

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2023-006740	Zoning District(s): CMX2.5 CMX2	Date of Refusal: 10/5/2023
Address/Location: 6174 RIDGE AVE T-A-100825, Philadelphia, PA 19128 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Keith Klein DBA: KLEIN & CO PLUMBING INC	Applicant Address: PO Box 86 Warrington, PA 18976 USA	Civic Design Review? Y

Application for:

FOR THE ERECTION OF AN DETACHED STRUCTURE WITH ROOF DECKS ON 5TH FLOOR LEVEL AND GREEN ROOF, SIZE AND LOCATION AS SHOWN ON THE PLANS. FOR USE AS NINETY-FOUR (94) DWELLING UNITS WITH ACCESSORY PARKING GARAGE TO INCLUDE SEVENTY-ONE (71) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN-ACCESSIBLE PARKING SPACES, TWO (2) REGULAR ACCESSIBLE PARKING SPACES, FOUR (4) ELECTRIC VEHICLE PARKING SPACES AND TWO (2) COMPACT PARKING SPACES AND THIRTY-SIX (36) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-503 (6)(g)	Required Number of Parking	A minimum of 89 parking spaces are required. Whereas only 71 accessory parking spaces are proposed.
14-503(6)(c)	Building Height	Buildings in a CMX-2.5 zoning district may not exceed 38 ft. in height and may not contain more than three stories. Whereas a five-story building with 49.8 feet in height is proposed.
14-503(6)(g)	Accessory Parking	Accessory parking shall be provided in a surface lot, not a garage. Whereas the proposed parking spaces are in a garage.
Table 14-602-2	Multi-Family Household Living	A maximum of 82 dwelling units are permitted with the green roof bonus. Whereas 94 dwelling units are proposed.
Table 14-701-3	Min. Rear Yard Depth	The greater of 9 ft. or 10% of lot depth (21'-4") is required. Whereas only 5 feet rear yard is proposed.

THREE (3) USE REFUSAL
TWO (2) ZONING REFUSAL

Fee to File Appeal: \$ (300)

NOTES TO THE ZBA:

CDR REVIEW IS REQUIRED PRIOR TO ISSUING THE ZONING PERMIT.

Parcel Owner:



RICHARD CHEN
PLANS EXAMINER

10/5/2023
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

EXISTING TREES TO BE REMOVED or RELOCATED

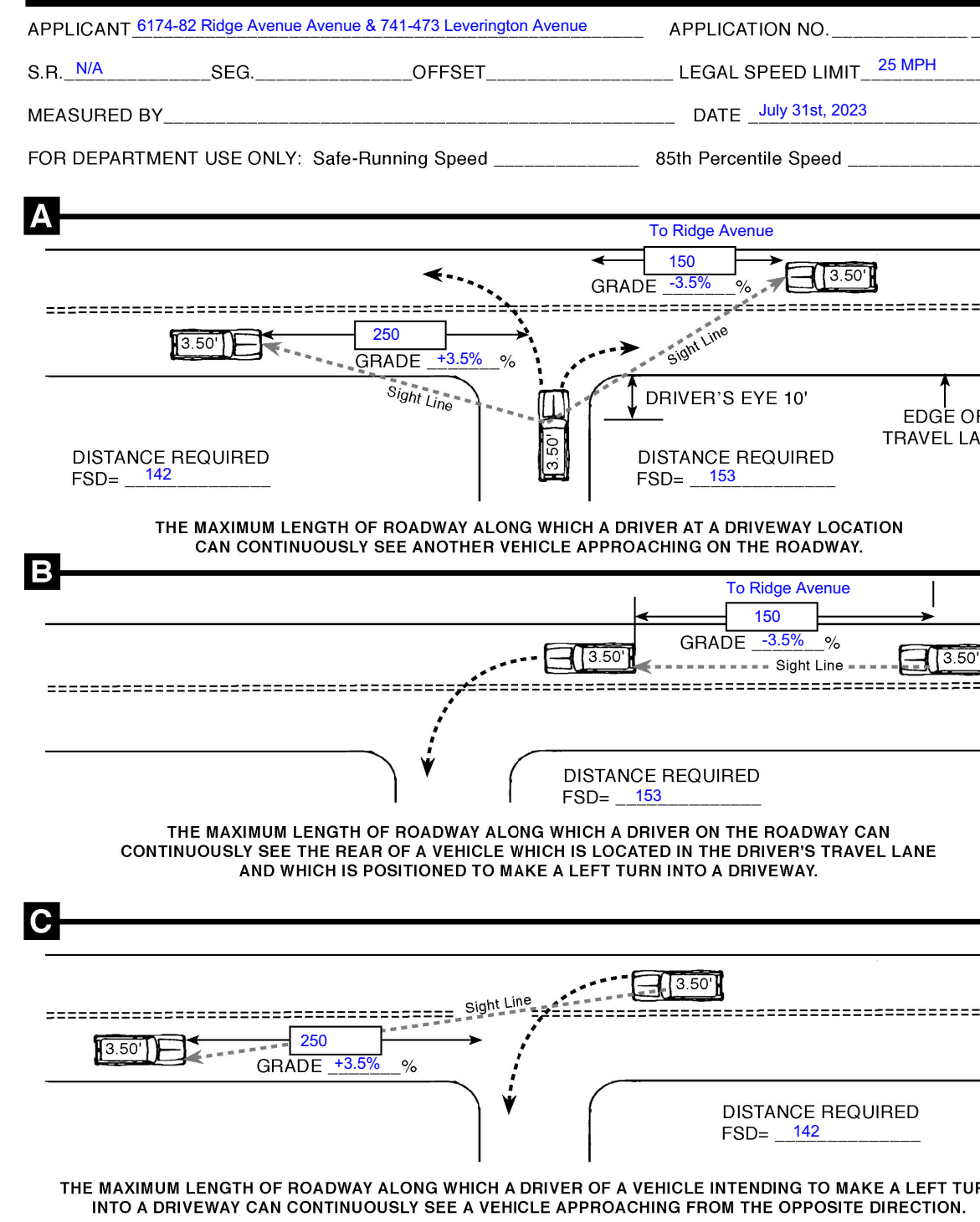
NONE

PLANTING SCHEDULE TOTAL LANDSCAPED AREA = 2,180sf

SPECIES	SPACING	TOTAL
Coralberry (Cb) Symphoricarpos orbiculatus	5' on center max or per plan	30
Hybrid Yew (HY) Taxus x media	3' on center	38
Inkberry Holly (IbH) Ilex glabra	as shown	11
Rosebay (R) Rhododendron maximum	as shown	21
Serviceberry (SvB) Amelanchier canadensis	as shown	10
Pin Oak (PO) Quercus prinus	3" caliper located as shown	3
Ruby Red HorseChestnut (RHC) Aesculus x cornea "Briotii"	3" caliper located as shown	3

