

# Zoning Permit

Permit Number ZP-2022-004077

LOCATION OF WORK 1315 RIDGE AVE, Philadelphia, PA 19123-2406	PERMIT FEE \$1,722.00	DATE ISSUED 5/9/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER GREENWAY PLAZA LLC	1315 RIDGE AVE PHILADELPHIA, PA 19123-
-------------------------------------	--

OWNER CONTACT 1
-----------------


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

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE ("BLDG 1") WITH ROOF DECK, ROOF DECK ACCESS STRUCTURES, ELEVATOR OVERUN, BALCONIES SIZE AND LOCATION AS SHOWN IN 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)
--

 <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> <li>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.</li> </ul>
--

# Zoning Permit

Permit Number ZP-2022-004077

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1315 RIDGE AVE, Philadelphia, PA 19123-2406

## ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE AND 24 DWELLING UNITS (TOTAL 48 ON LOT) AND THE CREATION OF SIX (6) SURFACE PARKING SPACES (INCLUDING ONE (1) AUTO SHARE AND ONE (1) ACCESSIBLE SPACE) & 5 ADDITIONAL CLASS 1A BICYCLE SPACES (21 TOTAL). ALL OTHER USES ON LOT AS PREVIOUSLY APPROVED.

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](http://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.



**harman  
deutsch  
ohler  
architecture**  
1225 n 7th street  
philadelphia, pa 19122  
hdoarch.com  
267.324.3601

PROJECT ADDRESS:  
**1315-29 RIDGE AVE  
PHILADELPHIA, PA**

SEAL:

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	03.30.2022	ZONING SUBMISSION

HARMAN DEUTSCH OHLER ARCHITECTURE HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND DESIGNS. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH OHLER ARCHITECTURE.

DRAWINGS PREPARED BY:  
JK / BL  
DRAWINGS CHECKED BY:  
RS  
DRAWING TITLE:  
**ZONING SITE PLAN**  
DRAWING NUMBER:  
**Z.1**

**ZONING ONLY**

**PROJECT SUMMARY: 1315-29 RIDGE AVE**

ZONING: CMX-3  
ABUTTING ZONING DISTRICT: CMX-3  
ZONING DISTRICT ACROSS STREET: CMX-3, RSA-5, RMX-3  
LOT AREA: 13601.25 SF

USE: PROPOSED MULTI-FAMILY DEVELOPMENT CONSISTING OF (6) EXISTING 4 STORY STRUCTURES THAT CONSIST OF 24 DWELLING UNITS AND A PROPOSED 7 STORY STRUCTURE W/ CELLAR TO INCLUDE 24 DWELLING UNITS

DWELLING UNITS	ALLOWED NA	PROPOSED 24(EX) + 24 (NEW) = 48 UNITS
OPEN AREA	2,720.25 SF (20%)	3,035.31 SF (22.32%)
OCCUPIED AREA	10,881 SF (80%)	10,565.94 SF (77.68%)
FRONT YARD SETBACK	NA	0' NOT USED
SIDE YARD	8' IF USED	0' NOT USED
REAR YARD	NA	NA
HEIGHT	NA	±84'-1"
ALLOWABLE GFA & FAR	68,006.25 (500%)	26,563 GFA EXISTING 24,414 GFA PROPOSED 50,977 GFA TOTAL (±375%)

PARKING SUMMARY		REQUIRED	PROPOSED
AUTO PARKING	RESIDENTIAL:	3 PER 10 DWELLINGS 48/3 = 14.4 REQ'D (15)	48
AUTO-SHARE SPACE REDUCTION:	4 SPACES PER 1 AUTO-SHARE SPACE (UP TO 40%)	15 - 1 REG / 5 CLASS 1A STALLS = 14	14
		14 - 4 REG / 1 AUTO-SHARE = 11 SPACES	11
		11 SPACES (1 ADA)	11 TOTAL SPACES
		INCLUDING: (1 ADA)	(1 ADA)
			(1 AUTO-SHARE)
BICYCLE PARKING		16	21

- ZONING NOTES:**
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
  - PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
  - GUARD RAIL/TYPICAL PARAPETS ARE 42" AFF
  - 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

**TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:**

	RIDGE AVE	13TH STREET	WALLACE STREET
PEDESTRIAN ZONE	6'-0"	6'-0"	6'-0"
FURNISHING ZONE	3'-6" (VARIES)	2'-0"	2'-0"
BUILDING ZONE	3'-0" (VARIES)	4'-0"	4'-0"

STAIR ENCROACHMENT - 2'-0"  
EGRESS WELLS (TYP. THROUGHOUT) 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

- STREETS DEPARTMENT NOTES:**
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
  - NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
  - MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
  - PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.  
- PENNSYLVANIA ONE CALL SYSTEM #2017 331 1415  
- WARD #14
  - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
  - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.  
NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
  - PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
  - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
  - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
  - ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
  - SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
  - STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
  - FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

- ADDITIONAL NOTES:**
- VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- \*CALL BEFORE YOU DIG\* PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE.  
HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

- ADDITIONAL NOTES:**
- VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.
- \*CALL BEFORE YOU DIG\* PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
- SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE.  
HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

- STREET TREES**  
REQUIRED STREET TREES = 413.25 / 35' = (12) STREET TREES
- LANDSCAPE NOTES:**
- LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
  - ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
  - TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
  - STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF., USED FOR MORE THAN A 1.2 FAMILY DWELLING.
  - STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

**REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET**

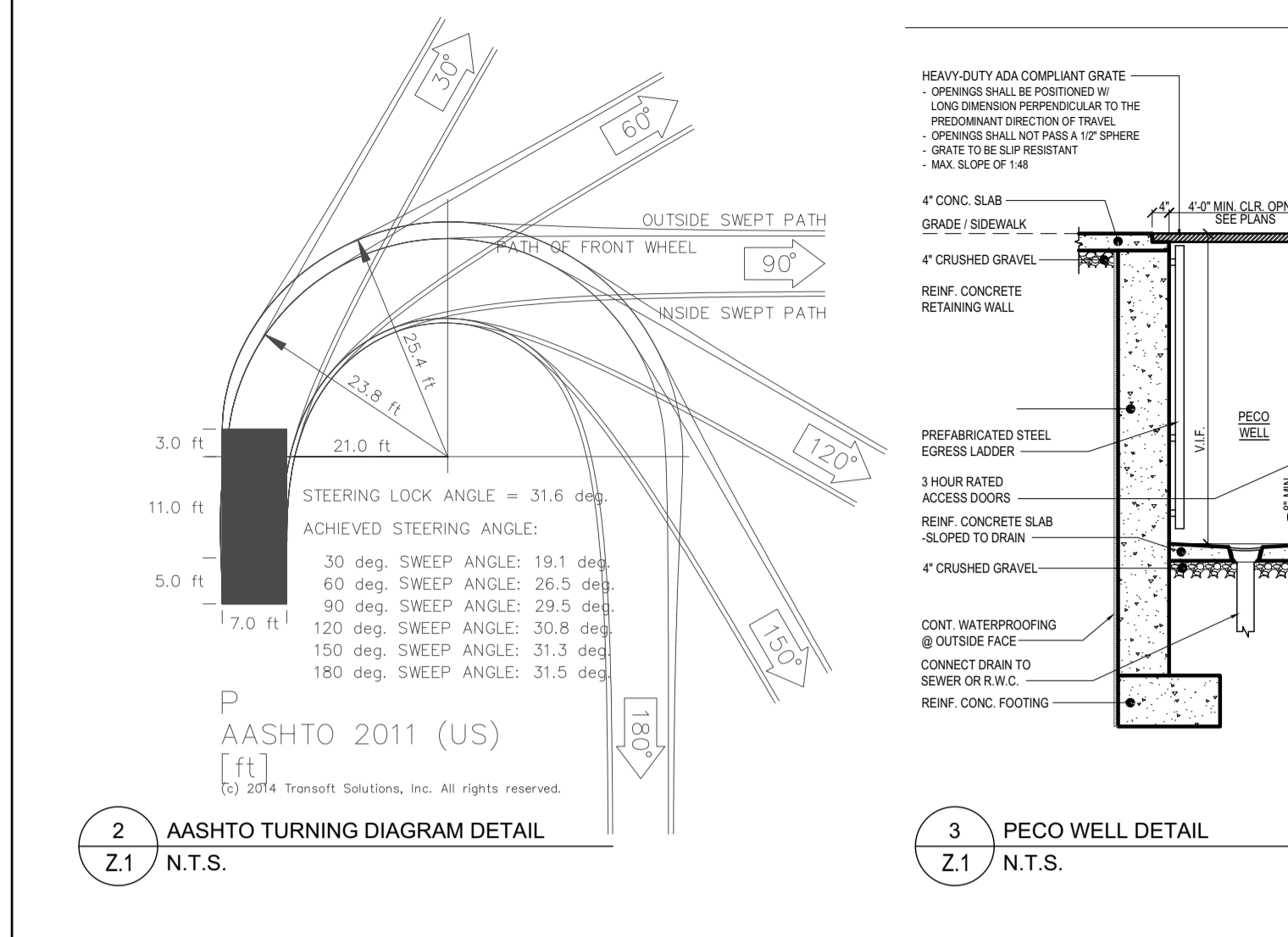
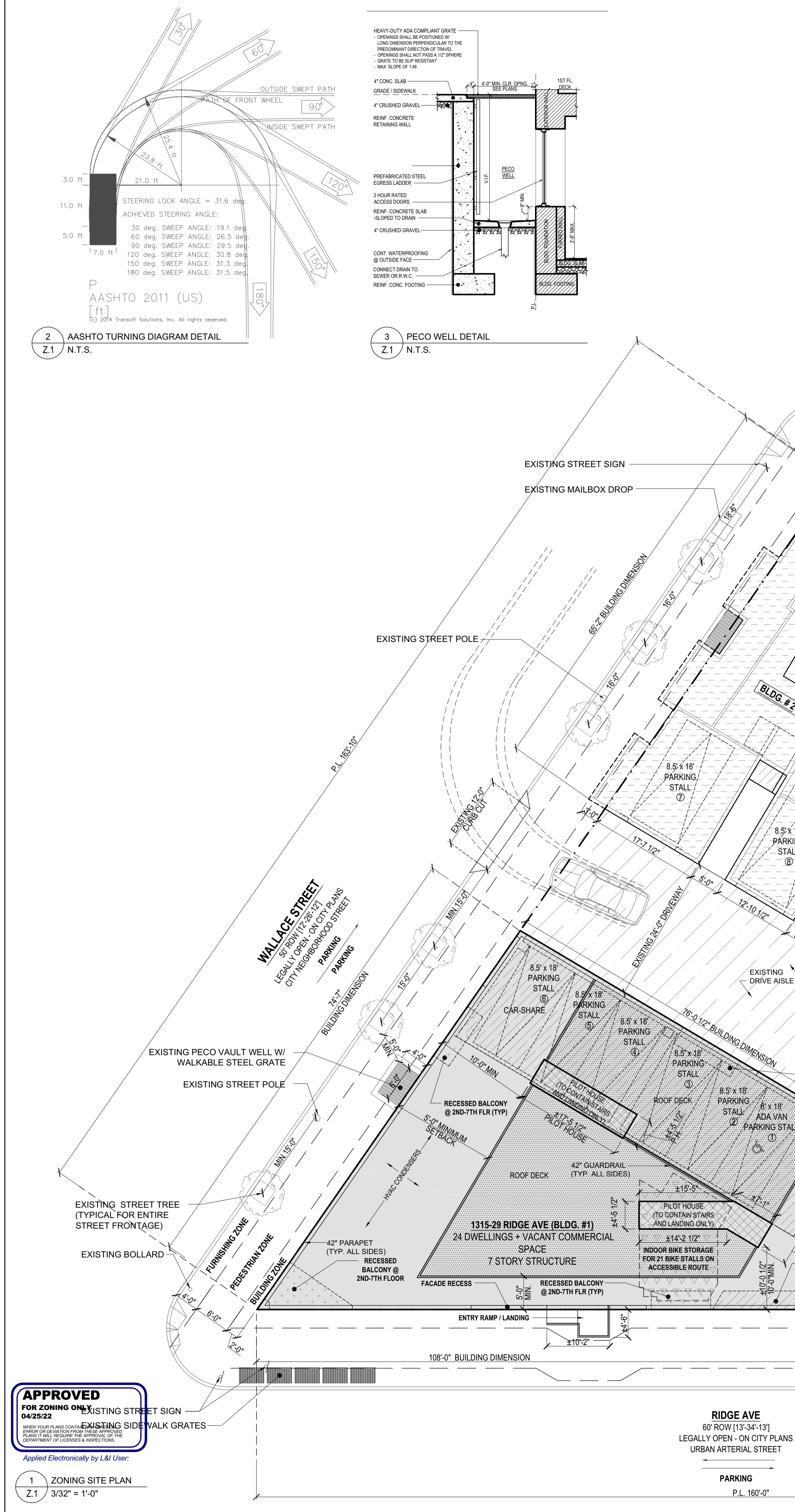
REAR LOT LINE OPPOSITE: **not applicable**

PRIMARY FRONTAGE: **Ridge Avenue**

REAR STREET: **not applicable**

Applied Electronically By: **DAVID FECTEAU** E-3188  
April 22, 2022 Ledger No.:

