

Zoning Permit

Permit Number ZP-2022-014231

LOCATION OF WORK 2123-25 E CLEARFIELD ST, Philadelphia, PA 19134-3705	PERMIT FEE \$41.00	DATE ISSUED 7/17/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER SIMEONE FREDERICK A	8700 SEMINOLE ST PHILADELPHIA PA 19118
--------------------------------------	--

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT TWO STORY VERTICAL ADDITION (WITH 19'10" SETBACK FROM FRONT FACADE) TO AN EXISTING STRUCTURE. SIZE AND LOCATION AS PER APPROVED PLAN
--

APPROVED USE(S) Residential - Household Living - Single-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-2022-014231

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2123-25 E CLEARFIELD ST, Philadelphia, PA 19134-3705

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.

PROJECT INDEX

A-1
GENERAL NOTES
SITE PLAN

A-2
EXTERIOR ELEVATIONS

A-3
DOOR AND WINDOW SCHEDULE

A-4
PROPOSED FLOOR PLAN

BUILDING CHARACTERISTIC

PROPERTY ADDRESS: 2123 E CLEARFIELD ST, PHILADELPHIA PA 19134

LOT AREA: 3,200 SQ FT

ZONING USE: RSA-5

EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE THE EXISTING STRUCTURE

OWNER INFORMATION

NAME: FREDERICK SIMONE

MAILING ADDRESS: FREDERICK A SIMONE 8100 SEMINOLE ST
PHILADELPHIA PA 19119

BUILDING GENERAL NOTES

EXISTING BUILDING CONSTRUCTION TYPE IIIB

PROPOSE CONSTRUCTION TYPE VB

ALL EXTERIOR CEILING TO HAVE BATT INSULATION MIN. R-49

ALL EXTERIOR WALLS TO HAVE BATT INSULATION R-21

BASEMENT WALLS TO HAVE BATT INSULATION MIN R-13

AIR VENT IN FRONT

SITE SURVEY

SITE SURVEY DATE: TBD.

PICTURES OF THE EXISTING CONDITION OF THE PROPERTY WILL BE PROVIDED. THE PICTURES WILL BE EMAIL OR MAIL TO THE CLIENT FOR THEIR RECORD.

BUILDING CODE: CODE JURISDICTION

2018 INTERNATIONAL EXISTING RESIDENTIAL CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 TOWNSHIP PLUMBING CODE
2011 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERV. CODE

ENERGY CONSERVATION NOTES

PROPOSED WORK TO COMPLY WITH 2018 IECC ENERGY PROVISIONS OF CHAPTER 4 IN COMPLIANCE OF CERTIFICATE OF DESIGN AS SUBMITTED.

STANDARD GENERAL NOTES FOR CONSTRUCTION

CONTRACTOR TO OBTAIN BUILDING PERMIT FROM THE TOWNSHIP L&I DEPARTMENT PRIOR TO COMMENCE WORK ON PREMISES
CONTRACTOR RESPONSIBLE FOR ENGAGING QUALIFIED INSPECTORS TO PERFORM CODE REQUIRES SPECIAL INSPECTOR.

CONTRACTOR MUST PRESENT VALID CONTRACTOR'S LICENSE AND INSURANCE TO OWNER/TENANT PRIOR TO COMMENCE WORK ON PREMISES.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT AND DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING ANY WORK.

REPORT ERRORS AND OMISSIONS TO THE DESIGN PROFESSIONAL IMMEDIATELY.

ENGINEER & DESIGNER IS NOT RESPONSIBLE IF THE CONTRACTOR DEVIAE FROM WORK AS SPECIFIED ON PLANS

THESE DRAWINGS ARE THE PROPERTY OF MAGDA GREEN DESIGN LLC AND MAY BE REPRODUCED ONLY WITH WRITTEN PERMISSION. AUTHORIZED REPRODUCTIONS MUST BEAR THE NAME AND SIGNATURE OF THE DESIGN PROFESSIONAL.

WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGRAMMATIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITHIN THESE DRAWINGS. AS CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, MAGDA GREEN DESIGN LLC SHALL NOT BE LIABLE FOR ANY DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.

DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK WITHOUT WRITTEN INSTRUCTIONS FROM THE ENGINEER OR DESIGN PROFESSIONAL.

CONTRACTOR SHALL PROCURE AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY NOTIFICATION CENTER OF THE CITY (CALL BEFORE YOU DIG), 811, CALL TWO BUSINESS DAYS PRIOR (NOT INCLUDING THE DAY OF THE CALL) TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE THE LOCAL BUILDING INSPECTOR 24 HOURS ADVANCED NOTICE.

THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS AND MUD TRACKED ONTO EXISTING ROADWAYS. THE CONTRACTOR SHALL REPAIR ANY EXCAVATION OR PAYEMENT FAILURES CAUSED BY THE CONSTRUCTION.

ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS

THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES.

THE CONTRACTOR SHALL PERFORM ALL WORK ACCORDING TO THE CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE CITY PERMITTING PROCESS AND APPROVED PLAN BY THE CITY.

BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS AGAINST ARCHITECTURAL AND EXISTING SITE CONDITIONS. REPORT INCONSISTENCIES TO THE DESIGN PROFESSIONAL BEFORE PROCEEDING WITH THE WORK. REPORT THE ERROR IN WRITTEN FORMAT THE PROFESSIONAL.

CHECK AND VERIFY IN THE FIELD ALL SIZES AND DIMENSIONS INVOLVING THE EXISTING STRUCTURE AND COORDINATE WITH NEW CONSTRUCTION.
CONTRACTOR TO CONDUCT WORK IN ACCORDANCE TO THE INTERNATIONAL BUILDING CODE, LOCAL CODE AND OSHA SAFETY CODE.

CONTRACTOR MUST NOTIFY BUILDING INSPECTOR AND OWNER PRIOR TO SUBSTITUTE CONSTRUCTION MATERIALS, AND/OR METHODS OF INSTALLATION DUE TO FIELD CONDITIONS.

PLEASE BE ADVISED THAT SEPARATE PERMITS WILL BE REQUIRED FOR THE MECHANICAL, ELECTRICAL, SPRINKLER SYSTEM AND PLUMBING WORK.

CONTRACTOR IS RESPONSIBLE FOR OBTAINING MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER SYSTEM IF REQUIRED BY THE SCOPE OF WORK.

ENGINEER AND DESIGN PROFESSIONAL IS NOT RESPONSIBLE FOR MEANS AND METHOD OF CONSTRUCTION.

25. WE ARE NOT RESPONSIBLE FOR ANY CONSTRUCTION MANAGEMENT DURING CONSTRUCTION.

26. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A 10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.

