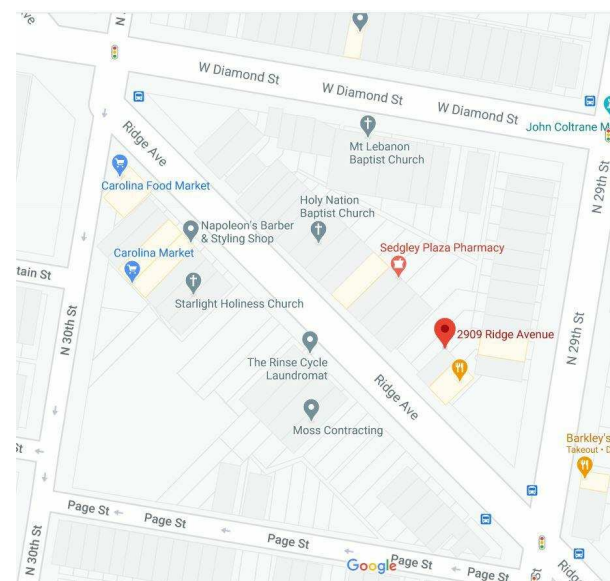




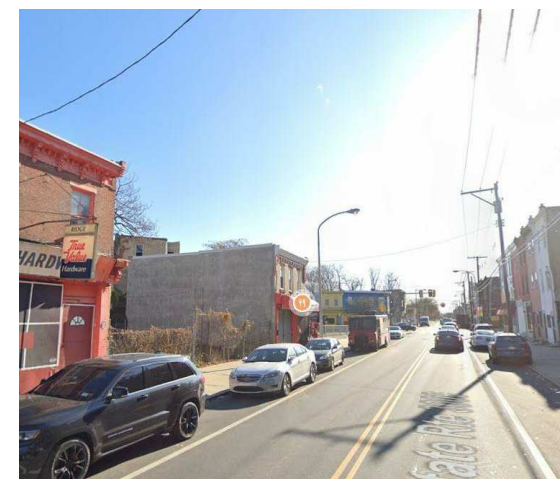
AERIAL VIEW



RIDGE AVE



RIDGE AVE



RIDGE AVE

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 32nd Ward of the City of Philadelphia.

BEGINNING at a point on the Northeast side of Ridge Avenue at a distance of 117 feet ½ of an inch Northwestward from the Northwest side of 29th Street;

THENCE extending Northwestward along the said Northeast side of Ridge Avenue 18 feet to a point;

THENCE extending Northeastward, passing through a 9 inch wall, 69 feet 2 3/4 inches to a point;

THENCE extending Southwestward 18 feet to a point;

THENCE extending Southwestward passing through a 9 inch wall 60 feet to the first mentioned and place of beginning.

BEING No. 2909 Ridge Avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 32nd Ward of the City of Philadelphia.

BEGINNING at a point at the distance of 135 feet and ½ of an inch Northwestwardly from the Northwesterly side of 29th Street;

THENCE extending Northwestwardly along the said Ridge Avenue 18 feet to a point;

THENCE extending Northeastwardly, on a line at right angles to said Ridge Avenue and partly through a 9 inch wall, 78 feet 5 1/2 inches to a point;

THENCE extending Southeastwardly crossing the head of a certain Four feet wide alley leading into Diamond Street 18 feet 5 ½ inches to a point;

