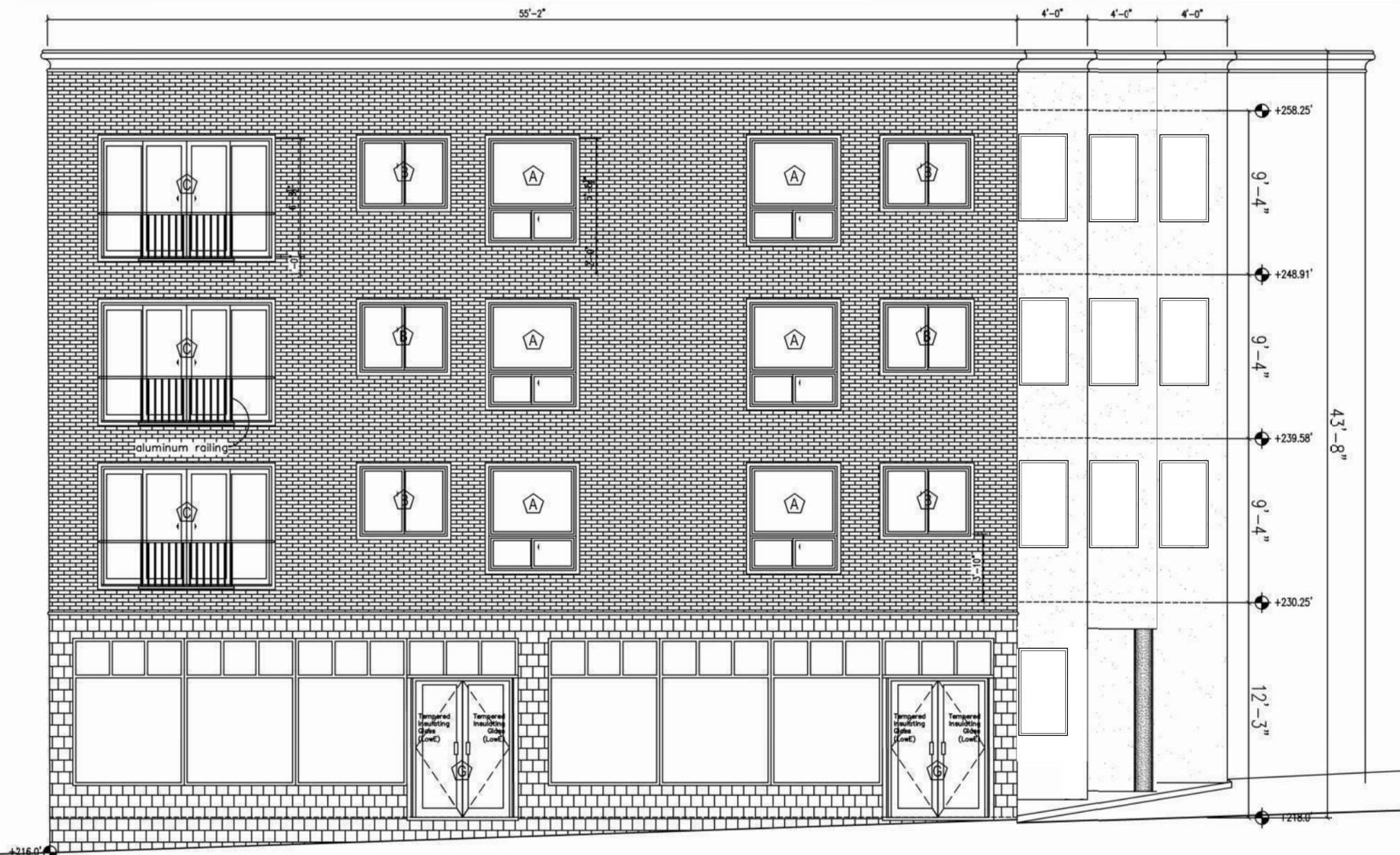




RIDGE AVENUE SOUTHEAST ELEVATION

ZONING SUMMARY		
ZONING PERMIT ISSUED 06/2018 FOR COMMERCIAL & 34 APTS		
CMX-2.5 COMMERCIAL DISTRICT		
Public Sewer		
ZONE REGULATIONS	REQUIRED	PROPOSED
Maximum Occupied Area (% of lot)	Intermediate: 75% Corner: 80%	Intermediate 8,550 sf = 49%
Minimum Front Yard Depth (ft)	N/A	15' Sidewalk right-of-way
Minimum Side Yard Width (ft)	5 ft if used	0'-0" south side 20'+ north side
Minimum Rear Yard Depth (ft)	The greater of 9 ft or 10% of lot depth = 16 ft	Lot depth = 160' Rear Yard = 20'10" = 13%
Maximum Height (ft)	44 ft	43'-8"
Maximum Cornice Height (ft)	N/A	NA
Maximum Floor Area (%)	N/A	NA
Maximum Dwelling Units	3 D.U. for lot area 1,440 to 1,919sf 1 D.U. per 480 sf of lot > 1,919 sf Lot Area = 17,311 sf 3 D.U. for 15,392 sf / 480 = 32 TOTAL: 3 + 32 = 35 D.U.	34 D.U.
