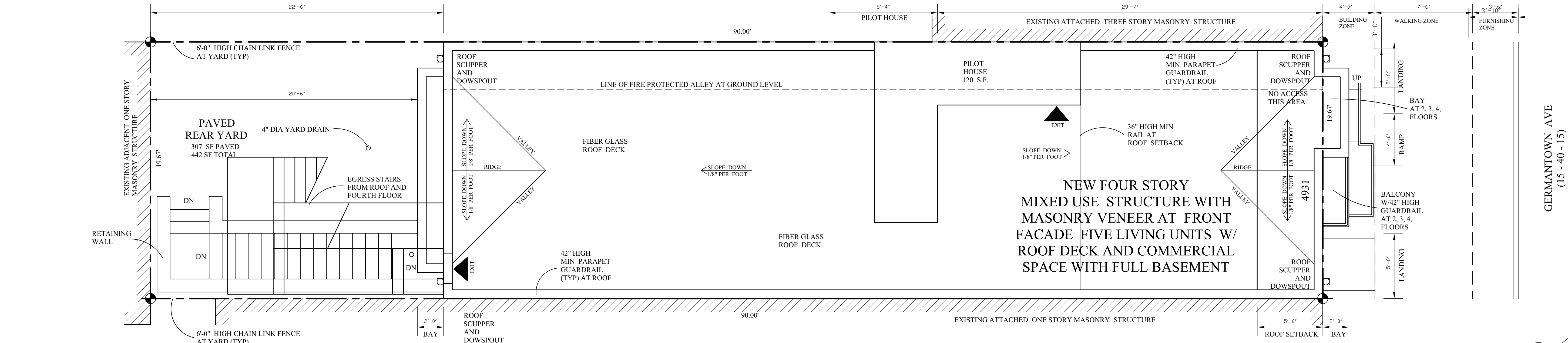
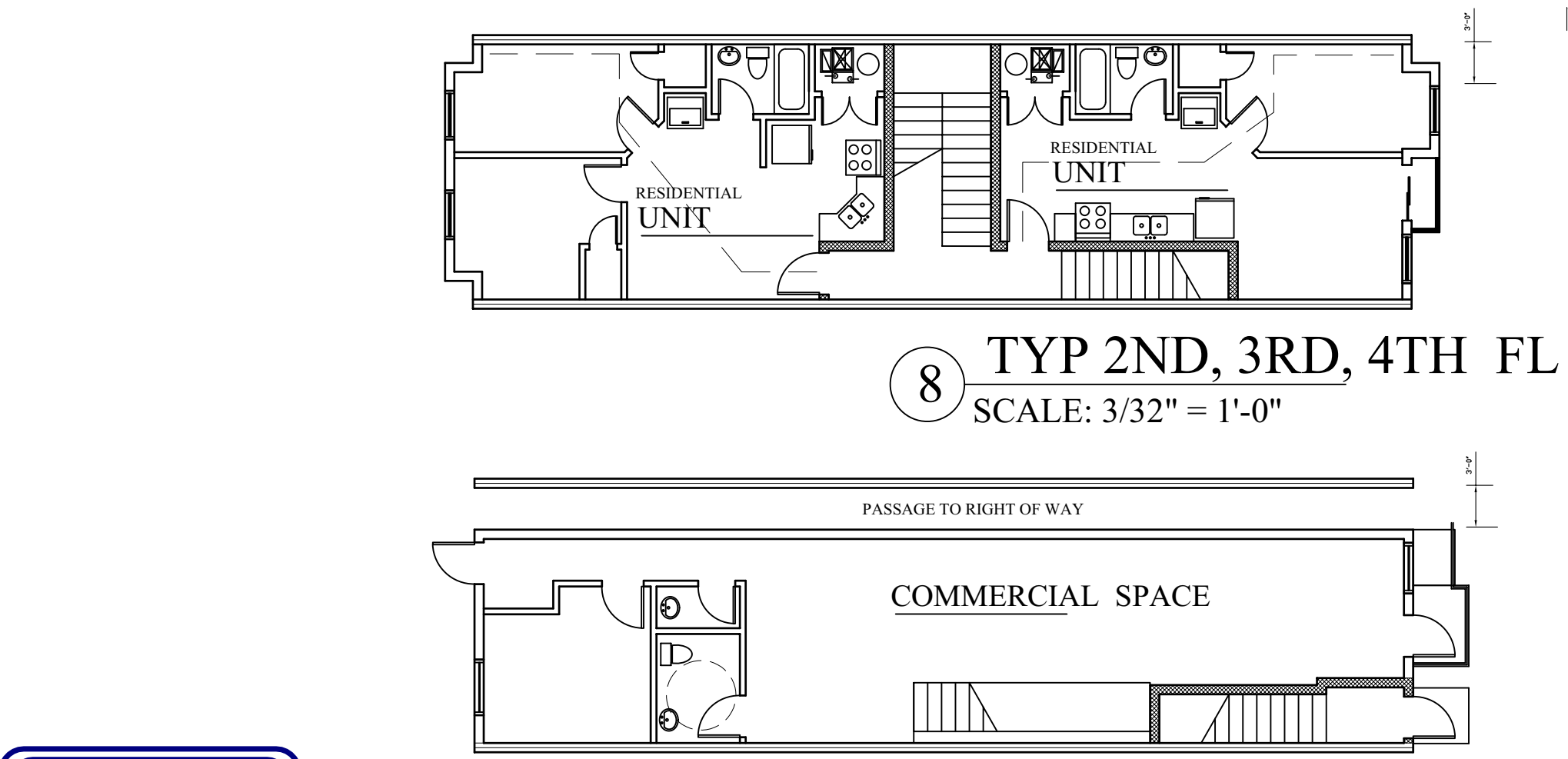




