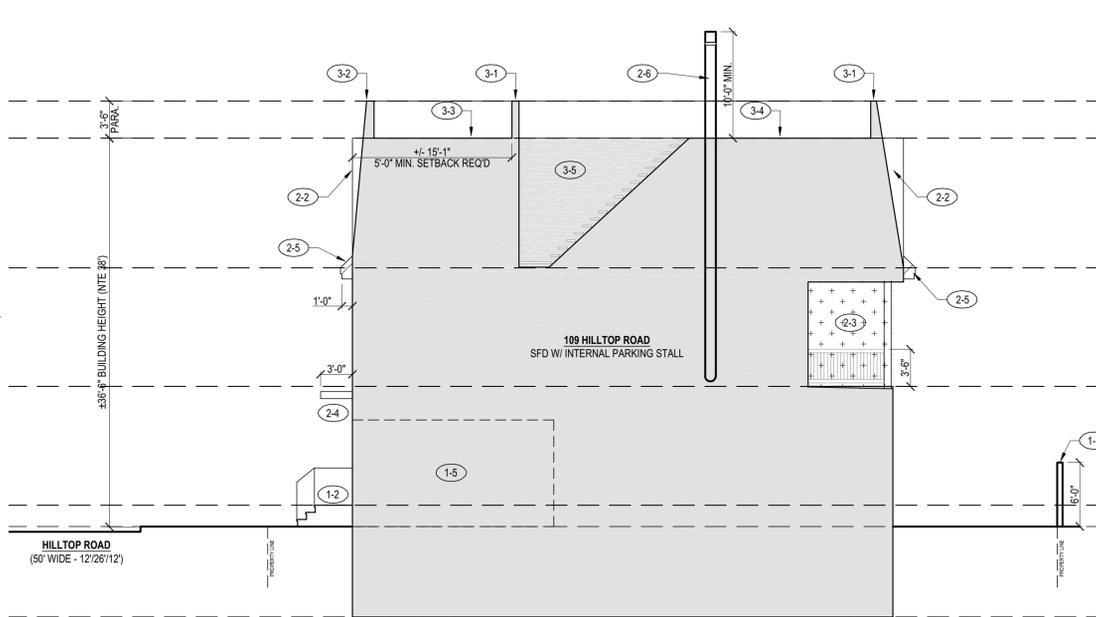
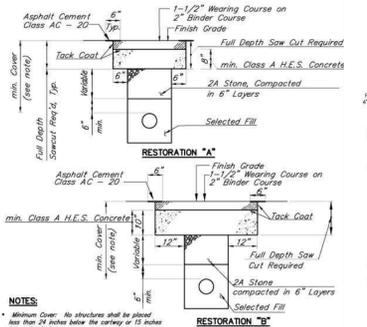


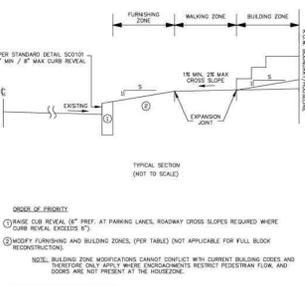
1 ZONING PLAN
Z.0
1/8" = 1'-0"



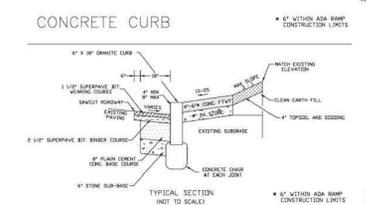
2 ZONING SITE SECTION
Z.0
1/8" = 1'-0"



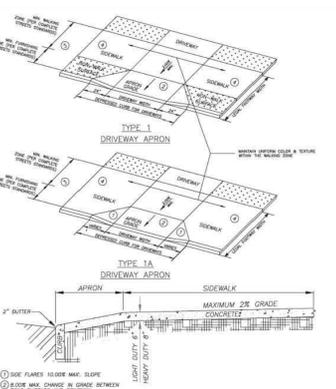
3 TRENCH DETAIL
Z.0
N.T.S.



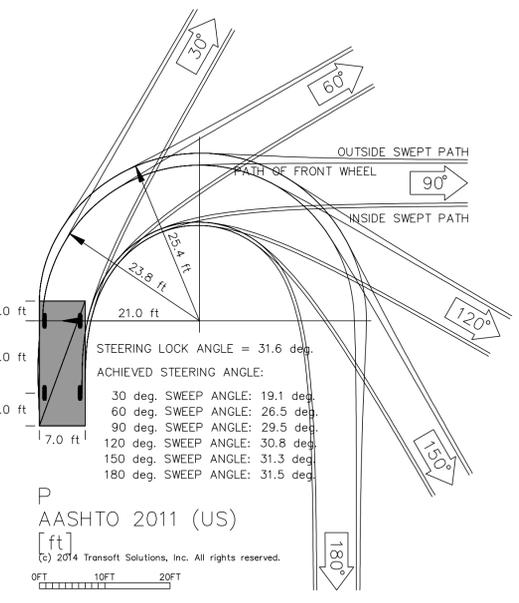
4 STANDARD SIDEWALK GRADING DETAIL
Z.0
N.T.S.



