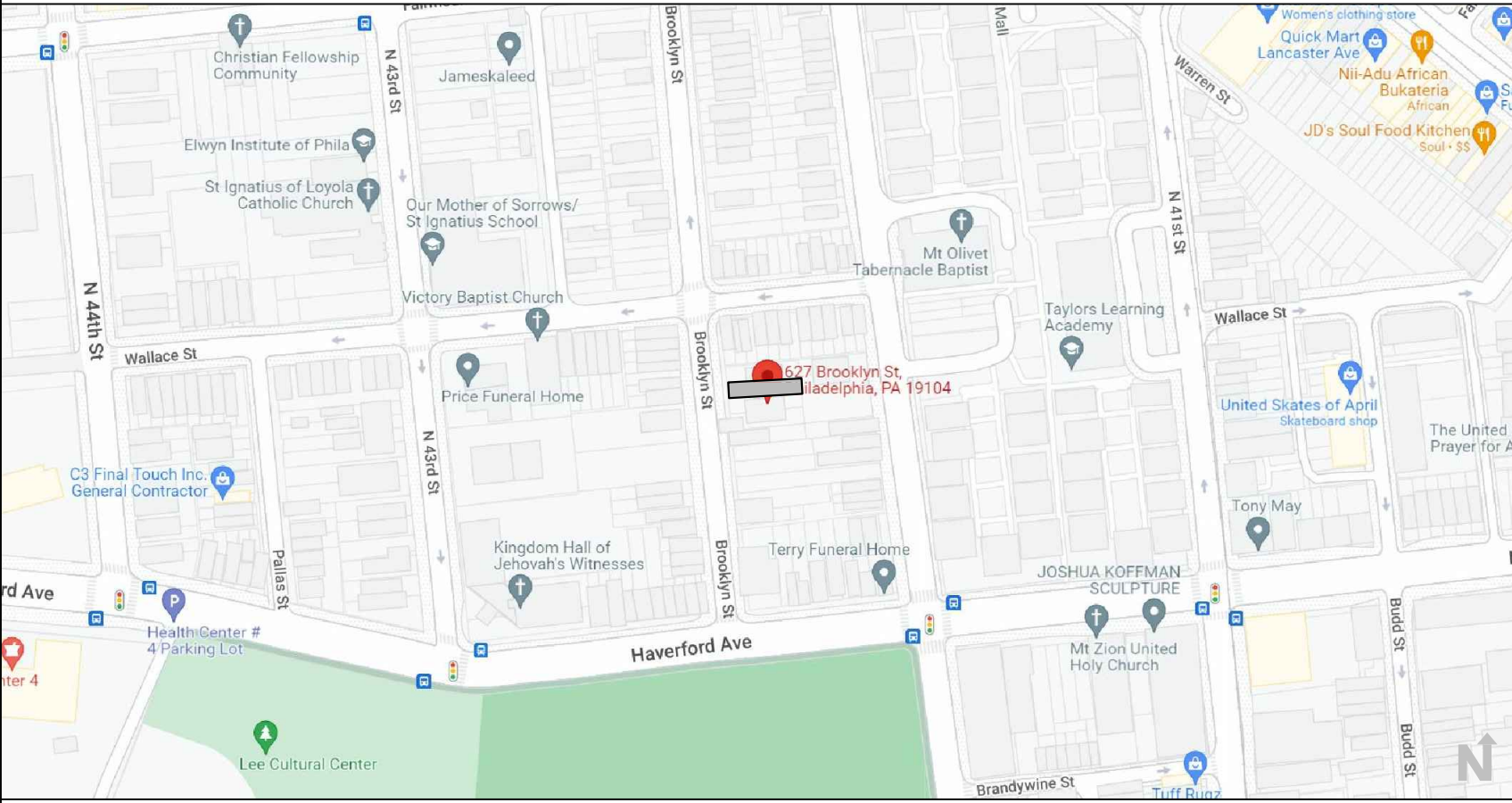


PROPERTY ADDRESS	
627 N BROOKLYN ST PHILADELPHIA, PA 19104-1419	
SCOPE OF WORK	NEW (3) THREE STORY BUILDING WITH BASEMENT, 2ND & 3RD FLOOR SIDE BALCONIES, BAY WINDOW, ROOF DECK, AND PILOT HOUSE FOR THE USE OF A FOUR-FAMILY DWELLINGS
OCCUPANCY TYPE	R-2 RESIDENTIAL MULTI-FAMILY DWELLING/ 4 UNITS
CONSTRUCTION TYPE	VB
LOT AREA	1,844.17 SF
PROJECT AREA	4,290 SF

LOCATION MAP



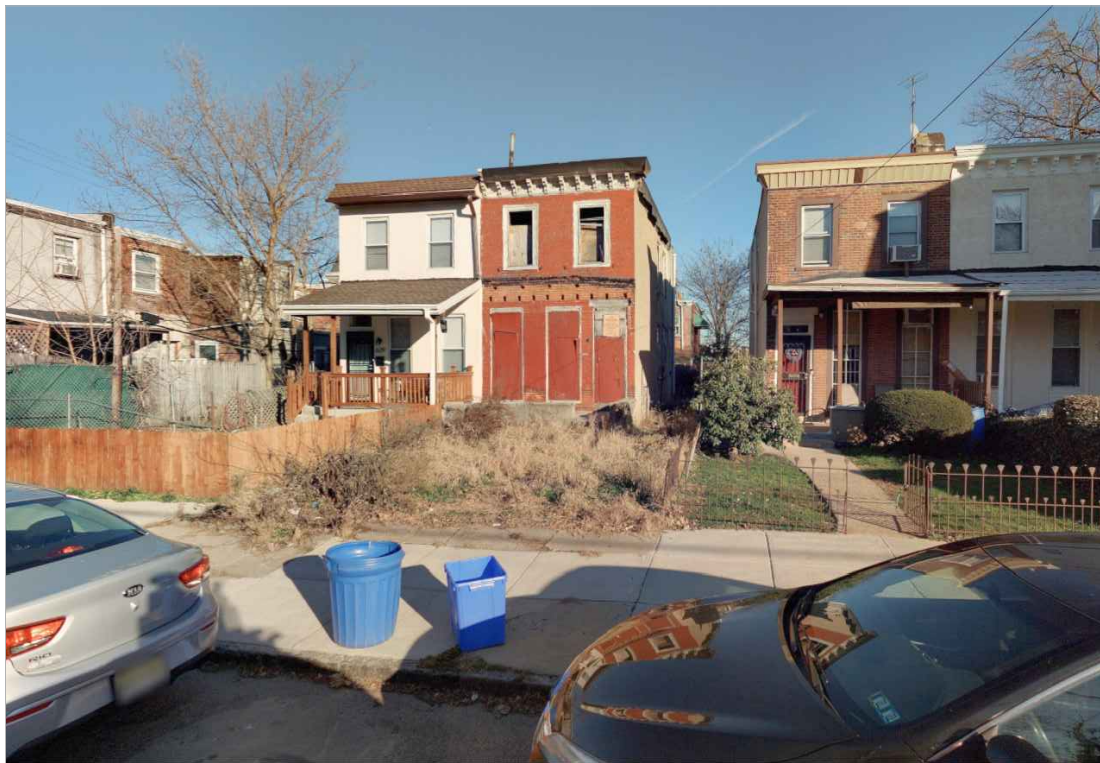
ZONING CODE SUMMARY

APPLICABLE CODE: PHILADELPHIA ZONING CODE, 12TH EDITION, 2021			
RM-1	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH (FT.)	16	20'-0"	20'-0"
MIN. LOT AREA (SQ. FT.)	1,440 [1]	1,844.17 SF	1,844.17 SF
MAX. OCCUPIED AREA (% OF LOT AREA)	INTERMEDIATE 75; CORNER 80 [2]	0%	75% - 1,381.65 SF
MIN. FRONT SETBACK (FT.)	[5][6]	0'-0"	0'-0"
MIN. REAR YARD DEPTH (FT.)	9 [9]	0'-0"	14'-2"
MIN. REAR YARD AREA (SQ. FT.)	144 [9]	NONE	283.33 SF
MAX. HEIGHT (FT.)	38 [5]	0'-0"	36'-10"