**Philadelphia City Planning Commission**

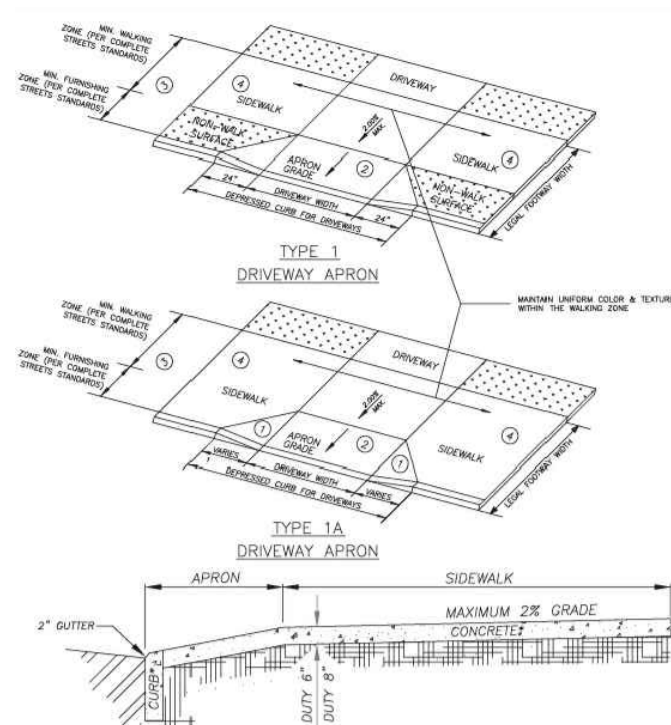


**APPROVED FOR ZONING ONLY 04/25/22**

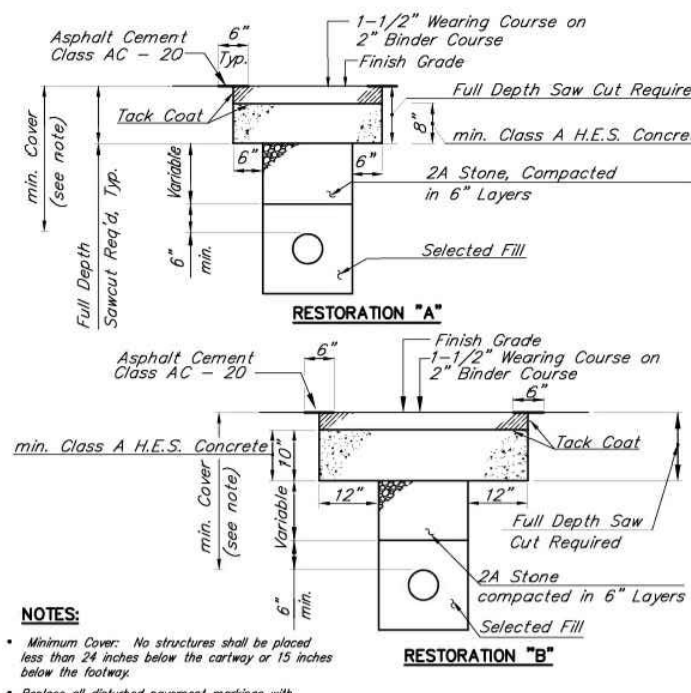
SEEN YOUR PLANS CONTAIN THE APPROVED STAMP OF THE PHILADELPHIA DEPARTMENT OF STREETS & HIGHWAYS. THIS STAMP IS VALID FOR THE EXPIRATION DATE SHOWN. IT WILL BECOME THE APPROVAL OF THE DEPARTMENT OF STREETS & HIGHWAYS.

Applied Electronically by L&J User

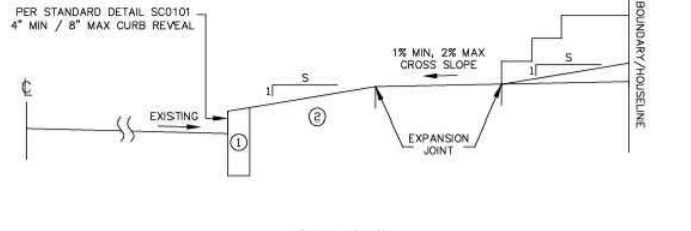
**1 ZONING SITE PLAN**  
Z.1 3/32" = 1'-0"



1. SIDE CURB - 10:00 MAX SLOPE
2. EDGE MAY BE COVERED IN GRADE BETWEEN SIDE CURBS AND SIDEWALK
3. DRIVE CURB WITH 10:00 MAX SLOPE ON THE SIDE OF THE DRIVEWAY AND 5:00 MAX SLOPE ON THE SIDE OF THE DRIVEWAY
4. SIDEWALK SHALL BE CONSTRUCTED TO MATCH THE FINISH GRADE OF THE DRIVEWAY



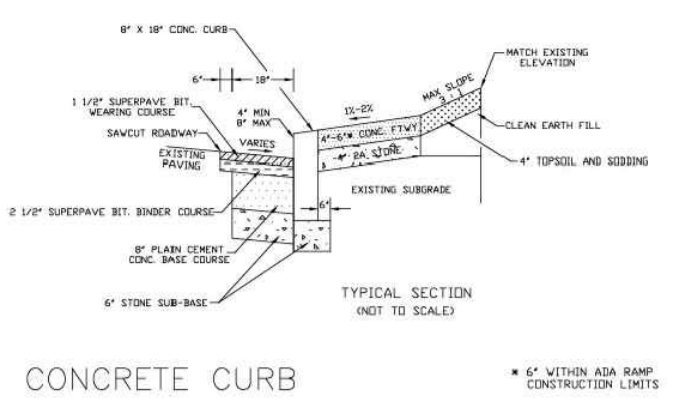
- NOTES:**
- Minimum Cover: No structure shall be placed over any trench within the roadway or sidewalk.
  - Asphalt Cement Class AC - 20
  - Full Depth Saw Cut Required
  - min. Class A H.E.S. Concrete
  - 24 Stone Compacted in 6 Layers
  - Selected Fill
  - Finish Grade
  - 1-1/2" Wearing Course on 2" Binder Course
  - Tack Coat



**ORDER OF PRIORITY:**

- BASE CURB RECAL, 0" PREP AT PARKING LABEL, ROADWAY CROSS SLOPES REQUIRED WHERE CURB RECAL EXCEEDS 0"
- WADOFF FURNISHING AND BUILDING ZONES, (SEE TABLE) (NOT APPLICABLE FOR FULL BLOCK RECONSTRUCTION)
- SOIL BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND DOORS WILL NOT BE PRESENT AT THE HOUSELINE

FURNISH ZONE FINISH	S
ZONE CONCRETE	SC-102
COLD WATERWAYS	SC-103
ASPHALT RESTORATION	SC-104
NEW CONSTRUCTION	SC-105
BUILDING & SIDEWALK	SC-106
PREPARED	SC-107



