

Zoning Permit

Permit Number ZP-2020-005032

LOCATION OF WORK 2800 DIAMOND ST, Philadelphia, PA 19121-1208 2800 DIAMOND ST (New parcel created August 4th: OPA #881299274)	PERMIT FEE \$1,072.00	DATE ISSUED 11/18/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2023 N 29TH ST LLC	2800 DIAMOND ST PHILADELPHIA, PA 19121-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT APPROVED AS OF 10/20/2023: FOR THE EXTENSION OF #ZP-2020-005032 FOR 1-YEAR FROM THE EXPIRATION DATE (UNTIL 11/17/2024) IN ACCORDANCE WITH SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. NO CHANGES TO PLANS OR PERMIT LANGUAGE.

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-2020-005032

FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ABOVE THIRD FLOOR AND ROOF DECK ABOVE FOURTH FLOOR ACCESSED BY TWO (2) ROOF DECK ACCESS STRUCTURES (SIZE AND LOCATION AS SHOWN ON 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.
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Zoning Permit

Permit Number ZP-2020-005032

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2800 DIAMOND ST, Philadelphia, PA 19121-1208

ADDITIONAL USE DETAILS

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

AMENDMENT APPROVED AS OF 04/04/2023:NO CHANGE IN PREVIOUSLY APPROVED BUILDING HEIGHT/ GFA/ GREEN ROOF.FOR THE REVISION OF ORIGINAL APPROVAL FOR THE CHANGE IN PREVIOUSLY APPROVED MULTI-FAMILY HOUSEHOLD LIVING TO 46 UNITS (MULTI-FAMILY HOUSEHOLD LIVING), PARKING SPACES TO TWENTY-THREE (23) OFF-STREET ACCESSORY PARKING SPACES INCLUDING 1 ADA VAN ACCESSIBLE PARKING SPACES AND 1 ELECTRIC VEHICLE PARKING SPACE AND BICYCLE PARKING TO SIXTEEN (16) CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN ON AMENDED PLANS.FOR THE USE AS MULTI-FAMILY (44 UNITS) HOUSEHOLD LIVING, GREEN ROOF BONUS APPLIED (IN ACCORDING TO ZONING CODE 14-602 (7), THE APPLICANT MUST EXECUTE AND RECORD A DEED RESTRICTION PRIOR TO ISSUE CERTIFICATE OF OCCUPANCY IN FAVOR OF THE CITY, APPROVED AS TO FORM BY THE LAW DEPARTMENT, WHICH REQUIRES THE GREEN ROOF TO BE CONSTRUCTED AND MAINTAINED, AT A MINIMUM, IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES, WHERE APPLICABLE, AND WITH WATER DEPARTMENT STANDARDS, FOR THE LIFE OF THE BUILDING; AND WHICH ALLOWS THE CITY TO INSPECT THE GREEN ROOF FOR, OR DEMAND PROOF OF, CONTINUED COMPLIANCE WITH THOSE REQUIREMENTS) AND TO INCLUDE THIRTY-ONE (31) ACCESSORY PARKING SPACES INCLUDING 2 ADA ACCESSIBLE PARKING SPACES AND 1 ELECTRIC VEHICLE PARKING SPACE AND TO INCLUDE FIFTEEN (15) CLASS 1A BICYCLE PARKING SPACES (PLANNED UNIT DEVELOPMENT (PUD) APPLIED, THE SHARED DRIVEWAY REQUIRES THREE OR MORE SEPARATE OWNERS, PUD DOCUMENTS MUST BE RECORDED FOR BUILDING 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.