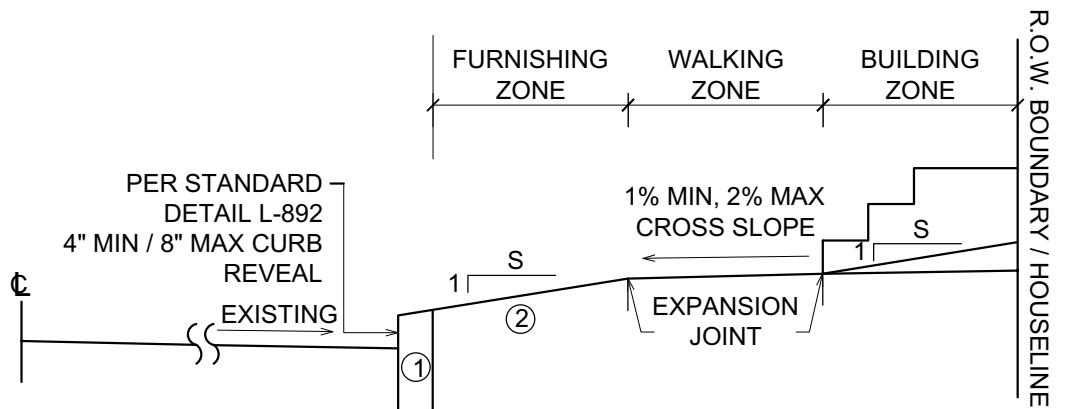
NOTE FOR TABLE:
[1] IN THE RM-1 DISTRICT, A LOT CONTAINING AT LEAST 1,920 SQ. FT. OF LAND MAY BE DIVIDED INTO LOTS WITH A MINIMUM LOT SIZE OF 960 SQ. FT., PROVIDED THAT:
(A) AT LEAST 75% OF LOTS ADJACENT TO THE LOT TO BE DIVIDED ARE 1,000 SQ. FT. OR LESS; AND
(B) EACH OF THE LOTS CREATED MEETS THE MINIMUM LOT WIDTH REQUIREMENT OF THE ZONING DISTRICT.
[2] IN THE RM-1 DISTRICT, BUILDINGS ON LOTS LESS THAN 45 FT. IN DEPTH ARE EXEMPT FROM THE MINIMUM OPEN AREA REQUIREMENT.
[5] IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED BUILDING CONTAIN ONLY TWO STORIES OF ENCLOSED AREA, STORIES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT. FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE; EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
[6] ON ANY GIVEN STREET, THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE SHALL BE NO GREATER THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE GREATER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE, AND SHALL BE NO LESS THAN THE DISTANCE BETWEEN THE FRONT FACADE AND THE FRONT LOT LINE OF THE PRINCIPAL BUILDING ON THE IMMEDIATELY ADJACENT LOT ON SUCH STREET WITH THE LESSER DISTANCE BETWEEN ITS FRONT FACADE AND ITS FRONT LOT LINE.
(B) ON ANY GIVEN STREET, IF THERE IS NO PRINCIPAL BUILDING ON AN IMMEDIATELY ADJACENT LOT, THEN THE FRONT SETBACK SHALL MATCH THE FRONT SETBACK ON THE CLOSEST BUILDING TO THE SUBJECT PROPERTY THAT IS ON THE SAME BLOCKFACE. IF THERE IS NO SUCH BUILDING, THE MINIMUM FRONT SETBACK SHALL BE ZERO.
(C) IF THE PROPERTY IS BOUNDED BY TWO OF MORE STREETS, ONLY THE PRIMARY FRONTAGE AS DESIGNATED IN § 14-701(1)(D)(4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (A) AND (B) ABOVE.
[9] IN THE RM-1 DISTRICT, LOTS LESS THAN 45 FT. IN DEPTH SHALL BE EXEMPT FROM REAR YARD AREA REQUIREMENTS BUT SHALL PROVIDE A MINIMUM REAR YARD DEPTH OF 7 FT.