**CITY OF PHILADELPHIA DEPARTMENT OF STREETS**

**ROADWAY HALF SECTION SIDEWALK GRADING STANDARD**

**PERMANENT TRENCH RESTORATION**

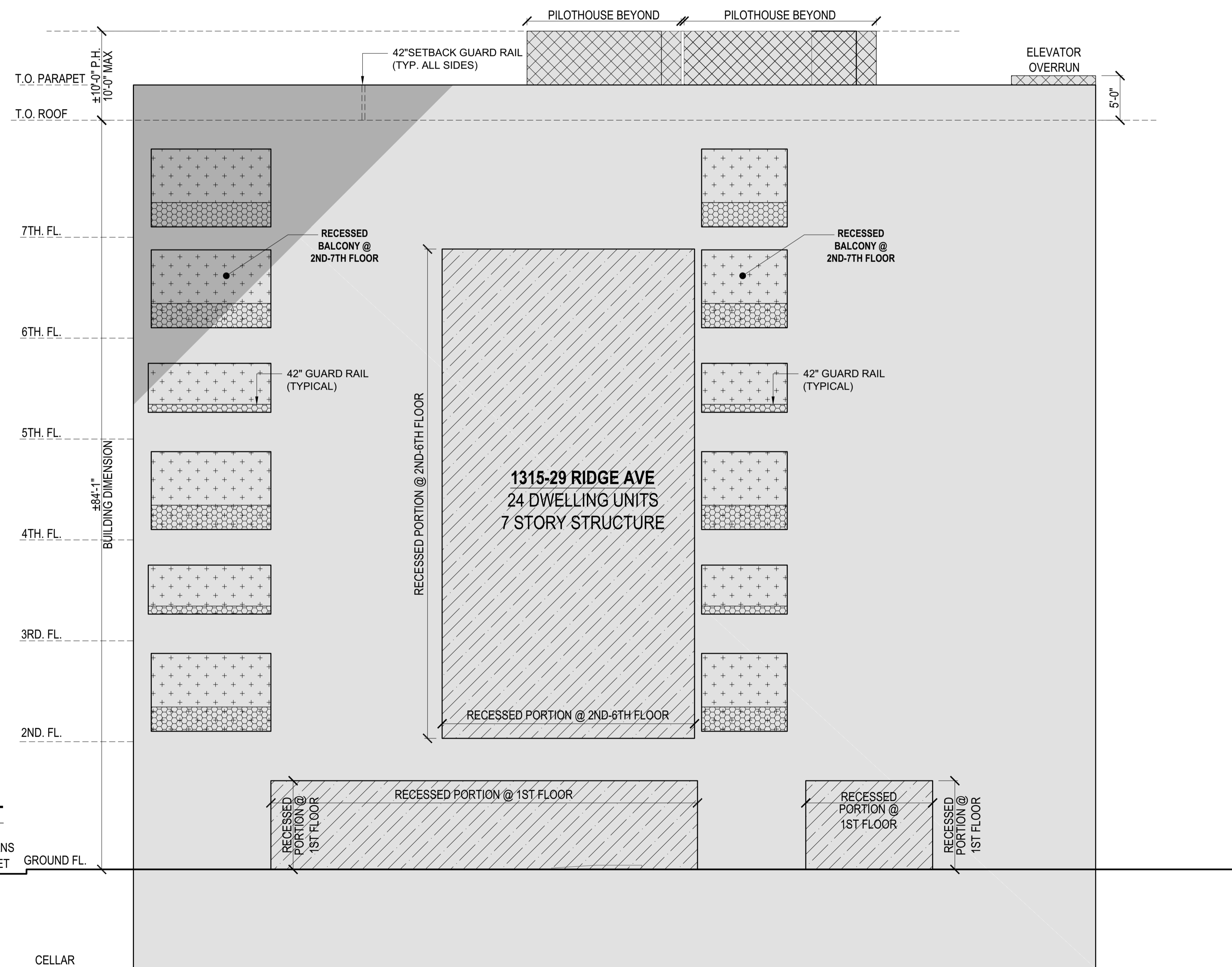
CONCRETE CURB	SC0101
GRANITE CURB	SC0102

2 STANDARD DRIVEWAY DETAIL  
Z.2 N.T.S.

3 TRENCH DETAIL  
Z.2 N.T.S.

4 STANDARD SIDEWALK GRADING DETAIL  
Z.2 N.T.S.

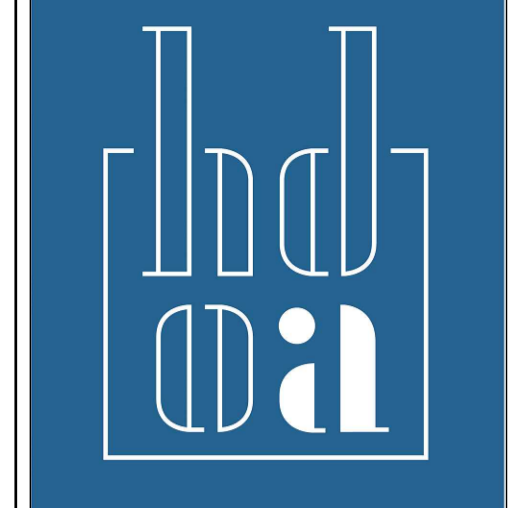
5 TYPICAL DETAIL  
Z.2 N.T.S.



**WALLACE STREET**  
50' ROW [12'-26'-12"]  
LEGALLY OPEN - ON CITY PLANS  
CITY NEIGHBORHOOD STREET



1 ZONING SITE SECTION  
Z.2 1/8" = 1'-0"



**harman deutsch ohler architecture**  
1225 n 7th street  
philadelphia, pa 19122  
hdarch.com  
267.324.3601

**PROJECT ADDRESS:**  
1315-29 RIDGE AVE  
PHILADELPHIA, PA



CONSULTANTS:

#	DATE	ISSUE / REVISION
1	03.30.2022	ZONING SUBMISSION

HARMAN DEUTSCH OHLER ARCHITECTURE reserves its common law copyright and all property rights in these drawings, ideas and designs. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH OHLER ARCHITECTURE.

