

1 Location Map
Z1 12" = 1'-0"

2 South Elevation - Front (W Erie Ave)
21 1/4" = 1'-0"

Wall Legend	
	New wall/construction
	1 hour fire rated separation

CITY OF PHILADELPHIA APPROVAL STAMPS



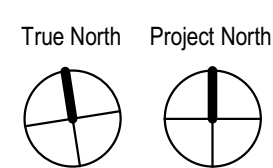
Applied Electronically by L&I Users.

3
21 Basement Plan - Unit A
1/8" = 1'-0"

7 Building Section 1
Z1 1/8" = 1'-0"

8 Building Section 2
Z1 1/8" = 1'-0"

9 Site Plan
Z1 1/8" = 1'-0"



TONER
architects

1901 S. 9th Street
Room 425
Philadelphia, PA 19147
215.800.1968
www.tonerarch.com

NOTES



If I am not
1" tall
this drawing
was not
printed to
scale

[illegible]

Top Tier LLC
New Four Unit Rental
Apartment Building

1147 West Erie Avenue
Philadelphia, PA 19140

ZONING

Project number	21046
Date	04 January 2022
Drawn by	BB
Checked by	IMT

Z1

Scale	As indicated
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Zoning Permit

Permit Number ZP-2021-014656

LOCATION OF WORK 1147 W ERIE AVE, Philadelphia, PA 19140-4217	PERMIT FEE \$672.00	DATE ISSUED 1/5/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER TOPP TIER LLC	35 LANGERE PL APT C STATEN ISLAND NY 10305
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OWNER CONTACT 1 Brendan Reid	35 Langere Place, Staten Island, NY 10305
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OWNER CONTACT 2 Melissa Figueroa	35 Langere Place, Staten Island, NY 10305
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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, size and location as shown on plan/application.
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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-2021-014656

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1147 W ERIE AVE Philadelphia, PA 19140-4217

ADDITIONAL USE DETAILS

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

For use as Multi-Family Household Living (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.