)	3,408 SF
2018 INTERNATIONAL ENERGY CONSERVATION CODE	NOTE: - BUILDING WILL BE FULLY EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.	
2009 INTERNATIONAL FIRE CODE		
2018 INTERNATIONAL FUEL GAS CODE		
2004 PHILADELPHIA PLUMBING CODE		
2009 ANSI A117.1		

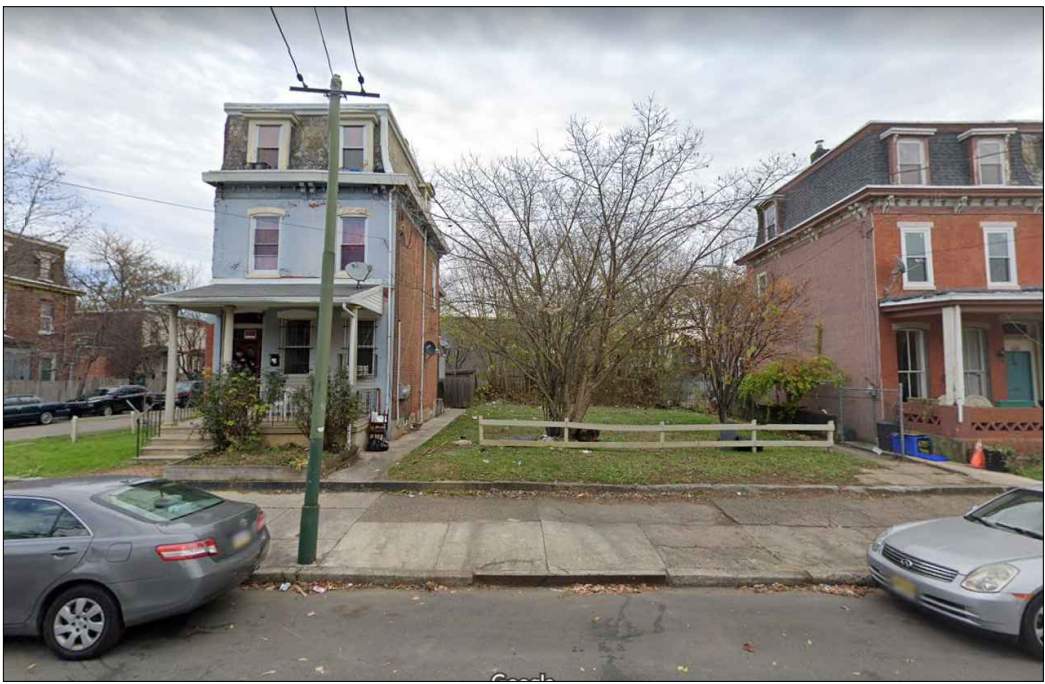
Z1 PLOT PLAN, FRONT ELEVATION, PHOTO, AND DETAILS

A rectangular stamp with a double blue border. The text inside is as follows:

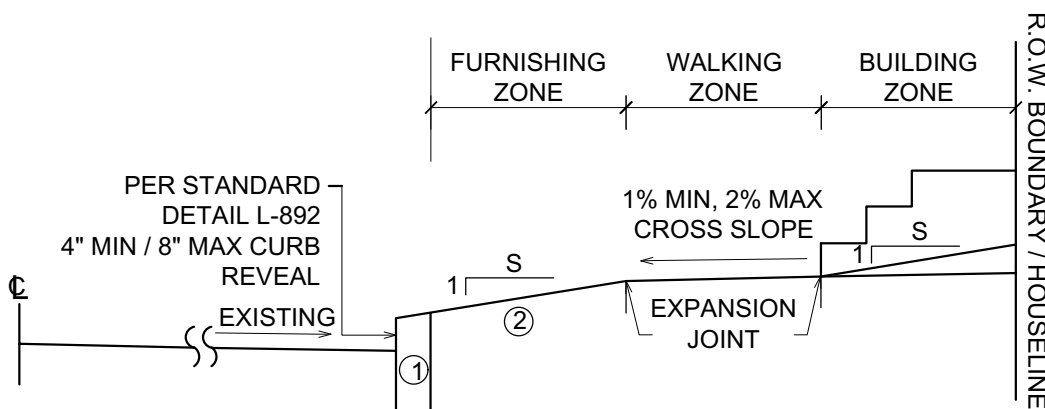
APPROVED
FOR ZONING ONLY
11/19/21

WHEN YOUR PLANS CONTAIN ANY DIMENSION
OTHER OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User.