APPLICABLE CODES	DRAWING INDEX
2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2017 NATIONAL ELECTRIC CODE (PER 2018 IBC) 2018 INTERNATIONAL PERFORMANCE BUILDING CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2009 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL FUEL GAS CODE 2004 PHILADELPHIA PLUMBING CODE 2017 ANSI A117.1	Z1 PLOT PLAN, FRONT ELEVATION, PHOTO, AND DETAILS

STAMP AREA



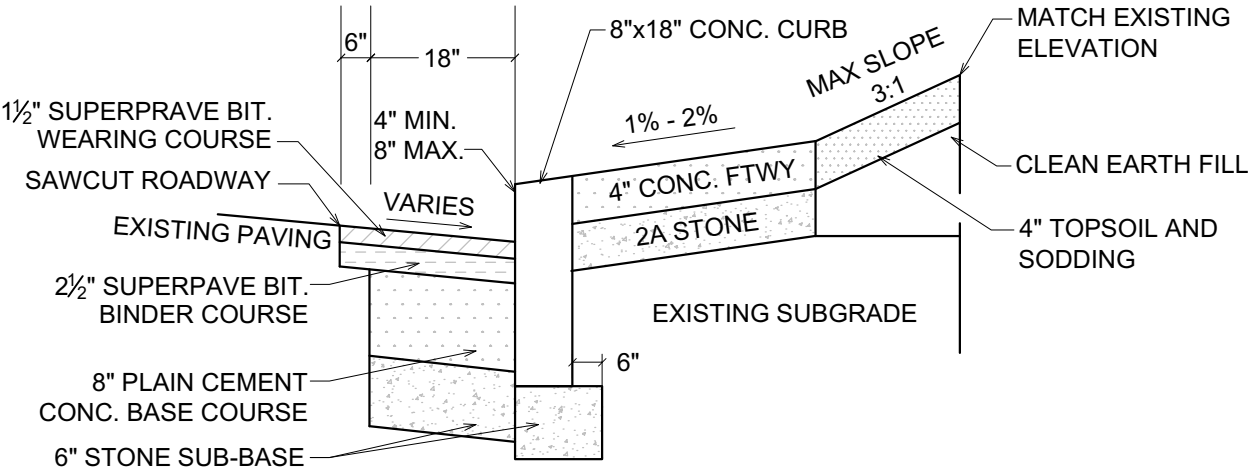
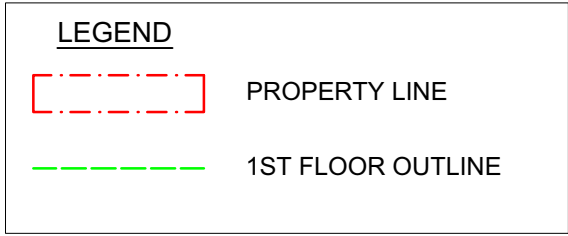
1 STREET PHOTO
SCALE: N.T.S.