BUILDING CODE DATA :

APPLICABLE CODES	2018 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL RESIDENTIAL CODE 2018 UNIFORM CONSTRUCTION CODE FOR PHILADELPHIA 2018 INTERNATIONAL MECHANICAL CODE 2004 PHILADELPHIA PLUMBING CODE CODE (6TH PRINTING) 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2009 INTERNATIONAL FIRE CODE 2017 NATIONAL ELECTRIC CODE (PER 2018 IBC)			
USE GROUP (SECTION 301 IBC)	R2/B			
CONSTRUCTION TYPE (TABLE 601)	5B			
STAIR (1011.5.2 IBC; 504.4 IEBC)	RISERS 8" MAX. TREADS 8" MIN. (FIRE ESCAPE STAIRS ONLY) RISERS 7-3/4" MAX. TREADS 10" MIN. (INSIDE UNITS ONLY) RISERS 7" MAX. TREADS 11" MIN.			
MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS AS PER TABLE 1607.1 IBC; 504.3 IEBC	USE	LIVE LOAD		
	OFFICE	100 PSF (FIRST FLOOR ONLY)		
	FLOOR (NON SLEEPING)	40 PSF		
	ROOF	30 PSF		
	STAIRS	40 PSF		
	FLOOR (SLEEPING AREA)	30 PSF		
	BALCONY	40 PSF		
	STAIRS/TREADS	100 PSF/300 POUNDS CONCENTRATED		
	EMERGENCY ESCAPE STAIRS	100 PSF		
FIRE SEPARATION (TABLE 508.4 IBC; SECTION 708 IBC; SECTION 711 IBC)	USE	FIRE RATING	STC RATING	UL#
	CORRIDOR/UNITS	2 HR	50	U373
	FLOOR OFFICE/UNITS	1 HR	50	L501
	PARTY WALL	2 HR	45+	U301/MASONRY
	WALL BETWEEN UNITS	1 HR	N/A	U305
	FLOOR BETWEEN UNITS	1 HR	N/A	L501
FIRE PROTECTION	HARD WIRED SMOKE DETECTORS REQUIRED SPRINKLER SYSTEM REQUIRED (NFPA 13)			
CARBON MONOXIDE DETECTOR (SEC 915 IBC)	HARD WIRED CARBON MONOXIDE DETECTORS REQUIRED			
SOUND TRANSMISSION (SECTION 1206 IBC)	LOCATION	STC RATING	IIC RATING	
	WALL BETWEEN UNITS	50	--	
	FLOOR BETWEEN UNITS	50	50	

