

Zoning Permit

Permit Number ZP-2021-012571

LOCATION OF WORK 808-18 N 3RD ST, Philadelphia, PA 19123-2204	PERMIT FEE \$2,122.00	DATE ISSUED 12/22/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 808 N 3RD LLC	1401 SPRUCE ST UNIT 1716 808 N 3RD LLC PHILADELPHIA PA 19102
--------------------------------	--

OWNER CONTACT 1 BRIAN ZOUBEK	3060 W Jefferson St. Philadelphia, PA 19121
---------------------------------	---

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A FOUR(4) STORY STRUCTURE (CONNECTED WITH ORIGINAL BUILDING BY TUNNEL AND SKY BRIDGE) ; ROOF DECK ACCESSED BY A ROOF ACCESS STRUCTURE FOR THE ERECTION OF ROOF DECK WITH GREEN ROOF (COVERS 60% OF ROOF AREA) (USING GREEN ROOF BONUS AS PER 14-602(16) OF AN EXISTING STRUCTURE.SIZE AND LOCATION AS SHOWN IN THE 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)
--

<p>i CONDITIONS AND LIMITATIONS:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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-2021-012571



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.
 - 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-2021-012571

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

808-18 N 3RD ST, Philadelphia, PA 19123-2204

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (THIRTY(30) DWELLING UNITS ON LOT)(FIFTEEN(15) DWELLING UNITS IN ORIGINAL BUILDING AND FIFTEEN(15) IN NEW ADDITION BUILDING) *AMENDED PERMIT #1*FOR THE REMOVAL OF ROOF DECK (PREVIOUSLY APPROVED) OVER FOUR(4) STORY BUILDING . ROOF DECK OVER AN EXISTING BUILDING TO REMAIN . THE GREEN ROOF REMAINS. THE DWELLING UNITS REDUCED TO 29 UNITS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.*AMENDED PERMIT #2*AMENDMENT TO ADD EGRESS WELLS AT ORIGINAL BUILDING, RE-INTRODUCE TUNNEL BETWEEN ORIGINAL BUILDING AND ADDITION, AND CHANGE UNIT COUNT FROM 29 TO 30 (15 UNITS IN BOTH THE ORIGINAL BUILDING AND THE ADDITION). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

This permit is subject to the following specific conditions.

