

1614 RIDGE:

THIS PROJECT A ROOF DECK AND ACCESS STRUCTURES ON TOP OF A PREVIOUSLY APPROVED 5 STORY STRUCTURE.
ROOF DECK FOR RESIDENTIAL USE ONLY.

ZONING NOTES

CMX2.5 LOT AREA	11,267 SF	
	<u>REQUIRED</u>	<u>PROPOSED</u>
PILOT HOUSE HEIGHT ABOVE ROOF:	10'-0"	10'-0"
PILOT HOUSE AREA - STAIR ACCESS:	125 SF PER	125 SF PER
PILOT HOUSE AREA - ELEVATOR ACCESS	165 SF	132 SF

ASSIMILATION DESIGN LAB LLC

515 S 48TH ST
PHILADELPHIA, PA 19143

DAVID WHIPPLE
C: 267.918.1354
E: dfw@assimilationdesignlab.com

ARCHITECT



SEAL

ECHO PHILLY PROPERTIES LLC

4482 LIVINGSTON ST
PHILADELPHIA, PA 19137

OWNER

MAS MANAGEMENT LLC

877 N 27TH ST
PHILADELPHIA, PA 19130

AMER SAEED
T: 267-699-6829
E: MASMANAGEMENTLLC@GMAIL.COM

OWNERS REP

JDM ENGINEERING LLC

815 RT 54
WILLIAMSTOWN, NJ 0809

MIKE MOTA
T: 856.264.3851
E: mikecmota@gmail.com

STRUCTURAL ENGINEER

BHG CONSULTING INC

1812 S 22ND ST
PHILADELPHIA, PA 19145

KEMBELYN ARMSTEAD
T: 215.755.9318
E: KEMBELYN6432@GMAIL.COM

MEP ENGINEER

POULSON & ASSOCIATES LLC

5 CAMBY CHASE RD
MEDIA, PA 19063

ERIC POULSON
T: 610.566.2786
E: ERICP@POULSONANDASSOCIATES.COM

CIVIL ENGINEER

[illegible]

CONSTRUCTION DOCUMENTS

1614 RIDGE AVE

1614-20 RIDGE AVE
PHILADELPHIA, PA 19130

PROJECT

ZONING PLANS

SHEET TITLE

PROJECT NUMBER - 301

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SCALE: AS NOTED

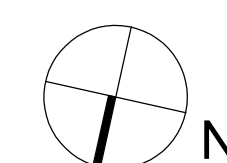
DRAW
NAME

FILE:

APPROVED
FOR ZONING ONLY
05/25/21

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

Pennsylvania One Call System, Inc.
Call 3 Business Days Before You Dig!
1-800-242-1776 or 8-1-1
POCS Serial NO.: _____
Date: _____



Zoning Permit

Permit Number ZP-2021-005019

LOCATION OF WORK 1614-20 RIDGE AVE, Philadelphia, PA 19130-2116	PERMIT FEE \$1,412.00	DATE ISSUED 5/25/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER ECHO PHILLY PROPERTIES LL	4482 LIVINGSTON ST PHILADELPHIA PA 19137
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APPLICANT David Whipple DBA: ASSIMILATION DESIGN LAB LLC	515 S 48th St Philadelphia, PA 19143USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A ROOF DECK ACCESSED BY ROOF DECK ACCESS STRUCTURES; FOR RESIDENTIAL USE ONLY; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.
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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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-005019

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1614-20 RIDGE AVE, Philadelphia, PA 19130-2116

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.