222 West Atlantic Ave., 2nd Floor
Haddon Heights, NJ 08035

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



PROJECT

2800 DIAMOND ST. PARCEL D/ CHURCH

PHILADELPHIA PA 19121

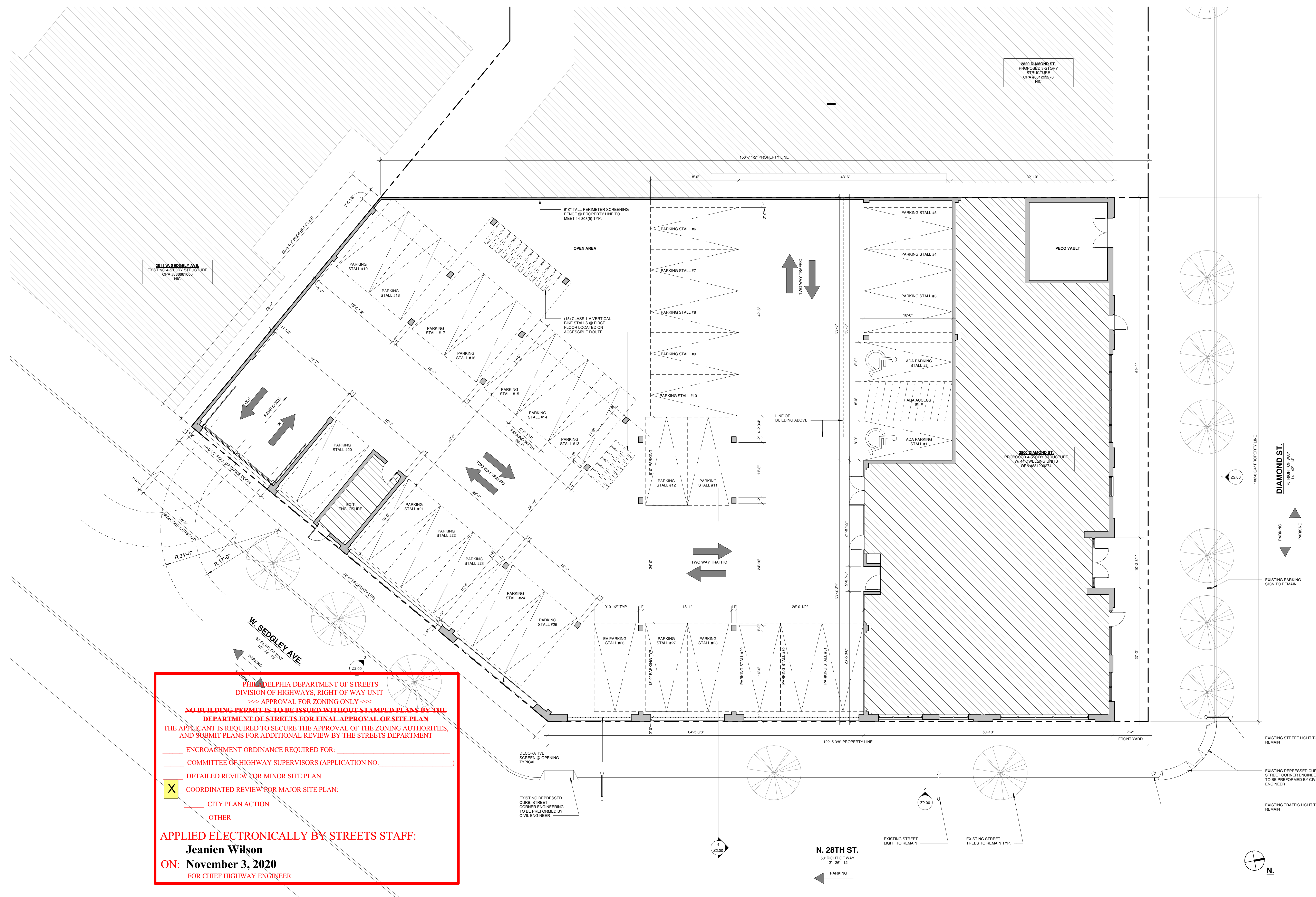
ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
C	ISSUED FOR ZONING	07/07/2020
E	ISSUED FOR ZONING	08/10/2020
H	REISSUED FOR ZONING	11/02/2020

DRAWING TITLE
ZONING FIRST FLOOR PLAN

JOB NO: 20022
DRAWN BY: Author
SCALE: 1/8" = 1'-0"

SHEET NO.

Z1.01



APPROVED
FOR ZONING ONLY
11/17/20

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

Amended Electronic only by 11/17/20

Applied Electronically by I & I (see

1	FIRST FLOOR PLAN
	SCALE: 1/8" = 1'-0"

- ALL ROOF DRAINS TO DISCHARGE DIRECTLY TO SEWAR MAIN.
- IMPERVIOUS SQFT CALCULATIONS INCLUDE PARAPET WALLS

- DA = 1,725.24 SQFT
3.75" GREEN ROOF = 1,273.59 SQFT
IMPERVIOUS = 451.65 SQFT
RATIO = .354

DA = 1,038.06 SQFT
4.5" GREEN ROOF = 697.36 SQFT
IMPERVIOUS = 340.70 SQFT
RATIO = .488%

DA = 1,684.00 SQFT
4.5" GREEN ROOF = 1,125.89 SQFT
IMPERVIOUS = 558.11 SQFT
RATIO = .495

DA = 1,115.89 SQFT
3.75" GREEN ROOF = 853.50 SQFT
IMPERVIOUS = 262.39 SQFT
RATIO = .307

DA = 1,361.15 SQFT
3.75" GREEN ROOF = 1,030.85 SQFT
IMPERVIOUS = 330.30 SQFT
RATIO = .32

DA = 1,402.57 SQFT
3.75" GREEN ROOF = 1,063.57 SQFT
IMPERVIOUS = 339 SQFT
RATIO = .318

DA = 2,003.19 SQFT
4.5" GREEN ROOF = 1,364.99 SQFT
IMPERVIOUS = 638.20 SQFT
RATIO = .467

DA = 1,599.45 SQFT
4.5" GREEN ROOF = 1,067.28 SQFT
IMPERVIOUS = 532.17 SQFT
RATIO = .498

DA = 1,890.96 SQFT
4.5" GREEN ROOF = 1,267.21 SQFT
IMPERVIOUS = 623.75 SQFT
RATIO = .492

DIAMOND ST.



