

PROPOSED MIXED USE BUILDING
2365-71 ORTHODOX ST
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 8/1/2020
SCALE: AS NOTED

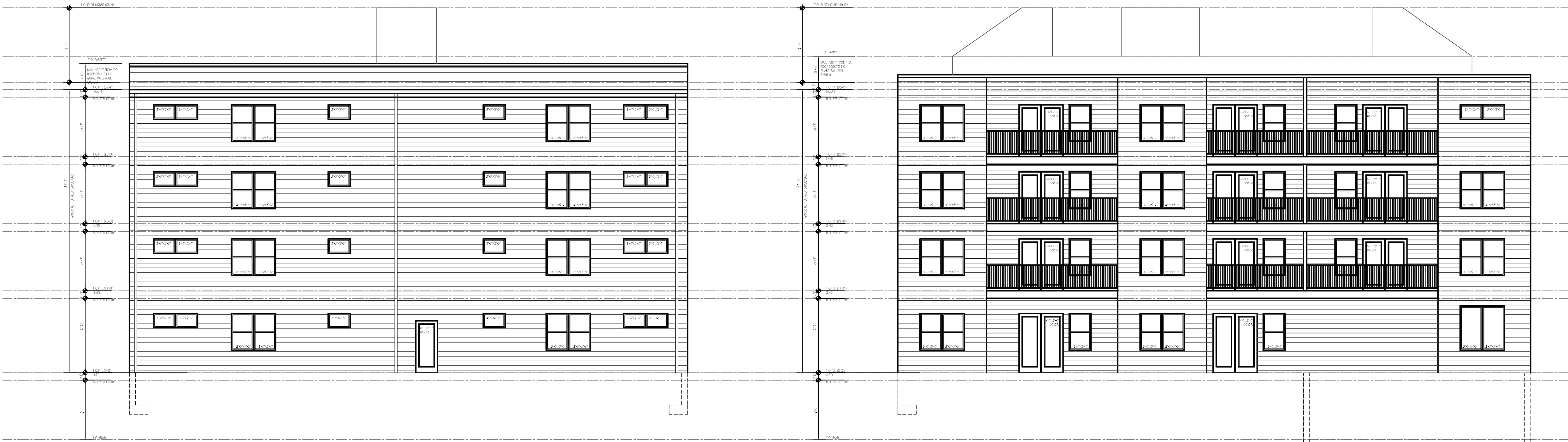
JOB No: ORTHODOX
FILE: ORTHODOX

Z-2



ORTHODOX ST ELEVATION
1/8" = 1'-0"

MILNOR ST ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

SIDE YARD ELEVATION
1/8" = 1'-0"

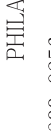
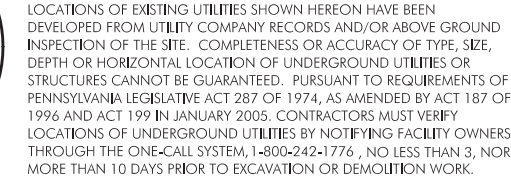
APPROVED
FOR ZONING ONLY
09/16/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR INACCURACY, YOU WILL BE RESPONSIBLE
FOR THE SAME. YOU WILL BE RESPONSIBLE FOR THE
DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&I User:

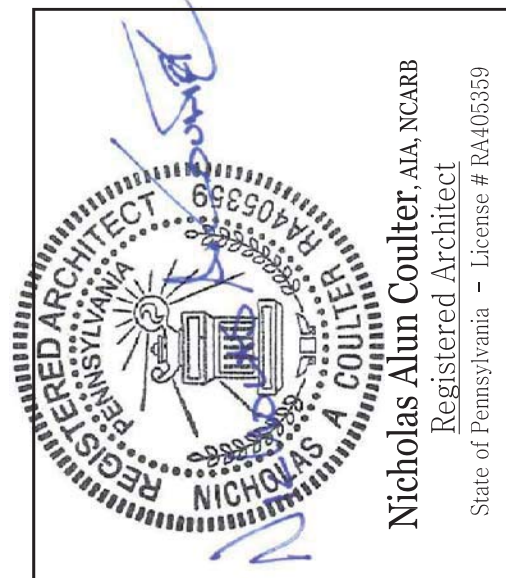
PROPOSED 4- STORY (18 UNITS) MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSES & ROOF DECK & PARTIAL GREEN ROOF
GROUND FLOOR USE - VACANT COMMERCIAL, FLRS 2-4 (18 UNITS) MULTI-FAMILY USE (GREEN ROOF BONUS)

SERIAL NO. 20210711247 (ward 45)



KA
DESIGN ASSOCIATES
6525 TULIP STREET
PHILADELPHIA, PA 19135
(610) 833-9256
(e) hukang77@gmail.com