Required Non-Residential Use	Along 100% of ground floor frontage & within the first 30 ft of building depth	Commercial Use along 100% of ground floor frontage. Depth = 30 ft.

AREA CALCULATIONS
TOTAL DISTURBANCE = 15, SQFT
ROW SIDEWALK REPLACEMENT = 885 SQFT

POST CONSTRUCTION
NET DISTURBANCE AREA = 14, SQFT
ROW TRENCH AREA = 230 SQFT
ROOF AREA = 8,550 SQFT
IMPERVIOUS AREA =
GRASS AREA =

In accordance with the terms and provisions of Section 14-704(2) of the Philadelphia Code pertaining to:

STEEP SLOPE PROTECTION:

☒ Approved 0 - 24%
☐ Disapproved >= 25%

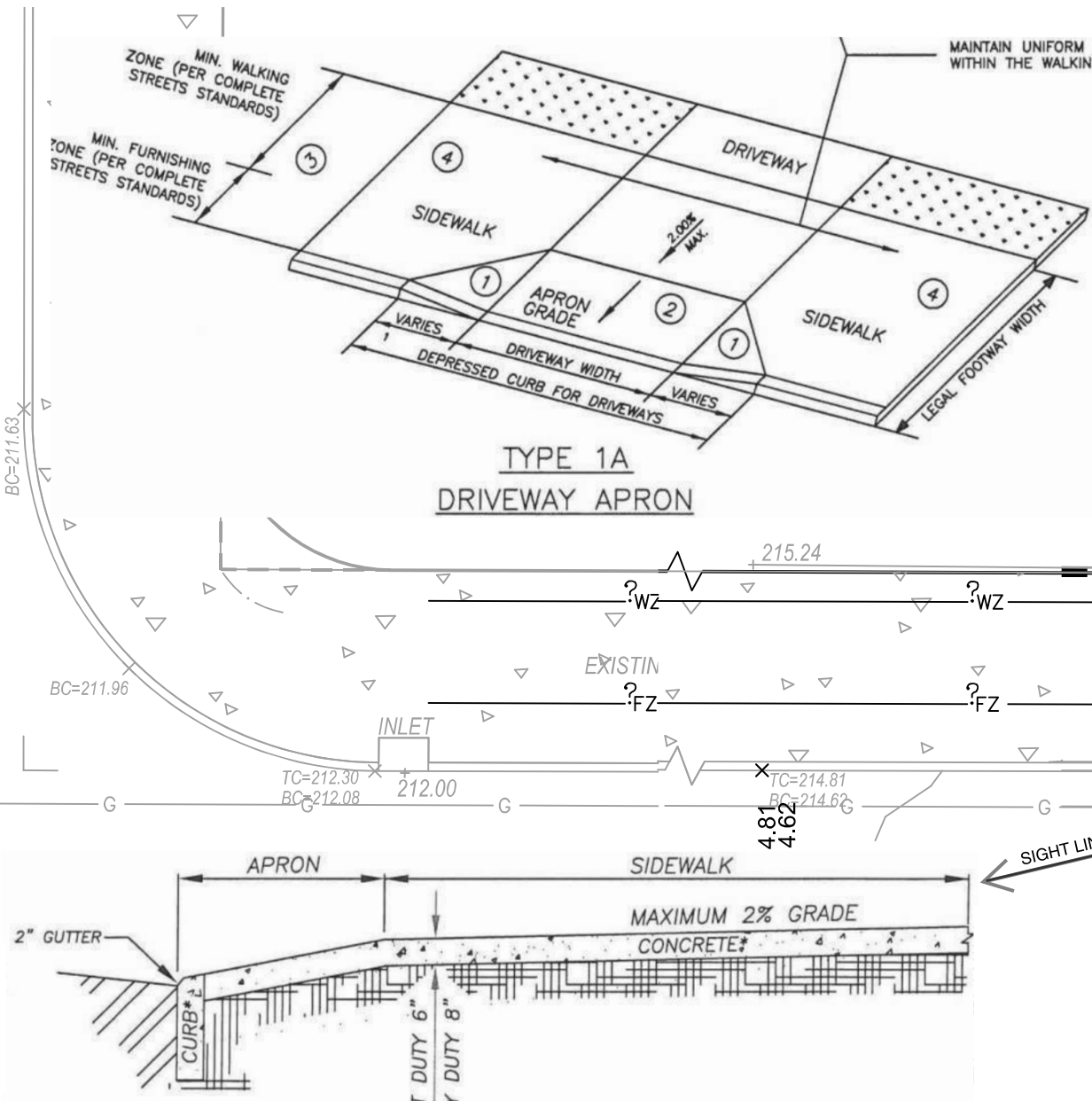
Applied Electronically by: SARAH CHIU
September 3, 2020
PHILADELPHIA CITY PLANNING COMMISSION