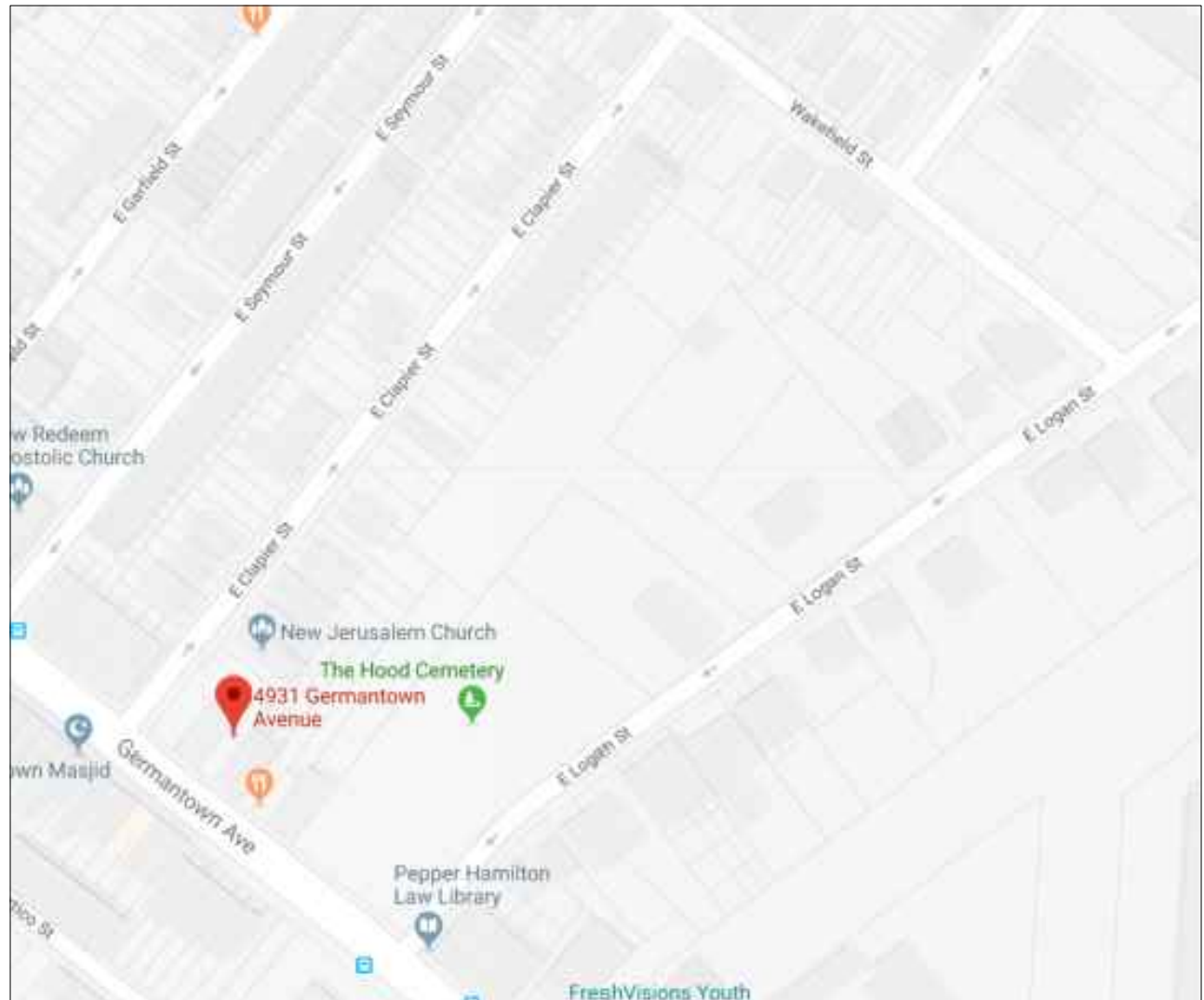


8 TYP 2ND, 3RD, 4TH FL
SCALE: 3/32" = 1'-0"