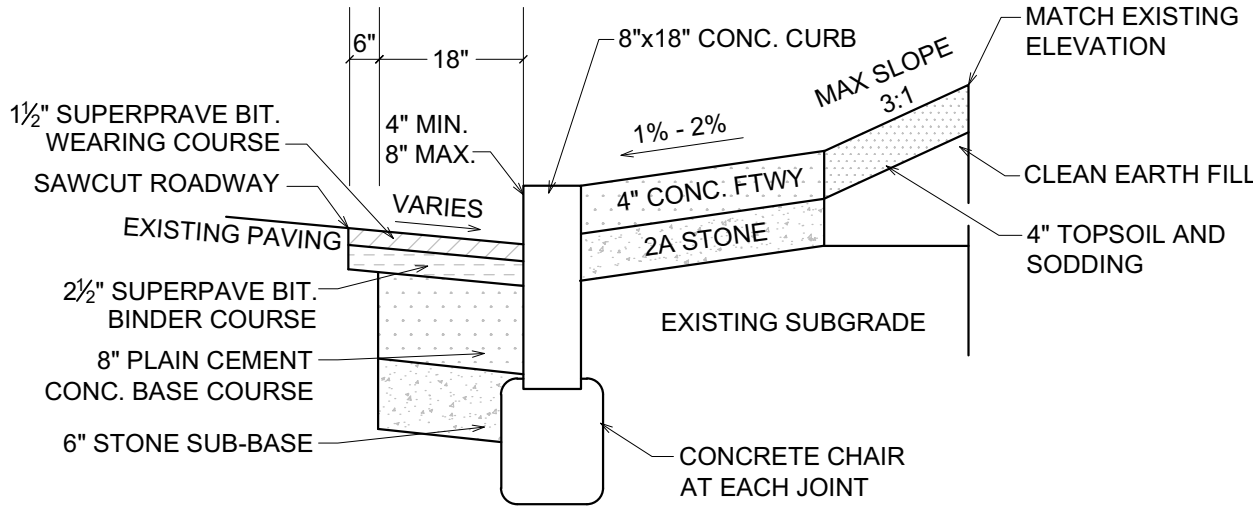
FURNISH ZONE FINISH	S	ORDER OF PRIORITY
ZONES CONTRAST IN COLOR, MATERIALS AND/OR VEGETATION	20 -100 5% - 1%	RAISE CUB REVEAL (6" PREF. AT PARKING LANES, ROADWAY CROSS SLOPES REQUIRED WHERE CURB REVEAL EXCEEDS 6")
NEW CONSTRUCTION (BUILDING & FOOTWAY)	50 -100 2% - 1%	MODIFY FURNISHING AND BUILDING ZONES, (PER TABLE) (NOT APPLICABLE FOR FULL BLOCK RECONSTRUCTION).
PREFERRED	50 -100 2% - 1%	NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND THEREFORE ONLY APPLY WHERE ENCROACHMENTS RESTRICT PEDESTRIAN FLOW, AND DOORS ARE NOT PRESENT AT THE HOUSEZONE.