ZONING COMPLIANCE CHART

LOT AREA	3,200 SQ FT
BUILDING AREA	2468.43 SQ FT
OPEN AREA	231.57 SQ FT

ECLIPSE CALCULATIONS CHART

EARTH DISTURBANCE	0 SQ FT
ALTERATION AREA	8,311.86 SQ FT
ADDITION AREA	5,343.43 SQ FT

CEILING HEIGHTS

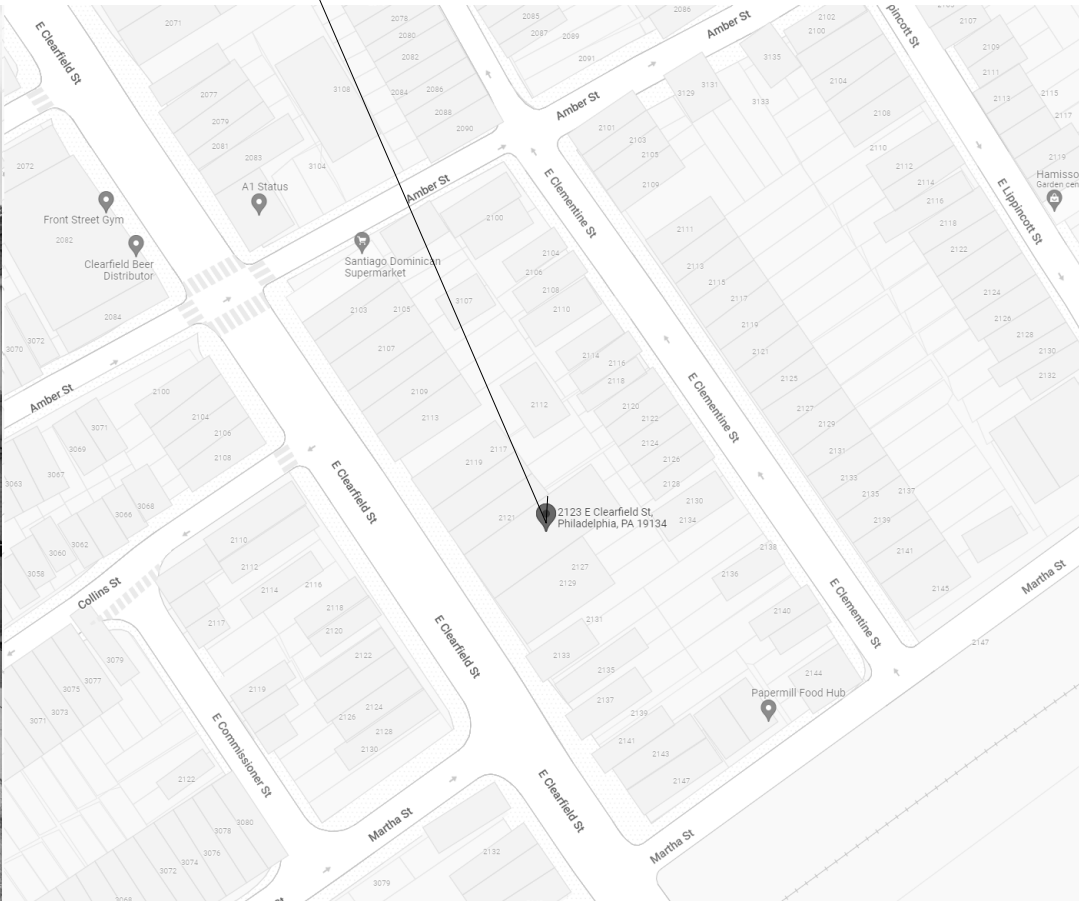
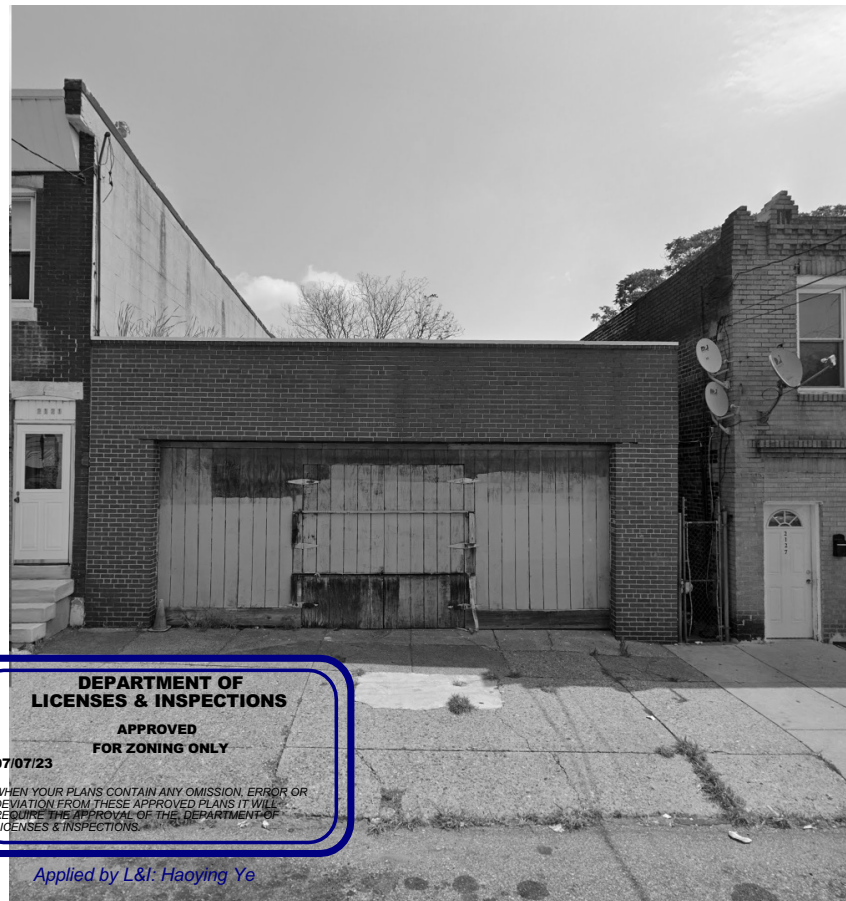
FIRST FLOOR	11'-3" C.H.
SECOND FLOOR	10'-0" C.H.
THIRD FLOOR	10'-0" C.H.

