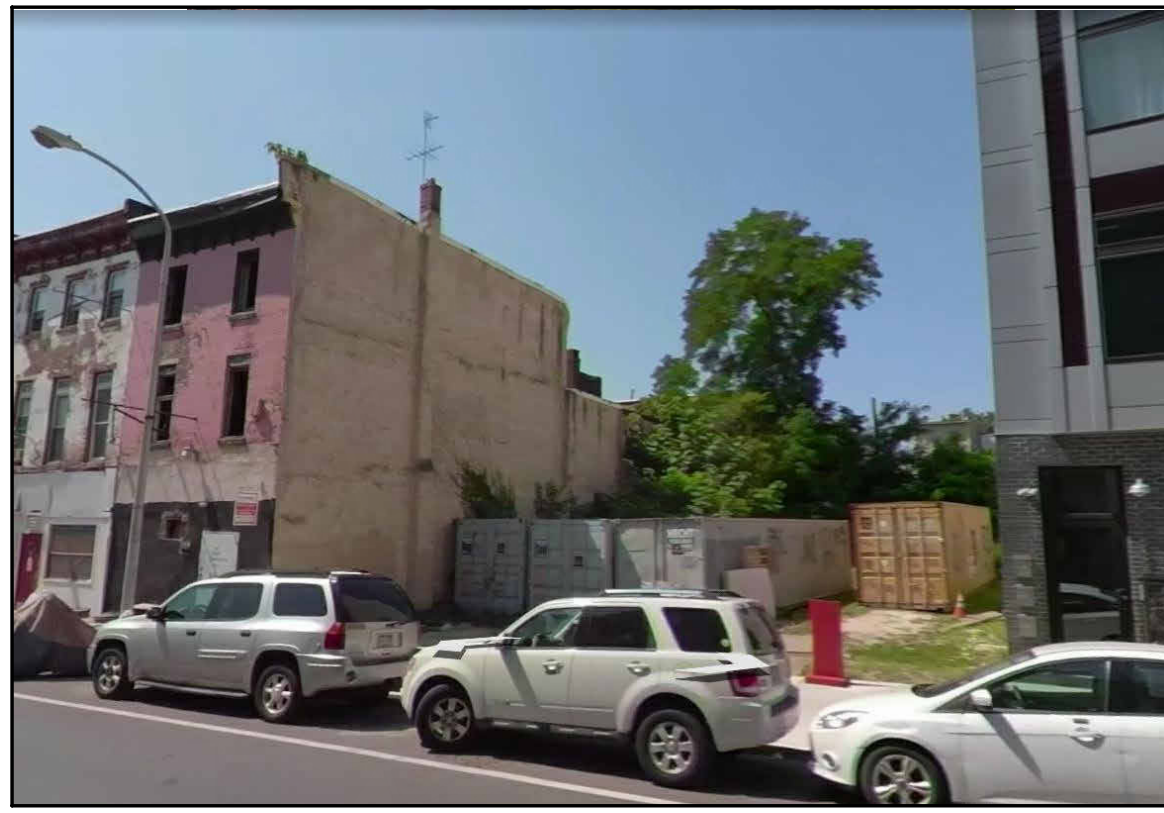




OVERHEAD

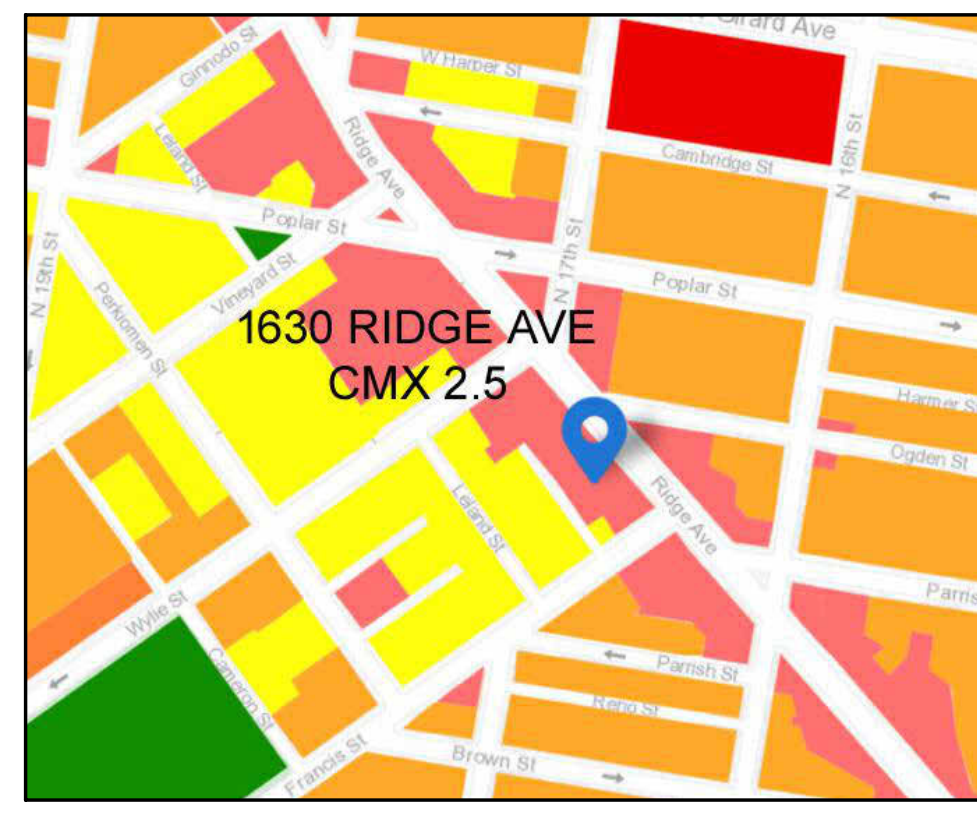