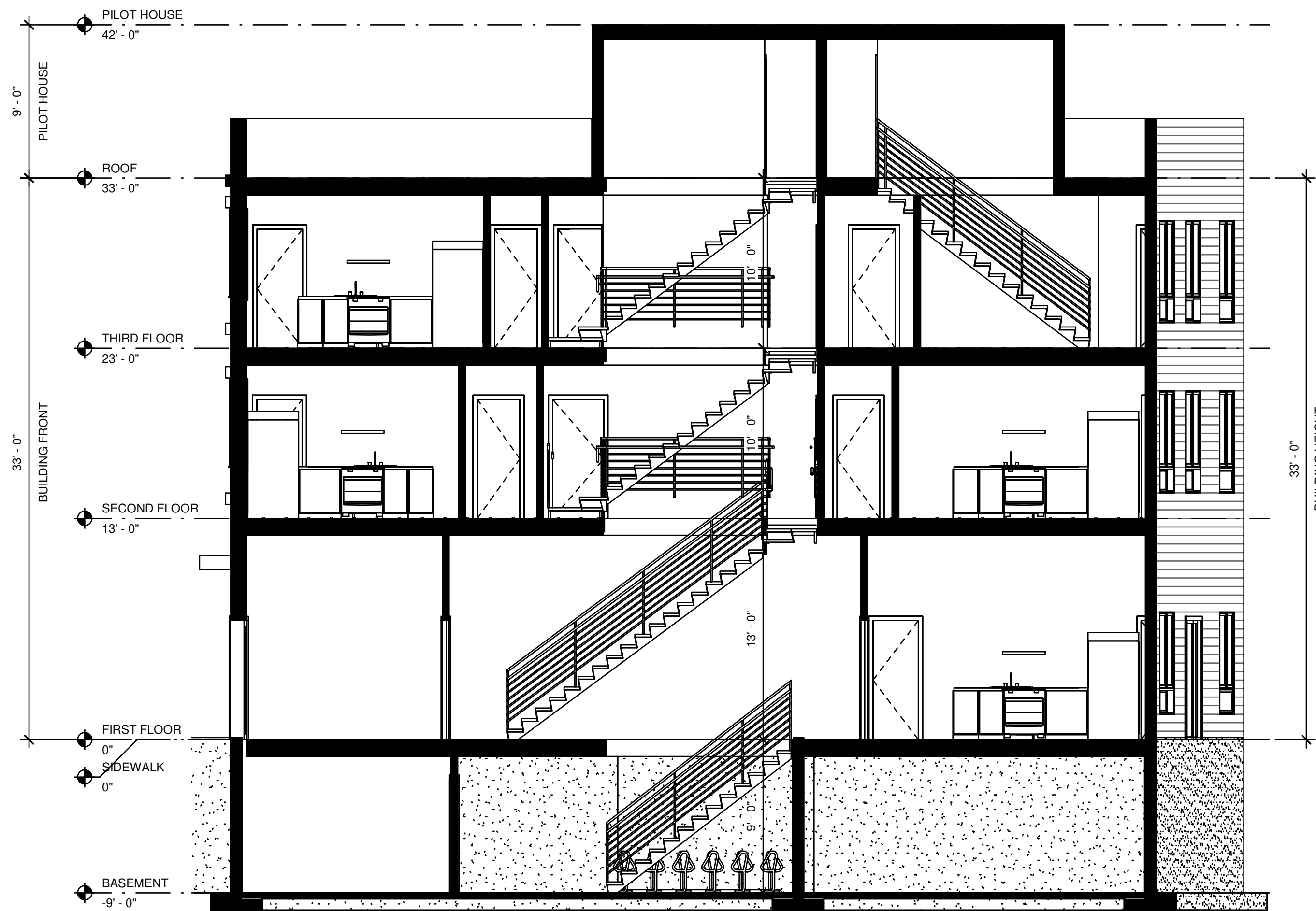
THENCE extending Southwestwardly 18 feet to a point;

THENCE extending Northwestwardly 9 feet 2 ¼ inches to a point;

