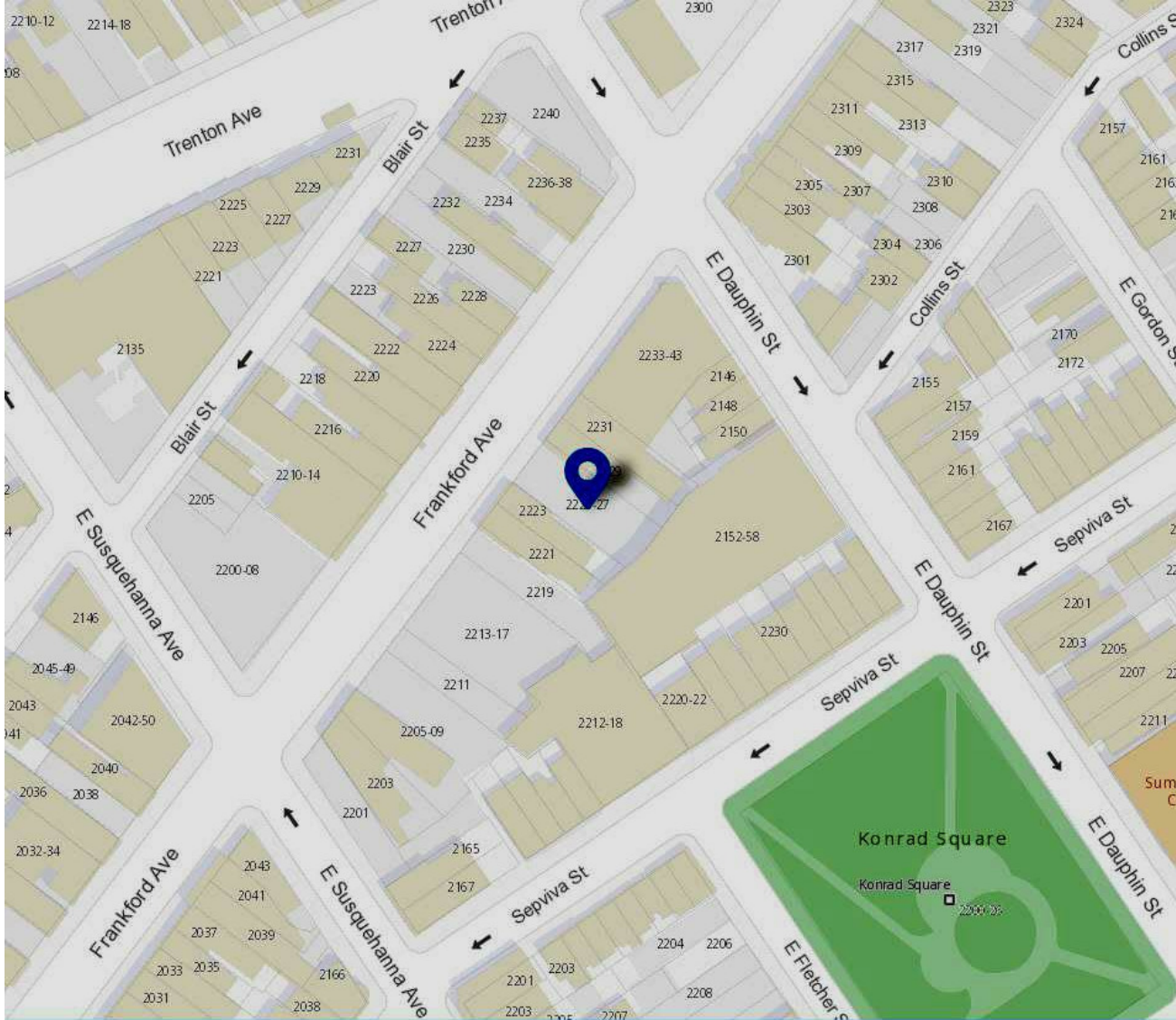




Looking North



Looking South



Site Map

PROJECT INFORMATION

PROJECT NAME: 4 Story Mixed Use
PROJECT LOCATION: 2225 - 2227 FRANKFORD AVE.
PROJECT DESCRIPTION: New Construction
ZONING: CMX-2.5
APPLICABLE CODES
International Building Code 2015
(by reference requires all electrical work to comply with NFPA 70-2014 National Electric Code)
International Energy Conservation Code 2015
International Existing Building Code 2015
International Fire Code 2015
International Fuel Gas Code 2015
International Mechanical Code 2015
International Plumbing Code 2015
International Residential Code 2015
International Urban-Wildland Interface Code 2015

USE AND OCCUPANCY CLASSIFICATION: Occupant load factor: 200 Gross
B: A-2
1: A-2
2: R-2
3: R-2
4: R-2