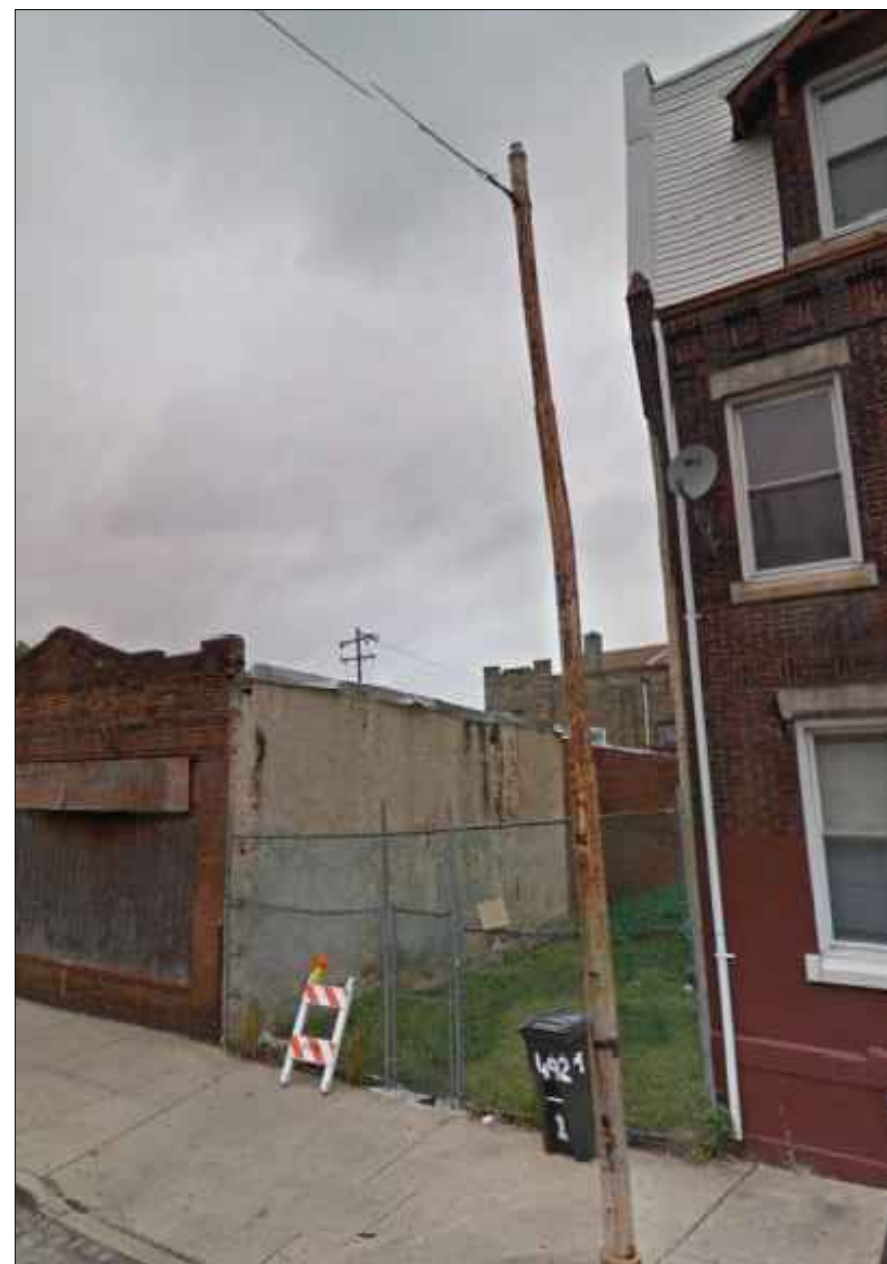
7 FIRST FL
SCALE: 3/32" = 1'-0"



