

Zoning Permit

Permit Number ZP-2022-008996

LOCATION OF WORK 2601 POPLAR ST, Philadelphia, PA 19130-1308	PERMIT FEE \$827.00	DATE ISSUED 9/9/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 2601 POPLAR OZ LLC	2601 POPLAR ST 1516 N 15TH STREET PHILADELPHIA PA
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF A RETAINING WALL AND THE REDUCTION IN NUMBER OF PARKING SPACES.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2601 POPLAR ST, Philadelphia, PA 19130-1308

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL FAMILY ONE HUNDRED EIGHT (108) DWELLING UNITS.FOR FORTY-EIGHT(48) PARKING SPACES TO INCLUDE THREE(3) ACCESSIBLE PARKING SPACES WITH ONE(1) VAN PARKING SPACES AND FOUR(4) ELECTRIC PARKIG SPACES.

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.



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PROJECT ADDRESS:

2601 POPLAR ST.
PHILADELPHIA, PA

CONSULTANTS:

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
	2019.11.01	FOUNDATION PERMIT
	2020.02.24	ISSUE FOR CONSTRUCTION
1	2020.06.02	CITY RFI
2	2020.08.25	CITY RFI
3	2020.09.16	CITY RFI
4	2020.11.02	FIRST FLOOR
5	2021.02.08	FIELD REVISIONS
6	2022.08.01	FIELD CONDITION PARKING REVISIONS

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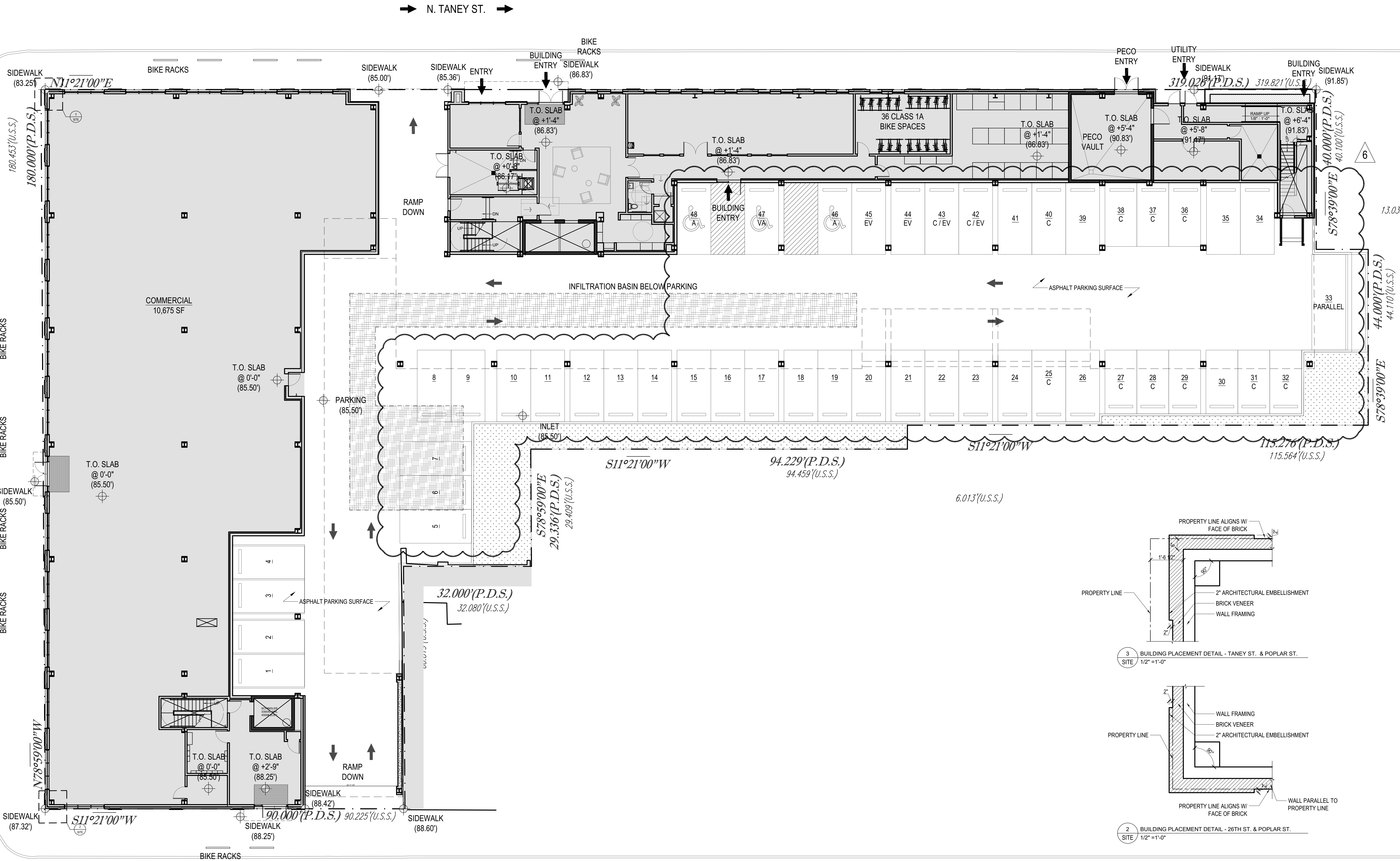
DRAWING TITLE:

SITE PLAN

DRAWING NUMBER:

SITE

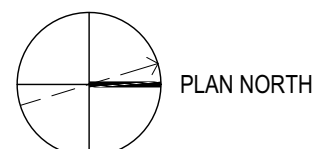
2022.08.01_PARKING COORDINATION



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09/08/22

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1 SITE PLAN
SITE 3/32" = 1'-0"

BUILDING CODE ANALYSIS

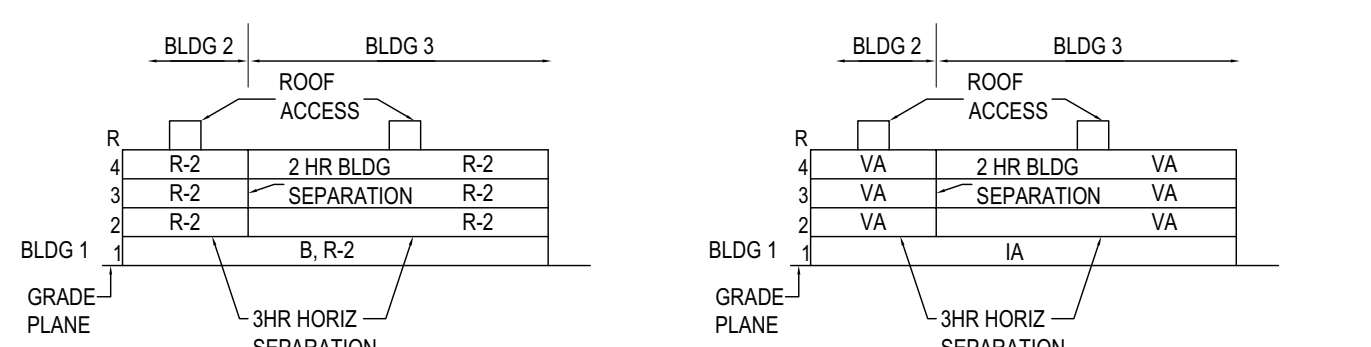
APPLICABLE CODES AND ORDINANCES		
ZONING ORDINANCE	TITLE 14- PHILADELPHIA CODE OF ORDINANCES, ZONING AND PLANNING	
BUILDING CODES	INTERNATIONAL BUILDING CODE (IBC 2018)	INTERNATIONAL MECHANICAL CODE (IMC 2018)
	PENNSYLVANIA STATE FIRE AND PANIC CODE	NFPA 70, NATIONAL ELECTRICAL CODE (NEC 2018)
	CITY OF PHILADELPHIA BUILDING CODE	INTERNATIONAL FUEL GAS CODE (IFGC 2018)
	CITY OF PHILADELPHIA PLUMBING CODE	INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2018)
ACCESSIBILITY	ICC/ ANSI A117.1-2009/ FAIR HOUSING ACT + IBC 2012 CH. 11, ACCESSIBILITY	
LIFE SAFETY	NFPA 101	