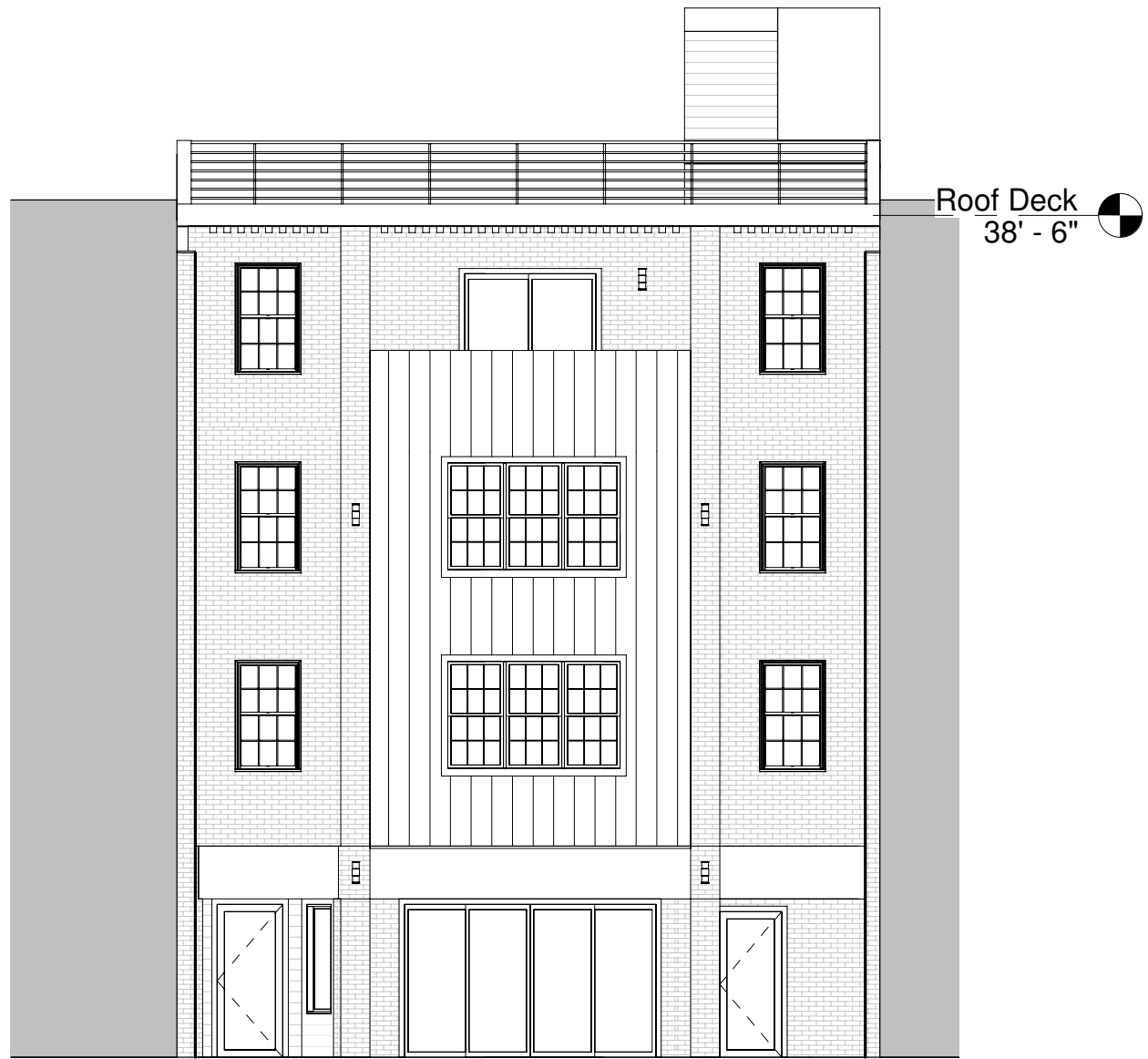
TRAVEL DISTANCE: (Fully Sprinklered NFPA13) 250ft