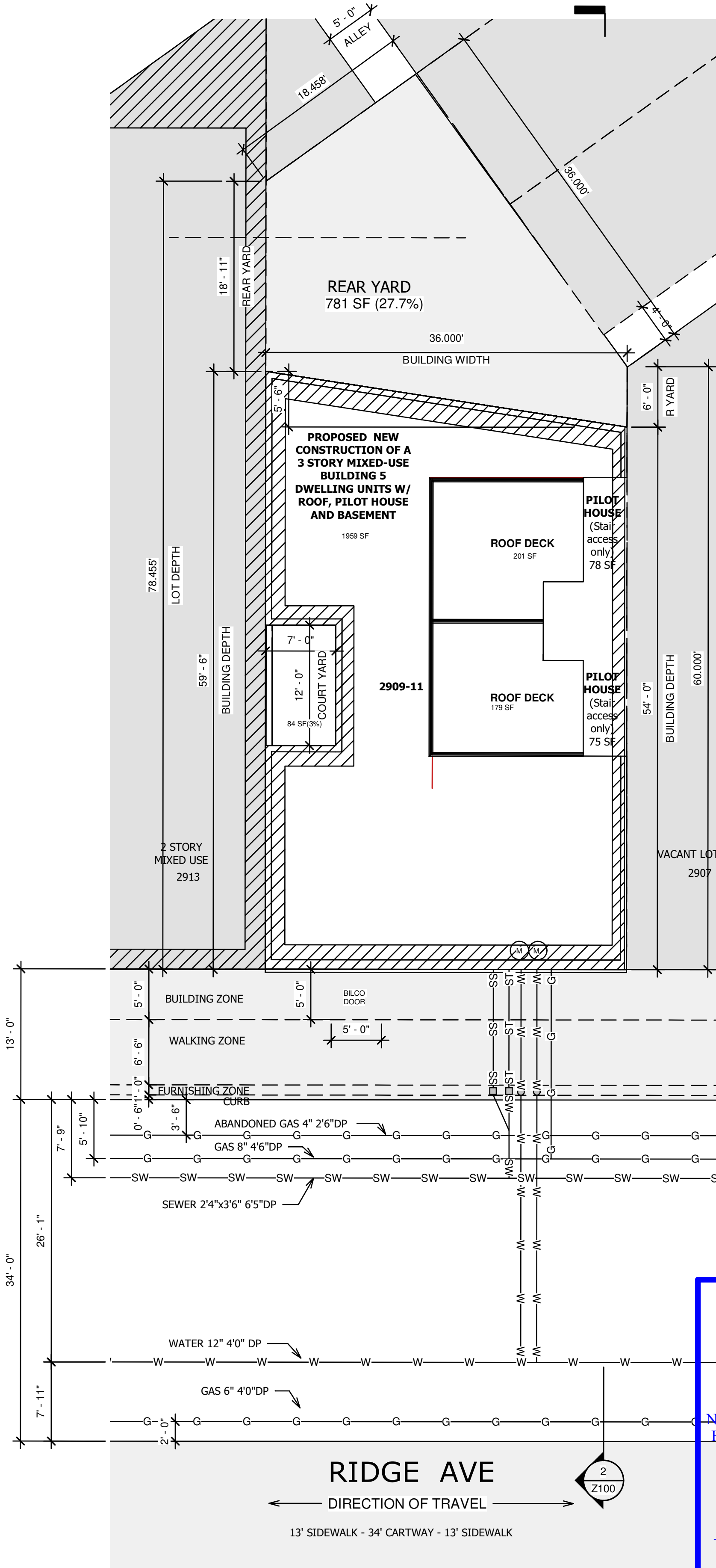
THENCE extending Southwestwardly along a line at right angles to said Ridge Avenue and partly through a 9 inch wall 69 feet 2 ¼ inches to the first mentioned point and place of beginning.

BEING No. 2911 Ridge Avenue.

DEED



2 SECTION
Z100 SCALE: 3/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
Z100 SCALE: 1/8" = 1'-0"

Property Schedule		
Parcel No.	Address	Area
323045200-323045300	2909-11 RIDGE AVE	2823 SF
CMX-2		
PREVIOUS DISTRICT NAME - C1		2909-11 RIDGE AVE
PERMITTED BUILDING TYPE		
SMALL SCALE NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL MIXED USE		
USES PERMITTED AS OF RIGHT:		
HOUSEHOLD LIVING; PASSIVE RECREATION; FAMILY DAY CARE; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; UTILITIES AND SERVICES; BASIC BUILDING OR TOWER MOUNTED ANTENNA BUSINESS; PROFESSIONAL OFFICE; MEDICAL, DENTAL, HEALTH SCALE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS (EXCEPT DRUG PARAPHERNALIA AND GUNS); FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENT SALES; WEARING APPAREL, AND ACCESSORIES; ANIMAL SERVICES; BUSINESS SUPPORT, FINANCIAL SERVICES (EXCEPT PERSONAL CREDIT ESTABLISHMENTS); MAINTENANCE AND REPAIR OF CONSUMER GOODS; ON-PREMISE DRY CLEANING; PERSONAL SERVICES (EXCEPT BODY ART AND FORTUNE TELLING SERVICES); COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM		
		REQUIRED
		PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)		36' 0"
MIN. LOT AREA (SQ FT)		2823 SQ FT
MAX. OCCUPIED AREA (% OF LOT)	INTERMEDIATE: 75%, CORNER: 80%	69.3%
FRONT SETBACK		
MINIMUM (FT)		
MINIMUM SIDE YARD WIDTH (6) AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	5 FT EACH, IF USED	
DETACHED, CORNER (FT)	5 FT, IF USED	
SEMI-DETACHED (FT)		
ATTACHED (FT)		
REAR YARD		
MIN. DEPTH (FT)	THE GREATER OF 9 FT OR 10% OF LOT DEPTH	18' 11"
HEIGHT		
MAXIMUM (FT)	38 FT	33'
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)		781 SQ FT (27.7%)
SIDE YARD (SQ FT)		
FRONT YARD (SQ FT)		
COURT YARD (SQ FT)		84 SQ FT (3%)
BUILDING FOOTPRINT (SQ FT)		1959 SQ FT (69.3%)
BUILDING USE		
		MIXED USE