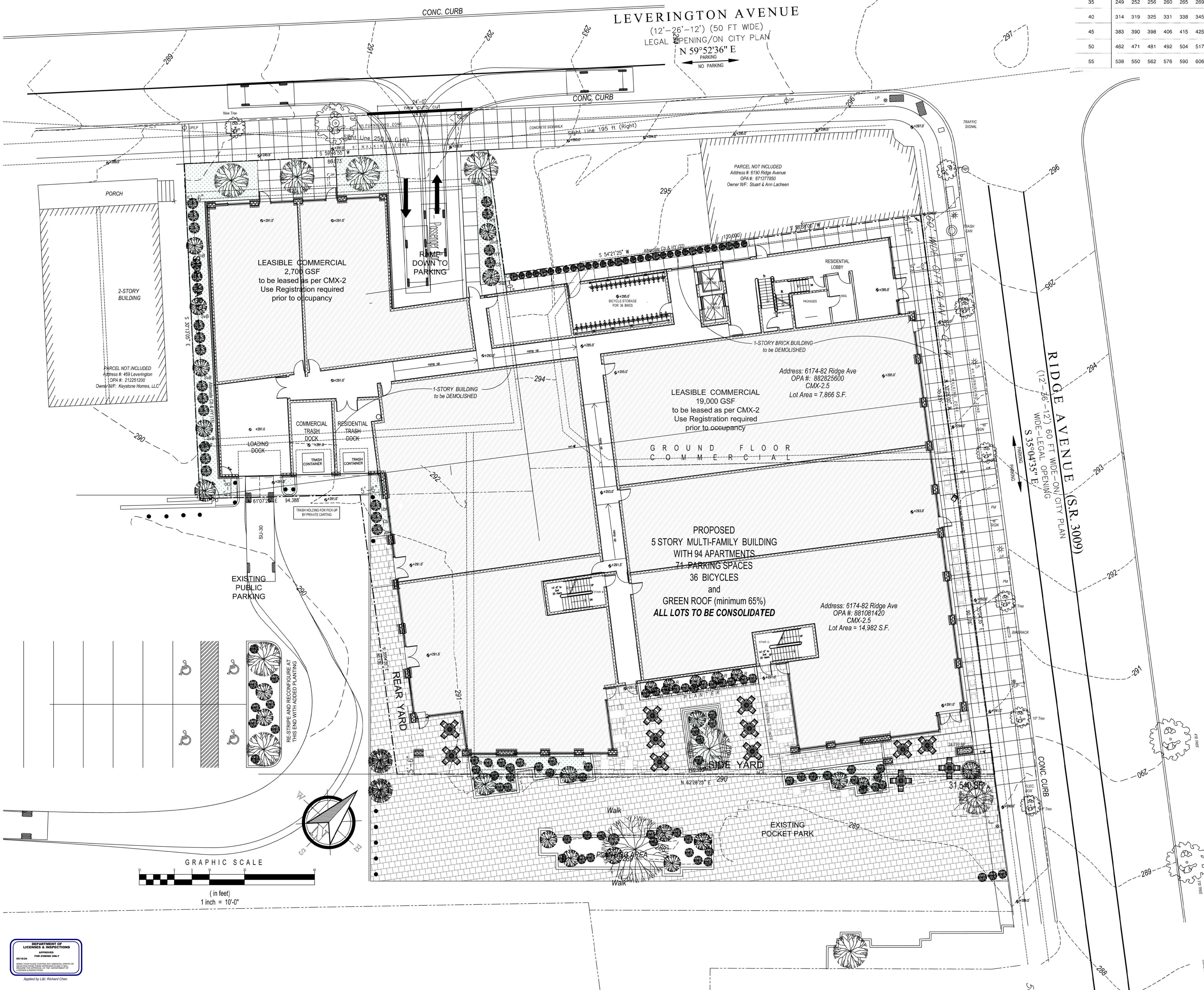
FORMULA SIGHT DISTANCE TABLE

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)										
Use plus grades when approaching vehicle is travelling upgrade.											
	0.0	+1.0	+2.0	+3.0	+4.0	+5.0	+6.0	+7.0	+8.0	+9.0	+10.0
25	147	145	144	143	142	140	139	138	137	136	135
30	196	194	191	189	187	185	183	182	180	178	177
35	249	245	242	239	236	233	231	228	226	224	221
40	314	309	304	299	295	291	287	284	280	277	274
45	383	376	370	364	358	353	348	343	339	334	330
50	462	453	444	436	429	422	415	409	403	397	392
55	538	527	517	508	499	490	482	475	468	461	454
Use negative grades when approaching vehicle is travelling downgrade.											
	0.0	-1.0	-2.0	-3.0	-4.0	-5.0	-6.0	-7.0	-8.0	-9.0	-10.0
25	147	148	150	151	153	155	157	159	161	164	166
30	196	199	201	204	207	210	214	217	221	226	230
35	249	252	256	260	265	269	275	280	286	292	299
40	314	319	325	331	338	345	352	360	369	379	389
45	383	390	398	406	415	425	435	447	459	472	487
50	462	471	481	492	504	517	531	546	563	581	600
55	538	550	562	576	590	606	622	641	661	682	706

DRIVEWAY SIGHT DISTANCE MEASUREMENTS
(FOR LOCAL ROADS, USE PENNDOT PUB 70)

Ingram/Sageser

Architecture & Planning

726 Lovesville Road, C79
Buckstown, DE
19707Design Architect
STOKES ARCHITECTURE + DESIGNCommercial and
Residential Center6174 Ridge Avenue,
Philadelphia, PA

