

5542 RIDGE AVENUE
PHILADELPHIA, PA

SEAL

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CONSULTANTS:

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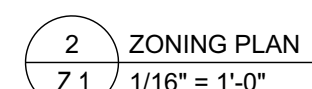
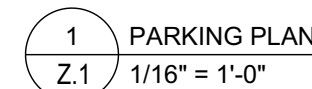
DRAWINGS CHECKED BY:

EQ
DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1



3-1	42" HIGH GUARDRAIL / PARAPET
3-2	PARAPET
3-3	GREEN ROOF: AREA NOT TO BE OCCUPIED
3-4	COMMON RESIDENTIAL ROOF DECK
3-5	PILOT HOUSE (NOT TO EXCEED 125 SF)
3-6	ELEVATOR OVERRUN
3-7	ELEVATOR AND LOBBY PENTHOUSE

2-1	LIGHTWELL	
2-2	PROJECTED BALCONY	
2-3	ARCHITECTURAL EMBELLISHMENT	
2-4	RECESSED PORTION	
2-5	RECESSED BALCONY	
2-6	AWNING	

- 1-1 ARE HWY - CROSSING WELL
- 1-1A AREA HWY - PECO ACCESS WELL
- 1-2 VAN ADJUT TRENCH / STALL MINIMAL NOISE
- 1-3 UTILITY TRENCH / LIMIT OF DISTURBANCE
- 1-4 MIN ADJUTUT TRENCH / D UNDOPE CORREL
SMALL BE APPROX TO THE FRONT OF THE
ABOVE GROUND PARKING STRUCTURE IN
AGREEMENT WITH GEOTECHNICAL CONSULTANT
- 1-5 6'-0" HENCE (AT PROPERTY LINE, TYPE)
1-5A 8'-0" FENCE - PRIVATE GREEN
- 1-6 AUTOMOBILE PARKING STALL (9'-0" x 10'-0" TRUCK)
- 1-7 DRIVEABLE
- 1-8 PROPOSED CURBOUT, REFER TO DETAIL
- 1-9 LANDSCAPE AREA
- 1-10 PROPOSED STREET TREE
- 1-11 4'x6' PECO ACCESS WELL

0-1 STREET TREE _____

0-2 UTILITY POLE (TO BE RELOCATED) _____

0-3 EXISTING CURB CUT (TO REMAIN) _____

0-4 EXISTING CURB CUT (TO BE INFILLED) _____

0-5 ADA CORNER RAMP _____

0-5A - UPGRADE TO ADA STANDARDS _____

0-5 BIOWOLE RACK _____

STAMP REGION

APPROVED
FOR ZONING ONLY
08/11/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

ZONING ONLY

DRAWINGS PREPARED BY:
PV

DRAWINGS CHECKED BY:
EQ

DRAWING TITLE:

Zoning Permit

Permit Number ZP-2021-006298

LOCATION OF WORK 5542-44 RIDGE AVE, Philadelphia, PA 19128-2726	PERMIT FEE \$1,722.00	DATE ISSUED 8/16/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER ESPOSITO CHARLES J JR	210 MONSIGNOR DR CONSHOHOCKEN PA 19428
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th Street Philadelphia, PA 19122USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSES WITH ELEVATOR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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 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. Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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Zoning Permit

Permit Number ZP-2021-006298

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5542-44 RIDGE AVE, Philadelphia, PA 19128-2726

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR AS PERMITTED AS IN CMX-2 ZONING DISTRICT (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY)(buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line) (NTE 8,000 SF) FOR A MULTI-FAMILY HOUSEHOLD LIVING(50 DWELLING UNITS) WITH SEVENTEEN(17) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE IN BASEMENT.

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.