CONDITIONS

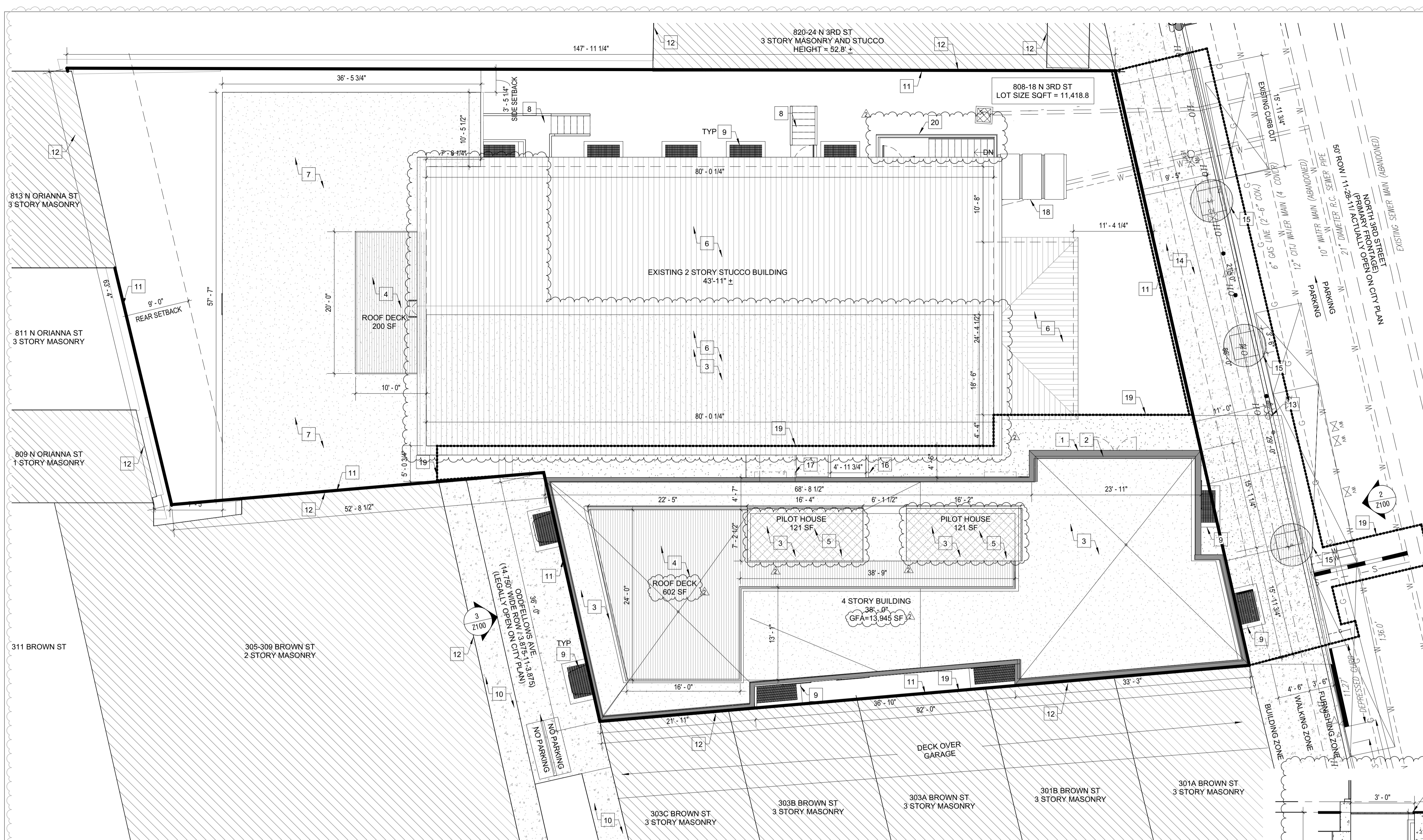
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