E-369 Wall sign only, no earth disturbance

NORTHEAST SIDE ELEVATION

PARCEL NOT INCLUDED
Address #: 5408-10 Ridge Avenue
1-STORY BRICK BLDG.
OPA #: 882920360
NF: Vincent G. Forti

PECHIN STREET
12'-26'-12" (60 FT WIDE - LEGALLY OPEN / ON CITY PLAN
S 51°20'11" E



PROPOSED 4 STORY
MULTIFAMILY BUILDING w/
34 APARTMENTS and
GROUND FLOOR COMMERCIAL

ADDRESS: 5420 RIDGE AVE.
OPA#: 882920365

COVERED BICYCLE
STORAGE for 12
PARKING SPACES

BUILDING AREA = 8,550 SF
FF = 219.50

COMMERCIAL SPACE
3,260 SF

RIDGE AVENUE

12'-36'-12" (60 FT WIDE - LEGALLY OPEN / ON CITY PLAN)
11'-62'-36'-56"-11'-99 (60.16 FT WIDE PHYSICAL OPENING)



WATERSHED & LOCATION MAP

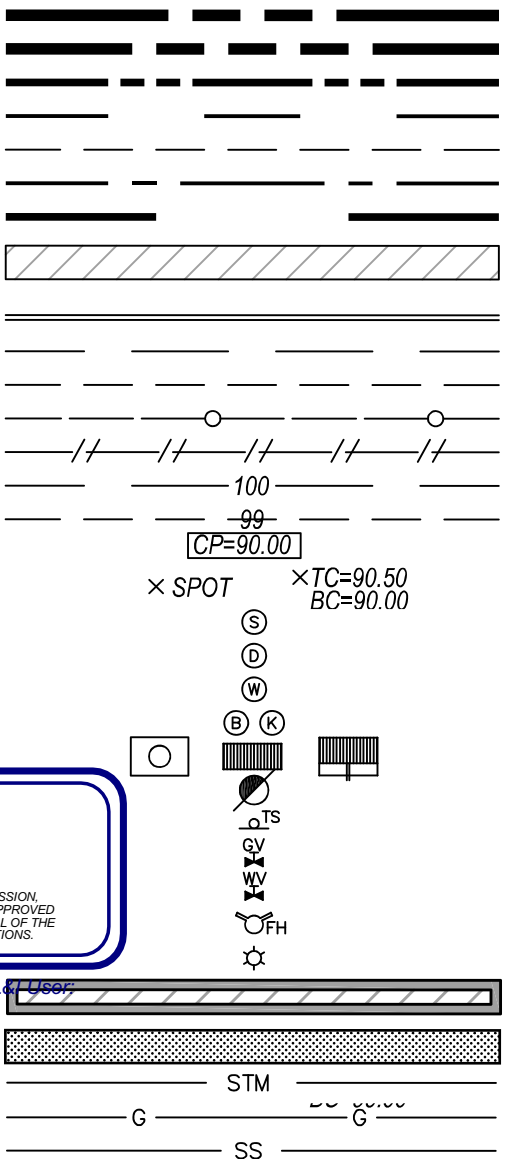
- NOTES:
- Boundary/ Right-of-Way dimensions are presented in the City of Philadelphia District Standard of measurement (DS). Other dimensions/distances as per US Standard.
 - Philadelphia District Standard measurement (DS) is to be used in the City of Philadelphia for Title and Conveyance.
 - Refer to the City Plan of Philadelphia and Deed of Record dated Title Report.
 - A conversion from inches to the equivalent foot-decimal expression is for clarity and greater precision.
 - The preparation of this plan by Ambric Technology Corporation does not imply or constitute the approval of city agencies.
 - Plan prepared in accordance with the instructions of Edward Topolewski.
 - Unresolved boundary disputes shall be referred to the City District Surveyor and Regulator.
 - A zoning permit is required for any proposed changes to lot lines including consolidation of existing parcels.
 - The use of this plan for purposes other than as designated herein, would be at the sole risk of the user.
 - Attention is called to the zoning requirements in the City of Philadelphia Code as amended.