WATERSHED & LOCATION KEY MAP

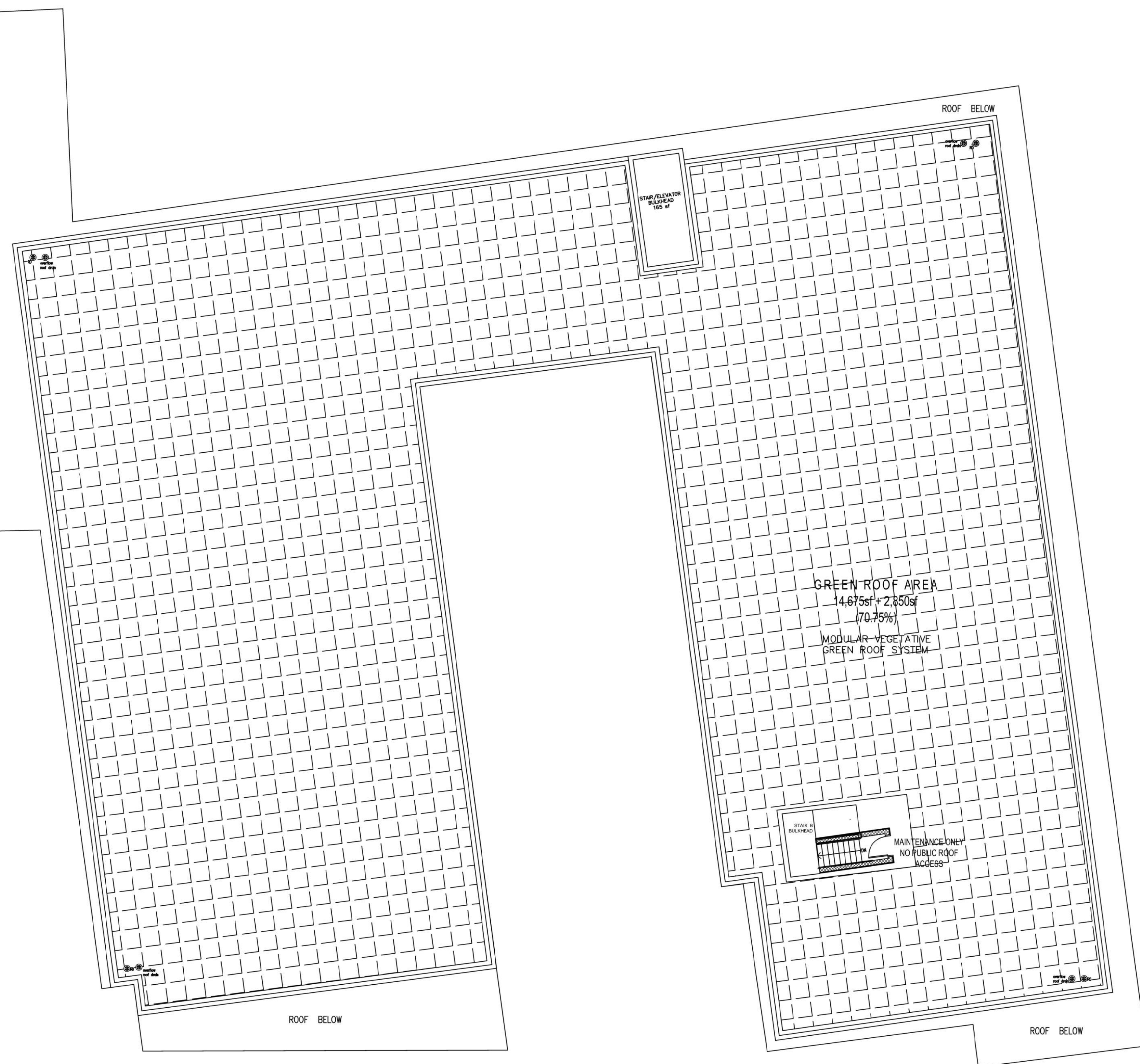
ZONING SUMMARY - CMX2 DOMINANT

CMX-2.5 Ridge Ave - NEIGHBORHOOD COMMERCIAL 23,969sf PUBLIC SEWER 72.9%
CMX-2 Leverington - NEIGHBORHOOD COMMERCIAL 8,692sf 27.1%

AREA REGULATIONS	REQUIRED	PROPOSED
Permitted Uses	Mercantile per Code listing & Multifamily Residential	Mercantile per Code listing & Multifamily Residential
Minimum Lot Width	NA	OK
Maximum Building Coverage (% of lot)	Intermediate: 75% Corner: 80%	Corner: 78.5% 31,540sf Lot / 24,770 sf Bldg
Minimum Front Yard Setback (ft.)	None reqired	5'-0"
Minimum Side Yard Width, each (ft.)	5 ft. if used	5'-0"
Minimum Rear Yard Depth (ft.)	9 ft or 10% of lot depth 10% x 214 ft = 21'-4"	5'-0" *
Maximum Height (ft.)	38ft Avg Grade = Elev. +292.5'	5'-0" * 34'-0" Elev. +345.8'
Maximum Cornice Height (ft.)	25 ft	N/A
Maximum Floor Area (% of lot area)	N/A	N/A
Maximum Dwelling Units	Height 38ft Lot Area = 31,540sf 480sf = 65.7 DUs Green Roof Bonus: 1.25 = 82 DUs	94 Dwelling Units *
Bicycles	1 per 3 DUs's = 31	36 Class 1 spaces
Parking	0 for 5 DUs; 1/10 above = 89	71 spaces *
Required Non-Residential Use	Along 100% of ground floor frontage and extending minimum 30' of building depth	Full ground floor area at Ridge and Leverington

* VARIANCE REQUIRED

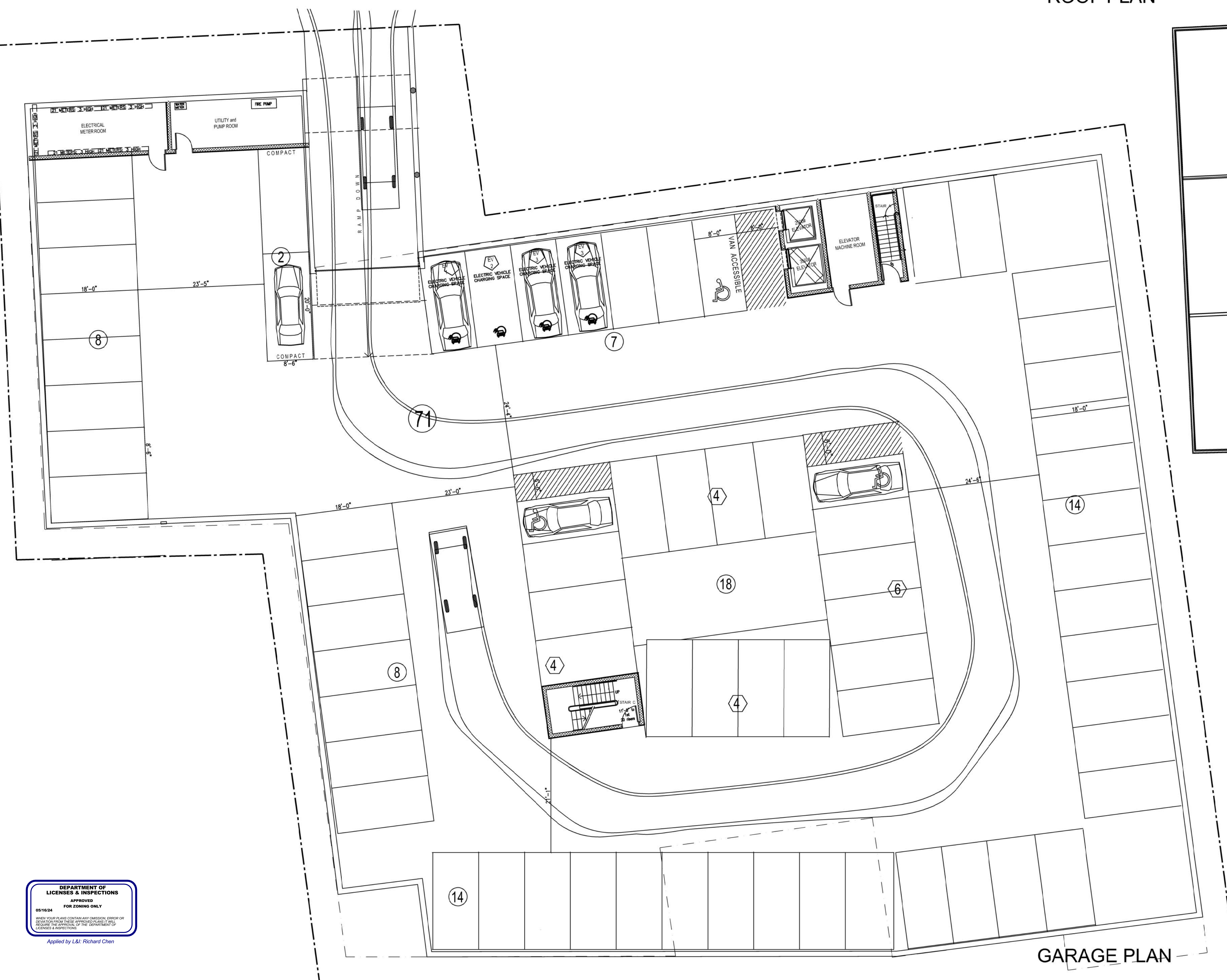
11 AUG 2023
Revised 08 AUG 2023ZONING
PLANScale: 1" = 10'
Date: 6 JUNE 2023Z1
of 3