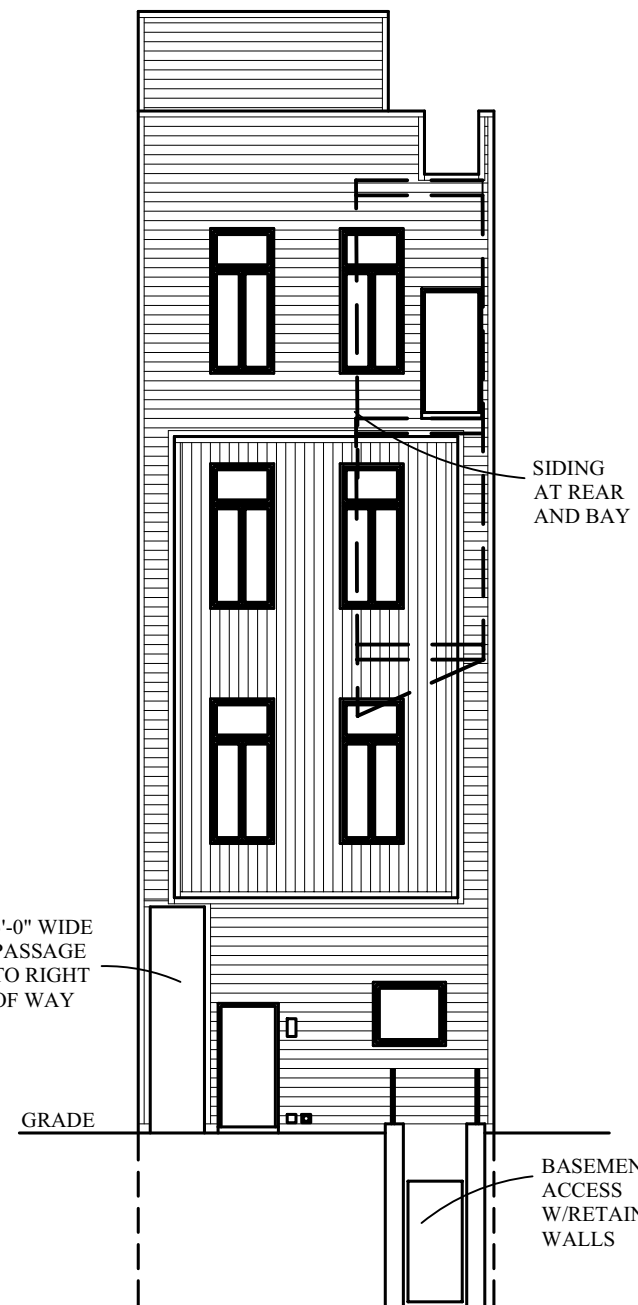
Applied Electronically by L&I User.



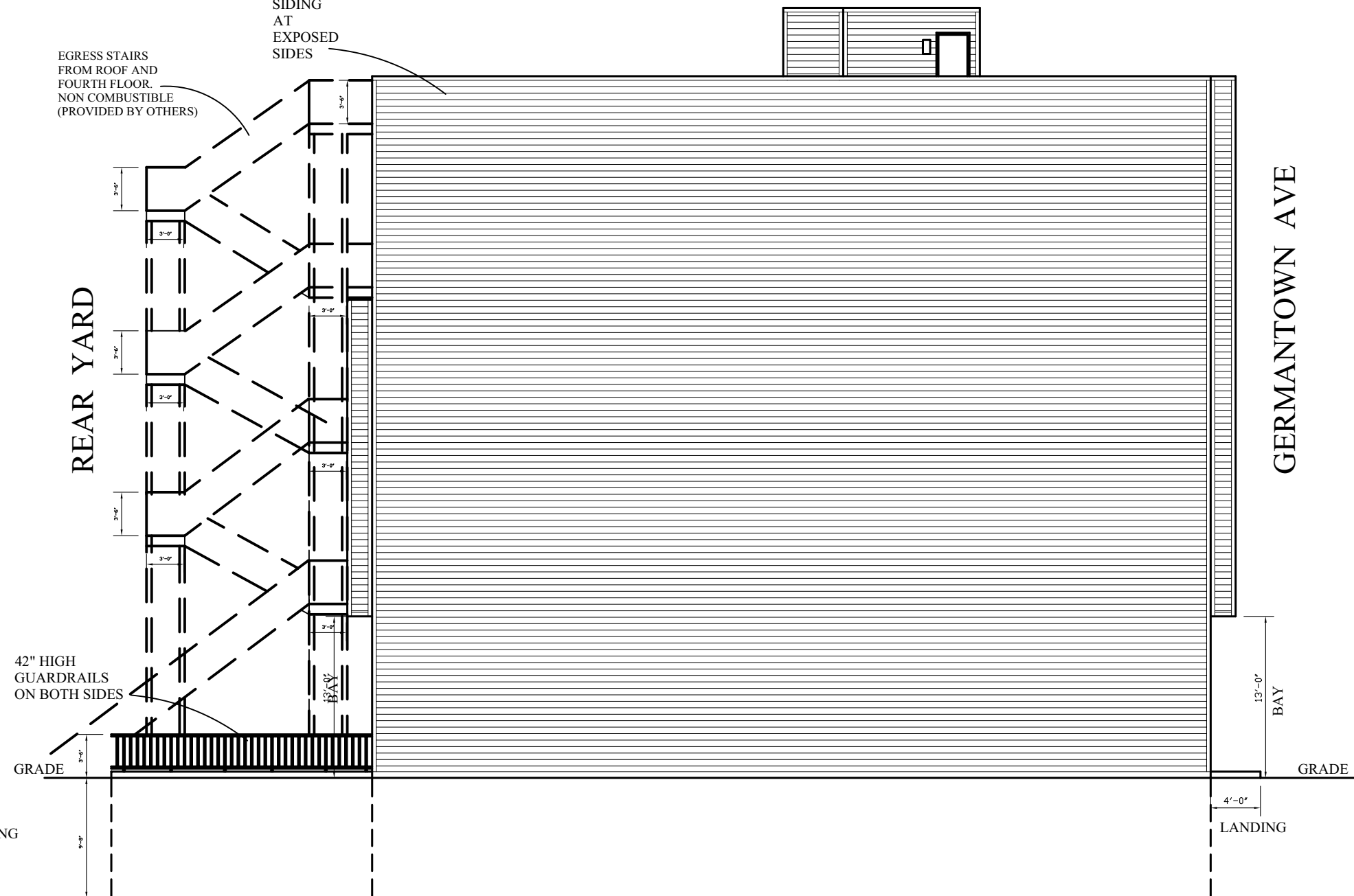
2 LOCATION PLAN
SCALE: N.T.S.