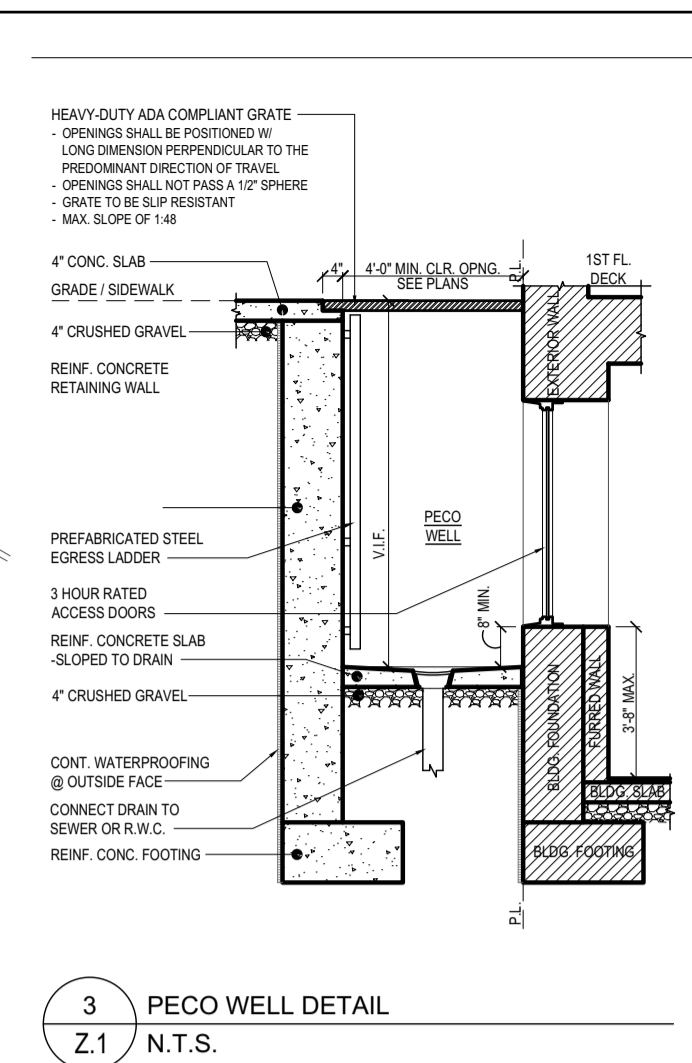
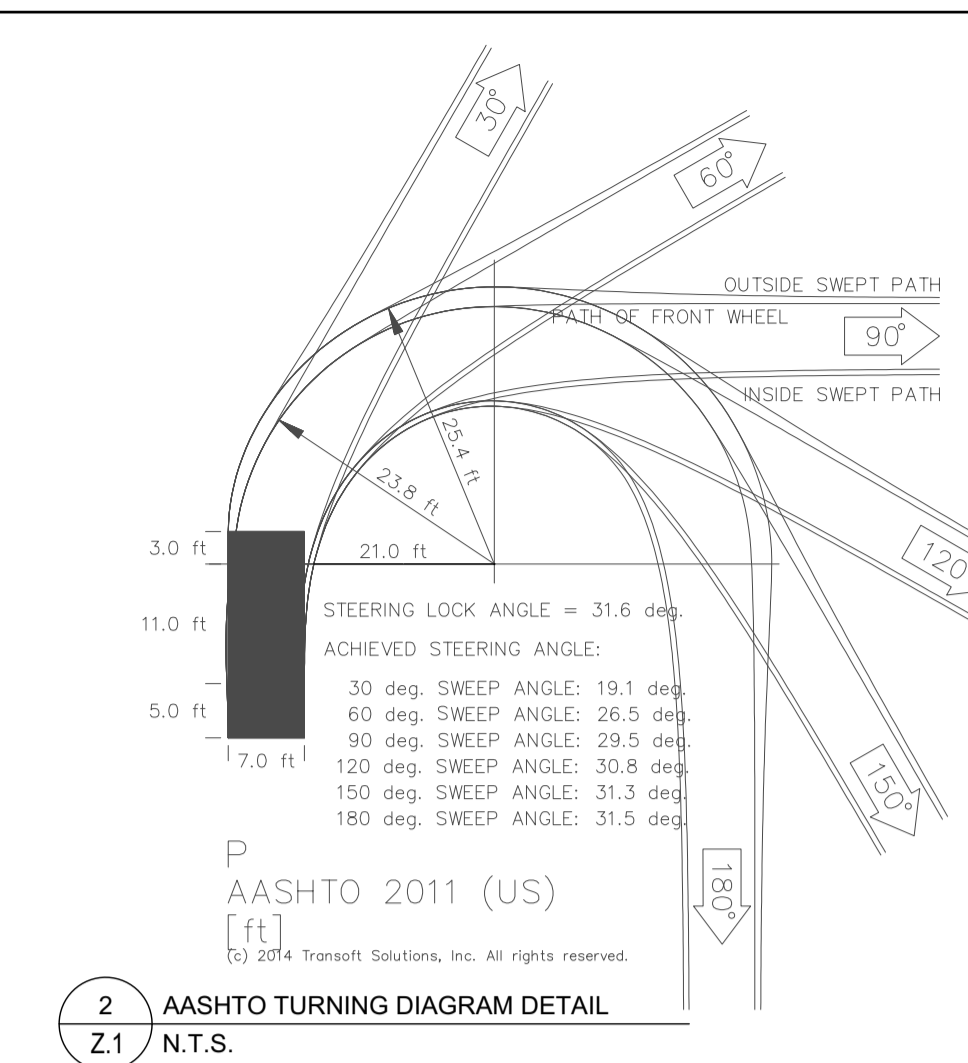
DRAWINGS PREPARED BY:  
JK / BL  
DRAWINGS CHECKED BY:  
RS  
DRAWING TITLE:

**ZONING SITE SECTION**

DRAWING NUMBER:

**Z.2**

**ZONING ONLY**



**ADDITIONAL NOTES:**  
 VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

\*CALL BEFORE YOU DIG\* PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE.  
 HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

**STREET TREES**  
 REQUIRED STREET TREES =  $413.25' / 35' = (12)$  STREET TREES

**LANDSCAPE NOTES:**

- LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
- ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
- TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
- STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF., USED FOR MORE THAN A 1.2 FAMILY DWELLING.
- STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

**PROJECT SUMMARY: 1315-29 RIDGE AVE**  
 ZONING: CMX-3  
 ABUTTING ZONING DISTRICT: CMX-3  
 ZONING DISTRICT ACROSS STREET: CMX-3, RSA-5, RMX-3  
 LOT AREA: 15681.25 SF

**USE:** PROPOSED MULTI-FAMILY DEVELOPMENT CONSISTING OF (6) EXISTING 4 STORY STRUCTURES THAT CONSIST OF 24 DWELLING UNITS AND A PROPOSED 7 STORY STRUCTURE W/ CELLAR TO INCLUDE 24 DWELLING UNITS

DWELLING UNITS	ALLOWED NA	PROPOSED 24(EX) + 24 (NEW) = 48 UNITS
<b>DIMENSIONAL STANDARDS</b>		
OPEN AREA	REQUIRED / ALLOWED	PROPOSED
OCCUPIED AREA	2,720.25 SF (20%)	3,035.31 SF (22.32%)
FRONT YARD SETBACK	10,881 SF (80%)	10,565.94 SF (77.68%)
SIDE YARD	NA	NA
REAR YARD	8' IF USED	0' NOT USED
HEIGHT	NA	NA
ALLOWABLE GFA & FAR	68,006.25 (500%)	26,563 GFA EXISTING 24,414 GFA PROPOSED 50,977 GFA TOTAL (2375%)
<b>PARKING SUMMARY</b>	REQUIRED	PROPOSED
AUTO PARKING	RESIDENTIAL: 3 PER 10 DWELLINGS 48/3 = 14.4 REQD (15)	4 SPACES PER 1 AUTO-SHARE SPACE (UP TO 40%) 15-1 REG / 5 CLASS 1A STALLS = 14
AUTO-SHARE SPACE REDUCTION:	14-4 REG / 11 AUTO-SHARE = 11 SPACES 11 SPACES (1 ADA)	11 TOTAL SPACES INCLUDING: (1 ADA) (1 AUTO-SHARE)
BICYCLE PARKING	16	21

**ZONING NOTES:**

- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
- PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
- GUARD RAIL/TYPICAL PARAPETS ARE 42" AFF
- 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

**TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:**

	RIDGE AVE	13TH STREET	WALLACE STREET
PEDESTRIAN ZONE	6'-6"	6'-0"	6'-0"
FURNISHING ZONE	3'-6" (VARIES)	2'-0"	2'-0"
BUILDING ZONE	3'-0" (VARIES)	4'-0"	4'-0"