1 STREET PHOTO
Z1 SCALE: N.T.S.



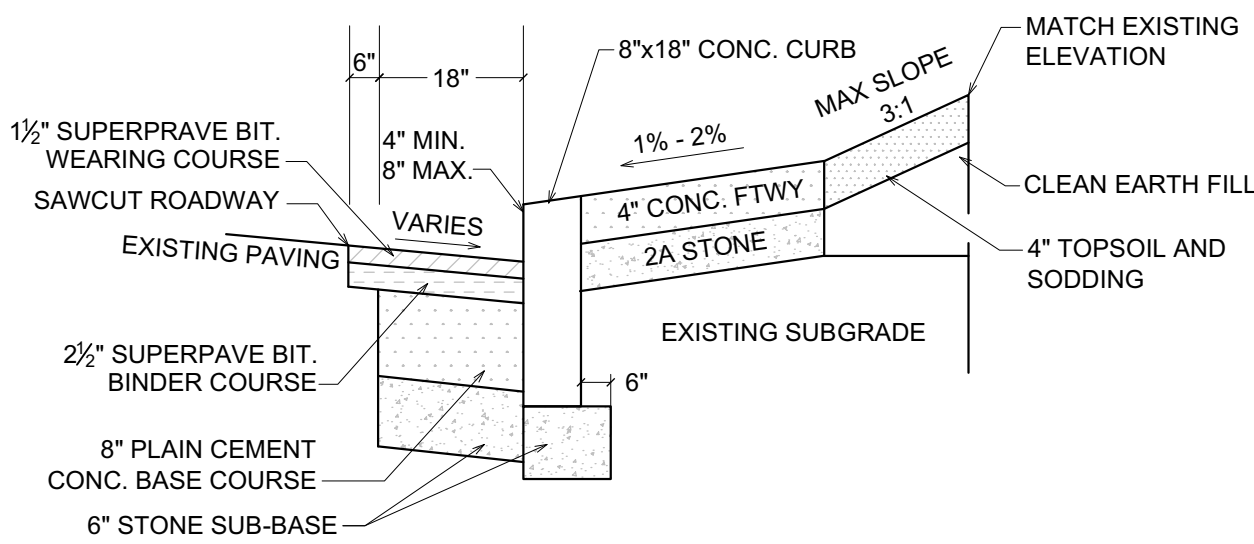
FURNISH ZONE FINISH	S	ORDER OF PRIORITY
ZONES CONTRAST IN COLOR, MATERIALS AND/OR VEGETATION	20 -100 5% - 1%	PAUSE CURB REVEAL (6" PREP. AT PARKING LANES, ROADWAY CLOSURES ARE REQUIRED WHERE CURB REVEAL EXCEEDS 6")
NEW CONSTRUCTION (BUILDING & FOOTWAY)	50 -100 2% - 1%	MODIFY FURNISHING AND BUILDING ZONES, (PER TABLE) NOT APPLICABLE FOR FULL BLOCK RECONSTRUCTION).
PREFERRED	50 -100 2% - 1%	NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING ZONES AND THEREFORE ONLY APPLY

RAISE CURB REVEAL (6" PREF. AT PARKING
LANES, ROADWAY CROSS SLOPES
REQUIRED WHERE CURB REVEAL EXCEEDS
6")

MODIFY FURNISHING AND BUILDING ZONES.
(PER TABLE) (NOT APPLICABLE FOR FULL
BLOCK RECONSTRUCTION).