5 TYPICAL DETAIL
Z.0
N.T.S.



6 STANDARD DRIVEWAY DETAIL
Z.0
N.T.S.



7 TURNING DIAGRAM
Z.0
N.T.S.

ZONING KEYED NOTES	
3-1	42" HIGH GUARDRAIL / PARAPET
3-2	PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
3-3	ROOF: AREA NOT TO BE OCCUPIED
3-4	ROOF DECK
3-5	OPEN STAIR WELL
3-6	SLOPED / MANSARD PORTION OF ROOF
2-FACADE	
2-1	NOT USED
2-2	DORMER AT 3RD FLOOR
2-3	RECESSED BALCONY W/ 42" GUARDRAILS
2-4	AWNING (ON PROPERTY)
2-5	CORNICE (ON PROPERTY)
2-6	CHIMNEY EXHAUST STACK
2-7	OVERHANG
1-SITE	
1-1	6'-0" H FENCE (AT PROPERTY LINE, TYPE)
1-1A	4'-0" H. FENCE (50% OPAQUE, MAX.)
1-2	ENTRY STEPS / LANDING
1-3	UTILITY TRENCH / LIMIT OF DISTURBANCE
1-4	RETAINING WALL - HEIGHT PER SECTIONS
1-5	AUTOMOBILE PARKING STALL (8'-6" x 18'-0", TYP.)
1-6	DRIVEWAY
1-7	PROPOSED CURBCUT, REFER TO DETAIL
1-8	EXISTING RETAINING WALL TO REMAIN
1-9	EXISTING PLANTER EDGING

PROJECT SUMMARY: 109 HILLTOP ROAD			
ZONING: RSA-3 (Residential Single Family Attached-3)			
OVERLAY DISTRICT:			
14-704(2)	Open Space and Natural Resources - Steep Slope Protection		
14-510	WVO Wissahickon Watershed Overlay District		
14-540	NIS Narcotics Injection Sites Overlay District		
14-530	EDO Eighth District Overlay District		
LOT AREA: 2,261.25 US SF (2,250 DS SF)			
USE: SINGLE FAMILY DWELLING	ALLOWED	PROPOSED	
DWELLING UNITS	1	1	
DIMENSIONAL STANDARDS			
OPEN AREA	1,130.625 SF (50%)	1,139.25 SF (50.4%)	
OCCUPIED AREA	1,130.625 SF (50%)	1,122 SF (49.6%)	
FRONT YARD SETBACK	8'	8'	
SIDE YARD	2, EACH 50% OF 8'	4' & 4'-0" see note [9] below	
REAR YARD	15'	16'-2 1/4"	
HEIGHT	36'	36'-6" (38'-0" MAX.)	
PARKING STANDARDS			
PARKING STALLS	1	1	
ZONING CODE REFERENCE: 14-701(2)(b) RESIDENTIAL DISTRICT DIMENSIONAL TABLES			
[9] In the RSA-1, RSA-2, and RSA-3 districts, for lots bounded on both sides by the side yard of a semi-detached structure, any detached structure must be constructed with a side yard on both sides, each with at least fifty percent (50%) of the minimum semi-detached side yard width required for permitted residential uses.			

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

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:
 PEDESTRIAN ZONE NO WALKABLE SIDEWALK, EXISTING TYPOLOGY IS GRASS TO CURB EDGE
 FURNISHING ZONE 2' FOR CURBCUT
 BUILDING ZONE NA

ADDITIONAL NOTES:
 THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED:
 DRAWING 163656, 400765 PWD / E3-46 PGW OF CITY OF PHILADELPHIA BOARD OF HIGHWAY SUPERVISORS
 HARMAN DEUTSCH OHLER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. HARMAN DEUTSCH OHLER ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS HARMAN DEUTSCH OHLER ARCHITECTURE A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.
 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 OHLER SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

STREETS DEPARTMENT NOTES:
 1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
 - PENNSYLVANIA ONE CALL SYSTEM #2025 246 2336
 WARD #9
 2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

STREETS DEPARTMENT NOTES:
 1. 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.
 2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
 3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
 4. 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.
 5. 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.
 6. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 9TH 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.
 7. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 4TH HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.



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architecture
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philadelphia, pa 19122
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267.324.3601

PROJECT ADDRESS:
 109 HILLTOP ROAD
 PHILADELPHIA, PA



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	01.21.2026	ZONING APPROVAL

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DRAWINGS PREPARED BY:
 BL
 DRAWINGS CHECKED BY:
 EQ
 DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.0

Zoning Permit

Permit Number ZP-2026-000745

LOCATION OF WORK 109 HILLTOP RD, Philadelphia, PA 19118-3737 ENTIRE	PERMIT FEE \$1,239.00	DATE ISSUED 2/24/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA3	

PERMIT HOLDER HILLTOP CHESTNUT LLC 2021 KIMBALL ST HILLTOP CHESTNUT LLC PHILADELPHIA PA 19146
--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED THREE (3) STORY STRUCTURE WITH A ROOF DECK ACCESSED VIA AN OPEN STAIRWELL, FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY OFF-STREET INTERIOR PARKING SPACE, SIZE AND LOCATION AS SHOWN ON THE 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: <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-2026-000745

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

109 HILLTOP RD Philadelphia, PA 19118-3737

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.