RIDGE AVE VIEW

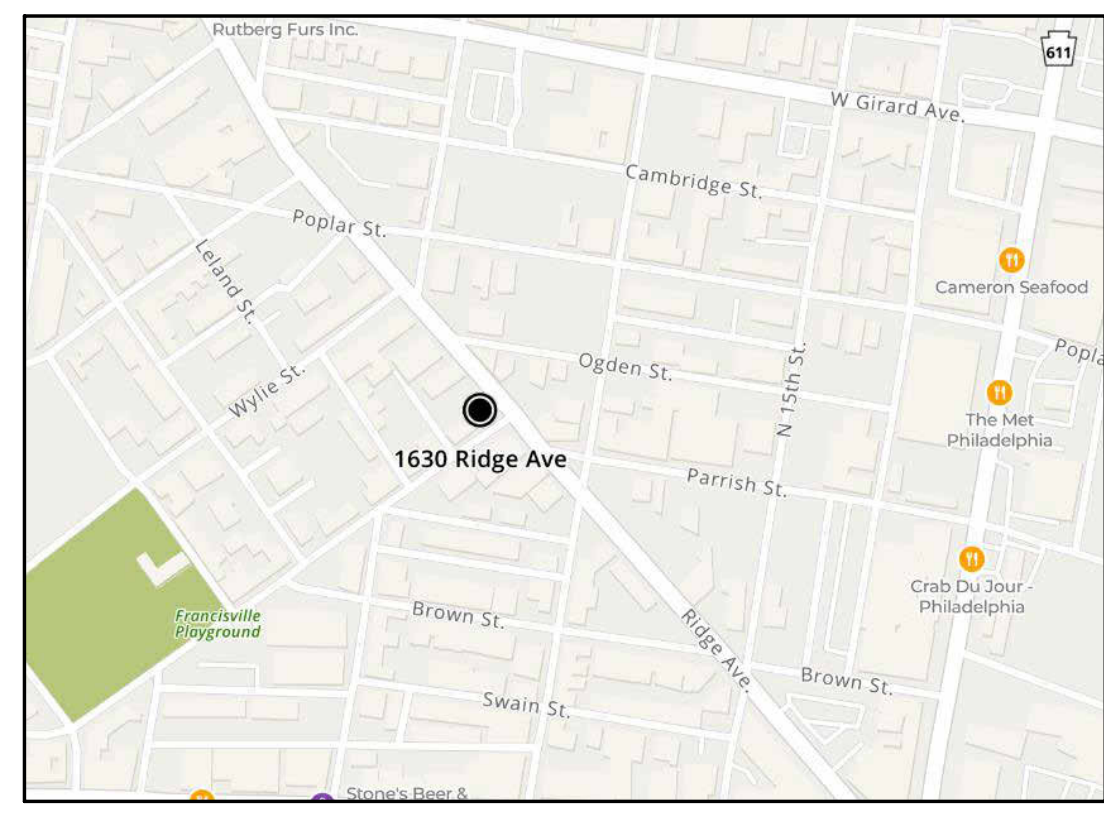


VIEW FROM NORTHEAST (ABOVE)