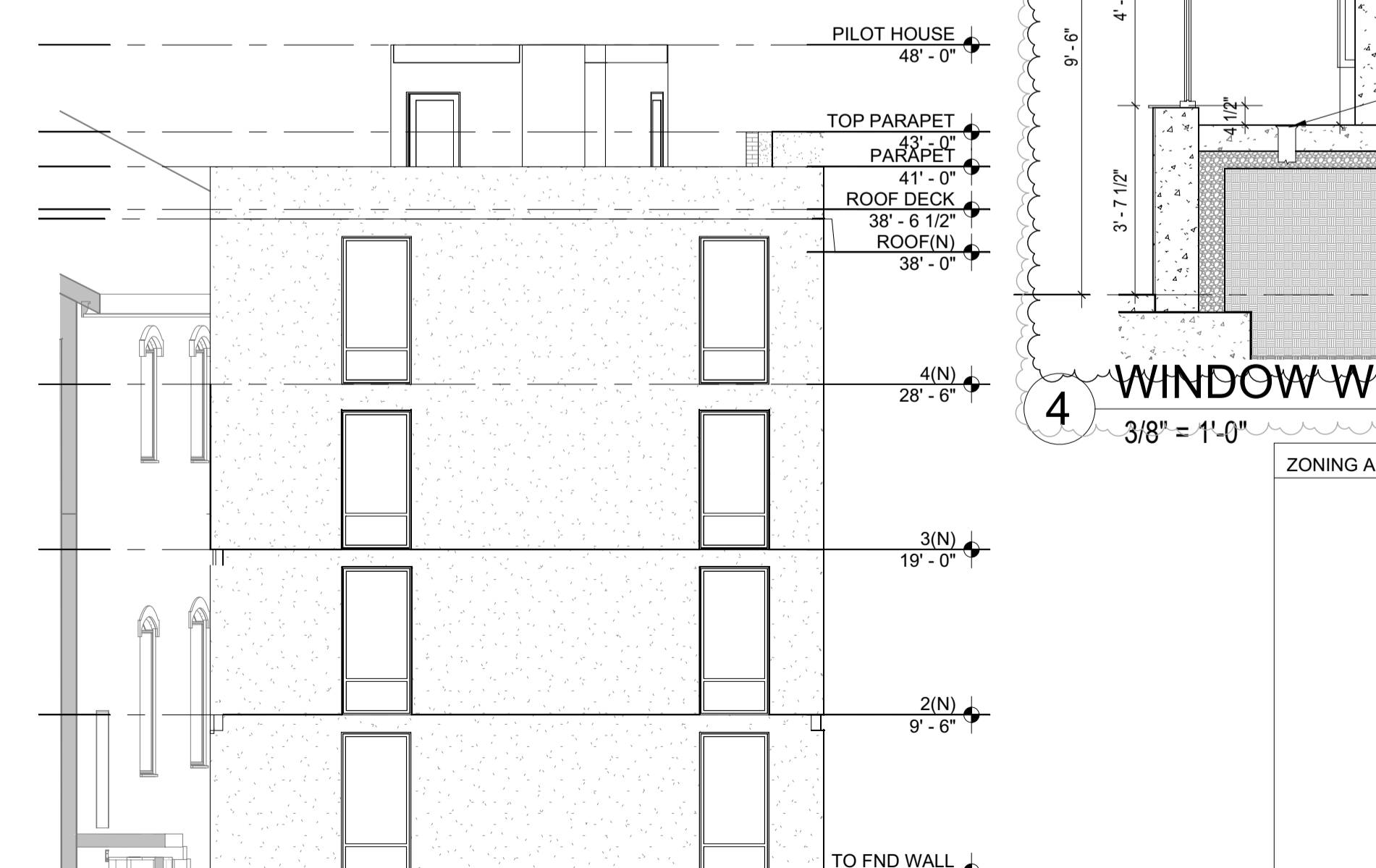
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



1 SITE PLAN
1/8" = 1'-0"



2 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"

BUILDING SUMMARY

CONVERTING AN EXISTING BUILDING INTO A 30 UNIT APARTMENT BUILDING BY REMODELING THE WHOLE INTERIOR AND ADDING A 4 STORY SIDE ADDITION. THE EXISTING BUILDING WILL BE 3 STORIES WITH 15 APARTMENTS AND CONNECTED THROUGH A TUNNEL AND SKY BRIDGE TO THE SIDE ADDITION THAT WILL BE 4 STORIES WITH 15 APARTMENTS AND A ROOF DECK. THE BUILDINGS ROOFS WILL BE 60% COVERED WITH GREEN ROOFS

BUILDING CODE ANALYSIS

ZONING:	TITLE 14 - PHILADELPHIA CODE OF ORDINANCES, ZONING AND PLANNING	2018
BUILDING:	INTERNATIONAL BUILDING CODE	2018
EXISTING BUILDING:	INTERNATIONAL EXISTING BUILDING CODE	2018
RESIDENTIAL:	INTERNATIONAL RESIDENTIAL CODE	2015
MECHANICAL:	INTERNATIONAL MECHANICAL CODE	2018
ELECTRICAL:	NATIONAL ELECTRICAL CODE	2017
PLUMBING:	CITY OF PHILADELPHIA PLUMBING CODE	
FIRE:	INTERNATIONAL FIRE CODE	2009
ENERGY:	INTERNATIONAL ENERGY CONSERVATION CODE	2018
ACCESSIBILITY:	ANSI A117.1/FAIR HOUSING ACT	2010