STAIR ENCROACHMENT - 2'-0"  
 EGRESS WELLS (TYP. THROUGHOUT): 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

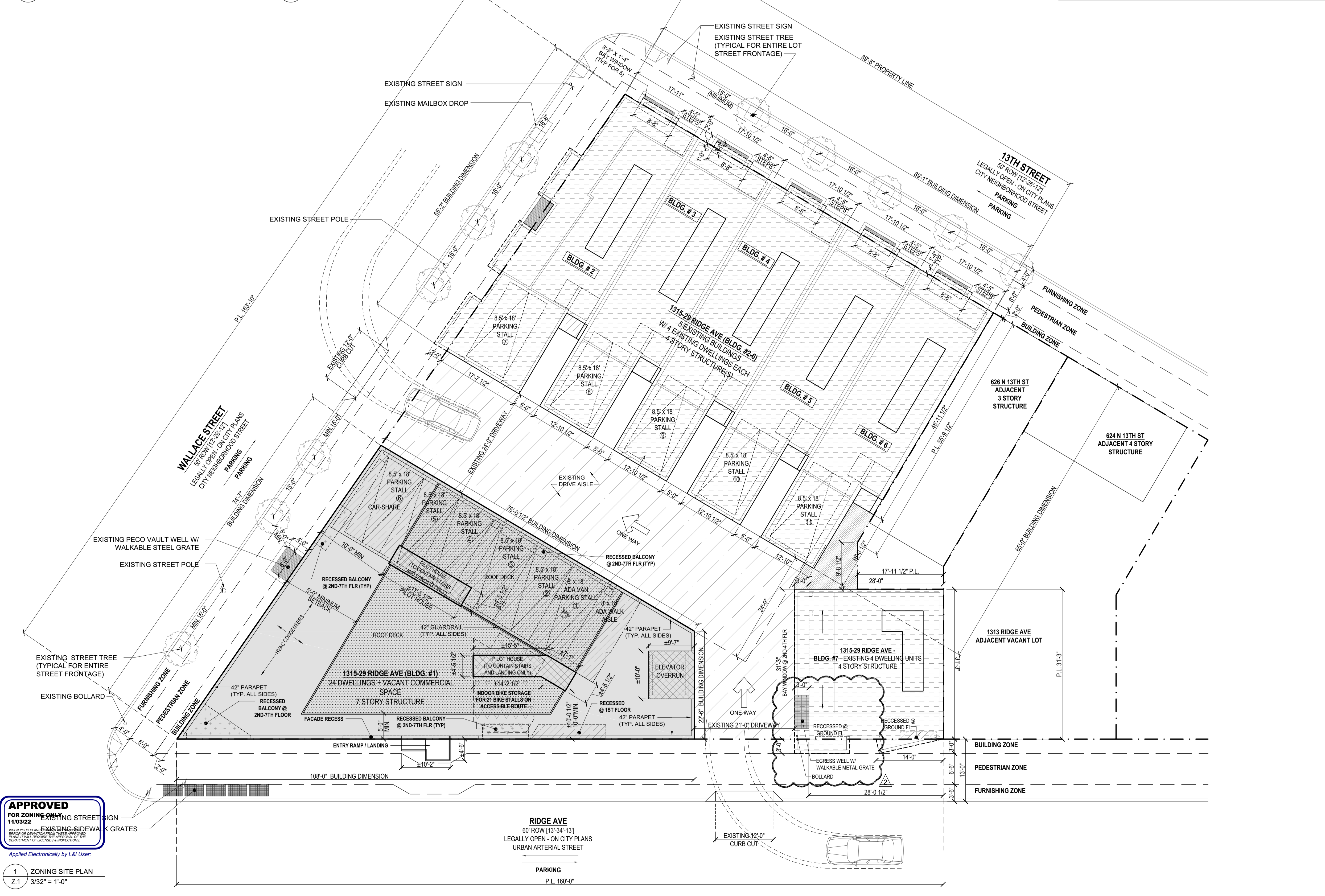
**STREETS DEPARTMENT NOTES:**

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
- MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.  
 - WARD #14  
 - PENNSYLVANIA ONE CALL SYSTEM #2017 331 1415
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040.  
 NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.
- PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
- ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
- SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

**ADDITIONAL NOTES:**  
 VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

\*CALL BEFORE YOU DIG\* PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES, THIS PAGE.  
 HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

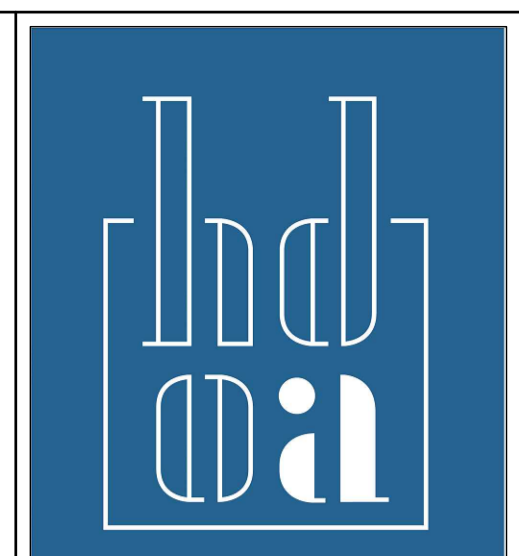


**APPROVED FOR ZONING**  
 11/03/22

SEAL OF THE CITY OF PHILADELPHIA

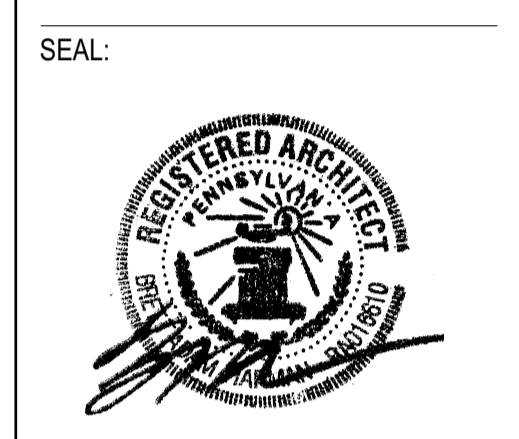
Applied Electronically by L&I User

**1** ZONING SITE PLAN  
 Z.1 3/32" = 1'-0"



**harman deutsch ohler architecture**  
 1225 n 7th street  
 philadelphia, pa 19122  
 hdoarch.com  
 267.324.3601

**PROJECT ADDRESS:**  
 1315-29 RIDGE AVE  
 PHILADELPHIA, PA



© 2022 HARMAN DEUTSCH OHLER ARCHITECTURE  
 ALL RIGHTS RESERVED.  
 CONSULTANTS:

#	DATE	ISSUE / REVISION
1	03.30.2022	ZONING SUBMISSION
2	10.12.2022	ZONING AMENDMENT

HARMAN DEUTSCH HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND DESIGNS. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH.