CONSTRUCTION CLASSIFICATION: TYPE V-A; BUILDING IS FULLY SPRINKLERED WITH NFPA-13

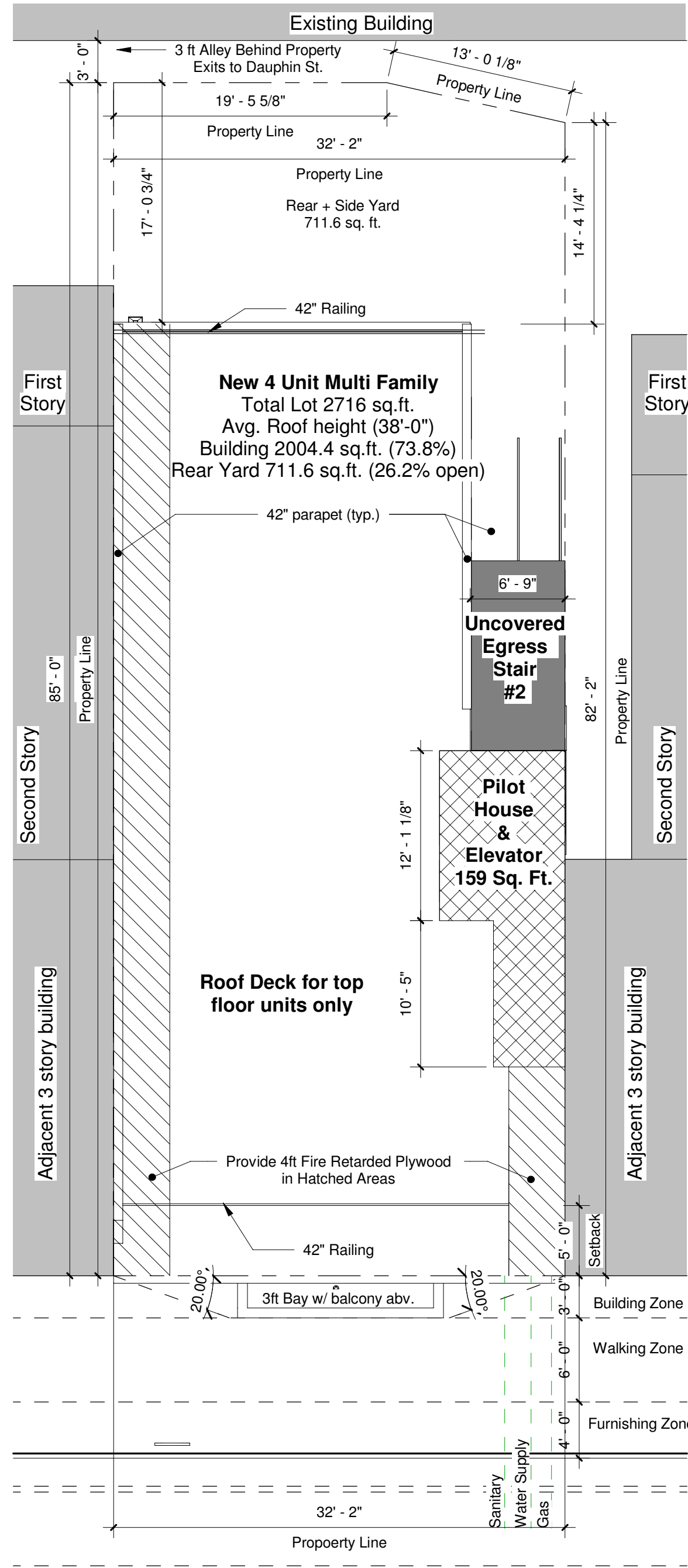
BUILDING HEIGHTS AND AREAS: 4 Stories 38ft max in height

ALLOWABLE BUILDING HEIGHTS: 38'-0"

ALLOWABLE BUILDING AREA: 75% ALLOWABLE BUILDING PERCENTAGE
2,716 SF - TOTAL LOT
2,037 SF - MAXIMUM ALLOWABLE BUILDING SIZE
2004.4 SF - BUILDING SIZE