PROJECT DESCRIPTION

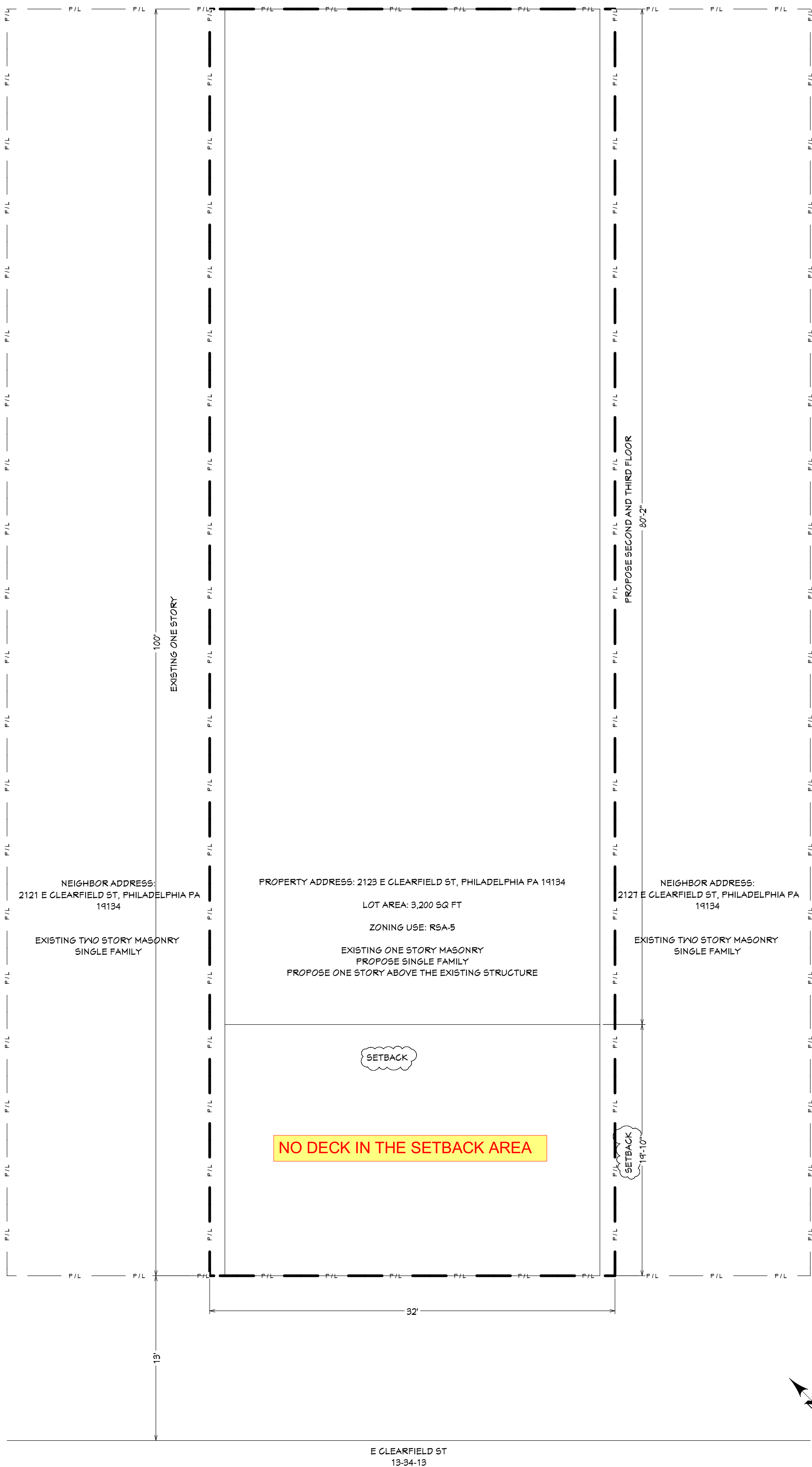
FLOOR	SCOPE OF WORK
1ST FLOOR	EXISTING
2ND FLOOR	PROPOSE SECOND FLOOR
3RD FLOOR	PROPOSE THIRD FLOOR

KEY PLAN

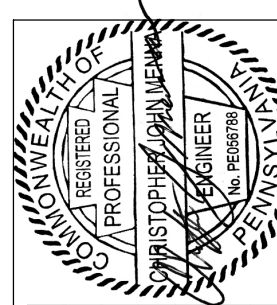
PROPERTY LINE	
ADJACENT PROPERTY	
OPEN AREA	
EXISTING BUILDING	



INSPECTION NOTES:
PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE LOCAL BUILDING CODE.
SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS. DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
A) OBSERVES THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR BUILDING OFFICIAL.
B) FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER. C. SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. DUTIES OF THE CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
C) NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
D) MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
E) PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
F) MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.



SITE PLAN
SCALE: 1/4" = 1'-0"



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION
	1	5/16/2023	MDM	PLAN REV

ZONING DRAWING
EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE EXISTING STRUCTURE

2123 E CLEARFIELD ST, PHILADELPHIA PA 19134

DRAWN BY MDM

DRAWINGS PROVIDED BY:
MAGDA GREEN DESIGN, LLC
1511 WALNUT STREET, SUITE 400
PHILADELPHIA, PA 19102
OFFICE HOURS: MON TO FRI - 8AM TO 4PM
OFFICE NUMBER: (267) 804-7797
EMAIL: INFO@MAGDAGREENDESIGN.COM

DATE:

6/13/2023

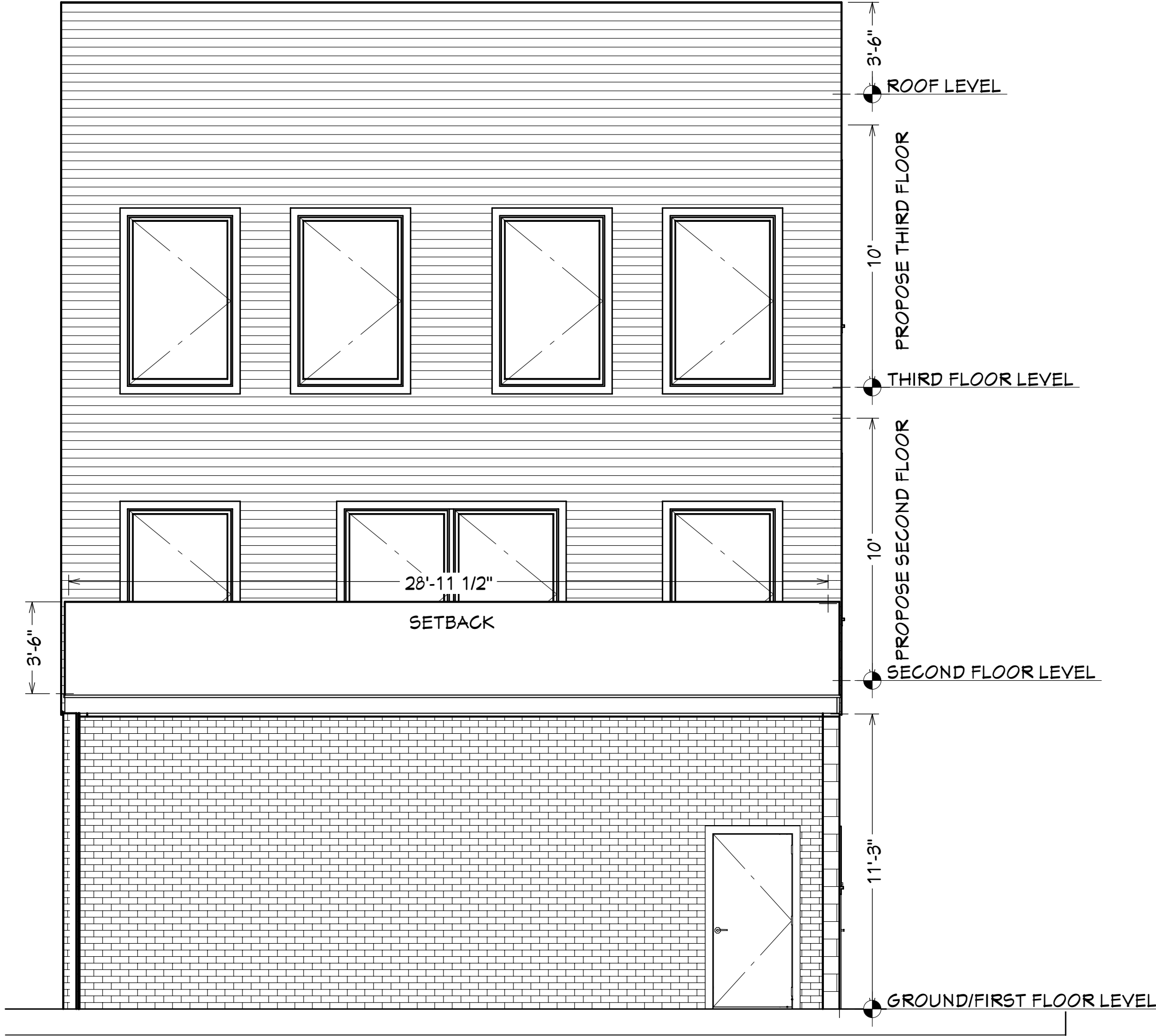
SCALE:

AS NOTED

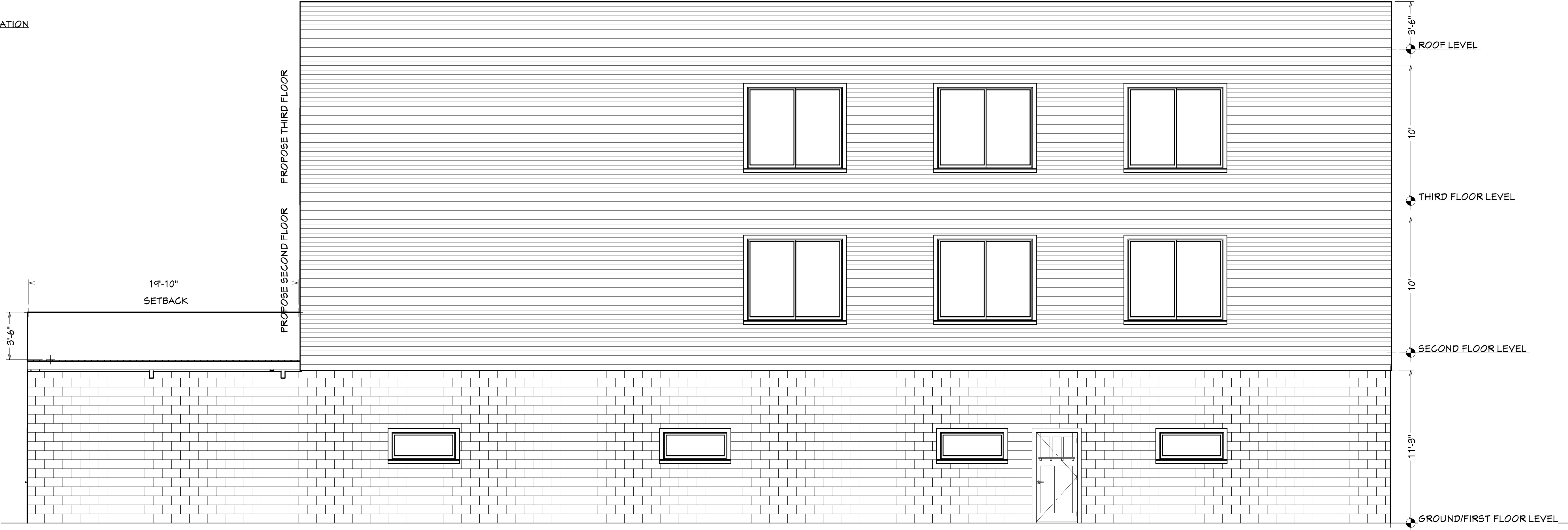
SHEET:

A-1

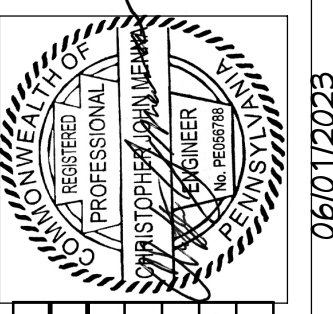
EXTERIOR ELEVATIONS



FRONT EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



SIDE EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

ZONING DRAWING
EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE EXISTING
STRUCTURE

2123 E CLEARFIELD ST, PHILADELPHIA PA 19134
DRAWN BY: MDM

DRAWINGS PROVIDED BY:
MAGDA GREEN DESIGN, LLC
1511 WALNUT STREET, SUITE 400
PHILADELPHIA, PA 19102
OFFICE HOURS: MON TO FRI - 8AM TO 4PM
OFFICE NUMBER: (267) 804-7797
EMAIL: INFO@MAGDAGREENDESIGN.COM

DATE:

6/13/2023

SCALE:

AS NOTED

SHEET:

A-2



ZONING DRAWING

EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE EXISTING
STRUCTURE

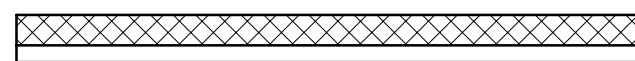
DRAWN BY MDM

A-3

[illegible][illegible]

LEGEND

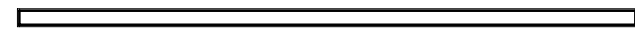
EXISTING EXTERIOR WALLS



NEW EXTERIOR WALLS



NEW INTERIOR WALLS



FINISH PLAN GENERAL NOTES

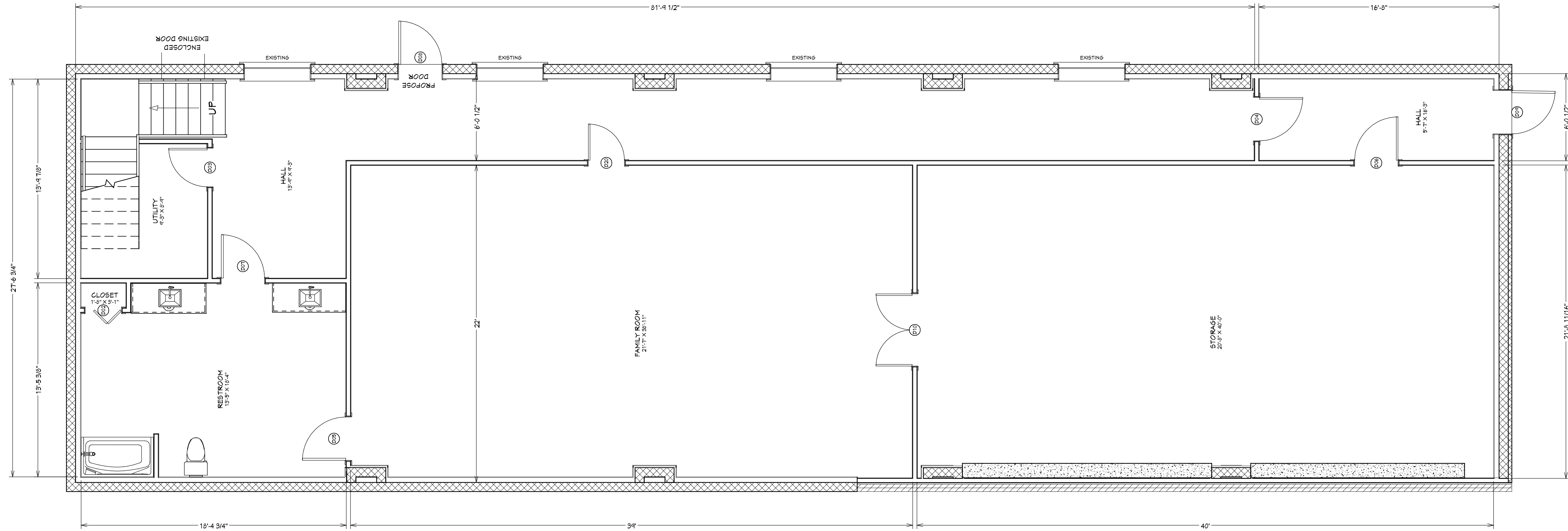
1. ALL DRYWALL CEILING TO BE 1/2" GWB, UNLESS NOTED OTHERWISE. PROVIDE CONTROL JOINTS PER MANUFACTURER RECOMMENDATIONS. PROVIDE BLOCKING IN CEILING FOR ALL CEILING HUNG ITEMS.
2. PROVIDE WATERPROOF MEMBRANE AT BATHROOM. RETURN UP ALL WALLS TO 4" AFF.
3. BASE BOARDS SHALL BE 6" IN ALL ROOMS, UNO. FINAL FINISHES SHALL BE CONFIRMED WITH THE HOME OWNER PRIOR TO APPLICATION.