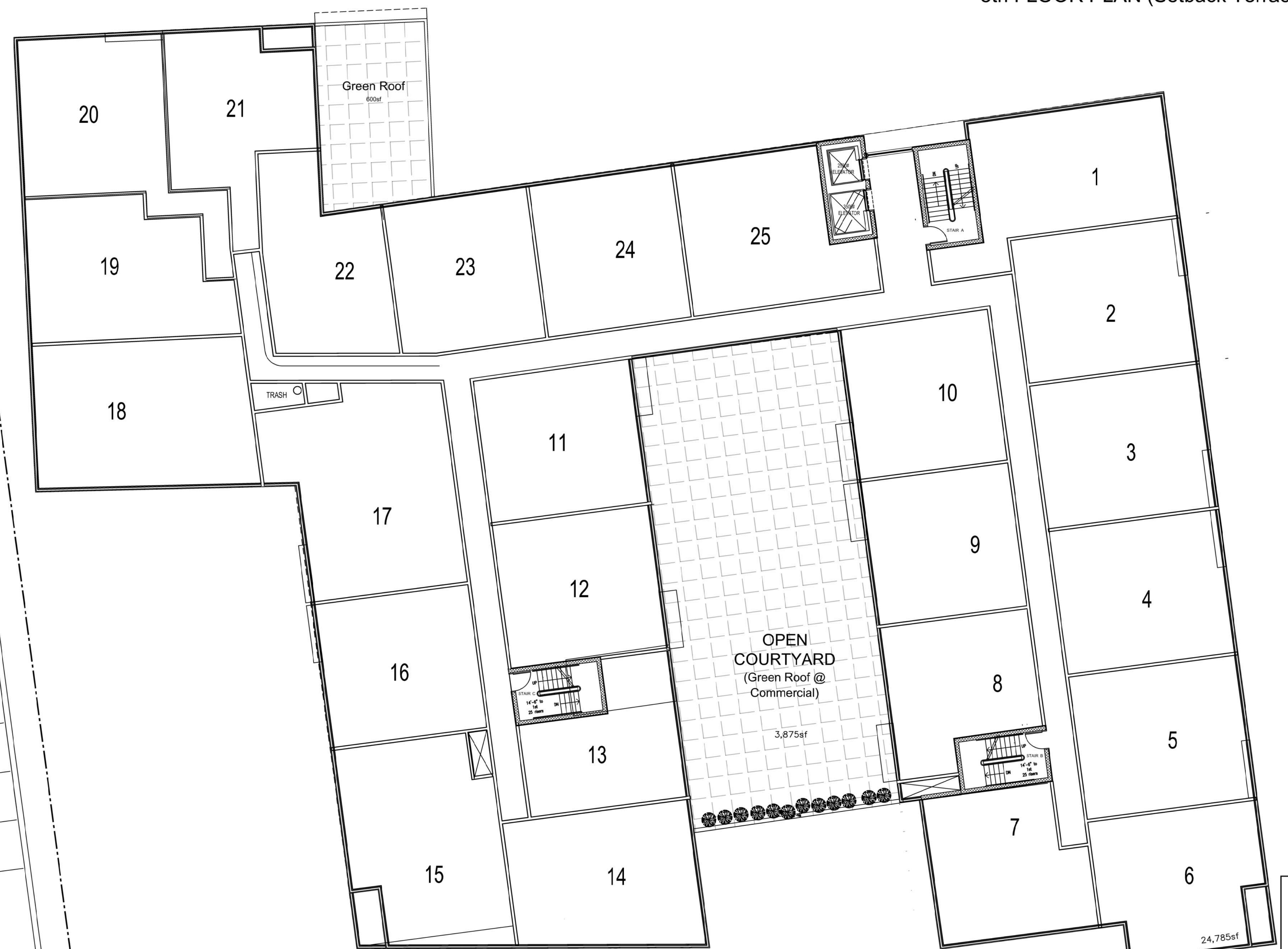
ROOF PLAN



5th FLOOR PLAN (Setback Terraces)