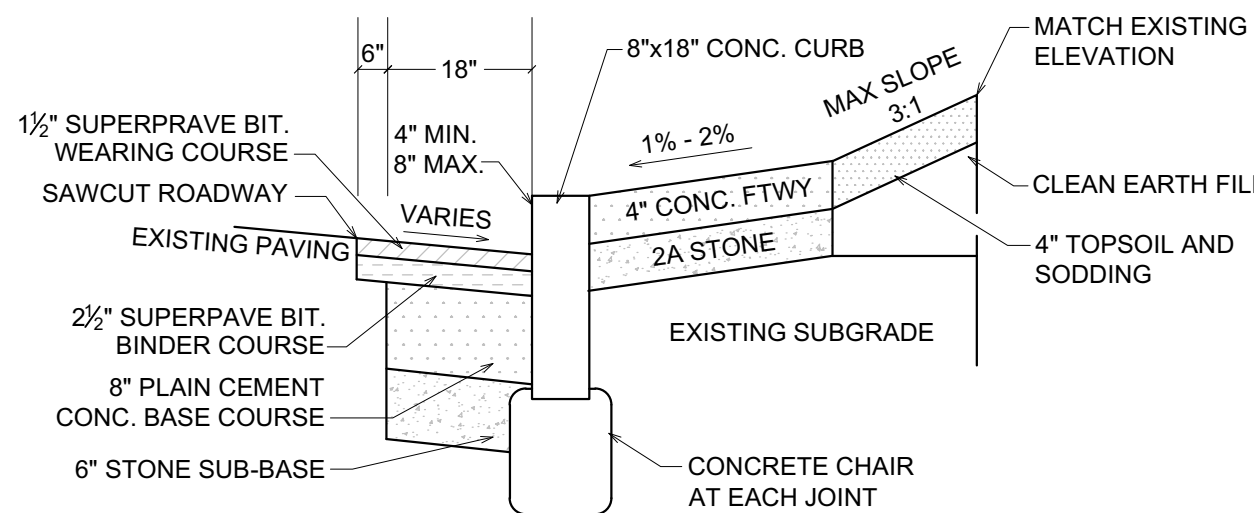
NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND THEREFORE ONLY APPLY WHERE ENCROACHMENTS RESTRICT PEDESTRIAN FLOW, AND DOORS ARE NOT PRESENT AT THE HOUSEZONE.