STREETS DEPARTMENT		
RIGHT OF WAY		2909-11 RIDGE AVE
STREET BREAK-DOWN: RIDGE AVE		
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60 FT WIDE		
	ENCROACHMENT TYPE	DIMENSION
PROPOSED / EXISTING		ENCROACHMENT
STAIRS / STEPS	PROPOSED	
WINDOW WELL	PROPOSED	5"
BAY WINDOW	PROPOSED	
MAXIMUM ENCROACHMENT ALLOWED: 3' - 6"		

ZONING APPROVAL STAMP



BUILDING APPROVAL STAMP	
DIVISION OF STREETS DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT >>>> FINAL APPROVAL OF SITE PLAN <<< THESE PLANS MAY BE USED TO OBTAIN ZONING AND BUILDING PERMITS THIS APPROVAL IS NOT A PERMIT, AND DOES NOT INCLUDE APPROVAL FOR PROPOSED UNDERGROUND UTILITIES OR ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY. NO PHYSICAL CHANGES TO THE RIGHT OF WAY WILL OCCUR WITHOUT A PERMIT FROM THE HIGHWAY DISTRICT ENGINEER, AND APPROVAL FOR ALL ADA CURB RAMPS, AS SHOWN ON THESE PLANS (AND AS APPLICABLE). LINE AND GRADE FOR NEW, ALTERED OR EXISTING CURBS MUST BE OBTAINED FROM THE DISTRICT SURVEYOR AND REGULATOR. SHOULD THESE PLANS CONTAIN AN ERROR OR OMISSION, OUR APPROVAL WILL BE NULL & VOID.	
DRIVEWAYS	
COMPLETE STREETS POLICY (TO BE POSTED WITHIN 60 DAYS)	
OTHER	

PLAN #
APPLIED ELECTRONICALLY BY STREETS STAFF
Titus Joy
October 18, 2020
FOR CHIEF HIGHWAY ENGINEER

PLATO STUDIO
PLATO MARINAKOS, JR. ARCHITECT, LLC
www.plato-studio.com
107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

REGISTERED ARCHITECT
PENNSYLVANIA
MARINAKOS JR. RAULPH
ARCHITECT SEAL MUST BE IN RED INK
OWNER
Philadelphia Limited Properties LLC
PA 1 CALL# 20202794198
ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER
CLIENT IS REQUIRED TO CHECK (X) ONE BOX
☐ APPROVED AS IS
☐ APPROVED AS NOTED
CLIENT SIGNATURE
DATE
NAME (PLEASE PRINT)
KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE
LOCATION

11 RIDGE AVE
ZONING
Project number
Date 10/06/2020
Drawn by Author
Checked by Checker
Scale As indicated

Zoning Permit

Permit Number ZP-2020-010078

LOCATION OF WORK 2909 RIDGE AVE Parcel A, Philadelphia, PA 19121-5215	PERMIT FEE \$827.00	DATE ISSUED 12/9/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Meagan Knapp DBA: Select Redevelopment 614 S. 4th St.#146Philadelphia, PA 19147USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of a three story attached structure that includes a full basement and two private roof decks with roof access structures. Size and locations per plans.

APPROVED USE(S)
Residential - Household Living - Multi-Family; Vacant

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.

 Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-010078

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2909 RIDGE AVE Parcel A, Philadelphia, PA 19121-5215

ADDITIONAL USE DETAILS

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

Vacant Commercial in the first floor front unit, 5 Dwelling Units front the first floor rear through the third floor. Basement to be used for trash room, mechanicals, and bicycle storage.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.