BUILDING SUMMARY

DESCRIPTION OF WORK
NEW CONSTRUCTION, 108 DWELLING UNITS 4 STORIES PLUS COMMON ROOF DECK. 48 OFF STREET PARKING SPACES.
PODIUM BUILDING WITH 2 BUILDINGS ABOVE SEPARATED BY 2 HOUR FIRE WALL.
HORIZONTAL BUILDING SEPARATION 510.2

BUILDING HEIGHT AND AREA MODIFICATIONS (510.2, TABLE 504.3, SEC. 506)		
FIRE PROTECTION SYSTEMS: BLDG1: NFPA 13, BLDGS 2,3: NFPA 13R		
HEIGHTS AND AREAS:		
BUILDING	CONSTR.	HEIGHT (T504.3, T504.4)
BLDG 1 (PODIUM)	1A	ALLOWED: 16'-9" 1/2" 1 ST. PROPOSED: 16'-9" 1/2" 1 ST.
BLDG 2	VA	49', 3 ST. + ROOF DECK
BLDG 3	VA	49', 3 ST.
AREA (T506.2)		ALLOWED: 16770 S.F. PROPOSED: 15289 S.F. MAX (506.3 AREA INCR.)
FRONTAGE INCREASE 506.3:		12,000 S.F. MAX (506.3 AREA INCR.)

BUILDING	FRONTAGE	PERIMETER	AVG WIDTH	INCREASE	AREAS	BASE AREA (NS)	ALLOWED	PROPOSED
BLDG 2	388 L.F.	708 L.F.	30' (MAX 30')	0.3	12,000 S.F.	15363 S.F.	> 15289 S.F.	
BLDG 3	199 L.F.	573 L.F.	30' (MAX 30')	0.1	12,000 S.F.	13167 S.F.	> 12839 S.F.	

OCCUPANCY & CONSTRUCTION		
		
EGRESS		
MAX ALLOWABLE TRAVEL DIST (TABLE 1037.2)	SPRINKLER PROVIDED	R: 250', B: 300'
MIN ALLOWABLE REMOTENESS	SPRINKLER PROVIDED	1/3 OVERALL DIAGONAL DIMENSION

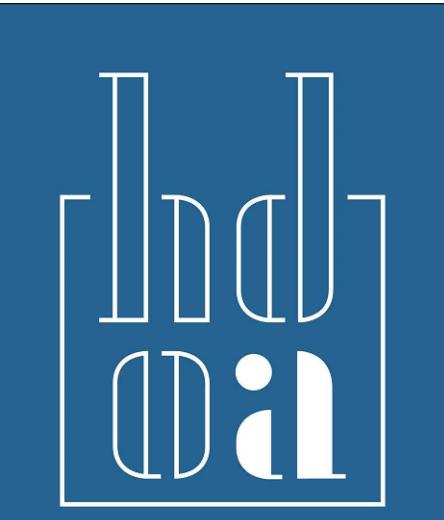
OCCUPANT LOAD (TABLE 1004.5)		
• BLDGS 1-3	USE GROUP	FLOOR
	• B: 150 G.S.F. / OCC.	B: 10476 S.F.
	• R-2: 200 G.S.F. / OCC.	GYM 9718 S.F.
	• GYM: 50 S.F.	R-2: 2600 S.F.
	• UTILITY: 300 S.F.	UTIL: 2309 S.F.
		BLDG2: 15289 S.F.
		BLDG3: 12639 S.F.
		BLDG2: 14791 S.F.
		BLDG3: 12421 S.F.
		BLDG2: 14253 S.F.
		BLDG3: 12203 S.F.
		DECK: 3258 S.F.
		ELEV LOBBY: 639 S.F.
		3
		101,829 SF
		676