2 ROAD HALF SECTION SIDEWALK GRADING
Z1 SCALE: 1/2" = 1'-0"

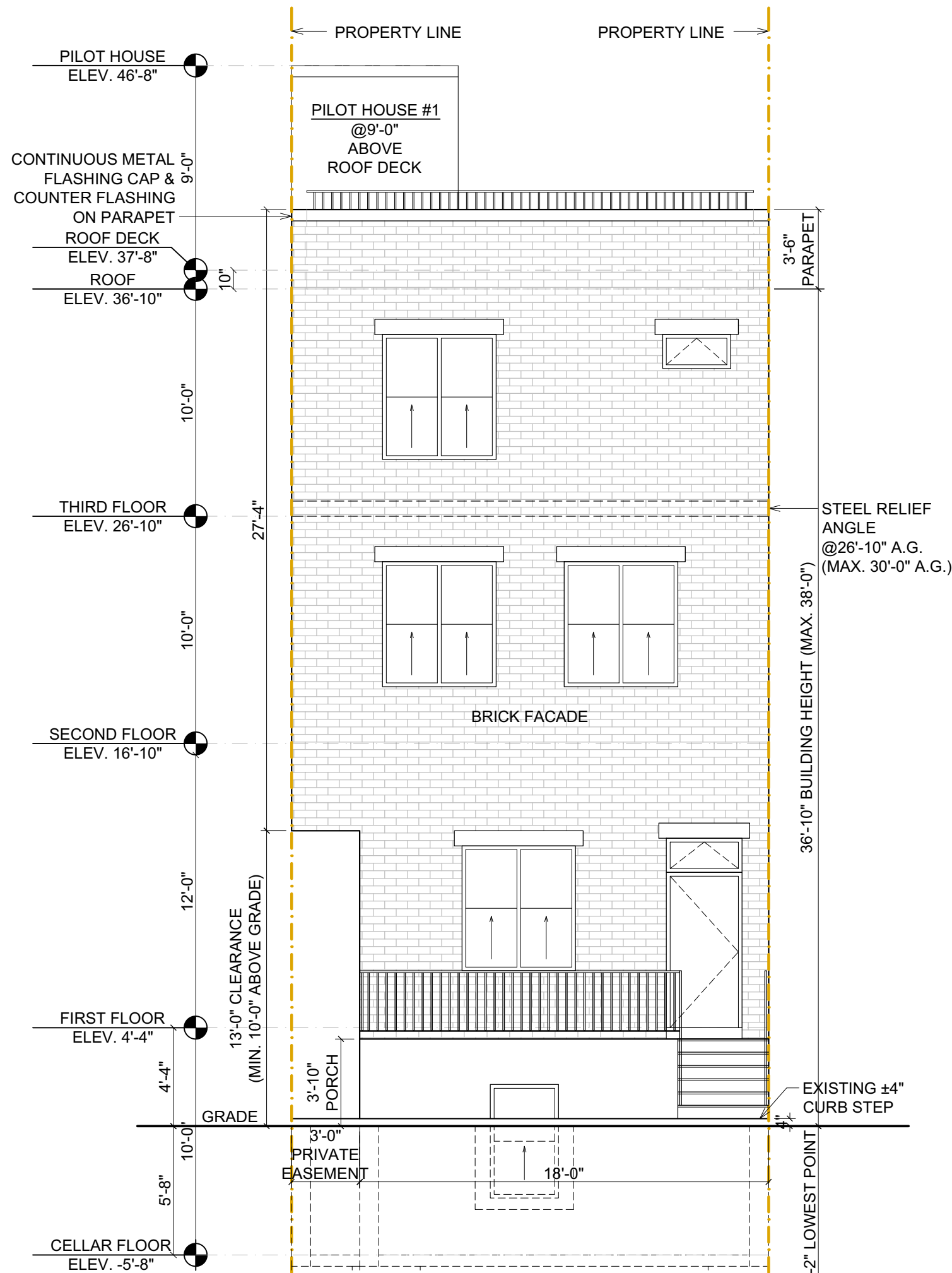