AMBRIC TECHNOLOGY CORPORATION
Consulting Engineers and Surveyors
100 Pine Street
Colwyn, PA 19023
(phone) 215-928-8930/484-257-0010
(fax) 215-928-8980/484-257-0016

PARCEL NOT INCLUDED
Address #: 5430 Ridge Avenue
1-STORY STUCCO BLDG.
OPA #: 882724600
NF: Vincent G. Forti

PROJECT:		5420 RIDGE AVENUE Philadelphia, PA 19128 (21st Ward)		5420 RIDGE HOLDINGS, LLC P.O. BOX 171 Bryn Mawr, PA 19010	
		PLAN MADE FOR:			
REV.	DATE	REVISION			
1					
2					
3					
4					
5					
6					
7					
8					
9					
DESIGNED		MK			
DRAWN					
APS					
CHECKED					
MK					
APPROVED		MK			
MK					
SHEET TITLE:		Marcus Kaplan, RLA 0375-E			
ZONING SITE PLAN					
SCALE: 1"=10'				SHEET NO.	
PROJ. No.: 10832-ENG-18				Z1	
DATE:					

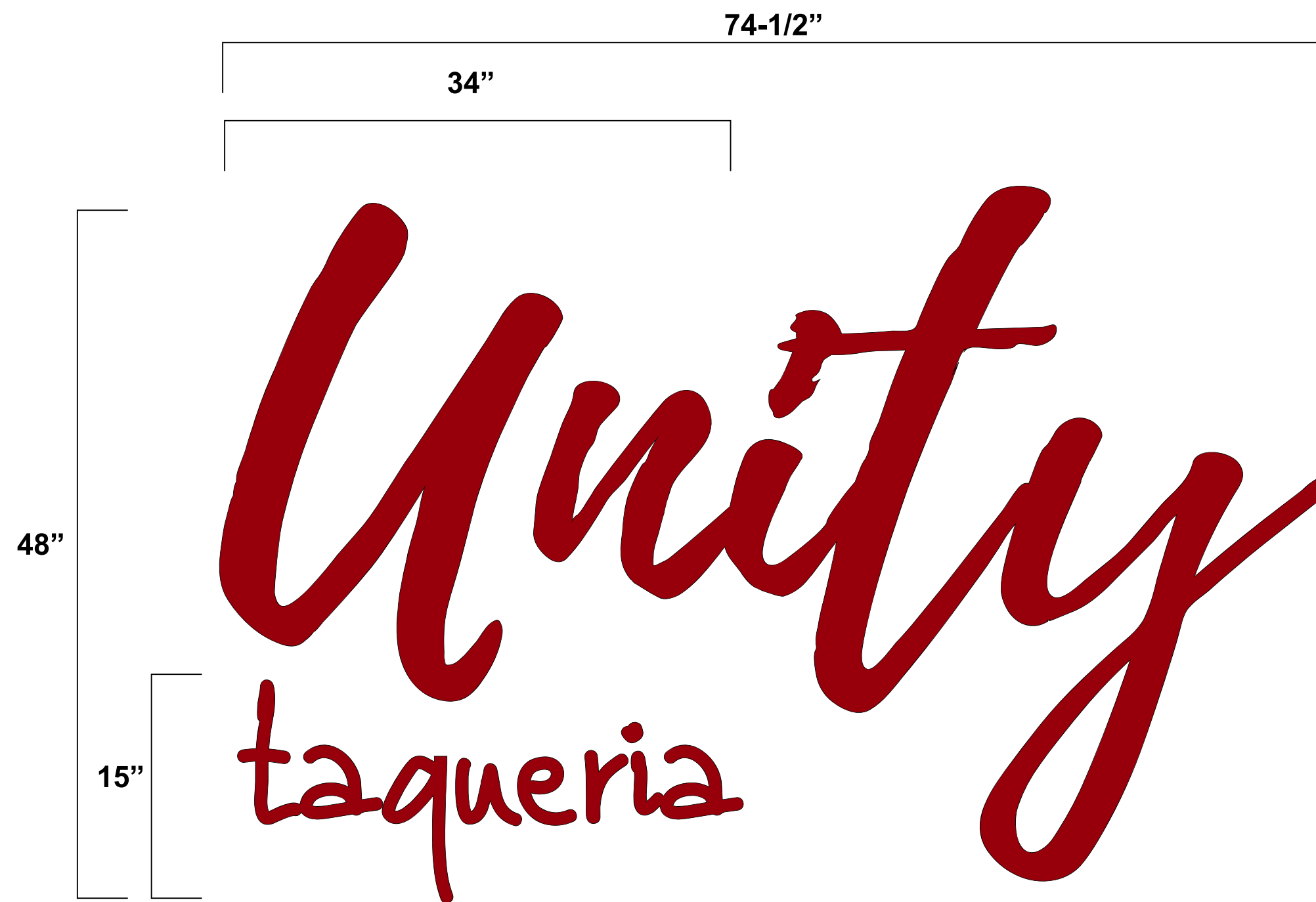
LEGEND



PROPOSED FURNISHING ZONE