(t) 215-833-9256
(e) hukang77@gmail.com



Las Alumi Counter, AIA, NCARB
Registered Architect

State of Pennsylvania - License # RA405359

ZONING PLAN & ELEVATIONS

DWG. TITLE

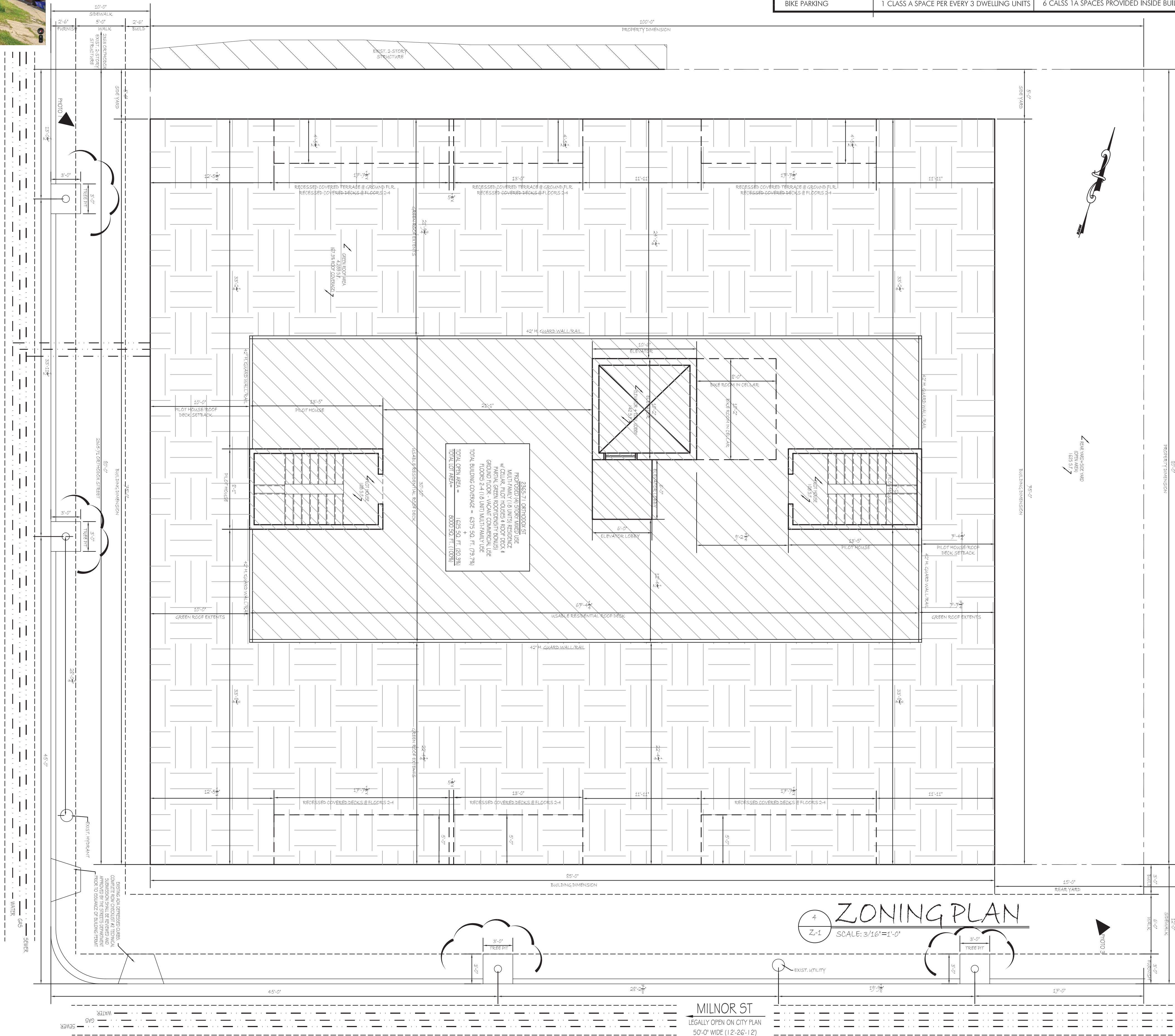
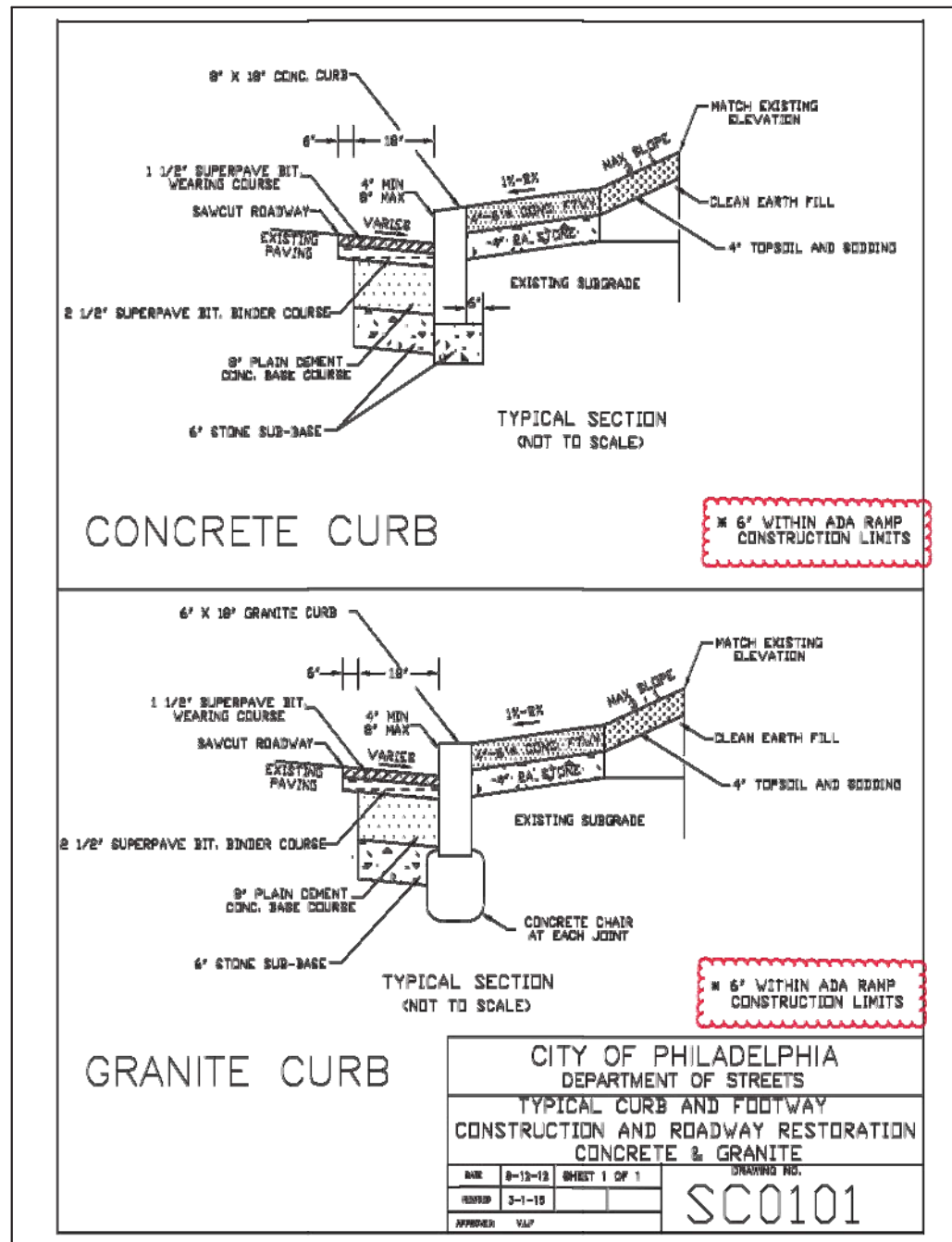
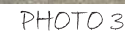
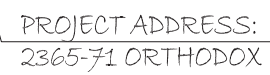
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2365-71 ORTHODOX ST
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PROJECT

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RFI COMMENTS

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 Z^{-1} 

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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:

MILNOR ST
LEGALLY OPEN ON CITY PLAN
50'-0" WIDE (12'-26'-12")

Zoning Permit

Permit Number ZP-2021-010111

LOCATION OF WORK 2365-67 ORTHODOX ST Parcel E, Philadelphia, PA 19137-1129	PERMIT FEE \$827.00	DATE ISSUED 9/17/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) ROOF DECK ACCESS STRUCTURES. SIZES AND LOCATIONS AS SHOWN IN PLANS. STRUCTURE TO BE USED AS A MIXED-USE BUILDING FOR A MULTI-FAMILY HOUSEHOLD LIVING [EIGHTEEN(18) DWELLING UNITS] AND A VACANT COMMERCIAL SPACE AT THE GROUND FLOOR (NEW USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY). BUILDING GRANTED A GREEN ROOF DENSITY BONUS. BUILDING TO BE EQUIPPED WITH SIX (6) CLASS 1A BIKE PARKING SPACES.

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-2021-010111

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2365-67 ORTHODOX ST Parcel E, Philadelphia, PA 19137-1129

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.