DOOR AND WINDOW NOTES:

NEW WINDOWS

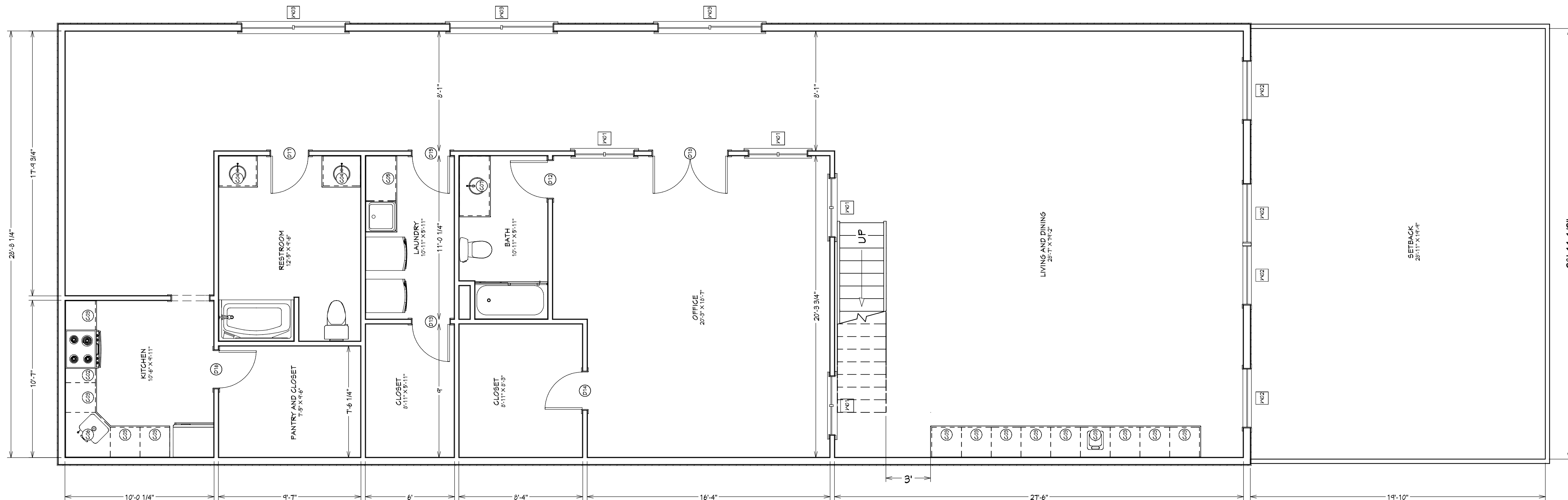
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPEN ABLE AREA OF 5.75Q. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH. ALL WALK-THRU DOORS SHALL BE SOLID CORE. INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOMEOWNER PRIOR ORDERING. EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPEN ABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING INDOORS SHALL BE DUALPANE SAFETY GLASS WITH MIN.U-VALUE OF 0.60 G.C. TO BRACE PARTITIONS AT DOORS.