PROPOSED WALKING ZONE
PROPOSED BUILDING ZONE
PROPOSED SPLASH BLOCK
PROPOSED STORM MANHOLE
PROPOSED STORM INLETS
PROPOSED FLOW LINES
PROPOSED WATER METER PIT
PROPOSED LIGHT POLE
PROPOSED SIGN POST
PROPOSED WHEEL STOP
PROPOSED CLEANOUT
PROPOSED CURB STOP
PROPOSED FRESH AIR INTAKE
FINISHED FLOOR ELEVATION

- SIDE FLARES 10.00% MAX. SLOPE
 - 8.00% MAX. CHANGE IN GRADE BETWEEN ROAD SURFACE AND DRIVEWAY
 - WHERE COMPLETE STREETS STANDARDS CANNOT BE MET WITHIN THE EXISTING LEGAL FOOTWAY, MAINTAIN 5" (MIN) CONTINUOUS CLEAR ACCESSIBLE SIDEWALK IN ACCORDANCE WITH RC-67M AND PUB 13M
 - SIDEWALK GRADE ADJUSTMENTS PERMITTED ONLY WHERE EXCEEDS 5% THE MAXIMUM GRADE PERMITTED IS 5%.
- *REINFORCING MESH OR BARS ARE NOT PERMITTED IN THE DRIVEWAY APRON.
(REPLACES FORMER DETAIL L-879-RR)