222 West Atlantic Ave., 2nd Floor
Haddon Heights, NJ 08035

ARCHITECT
KEVIN KORE IKO



PROJECT

2800 DIAMOND ST. PARCEL D/ CHURCH

PHILADELPHIA PA, 19121

ISSUES/REVISIONS

NO.	DESCRIPTION	DATE
C	ISSUED FOR ZONING	07/07/2020
E	ISSUED FOR ZONING	08/10/2020
H	REISSUED FOR ZONING	11/02/2020

DRAWING TITLE
GREEN ROOF PLAN

JOB NO: 2002

DRAWN BY: Author
SCALE: As indicated

SHEET NO.

Z3.00



Applied Electronically by L&I User:

[illegible]



222 West Atlantic Ave., 2nd Floor
Haddon Heights, NJ 08035
T: 856.266.0100
www.kornatchik.com

ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT



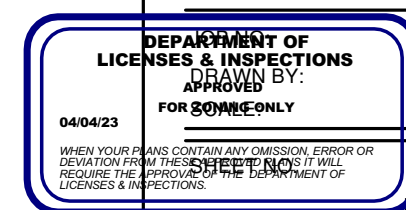
PROJECT

2800 DIAMOND ST. PARCEL D/ CHURCH

PHILADELPHIA PA, 19121

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
C	ISSUED FOR ZONING	07/07/2020
E	ISSUED FOR ZONING	08/10/2020
H	REISSUED FOR ZONING	11/02/2020
J	REISSUED FOR ZONING	10/06/2021
2	PERMIT AMENDMENT #2	01/05/2023

DRAWING TITLE
ZONING FIRST FLOOR PLAN



Applied by L&L: Reese Babs

Z1.01

PARKING STALL	1
PARKING STALL	21
ADA PARKING STALL	1

Grand total: 23

1	FIRST FLOOR PLAN
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SCALE: 1/8" = 1'-0"

- ALL ROOF DRAINS TO DISCHARGE DIRECTLY TO SEWAR MAIN.
- IMPERVIOUS SQFT CALCULATIONS INCLUDE PARAPET WALLS

- - - - - LINE INDICATES LIMIT OF DISCHARGE AREA
 - ○ INTERNAL ROOF DRAIN TYP.
 - ◀ ROOF SLOPE DOWN

- TOTAL BUILDING FOOTPRINT 13,938.61 SQFT
- TOTAL 4.5" DEEP GREEN ROOF 5,525.12 SQFT
- TOTAL 3.75" DEEP GREEN ROOF 4,221.88 SQFT
- GRAND TOTAL GREEN ROOF 9,747.00 SQFT
- GREEN ROOF RATIO 69.93%

DA = 1,725.24 SQFT
3.75" GREEN ROOF = 1,273.59 SQFT
IMPERVIOUS = 451.65 SQFT
RATIO = .354

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4.5" GREEN ROOF = 697.36 SQFT
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IMPERVIOUS = 532.17 SQFT
RATIO = .498

N. 28TH ST.

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IMPERVIOUS = 262.39 SQFT
RATIO = .307

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DA = 2,003.19 SQFT
4.5" GREEN ROOF = 1,364.99 SQFT
IMPERVIOUS = 638.20 SQFT
RATIO = .467

W. SEDGLEY AVE.

1	GREEN ROOF PLAN SCALE: 3/16" = 1'-0"
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KORE DESIGN
ARCHITECTURE

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Haddon Heights, NJ 08035

ARCHITECT
KEVIN KOREJKO

REGISTERED ARCHITECT



PROJEC

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PHILADELPHIA PA, 19121

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
C	ISSUED FOR ZONING	07/07/2020
E	ISSUED FOR ZONING	08/10/2020
H	REISSUED FOR ZONING	11/02/2020
2	PERMIT AMENDMENT #2	01/05/2023

DRAWING TITLE
GREEN ROOF PLAN

DEPARTMENT OF
LICENSES & INSPECTIONS
DRAWN BY:
APPROVED
FOR ZONE ONLY

Approved by I & C: Roshni Bhat

20022
MGW
As indicated

Z3.00