ENTRY DOOR ARE 1- 1/2 HOUR FIRE RESISTANCE RATED ARE REQUIRED



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



Applied by L&I: Haoying Ye



NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

ZONING DRAWING

EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE EXISTING
STRUCTURE

2123 E CLEARFIELD ST., PHILADELPHIA PA 19134

DRAWN BY: MDM

DRAWINGS PROVIDED BY:
MAGDA GREEN DESIGN, LLC
1511 WALNUT STREET, SUITE 400
PHILADELPHIA, PA 19102
OFFICE HOURS: MON TO FRI - 8AM TO 4PM
OFFICE NUMBER: (267) 804-7797
EMAIL: INFO@MAGDAGREENDESIGN.COM

DATE:

6/13/2023

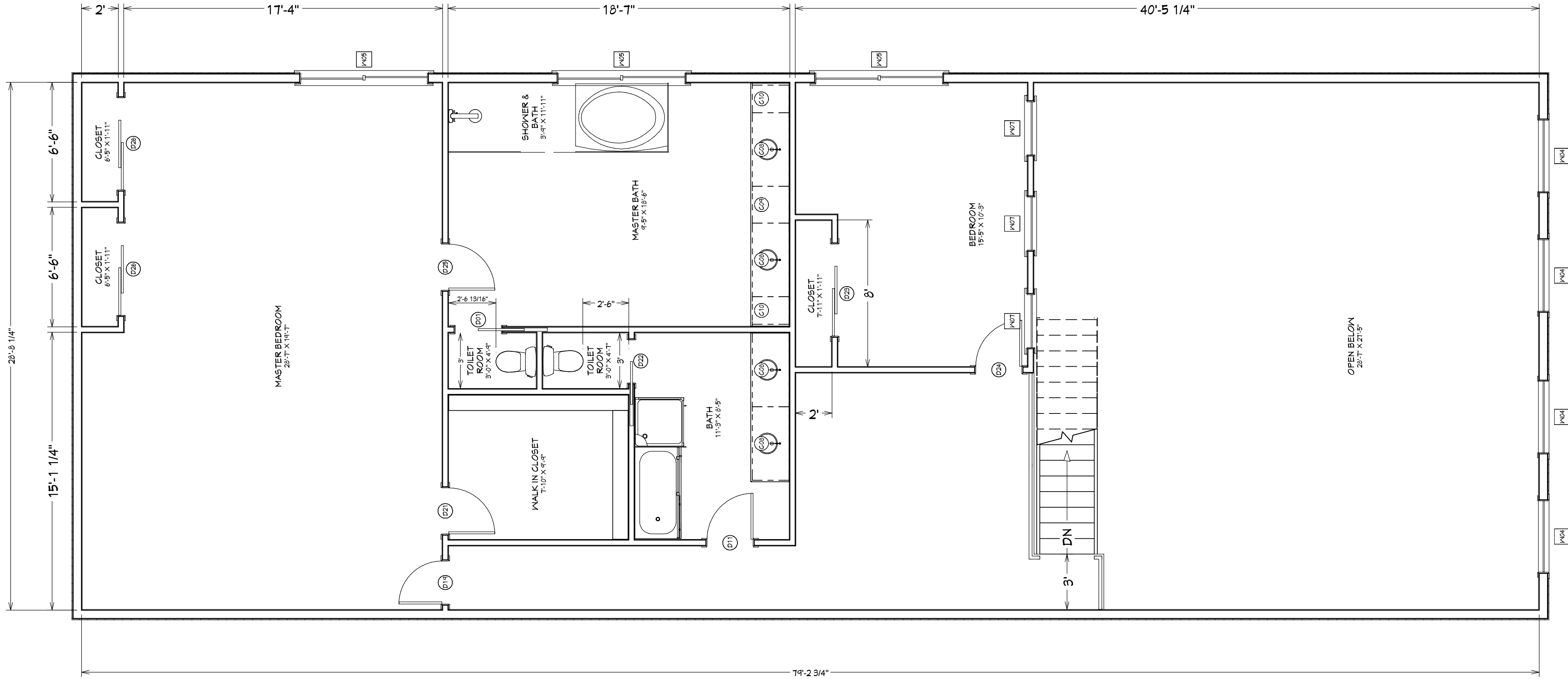
SCALE:

AS NOTED

SHEET:

A-4

06/01/2023



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

ZONING DRAWING
EXISTING ONE STORY MASONRY
PROPOSE SINGLE FAMILY
PROPOSE SECOND AND THIRD FLOOR ABOVE EXISTING
STRUCTURE

2123 E CLEARFIELD ST, PHILADELPHIA PA 19134

DRAWN BY: MDM

DRAWINGS PROVIDED BY:
MAGDA GREEN DESIGN, LLC
1511 WALNUT STREET, SUITE 400
PHILADELPHIA, PA 19102
OFFICE HOURS: MON TO FRI - 8AM TO 4PM
OFFICE NUMBER: (267) 804-7797
EMAIL: INFO@MAGDAGREENDESIGN.COM

DATE:

6/13/2023

SCALE:

AS NOTED

SHEET:

A-5