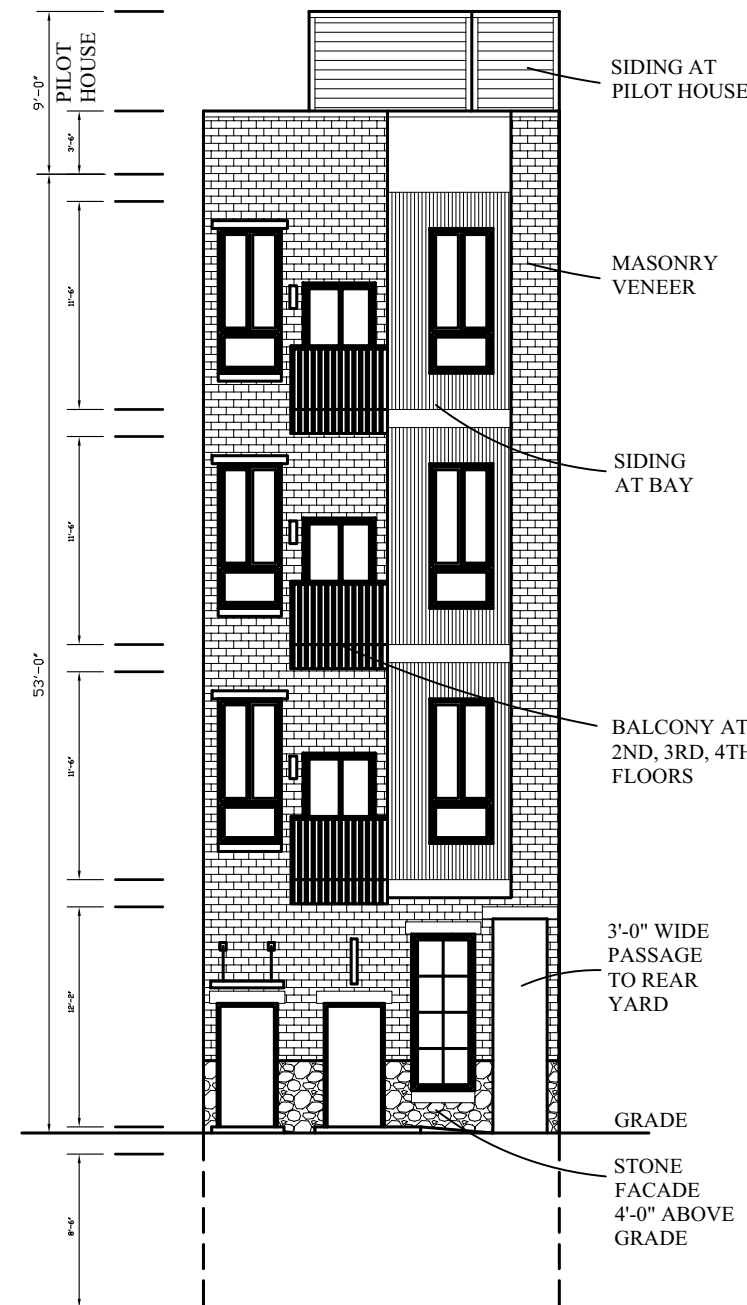
3 EXISTING SITE
SCALE: N.T.S.