CITY OF PHILADELPHIA
DEPARTMENT OF STREETS
STANDARD DRIVEWAY



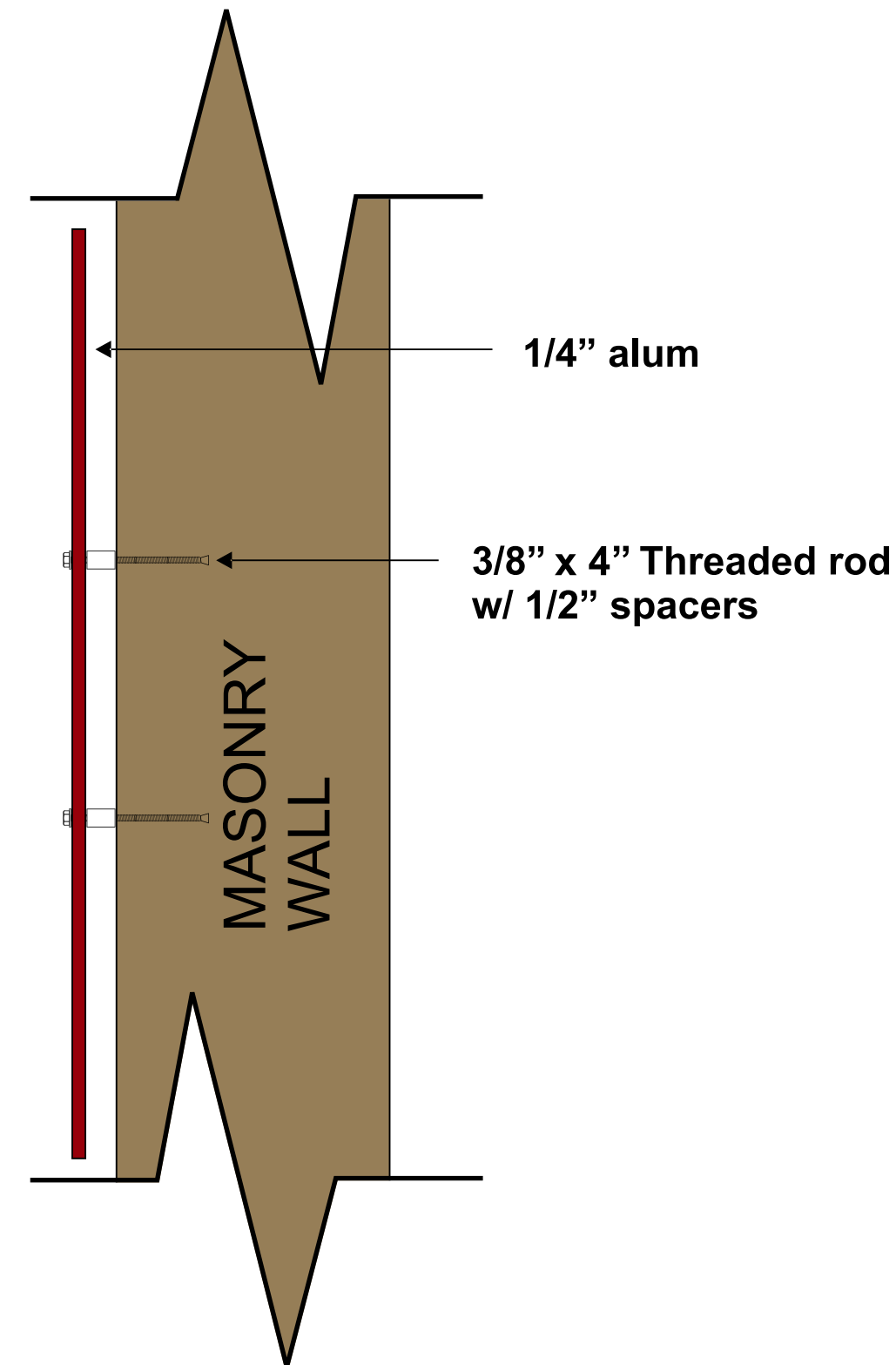
A Front View
1.0

Manufacture and install one (1) set of 1/4" painted aluminum letters attached with 3/8" threaded rods and 1/2" spacers.

REFERENCE
ONLY



Applied Electronically by L&I User:



Owner / CEO David Martino
Designer Carl Smith

453 Penn Street t. 610.353.7446
Yeadon, PA 19050 f. 610.355.9269

Unity Taqueria
5420 Ridge Road Pk.
Roxborough Pa 19087
817-614-4302

Qty: One (1) Set of Alum cut letters

Material List

A	1/4" Alum. Letters
B	1/2" Spacers
C	Fully Threaded 3/8" Rod
D	
E	

Vinyl List

V1	Ruby RED #A45E4D (color match)
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This design/engineering is to remain the exclusive property of MARTINO SIGNS INC. until approved and accepted through purchase by client named on drawing.

Date / Revisions

1	8/11/2020	CS
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Project #1168
Design Drawing #1.0

Zoning Permit

Permit Number ZP-2020-005958

LOCATION OF WORK 5420 RIDGE AVE, Philadelphia, PA 19128-3730 Ground floor	PERMIT FEE \$207.00	DATE ISSUED 9/9/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 5420 RIDGE HOLDINGS LLC	PO BOX 171 BRYN MAWR PA 19010
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APPLICANT Ruth Brown DBA: Brown Expediting Services	101 Liberty Dr Bensalem, PA 19020USA
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TYPE OF WORK Signs (Accessory / Non-Accessory)
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APPROVED DEVELOPMENT FOR THE ERECTION OF ONE (1) NON-ILLUMINATED WALL SIGN. SIZE AND LOCATION AS SHOWN IN PLAN.

APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant
--

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-2020-005958

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5420 RIDGE AVE, Philadelphia, PA 19128-3730

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 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.