2 ROAD HALF SECTION SIDEWALK GRADING
SCALE: 1/2"=1'-0"

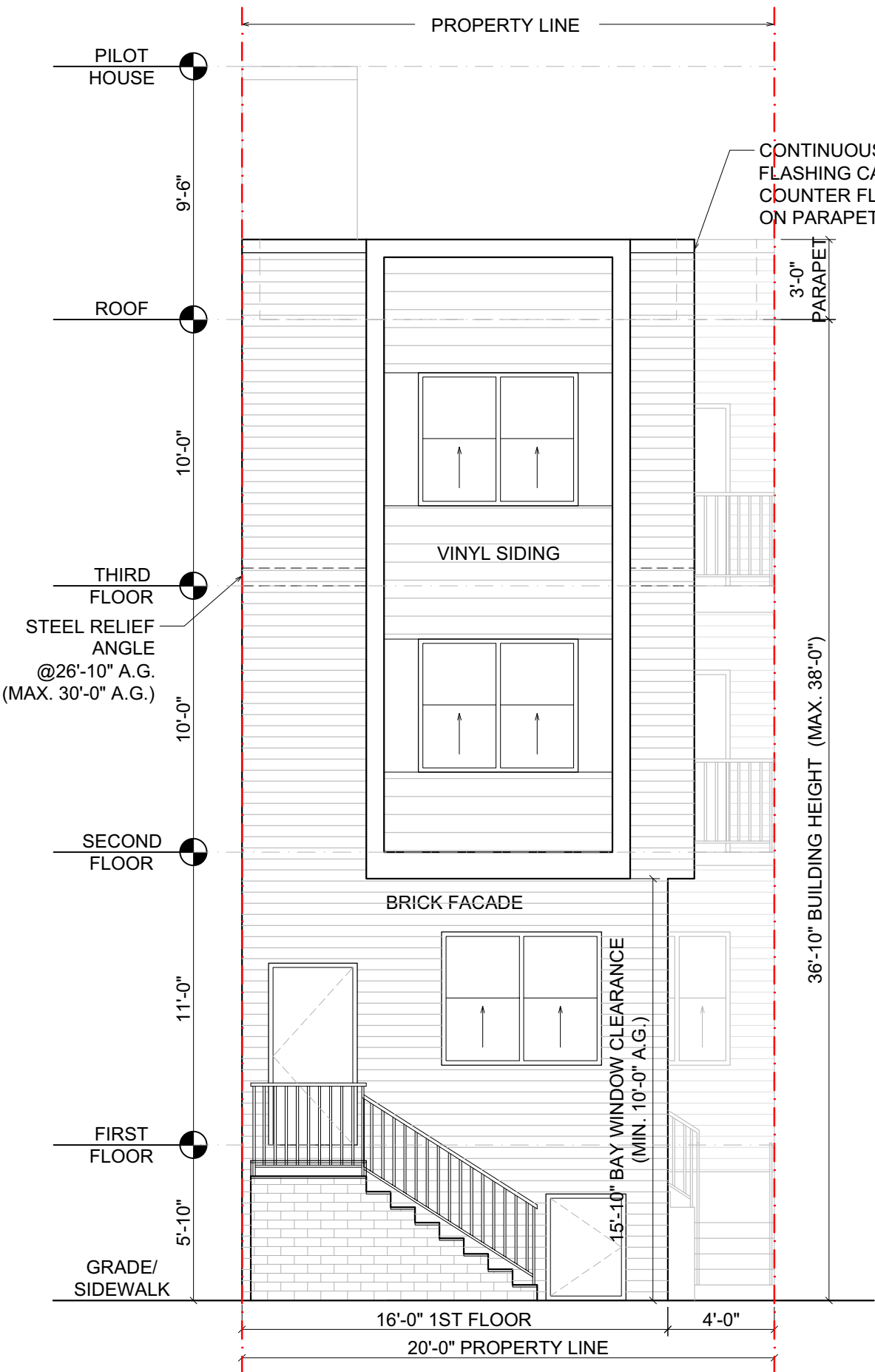
OPENING AREA	
SIDE YARD	179.19 SF
REAR YARD	283.33 SF
TOTAL OPEN AREA	462.52 SF
LOT AREA	1,844.17 SF
462.52 SF/ 1,844.17 SF x 100 = 25%	
ACCORDING TO PHILADELPHIA CODE CHAPTER 14-202 (13), OPEN AREA: THE TOTAL AREAS OF THE LOT THAT ARE NOT COUNTED AS OCCUPIED AREA, ALLEYS, EASEMENTS, AND SHARED DRIVEWAYS SHALL BE INCLUDED AS PART OF OPEN AREA	