6 REAR ELEVATION
SCALE: 3/32" = 1'-0"



5 SIDE ELEVATION (TYP)
SCALE: 3/32" = 1'-0"



4 GERMANTOWN AVE
ELEVATION
SCALE: 3/32" = 1'-0"

ZONING CODE DATA :

DISTRICT - CMX2.5 (COMMERCIAL MIXED USE)

	REQUIRED / ALLOWED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT)	N/A	19.67 FEET	SAME
MIN. LOT AREA (SQ FT)	N/A	1,770.3 SQ FT	SAME
MIN OPEN AREA (% OF LOT)	INTERMEDIATE: 25%	0 SF (BLDG) - 1 = 100% 1,770.3 SF (LOT)	1,327.5 SF (BLDG) - 1 = 25% 1,770.3 SF (LOT)
FRONT SETBACK (FT)	FRONT LOT LINE	VACANT LOT	0'-0"
MIN SIDE YARD WIDTH (FT)	NOT USED	VACANT LOT	0'-0"
REAR YARD DEPTH (FT)	9 FEET (MIN)	VACANT LOT	22'-6"
MIN REAR YARD AREA (SF)	N/A	VACANT LOT	442.5 SF
MAXIMUM HEIGHT (FT)	55'-0"	VACANT LOT	53'-0"
MIN CORNICE HEIGHT (FT)	25'-0"	VACANT LOT	56'-6"
MAXIMUM F.A.R.	N/A	0 SF (BLDG SF) 1,770.3 SF (LOT) = 100%	6,898.5 SF (BLDG SF) 1,770.3 SF (LOT) = 3.9

NOTE : A ZONING/USE PERMIT NOT REQUIRED

DATE	
REVISION DESCRIPTION	
NO.	
PROFESSIONAL SEALS:	
PROFESSIONAL SEALS:	
PROFESSIONAL SEALS:	

Architectural Firm: ARCHITECTURE, URBAN DESIGN, AND POLICY, LLC E: KJOHNSON@ARCHIPOLICY.COM P: 267.252.6128 F: 1.425.930.9688 WWW.ARCHIPOLICY.COM	Structural Engineering Firm: HENRY BUILDING SERVICES 1125 MASON AVE. DREXEL HILL, PA 19026 P: 215.219.7203 E: rimbarr@msh.com	Principal Designer: KENNETH JOHNSON	Principal Structural Engineer: TREVOR HENRY
Project Description: NEW FOUR STORY MIXED USE ATTACHED STRUCTURE WITH COMMERCIAL ON FIRST FLOOR AND BASEMENT AND TWO LIVING UNITS ON EACH OF THE FOUR FLOORS. PRIVATE ROOF DECK FOR A TOTAL OF FIVE RESIDENTIAL LIVING UNITS		Sheet Description: SITE PLAN, LOCATION PLAN, ZONING DATA, BUILDING DATA, ELEVATIONS	

Project Address: 4931 GERMANTOWN AVE PHILADELPHIA, PA. 19144	CLIENT: BRIGET SEITAJ	PROPERTY OWNER: BRIGET SEITAJ
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Sheet	Project No.	20180174931
Z		
Date	11/02/2021	SHEET 1 OF 17

Zoning Permit

Permit Number ZP-2021-014433

LOCATION OF WORK 4931 GERMANTOWN AVE, Philadelphia, PA 19144-5938	PERMIT FEE \$672.00	DATE ISSUED 7/25/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER SEITAJ BRIGET	1210 KONRAD PL PHILADELPHIA PA 19116
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE, ROOF DECK AND ROOF DECK ACCESS STRUCTURE AS PREVIOUSLY APPROVED (PERMIT 896407, ISSUED 5-16-2019). FOR THE ERECTION OF AN UNCOVERED EXTERIOR STAIRWAY WITHIN THE REAR YARD. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

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-2021-014433

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4931 GERMANTOWN AVE Philadelphia, PA 19144-5938

ADDITIONAL USE DETAILS

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

FOR FIVE (5) DWELLING UNITS. SEPERATE USE REGISTRATION REQUIRED FOR THE FIRST FLOOR COMMERCIAL SPACE.

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.