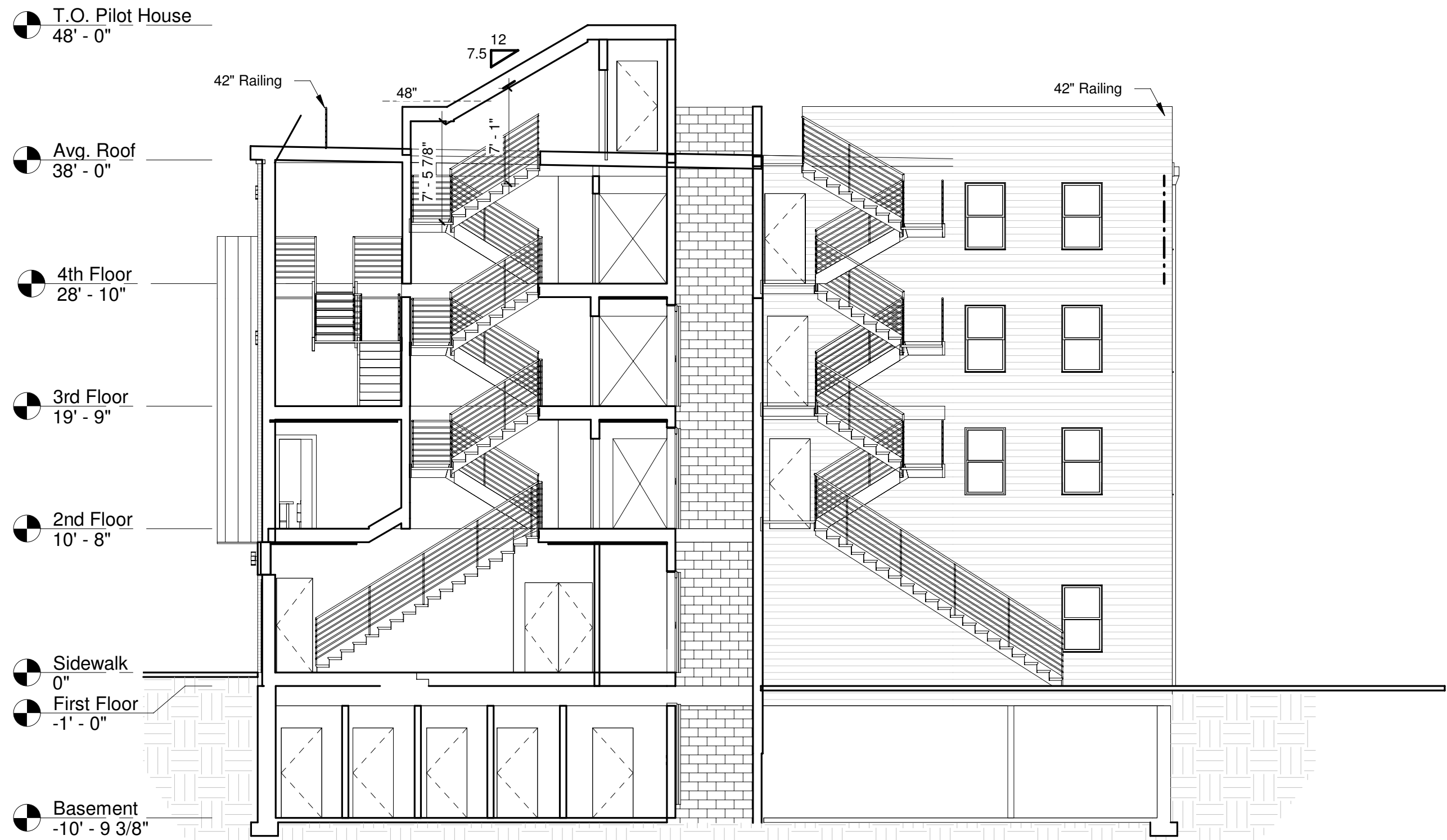
1 West Elevation
Z-1
1/8" = 1'-0"



2 Site Plan
Z-1
1/8" = 1'-0"

Frankford Ave.
BREAKDOWN: 13'-34'-13'
"Legally Open 60'-0"

PA OneCall #: 20191551285



3 Section
Z-1
1/8" = 1'-0"

STAMPS

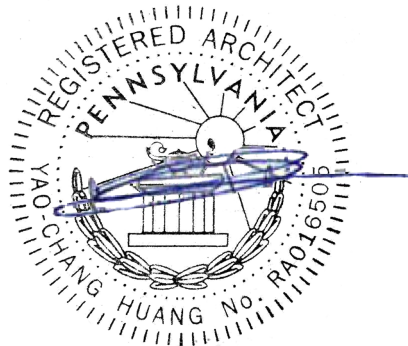
2225-27 FRANKFORD AVE
PHILADELPHIA PA 19125
NEW 4 STORY MIXED USE

Date of Expiration: TBD

Date of Affixation:

Project Revisions:

No.	Description	Date



Key Plan

Project Number: 1911_01_01

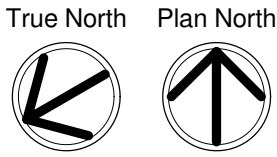
Issue Date: 01. March . 20

Sheet Name:

ZONING
PAGE

Sheet No:

Z-1



Zoning Permit

Permit Number ZP-2021-016166

LOCATION OF WORK 2225-27 FRANKFORD AVE, Philadelphia, PA 19125-2007	PERMIT FEE \$897.00	DATE ISSUED 6/17/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER TIMPEL TROY G	2152 E DAUPHIN ST PHILADELPHIA PA 19125
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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 dated 3/7/2023 to decrease depth of building, enclosing 2nd set of roof access stairs.** For the erection of an attached structure (w/roof deck and pilot house enclosing access stairs only), size and location as shown on plan/application.
--

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)
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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-2021-016166

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2225-27 FRANKFORD AVE, Philadelphia, PA 19125-2007

ADDITIONAL USE DETAILS

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

Vacant Commercial Space at first floor (use registration permit required prior to occupancy; no uses from PZC Section 14-503 (8)(b)), and Multi-Family Household Living (Four (4) Dwelling Units; not located within 30 feet of front building line facing Frankford Avenue on first floor) above.

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.