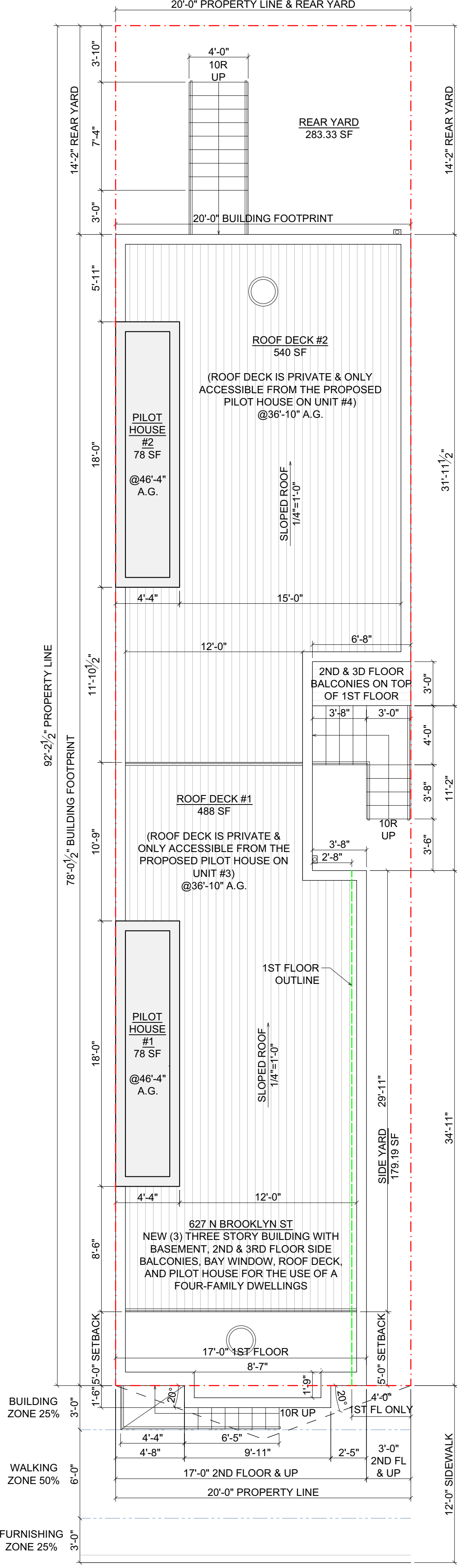
3 TYPICAL CONCRETE CURB
SCALE: 1/2"=1'-0"



4 TYPICAL GRANITE CURB
SCALE: 1/2"=1'-0"



5 FRONT ELEVATION
SCALE: 3/16"=1'-0"



6 PLOT PLAN
SCALE: 3/16"=1'-0"

SEAL	SIGNATURE
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GENERAL NOTE	REVISION	DATE	11/16/2022	1ST SUBMISSION
THIS DOCUMENT IS FOR GRAPHIC PURPOSES ONLY. IT IS NOT A CONTRACT. CONTRACTORS AND OTHER TRADES SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL PRESENT AND EXISTING CONDITIONS, DIMENSIONS, ETC. BEFORE PROCEEDING WITH THE WORK.				
DRAWN BY: EP CHECKED BY: CM				

JT RAN
EXPEDITING

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TEL: (215) 873-7892
FAX: (688) 588-0617

PROJECT DESCRIPTION	LOCATION
NEW (3) THREE STORY MULTI-FAMILY DWELLING	627 N BROOKLYN ST PHILADELPHIA, PA 19104

DRAWING TITLE
ZONING

DRAWING NO.

Z1

SCALE:
AS NOTED

Zoning Permit

Permit Number ZP-2023-001948

LOCATION OF WORK 627 BROOKLYN ST, Philadelphia, PA 19104-1419 Entire	PERMIT FEE \$1,804.00	DATE ISSUED 5/31/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER TIAN DONGLEI	10 PATRICIA DR DOWNINGTOWN PA 19335
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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 WITH ROOF DECK ACCESSED BY A ROOF DECK ACCESS STRUCTURE; FOR USE AS A MULTI-FAMILY (FOUR (4) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.
--

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-2023-001948

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

627 BROOKLYN ST Philadelphia, PA 19104-1419

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.