ZONING CODE - RM-1

	ALLOWABLE	EXISTING	PROPOSED
MIN LOT WIDTH	16'-0"	86'-0"	UNALTERED
MIN LOT AREA	1,440 SF	11,418.8 SF	UNALTERED
MAX OCCUPIED AREA	75%	47.5%	72.6%
MIN FRONT YARD SETBACK	0'	10'-8"	0'-0"
MULTI FAMILY, SEMI DETACHED MIN SIDE YARD	12'	3'-5"	UNALTERED
MIN REAR YARD	9'	7'-11"	UNALTERED
MIN REAR YARD AREA	144SF	895SF	UNALTERED
MAX HEIGHT	38'-0"	43'-11"	UNALTERED
MAX FAR	N/A	N/A	N/A

ZONING CODE - DISTRICT RM1

WALLS	FIRE-RESISTANCE RATED	< 5'-0"	1 HR TESTED
WALLS	NOT FIRE-RESISTANCE RATED	≥ 5'-0"	NOT RATED
PROJECTIONS	NOT ALLOWED	< 2'-0"	N/A
PROJECTIONS	FIRE-RESISTANCE RATED	≥ 2'-0" < 5'-0"	1 HR TESTED
PROJECTIONS	NOT FIRE-RESISTANCE RATED	≥ 5'-0"	NOT RATED
OPENINGS IN WALL	NOT ALLOWED	< 3'-0"	N/A
OPENINGS IN WALL	25% MAX. WALL AREA	3'-0"	NOT RATED
OPENINGS IN WALL	UNLIMITED	5'-0"	NOT RATED
PENETRATIONS	ALL	< 3'-0"	COMPLY WITH SECTION R 302.4
PENETRATIONS	ALL	3'-0"	NOT REQUIRED

SHEET NOTES - SITE

1	PARAPET
2	GRAVEL BORDER
3	GREEN ROOF
4	ROOF DECK
5	PILOT HOUSE
6	EXISTING BUILDING WITH METAL ROOF
7	GREEN ROOF OVER EXISTING BUILDING WITH RUBBER ROOF
8	NEW METAL STAIRS
9	NEW WINDOW WELLS
10	EXISTING SIDEWALK
11	PROPERTY LINE
12	BUILDING LINE
13	EXISTING FIRE HYDRANT
14	NEW SIDEWALK
15	NEW TREE
16	SKY BRIDGE TO CONNECT BUILDINGS
17	TUNNEL BELOW GROUND TO CONNECT BUILDINGS
18	A1 BIKE STORAGE LOCKER - 6 BIKES
19	LIMIT OF DISTURBANCE
20	PECO VAULT ACCESS, PIT SURROUNDED BY METAL RAILING

USE GROUP

NEW BUILDING CONSTRUCTION TYPE: TYPE IIB (TABLE 601) & (602.3)