HORIZONTAL EXITS (1009)		
MAX ALLOWABLE TRAVEL DIST (TABLE 1037.2)	REQUIRED	PROVIDED
TOTAL OCC.FLR x 3 = REQ. STAIR WIDTH	36"	36" MIN. @ STAIRS
TOTAL OCC.FLR x 2 = REQ. CORRIDOR/EXIT PASSAGEWAY	36"	36" MIN. @ CORRIDOR
HORIZONTAL EXITS (1009)		
HORIZONTAL EXIT FROM BUILDING 3 INTO BUILDING 2		
DOOR SWING FROM BLDG 3 TOWARD BLDG 2 --> EGRESS DIRECTION.		
BUILDING 2 AREA	OCC.	REFUGE AREA
2ND FLOOR	15289 S.F.	76
3RD FLOOR	14791 S.F.	74
4TH FLOOR	14253 S.F.	71
ROOF	NA	NA
BUILDING 3 AREA	OCC.	REFUGE AREA
2ND FLOOR	12639 S.F.	63
3RD FLOOR	12421 S.F.	62
4TH FLOOR	12203 S.F.	61
ROOF	NA	NA

FIRE RESISTIVE CONSTRUCTION		
CONSTRUCTION CLASSIFICATION (SEC. 602)	IA, VA	
FIRE RESISTANCE RATING REQ/MTS FOR BUILDING ELEMENTS (TABLE 601)	0-3 FT [5-10 FT] 10-30 FT >30 FT	
FIRE SEPARATION DISTANCE EXTERIOR NON-BEARING RATING REQ'S (T602)	IA & VA	1 1 1 0
1. PRIMARY STRUCTURAL FRAME	IA - 3HR VA - 1HR	UL DESIGN- U 344
2. FIRE WALLS (SEC. 706)	2HR	UL DESIGN- U 336
3. FIRE BARRIER (SEC. 707)	2HR	UL DESIGN- U 336
4. FIRE PARTITION (SEC. 708)	1HR	UL DESIGN- U 311
5. INTERIOR LOAD BEARING WALLS & COLUMNS	NA	NA
6. FLOOR/CEILING ASSEMBLIES (SEC. 711)	0 HR 1 HR	UL DESIGN: ESR-1153 ASSEMBLY B
7. ROOF ASSEMBLIES (SEC. 711)	NA	NA
8. INCIDENTAL USES (509)	NA	NA

LIFE SAFETY LEGEND

3 HOUR WALL	2 HOUR WALL	1 HOUR WALL	TRAVEL DISTANCE	CEILING MOUNTED EXIT SIGN	WALL MOUNTED EXIT SIGN	CLASS A FIRE EXTINGUISHER
LIFE SAFETY GENERAL NOTES						
1. SMOKE & C.O. DETECTORS MUST BE INTERCONNECTED SO THAT, IF ONE DETECTOR IN A DWELLING UNIT ACTIVATES, ALL OTHER DETECTORS IN THAT DWELLING UNIT WILL ALSO ACTIVATE						
2. FIRE ALARM SYSTEM TO BE DESIGNED BY ELECTRICAL ENGINEER. REQUIRED EMERGENCY DEVICES & EQUIPMENT ARE TO BE LOCATED, & SPECIFIED BY ELECTRICAL ENGINEER						
3. FINAL SPECIFICATION AND DESIGN OF THE SPRINKLER SYSTEM, STANDPIPE, AND ALL OTHER COMPONENTS OF THE FIRE SUPPRESSION SYSTEM ARE NOT THE RESPONSIBILITY OF HD AND SHOULD BE PROVIDED BY A QUALIFIED ENGINEER. THE OWNER AND/OR OWNER'S FIRE SUPPRESSION CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS AND ALL REQUIRED DOCUMENTATION OF THE FIRE SUPPRESSION SYSTEM.						
4. FIRE DAMPERS TO BE DESIGNED, LOCATED, & SPECIFIED BY MECHANICAL ENGINEER.						
5. PORTABLE FIRE EXTINGUISHERS ARE TO BE INSTALLED IN ACCORDANCE WITH IBC 2018 SECTION 906 & NFPA 10						
6. OWNER OR OWNER'S GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR SEPARATE PERMITS AS REQUIRED BY THE MUNICIPALITY FOR ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE SUPPRESSION SYSTEM PERMITTING.						



