

PROJECT ADDRESS:
1325 W ERIE AVE



NO SCALE

N. PARK AVE



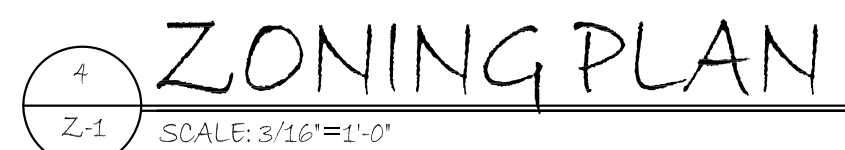
W 6' WITHIN ADA RAMP
CONSTRUCTION LIMITS



* 6" WITHIN ADA RAMP
CONSTRUCTION LIMITS

CITY OF PHILADELPHIA DEPARTMENT OF STREETS
TYPICAL CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION CONCRETE & GRANITE

DRAWING NO.
SC0101



WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:



Registered Architect
State of Pennsylvania - License # RA405359

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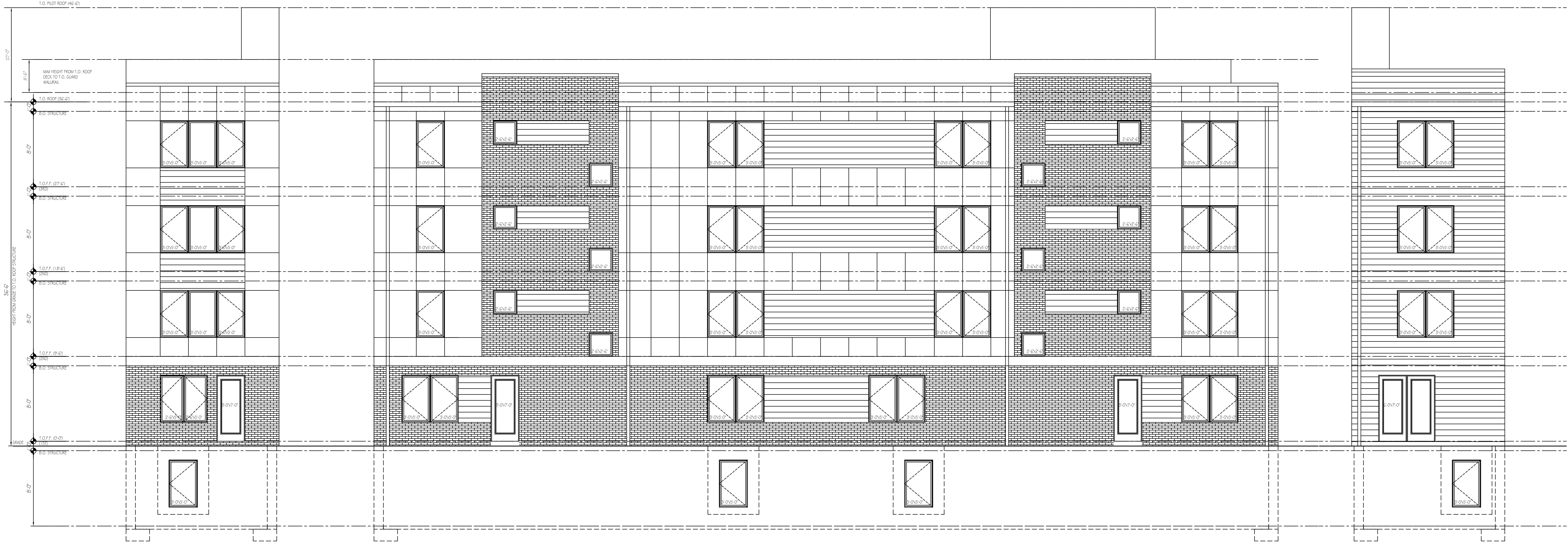
PROJECT

ZONING PLAN & ELEVATIONS

DWG. TITLE

JOB NO: ERIE AVE
FILE: ERIE AVE

 Z^{-1}



FRONT ELEVATION

3/16" = 1'-0"

SIDE ELEVATION

3/16" = 1'-0"

REAR ELEVATION

3/16" = 1'-0"

APPROVED
FOR ZONING ONLY
08/05/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR INCONSISTENCY FROM THESE APPROVED
STAMPS, YOU SHALL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:

PROPOSED MULTI-FAMILY RESIDENCE
1325 W ERIE AVE
PHILADELPHIA, PENNSYLVANIA

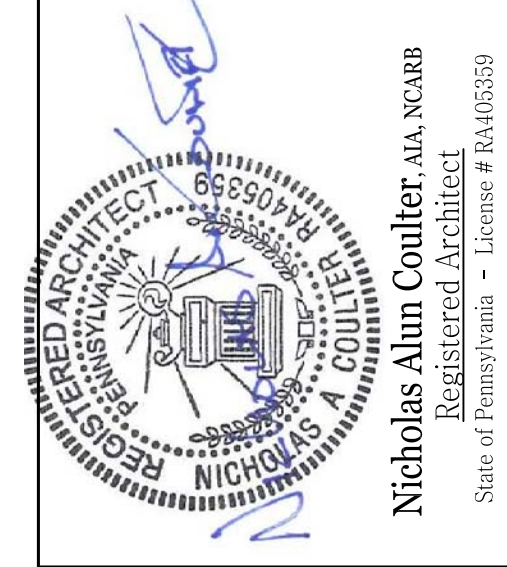
EXISTING CONDITIONS



DESIGN ASSOCIATES
6325 TULIP STREET
PHILADELPHIA, PA 19135

(610) 215-8331-9256

(e) hkanaz77@gmail.com



Nicholas Alan Coulter, AIA, NCARB
Registered Architect
State of Pennsylvania - License # RA465359

Zoning Permit

Permit Number ZP-2021-008189

LOCATION OF WORK 1325 W ERIE AVE, Philadelphia, PA 19140-4221	PERMIT FEE \$1,722.00	DATE ISSUED 8/12/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER K&K 1325 Erie LLC	PO Box 11526 Philadelphia, Pennsylvania 19116
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT for the erection of a four story structure with cellar, roof deck and pilot house (size an location as shown on the plan). use as five (5) family (multi-family) household living.

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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-008189

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1325 W ERIE AVE Philadelphia, PA 19140-4221

ADDITIONAL USE DETAILS

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

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.