FIRE PROTECTION SYSTEMS

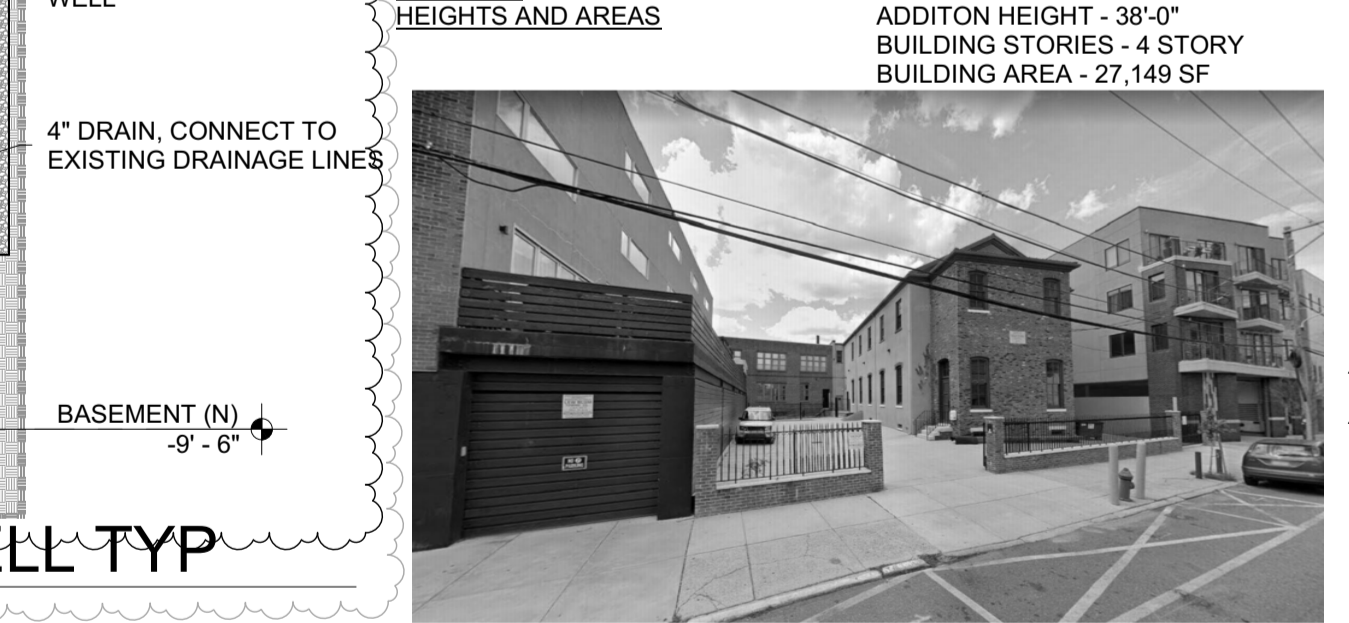
R-2 SPRINKLERS REQUIRED PER SECTION (903.2.8)
PORTABLE FIRE EXTINGUISHERS PER (906.1)

ALLOWED EXISTING BUILDING HEIGHTS AND AREAS

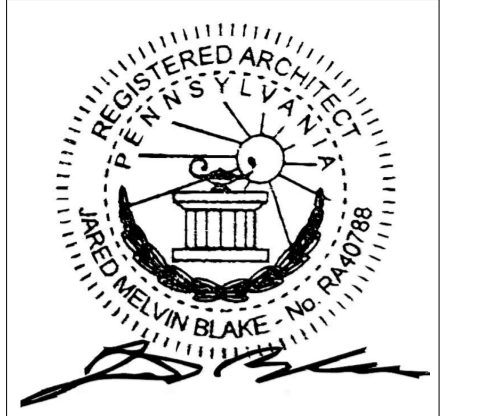
BUILDING HEIGHT - 60'
BUILDING STORIES - 5 STORY
BUILDING AREA - 48,000SF

BUILDING HEIGHTS AND AREAS

EXISTING BUILDING HEIGHT - 43'-11"
ADDITION HEIGHT - 38'-0"
BUILDING STORIES - 4 STORY
BUILDING AREA - 27,149 SF



4 WINDOW WELL TYP
3/8" = 1'-0"



NORTH THIRD STREET
808 NORTH 3RD STREET
PHILADELPHIA, PA 19123



LEVEL NINE ARCHITECTS
3060 W. JEFFERSON ST
PHILADELPHIA, PA 19121
www.levelninearchitects.com
TEL: 215. 528. 9835

©2021 LEVEL NINE ARCHITECTS
ALL RIGHTS RESERVED

DRAWING TITLE

SITE PLAN

REVISIONS
REVISION 1 - 11/03/2021
REVISION 2 - 12/03/2021

PROJECT NUMBER: 2111
DATE: 8/11/2021
DRAWN BY: BJK
SCALE: AS NOTED
DRAWING NUMBER: Z100

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.



Applied Electronically by L&J Users