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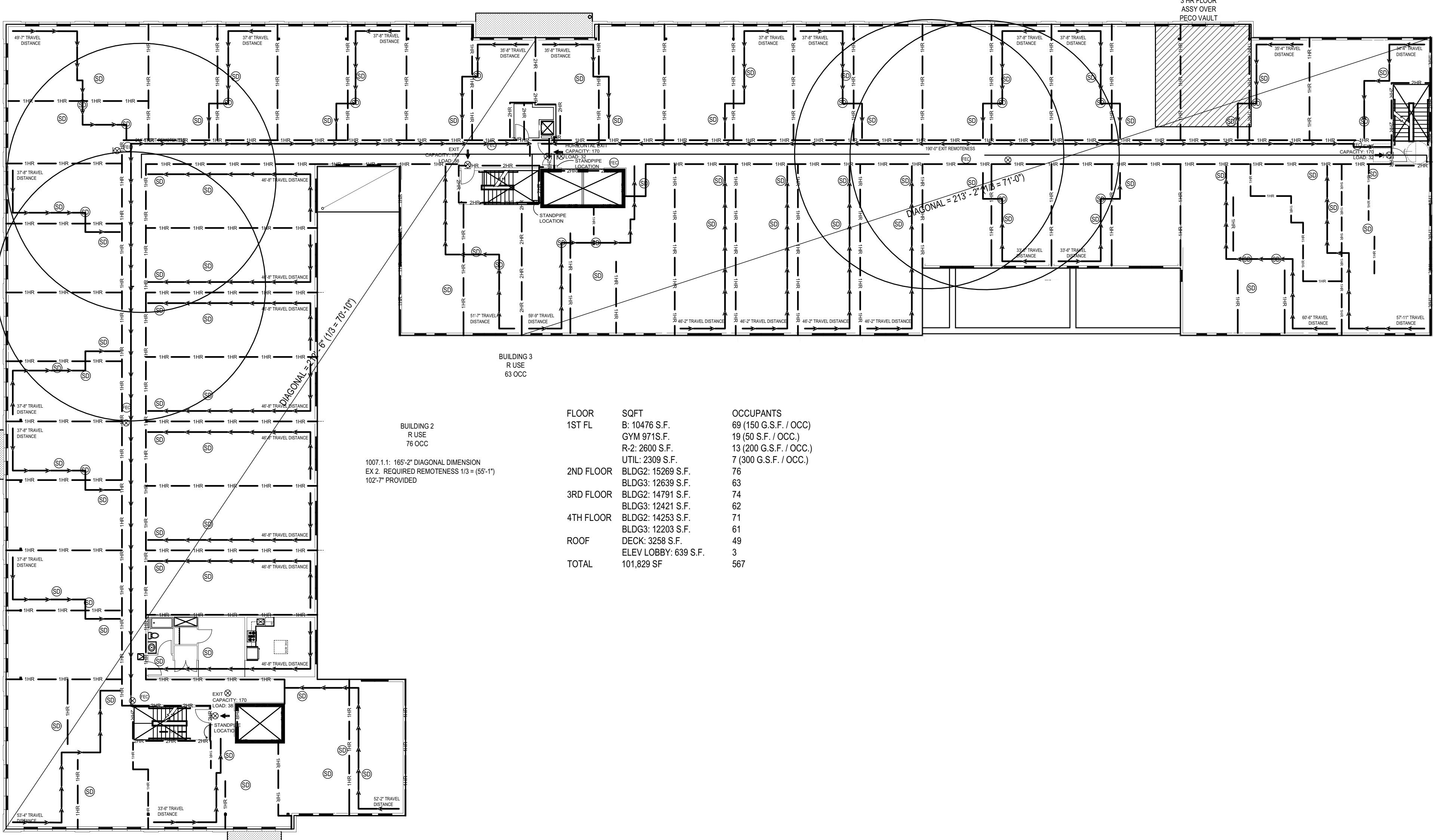