GARAGE PLAN



24,785sf = 78.5% cover
31,540sf SITE AREA

FLOOR PLAN 2nd - 4th



LEVERINGTON AVENUE ELEVATION



WEST ELEVATION (Parking Lot)

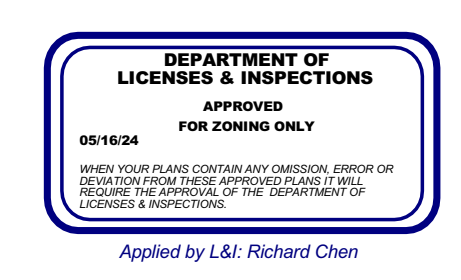


SOUTH ELEVATION (Pocket Park)



RIDGE AVENUE ELEVATION (Front)

LEGEND	
PATTERN	NOTE
	BRICK - SAND MOLDED GREY / WHITE
	BRICK - SCORED FACE BLACK / CHARCOAL
	WOOD CLADDING - VERTICAL PLANK IMPREGNATED NATURAL
	CEMENT BLOCK - SPLIT FACE GREY
	METAL PANEL - FLECKED RUST / UMBER
	STUCCO - WARM GREY



PROPOSED TREE SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
RB	Betula nigra 'Heritage'	1	2" Cal.	Green	Multi-stem
KO	Cornus kousa	1	2" Cal.	Pink Flower	Multi-stem
SM	Magnolia virginiana	1	1" Cal.	Evergreen	Multi-stem

TOTAL PROPOSED DBH: 38.0"

TOTAL EXISTING DBH: 5.0"

PROPOSED SHRUB SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
VS	Thuja occidentalis 'SWEETSPICE'	1	3 gal	White flower	
NB	Phlox paniculata 'MINKBARK'	1	3 gal	Dark Purple	Part shade location only
SU	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	Green	
HY	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	White flower	Part shade location only
YW	Yucca filamentosa 'Soleil d'Or'	1	3 gal	Evergreen	

TOTAL PROPOSED DBH: 38.0"

TOTAL EXISTING DBH: 5.0"

PROPOSED GRASS & PERENNIAL SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
PR	Stachys recta 'PROSPERITY'	1	2" Cal.	Green	
SD	Stachys recta 'PROSPERITY'	1	2" Cal.	Green	
SW	Stachys recta 'PROSPERITY'	1	2" Cal.	Green	
PC	Stachys recta 'PROSPERITY'	1	2" Cal.	Purple flower	
PW	Stachys recta 'PROSPERITY'	1	2" Cal.	Purple flower	
BL	Stachys recta 'PROSPERITY'	1	2" Cal.	Blue flower	

TOTAL PROPOSED DBH: 38.0"

TOTAL EXISTING DBH: 5.0"

EXISTING TREE SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
N/A					

TOTAL EXISTING DBH: 6.0"

TOTAL EXISTING TREE SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
VS	Thuja occidentalis 'SWEETSPICE'	1	3 gal	White flower	
NB	Phlox paniculata 'MINKBARK'	1	3 gal	Dark Purple	Part shade location only
SU	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	Green	
HY	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	White flower	Part shade location only
YW	Yucca filamentosa 'Soleil d'Or'	1	3 gal	Evergreen	

TOTAL EXISTING DBH: 6.0"

TOTAL EXISTING TREE SCHEDULE:

KEY	SPECIES	QTY	SIZE	COLOR	NOTES
VS	Thuja occidentalis 'SWEETSPICE'	1	3 gal	White flower	
NB	Phlox paniculata 'MINKBARK'	1	3 gal	Dark Purple	Part shade location only
SU	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	Green	
HY	Hydrangea paniculata 'VANILLA BEAN'	1	3 gal	White flower	Part shade location only
YW	Yucca filamentosa 'Soleil d'Or'	1	3 gal	Evergreen	

STAGGER-BOARD WOOD FENCE DETAIL

TYPICAL PLANTING BED DETAIL

TYPICAL STREET TREE DETAIL

TYPICAL TREE GRATE DETAIL

FORMULA SIGHT DISTANCE TABLE

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)	Distance Required (FSD)
25	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	147 145 144 143 142 140 139 138 137 136 135
30	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	196 194 191 189 187 185 183 182 180 178 177
35	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	249 245 242 239 236 233 231 228 226 224 221
40	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	314 309 304 299 295 291 287 284 280 277 274
45	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	383 376 370 364 358 353 348 343 339 334 330
50	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	462 453 444 436 429 422 415 409 403 397 392
55	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	558 527 517 508 499 490 482 475 468 461 454
60	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	666 624 612 601 591 581 571 561 551 541 531
65	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	786 733 719 706 694 682 670 658 646 634 622
70	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	919 855 839 824 810 796 782 768 754 740 726
75	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1064 989 971 954 938 922 906 890 874 858 842
80	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1221 1135 1115 1096 1078 1060 1042 1024 1006 988 970
85	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1390 1293 1271 1251 1231 1211 1191 1171 1151 1131 1111
90	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1572 1464 1440 1419 1397 1375 1353 1331 1309 1287 1265
95	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1767 1648 1622 1599 1575 1551 1527 1503 1479 1455 1431
100	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1984 1855 1827 1799 1770 1741 1712 1683 1654 1625 1596