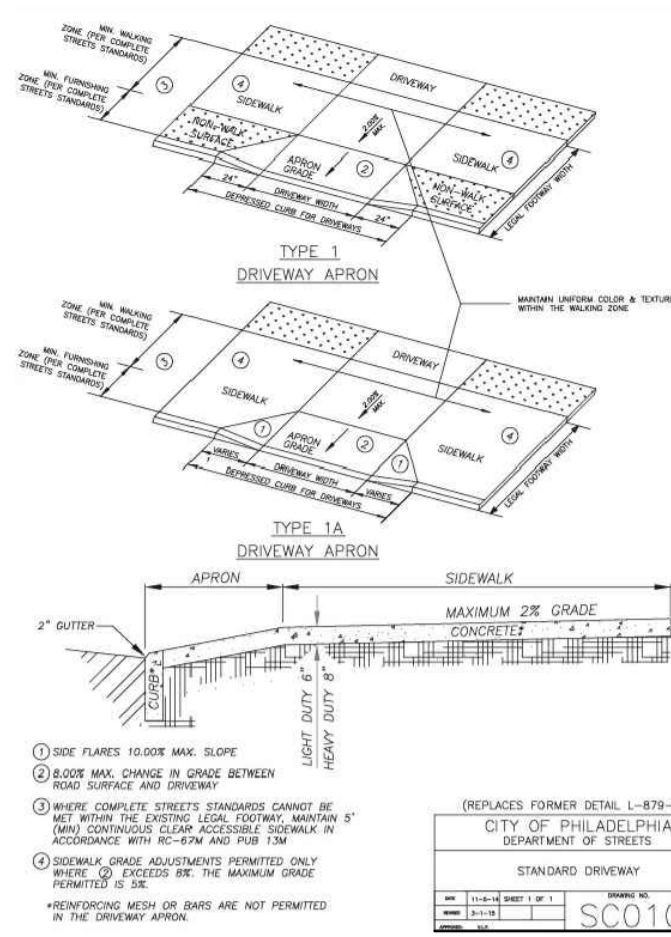
DRAWINGS PREPARED BY:  
 JK / BL / KDB  
 DRAWINGS CHECKED BY:  
 RS  
 DRAWING TITLE:

**ZONING SITE PLAN**

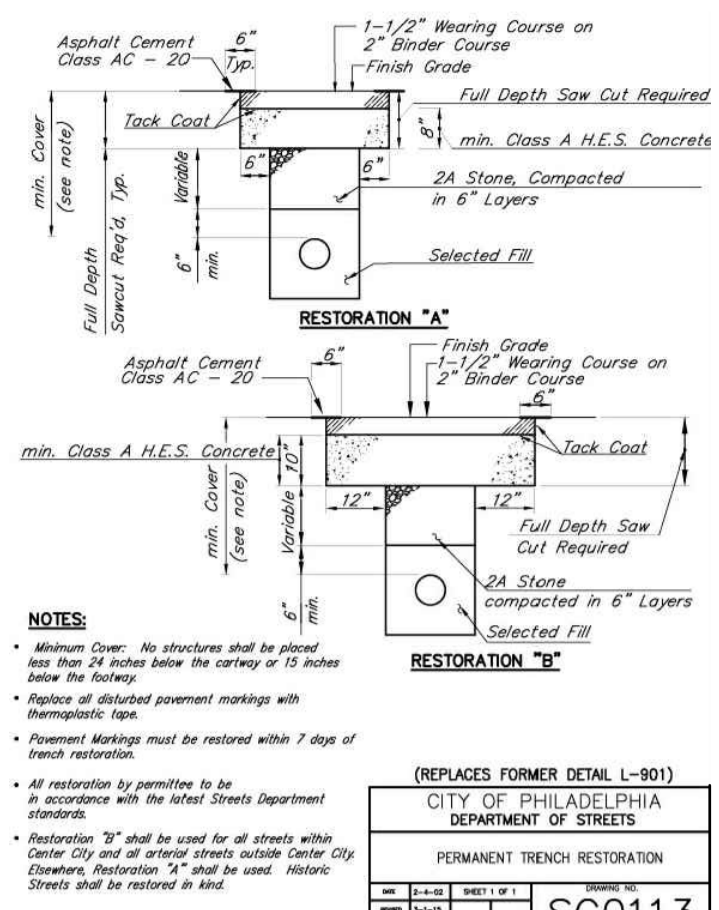
DRAWING NUMBER:

**Z.1**

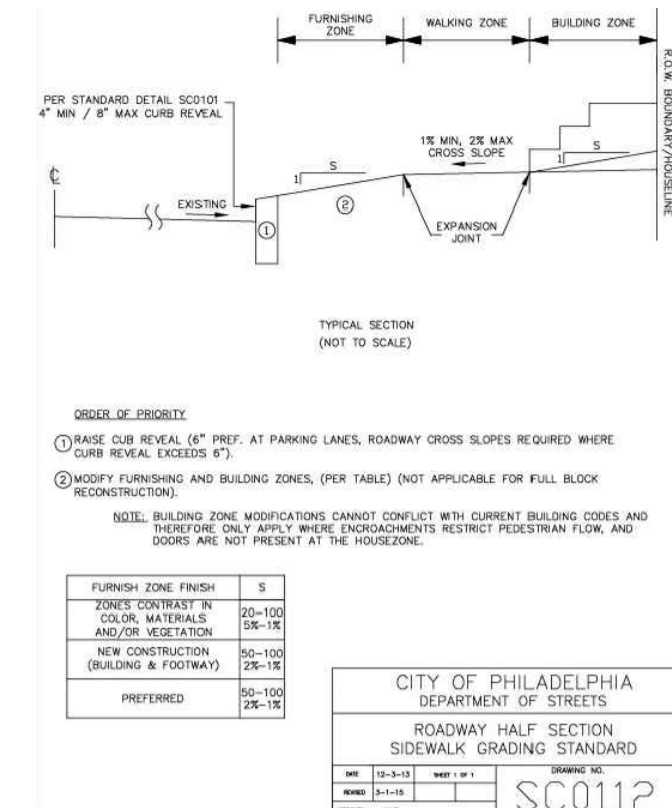
**ZONING ONLY**



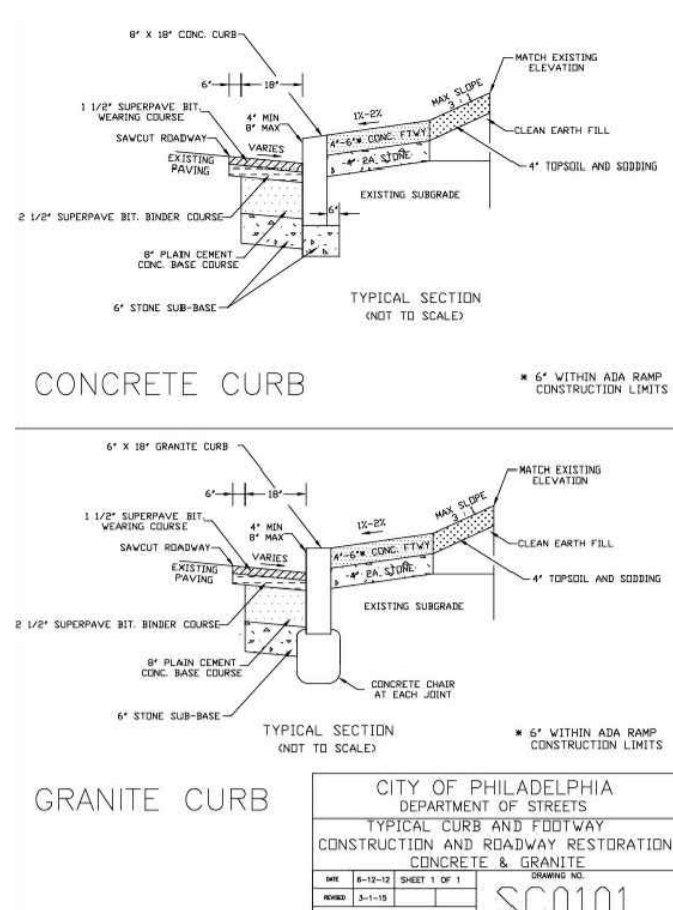
2 STANDARD DRIVEWAY DETAIL  
Z.2 N.T.S.