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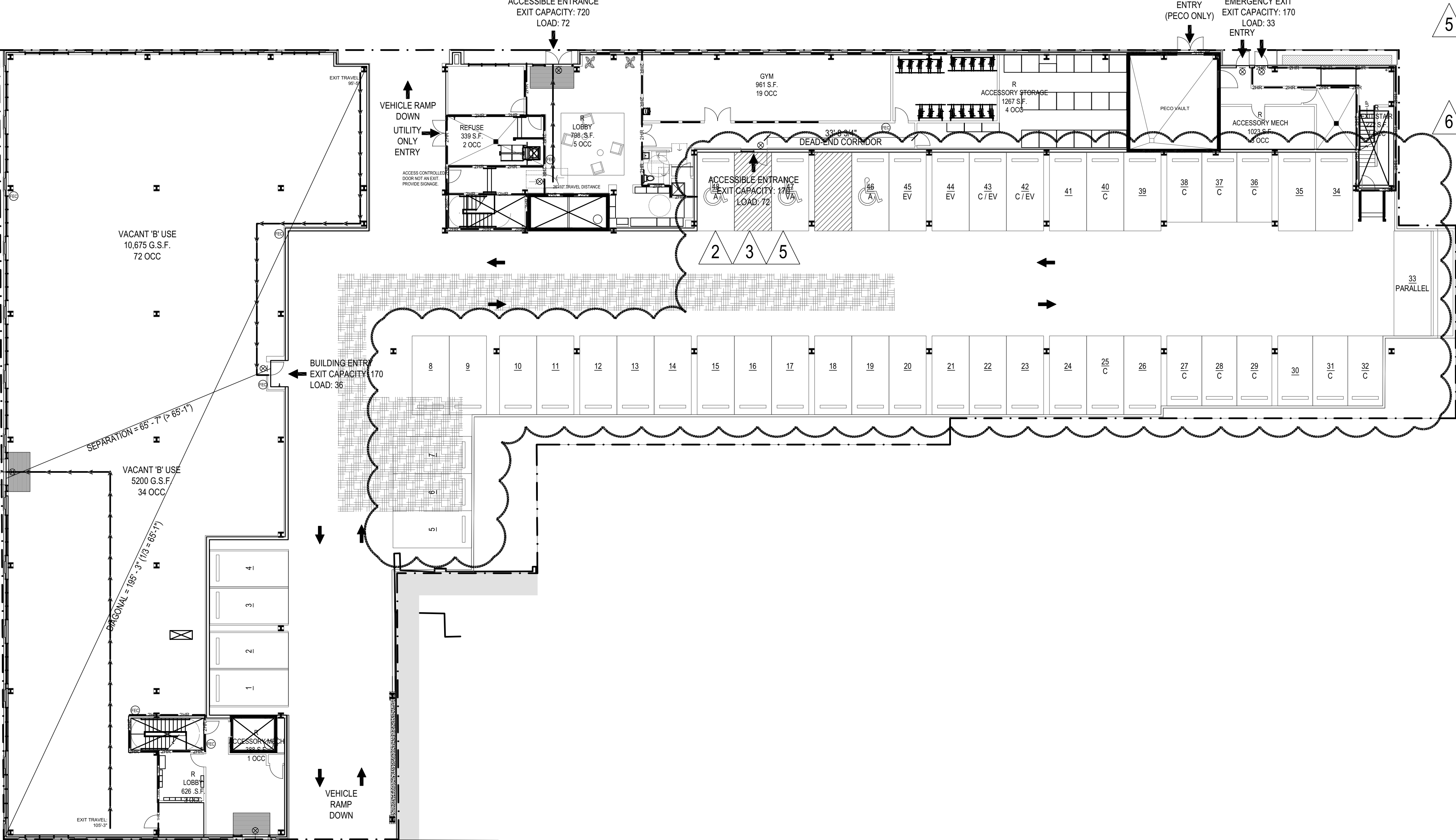
BUILDING CODE & LIFE SAFETY PLANS