DRIVEWAY SIGHT DISTANCE MEASUREMENTS

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)	Distance Required (FSD)
25	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	147 145 144 143 142 140 139 138 137 136 135
30	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	196 194 191 189 187 185 183 182 180 178 177
35	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	249 245 242 239 236 233 231 228 226 224 221
40	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	314 309 304 299 295 291 287 284 280 277 274
45	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	383 376 370 364 358 353 348 343 339 334 330
50	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	462 453 444 436 429 422 415 409 403 397 392
55	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	558 527 517 508 499 490 482 475 468 461 454
60	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	666 624 612 601 591 581 571 561 551 541 531
65	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	786 733 719 706 694 682 670 658 646 634 622
70	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	919 855 839 824 810 796 782 768 754 740 726
75	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1064 989 971 954 938 922 906 890 874 858 842
80	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1221 1135 1115 1096 1078 1060 1042 1024 1006 988 970
85	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1390 1293 1271 1251 1231 1211 1191 1171 1151 1131 1111
90	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1572 1464 1440 1419 1397 1375 1353 1331 1309 1287 1265
95	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1767 1648 1622 1599 1575 1551 1527 1503 1479 1455 1431
100	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1984 1855 1827 1799 1770 1741 1712 1683 1654 1625 1596

WATERSHED & LOCATION KEY MAP

ZONING SUMMARY - CMX2 DOMINANT

Area Regulations	Required	Proposed
Permitted Uses	Mercantile per Code listing & Multifamily Residential	Mercantile per Code listing & Multifamily Residential
Minimum Lot Width	NA	OK
Maximum Building Coverage (% of lot)	Intermediate: 75% Corner: 80%	Corner: 78.5% 31,540sf Lot / 24,770 sf Bldg
Minimum Front Yard Setback (ft.)	None required	5'-0"
Minimum Side Yard Width, each (ft.)	5 ft. if used	5'-0"
Minimum Rear Yard Depth (ft.)	9 ft. or 10% of lot depth 10% x 214 ft. = 21'-4"	5'-0"
Maximum Height (ft.)	38ft Avg Grade = Elev. +292.5'	54'-0" Elev. +345.8'
Maximum Corridor Height (ft.)	25 ft	N/A
Maximum Floor Area (% of lot area)	N/A	N/A
Maximum Dwelling Units	Height 38ft Lot Area = 31,540sf 480sf = 65.7 DUs Green Roof Bonus: 1.25 = 82 DUs	94 Dwelling Units
Bicycles	1 per 3 DUs = 31 0 for 5 DUs; 1/10 above = 89	36 Class 1 spaces 71 spaces

GRAPHIC SCALE

GRAPHIC SCALE

GRAPHIC SCALE

GRAPHIC SCALE

STAGGER-BOARD WOOD FENCE DETAIL

TYPICAL PLANTING BED DETAIL

TYPICAL STREET TREE DETAIL

TYPICAL TREE GRATE DETAIL

FORMULA SIGHT DISTANCE TABLE

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)	Distance Required (FSD)
25	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	147 145 144 143 142 140 139 138 137 136 135
30	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	196 194 191 189 187 185 183 182 180 178 177
35	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	249 245 242 239 236 233 231 228 226 224 221
40	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	314 309 304 299 295 291 287 284 280 277 274
45	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	383 376 370 364 358 353 348 343 339 334 330
50	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	462 453 444 436 429 422 415 409 403 397 392
55	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	558 527 517 508 499 490 482 475 468 461 454
60	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	666 624 612 601 591 581 571 561 551 541 531
65	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	786 733 719 706 694 682 670 658 646 634 622
70	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	919 855 839 824 810 796 782 768 754 740 726
75	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1064 989 971 954 938 922 906 890 874 858 842
80	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1221 1135 1115 1096 1078 1060 1042 1024 1006 988 970
85	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1390 1293 1271 1251 1231 1211 1191 1171 1151 1131 1111
90	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1572 1464 1440 1419 1397 1375 1353 1331 1309 1287 1265
95	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1767 1648 1622 1599 1575 1551 1527 1503 1479 1455 1431
100	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1984 1855 1827 1799 1770 1741 1712 1683 1654 1625 1596