3
Z1

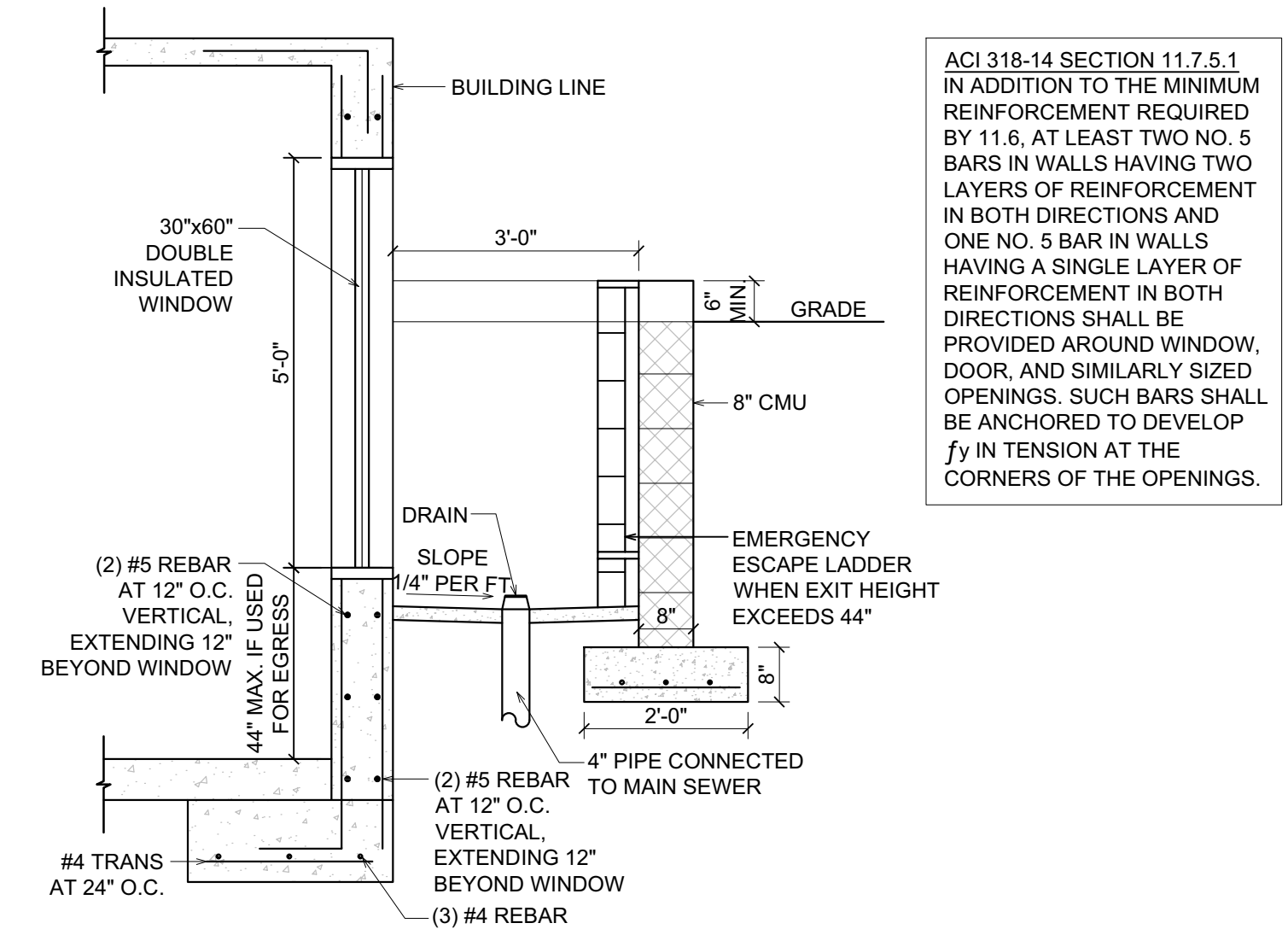
TYPICAL CONCRETE CURB
SCALE: 1/2" = 1'-0"