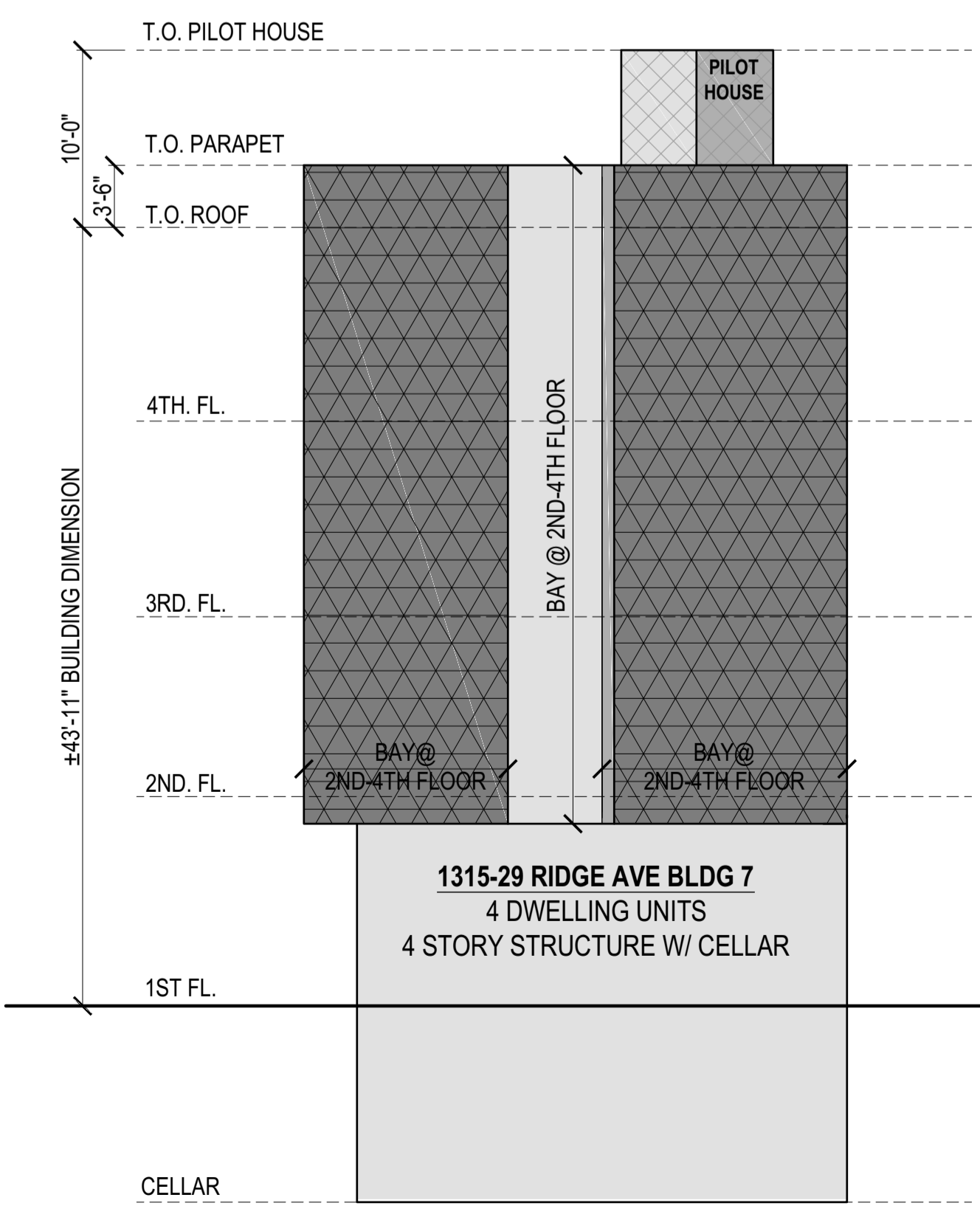
3 TRENCH DETAIL  
Z.2 N.T.S.



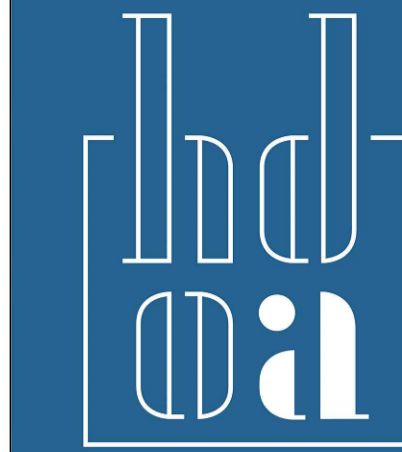
4 STANDARD SIDEWALK GRADING DETAIL  
Z.2 N.T.S.



5 TYPICAL DETAIL  
Z.2 N.T.S.



1 ZONING SITE SECTION  
Z.2 1/8" = 1'-0"



**harman  
deutsch  
ohler  
architecture**

1225 n 7th street  
philadelphia, pa 19122  
hdoarch.com  
267.324.3601

PROJECT ADDRESS:

**1315-29 RIDGE AVE  
PHILADELPHIA, PA**

SEAL:



© 2022 HARMAN DEUTSCH OHLER ARCHITECTURE.  
ALL RIGHTS RESERVED.

CONSULTANTS:

#	DATE	ISSUE / REVISION
1	03.30.2022	ZONING SUBMISSION
2	10.12.2022	ZONING AMENDMENT

HARMAN DEUTSCH OHLER ARCHITECTURE HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND ALL PROPERTY RIGHTS IN THESE DRAWINGS, IDEAS AND DESIGNS. THE INFORMATION ON THIS SHEET IS NOT TO BE REPRODUCED, MODIFIED OR COPIED IN ANY MANNER. THE INFORMATION ON THIS SHEET IS NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARMAN DEUTSCH OHLER ARCHITECTURE.

DRAWINGS PREPARED BY:

JK / BL / KDB

DRAWINGS CHECKED BY:

RS

DRAWING TITLE:

**ZONING SITE  
SECTION**

DRAWING NUMBER:

**Z.2**

**ZONING ONLY**