DRIVEWAY SIGHT DISTANCE MEASUREMENTS

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)	Distance Required (FSD)
25	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	147 145 144 143 142 140 139 138 137 136 135
30	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	196 194 191 189 187 185 183 182 180 178 177
35	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	249 245 242 239 236 233 231 228 226 224 221
40	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	314 309 304 299 295 291 287 284 280 277 274
45	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	383 376 370 364 358 353 348 343 339 334 330
50	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	462 453 444 436 429 422 415 409 403 397 392
55	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	558 527 517 508 499 490 482 475 468 461 454
60	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	666 624 612 601 591 581 571 561 551 541 531
65	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	786 733 719 706 694 682 670 658 646 634 622
70	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	919 855 839 824 810 796 782 768 754 740 726
75	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1064 989 971 954 938 922 906 890 874 858 842
80	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1221 1135 1115 1096 1078 1060 1042 1024 1006 988 970
85	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1390 1293 1271 1251 1231 1211 1191 1171 1151 1131 1111
90	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1572 1464 1440 1419 1397 1375 1353 1331 1309 1287 1265
95	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1767 1648 1622 1599 1575 1551 1527 1503 1479 1455 1431
100	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1984 1855 1827 1799 1770 1741 1712 1683 1654 1625 1596

STAGGER-BOARD WOOD FENCE DETAIL

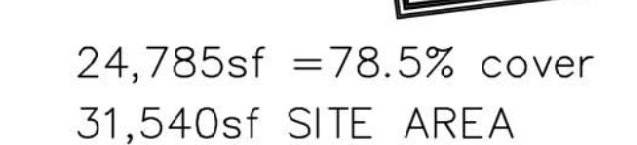
TYPICAL PLANTING BED DETAIL

TYPICAL STREET TREE DETAIL

TYPICAL TREE GRATE DETAIL

FORMULA SIGHT DISTANCE TABLE

Speed (V) (Miles Per Hour)	Average Grade (G) (Percent)	Distance Required (FSD)
25	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	147 145 144 143 142 140 139 138 137 136 135
30	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	196 194 191 189 187 185 183 182 180 178 177
35	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	249 245 242 239 236 233 231 228 226 224 221
40	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	314 309 304 299 295 291 287 284 280 277 274
45	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	383 376 370 364 358 353 348 343 339 334 330
50	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	462 453 444 436 429 422 415 409 403 397 392
55	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	558 527 517 508 499 490 482 475 468 461 454
60	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	666 624 612 601 591 581 571 561 551 541 531
65	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	786 733 719 706 694 682 670 658 646 634 622
70	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	919 855 839 824 810 796 782 768 754 740 726
75	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1064 989 971 954 938 922 906 890 874 858 842
80	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1221 1135 1115 1096 1078 1060 1042 1024 1006 988 970
85	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1390 1293 1271 1251 1231 1211 1191 1171 1151 1131 1111
90	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1572 1464 1440 1419 1397 1375 1353 1331 1309 1287 1265
95	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1767 1648 1622 1599 1575 1551 1527 1503 1479 1455 1431
100	0.0 +1.0 +2.0 +3.0 +4.0 +5.0 +6.0 +7.0 +8.0 +9.0 +10.0	1984 1855 1827 1799 1770 1741 1712 1683 1654 1625





LEVERINGTON AVENUE ELEVATION



WEST ELEVATION (Parking Lot)

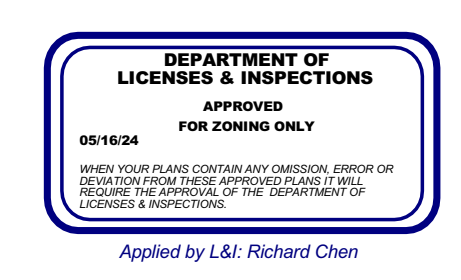


SOUTH ELEVATION (Pocket Park)



RIDGE AVENUE ELEVATION (Front)

LEGEND	
PATTERN	NOTE
	BRICK - SAND MOLDED GREY / WHITE
	BRICK - SCORED FACE BLACK / CHARCOAL
	WOOD CLADDING - VERTICAL PLANK IMPREGNATED NATURAL
	CEMENT BLOCK - SPLIT FACE GREY
	METAL PANEL - FLECKED RUST / UMBER
	STUCCO - WARM GREY



Zoning Permit

Permit Number ZP-2023-006740

LOCATION OF WORK 6174 RIDGE AVE T-A-100825, Philadelphia, PA 19128	PERMIT FEE \$3,086.00	DATE ISSUED 3/30/2024
	ZBA CALENDAR MI-2023-005966	ZBA DECISION DATE 3/30/2024
	ZONING DISTRICTS CMX2.5 CMX2	

PERMIT HOLDER

OWNER CONTACT 1

Eric Marshall

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN DETACHED STRUCTURE WITH ROOF DECKS ON 5TH FLOOR LEVEL, SIZE AND LOCATION AS SHOWN ON THE PLANS.

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)

With proviso: "Use registration required prior to occupancy for vacant commercial space on the ground floor."



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-2023-006740

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6174 RIDGE AVE T-A-100825, Philadelphia, PA 19128

ADDITIONAL USE DETAILS

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

FOR USE AS VACANT COMMERCIAL SPACE ON THE 1ST FLOOR (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND NINETY-FOUR (94) DWELLING UNITS WITH ACCESSORY PARKING GARAGE TO INCLUDE SEVENTY-ONE (71) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN-ACCESSIBLE PARKING SPACES, TWO (2) REGULAR ACCESSIBLE PARKING SPACES, FOUR (4) ELECTRIC VEHICLE PARKING SPACES AND TWO (2) COMPACT PARKING SPACES AND THIRTY-SIX (36) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.