DRAWING NUMBER:

A0.01a



2 SECOND FLOOR LIFE SAFETY PLAN
A0.01a 1/16" = 1'-0"



1 FIRST FLOOR LIFE SAFETY PLAN
A0.01a 1/16" = 1'-0"

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2022.08.01 PARKING COORDINATION



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PHILADELPHIA, PA

CONSULTANTS:

A circular professional seal for a Registered Architect in Pennsylvania. The outer ring contains the text "REGISTERED ARCHITECT" at the top and "PENNSYLVANIA" at the bottom. Inside the ring is a central emblem featuring a classical column capital. Below the emblem, the number "089763" is printed. The seal is signed across it with a dark ink signature, which appears to be "David A. Smith".

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[illegible]

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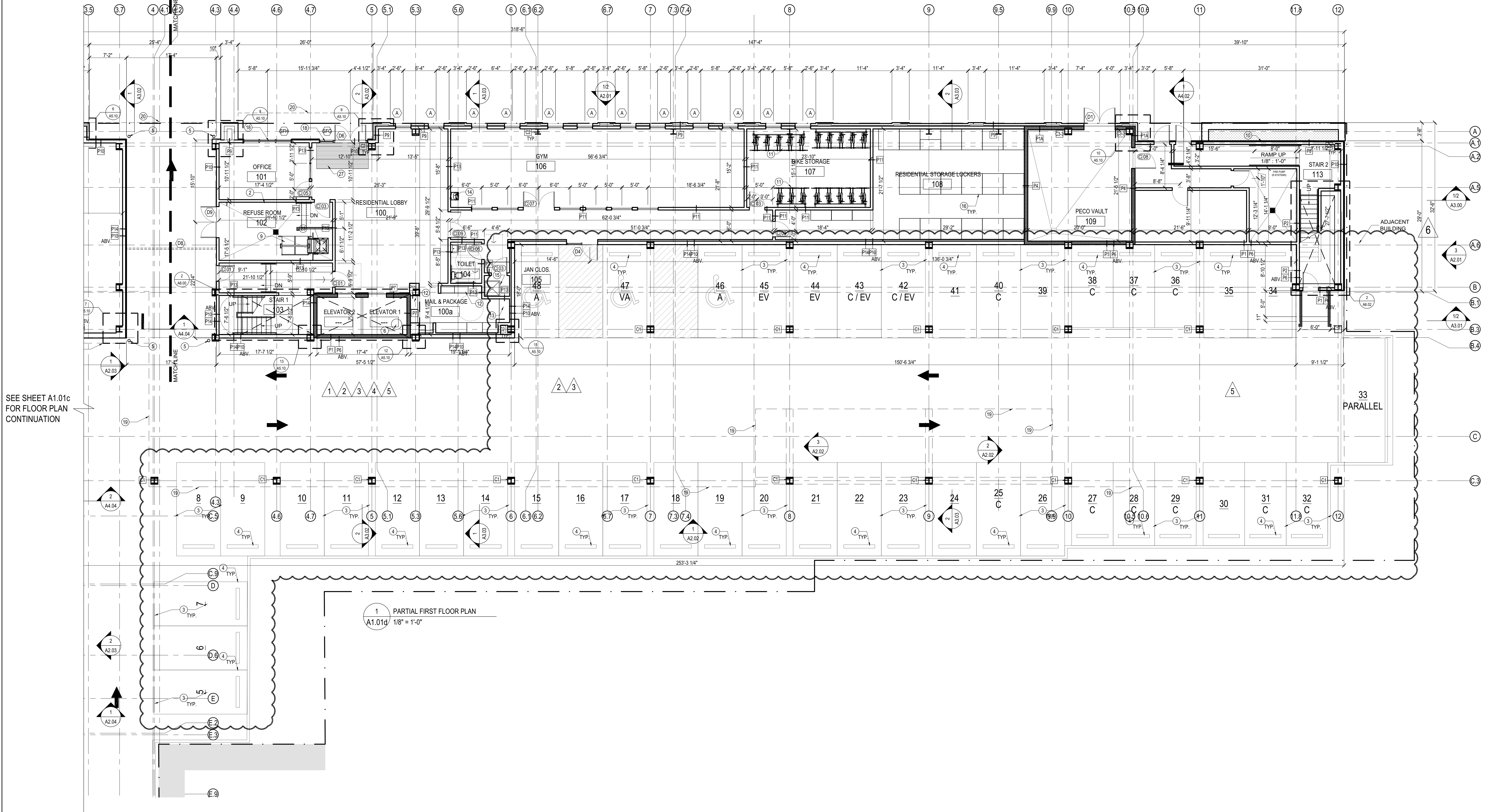
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PARTIAL FIRST FLOOR PLAN

DRAWING NUMBER:

A1.01d



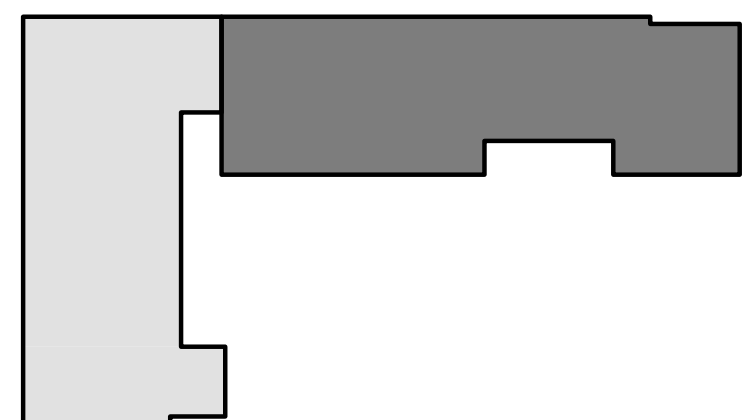
PLAN KEY NOTES

- | | | | |
|----|--|----|--|
| 1 | FLOOR DRAIN, SLOPE CONC. SLAB TO DRAIN & TIE TO STORM SEWER. | 17 | STANDPIPE |
| 2 | ROSE BIN | 18 | STOREFRONT SYSTEM |
| 3 | PARKING SPACE STRIPING - SEE CIVIL DRAWINGS | 19 | EDGE OF BUILDING ABOVE |
| 4 | RECYCLED RUBBER WHEEL STOP - TYP. | 20 | ENTRANCE CANOPY WITH PLANTER ABOVE |
| 5 | TRUCK BOLLARD | 21 | TPU ROOFING MEMBRANE AT BUILDING SETBACK |
| 6 | SUMP PIT AT ELEVATOR | 22 | PLANTER AT BUILDING SETBACK |
| 7 | BRICKSHELL | 23 | REFUSE SHAFT |
| 8 | 6" CMU AT BRICK SHELF BELOW DRAIN | 24 | ROOF DRAIN WITH INTEGRAL OVERFLOW |
| 9 | TRASH COMPACTOR AND RECYCLING EQUIPMENT, INSTALL PER MANUFACTURER REQUIREMENTS AND SPECIFICATIONS. | 25 | EXHAUST DUCT - SEE MEP DRAWINGS |
| 10 | FIRE DEPARTMENT CONNECTION - SEE MEP FF DRAWINGS | 26 | FUTURE COMMERCIAL VENTILATION SHAFT |
| 11 | BICYCLE STORAGE RACK | 27 | PROVIDE RECESSED ROOF-OFF ENTRY MAT WITH TENANT FITOUT. |
| 12 | MALIBOXES AND PACKAGE LOCKERS | 28 | COORDINATED RECESSED ROOF-OFF ENTRY MAT WITH TENANT FITOUT. |
| 13 | OPEN PACKAGE SHELF | 29 | CANOPY OVER ENTRY - SEE DETAIL 4/A5.20 FOR ADDITIONAL INFORMATION. |
| 14 | WATERFOUNTAIN | | |
| 15 | MOP SINK | | |
| 16 | 48x48 TWO TIER WIRE STORAGE LOCKER | | |

GENERAL PLAN NOTES

1. SEE DRAWINGS A1-20 - A1-26 FOR UNIT ENLARGEMENT PLANS.
2. SEE DRAWINGS AS-10.5.11, A6-00 - A6-05 FOR ENLARGED FLOOR PLANS.
3. PROVIDE GWB C.J. EVERY 30'-0" AT CORRIDORS.
4. SEE DRAWINGS ON A0-02a FOR TYPICAL BATHROOM TILE BACKER BOARD DETAIL.
5. SEE FLOOR PLANS A1-00-A1-05a FOR EXTERIOR DIMENSIONS
6. PROVIDE AND INSTALL SPRAY INSULATION AT 2ND FLOOR DECK.
7. PROVIDE AND INSTALL PIPE INSULATION AT ALL SUPPLY AND DRAIN LINES. PIPES SHOULD BE AS CLOSE TO 2ND FLOOR DECK AS POSSIBLE.

KEY PLAN



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WHEN YOUR PLANS CONTAIN ANY OMISSION,
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PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENCES & INSPECTIONS.

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2022.08.01_PARKING COORDINATION