4 TYPICAL GRANITE CURB
Z1 SCALE: 1/2" = 1'-0"



5 FRONT ELEVATION
Z1 SCALE: 3/16" = 1'-0"

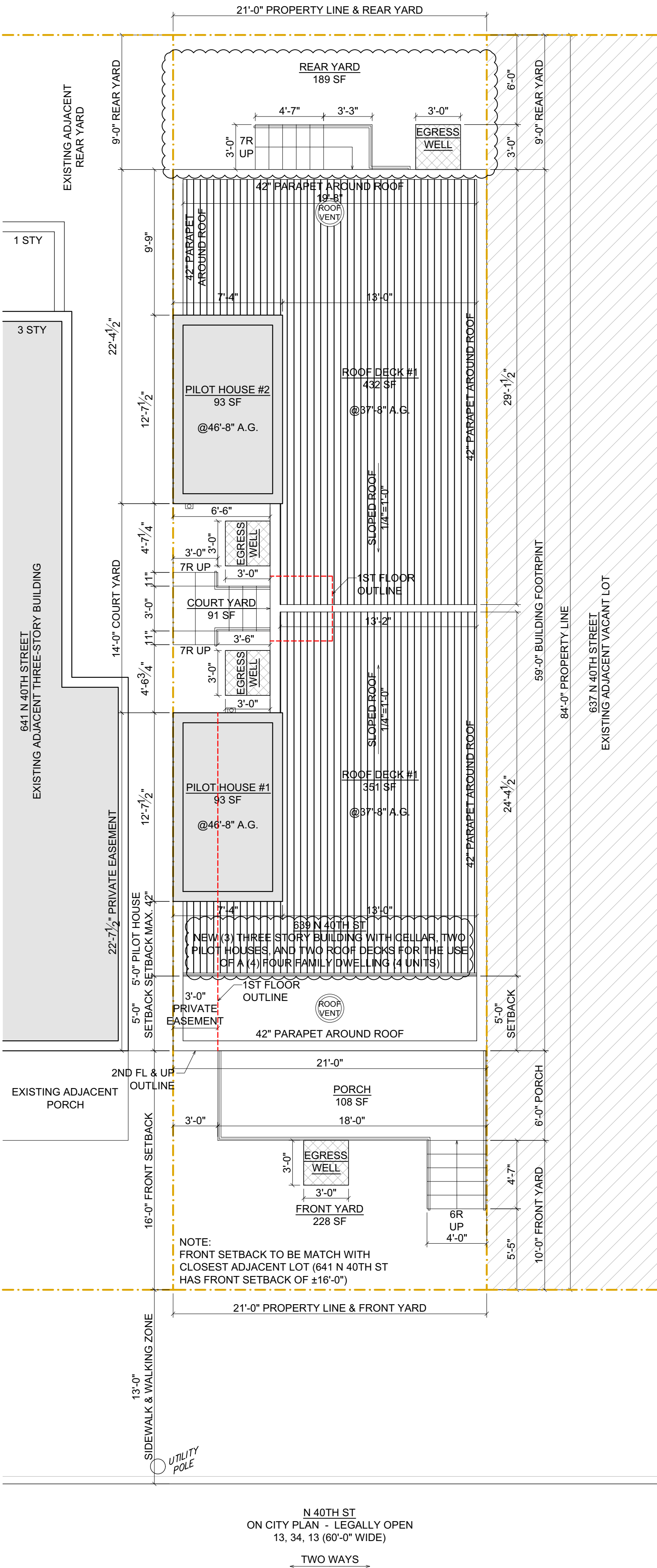


6 EGRESS WELL DETAIL
Z1 SCALE: 1/2"=1'-0"

OPENING AREA	
FRONT YARD	228 SF
REAR YARD	189 SF
COURT YARD	91 SF
TOTAL OPEN AREA	508 SF
LOT AREA	1,764 SF
508 SF / 1,764 SF = 28.8%	

ACCORDING TO PHILADELPHIA CODE CHAPTER 14-202 (13)
 OPEN AREA: THE TOTAL AREAS OF THE LOT THAT ARE NOT COUNTED AS OCCUPIED AREA, ALLEYS, EASEMENTS, AND SHARED DRIVEWAYS SHALL BE INCLUDED AS PART OF OPEN AREA

7 PLOT PLAN
Z1 SCALE: 3/16" = 1'-0"



SEAL

SIGNATURE

GENERAL NOTE	DATE	REVISION
THIS DOCUMENT IS FOR THE ARCHITECT'S REVIEW ONLY. CONSULTANTS, DESIGNERS, CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS AND CONDITIONS, ETC. BEFORE PROCEEDING WITH THE WORK.	11/22/2021	1ST SUBMISSION
	11/17/2021	1ST REVISION
FOR PERMIT ONLY NOT FOR CONSTRUCTION	DRAWN BY: EP CHECKED BY: CM	

JT RAN
EXPEDITING

1105 RIDGE AVENUE
PHILADELPHIA, PA 19123
TEL: (215) 586-2692
TEL: (215) 872-7892
FAX: (800) 588-0617

PROJECT DESCRIPTION
NEW (3)THREE STORY
MULTI-FAMILY DWELLING

LOCATION
639 N 40TH ST
PHILADELPHIA, PA 19104

DRAWING NO. **Z1** SCALE: AS NOTED

DRAWING TITLE **ZONING**

Zoning Permit

Permit Number ZP-2021-014583

LOCATION OF WORK 639 N 40TH ST, Philadelphia, PA 19104-1850	PERMIT FEE \$672.00	DATE ISSUED 1/14/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER AGA HOLDINGS LLC	67 DOREEN DR STATEN ISLAND NY 10303
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND TWO (2) ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

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-2021-014583

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

639 N 40TH ST Philadelphia, PA 19104-1850

ADDITIONAL USE DETAILS

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

CONTAINING FOUR (4) DWELLING UNITS

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.