ZONING ANALYSIS		1630-32 RIDGE AVE
DISTRICT:		CMX 2.5
PROPOSED USE:		(11) RESIDENTIAL UNITS + (1) RETAIL
LOT AREA:		3009.5 SF
ALLOWABLE COVERAGE:		74.4%
ALLOWABLE FOOTPRINT:		2,257.13 SF
PROPOSED FOOTPRINT:		2,239.06 SF
LOT AREA PER UNIT:		270 SF/UNIT
UNITS ALLOWED:		11.14
UNITS PROVIDED:		11
ALLOWABLE HEIGHT:		55' - 0"
PROPOSED HEIGHT:	FRONT	52' - 6"
	REAR	52' - 6"
NO. OF STORIES:		5 + CELLAR



ZONING DIAGRAM



VICINITY MAP



T+ASSOCIATES
ARCHITECTS
419 FITZWATER STREET
PHILADELPHIA, PA 19147
T: 215.629.6374

ARCHITECT'S SEAL:



STRUCTURAL ENGINEER:
BEVAN LAWSON, P.E.
2200 ARCH STREET
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NEW MULTI-FAMILY RESIDENCE 1630-32 RIDGE AVENUE PHILADELPHIA, PA 19130

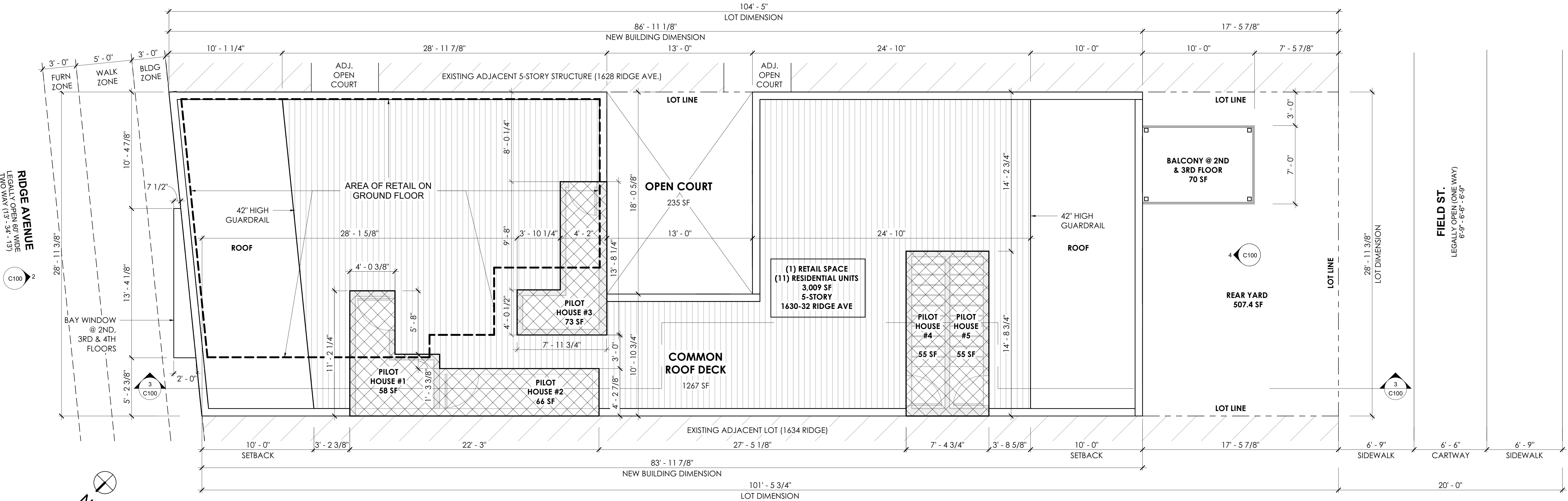
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APPROVED BY: AT
SCALE: As indicated
JOB#: 2501-001

ISSUE:
REISSUE FOR
ZONING
DATE:
2-25-25

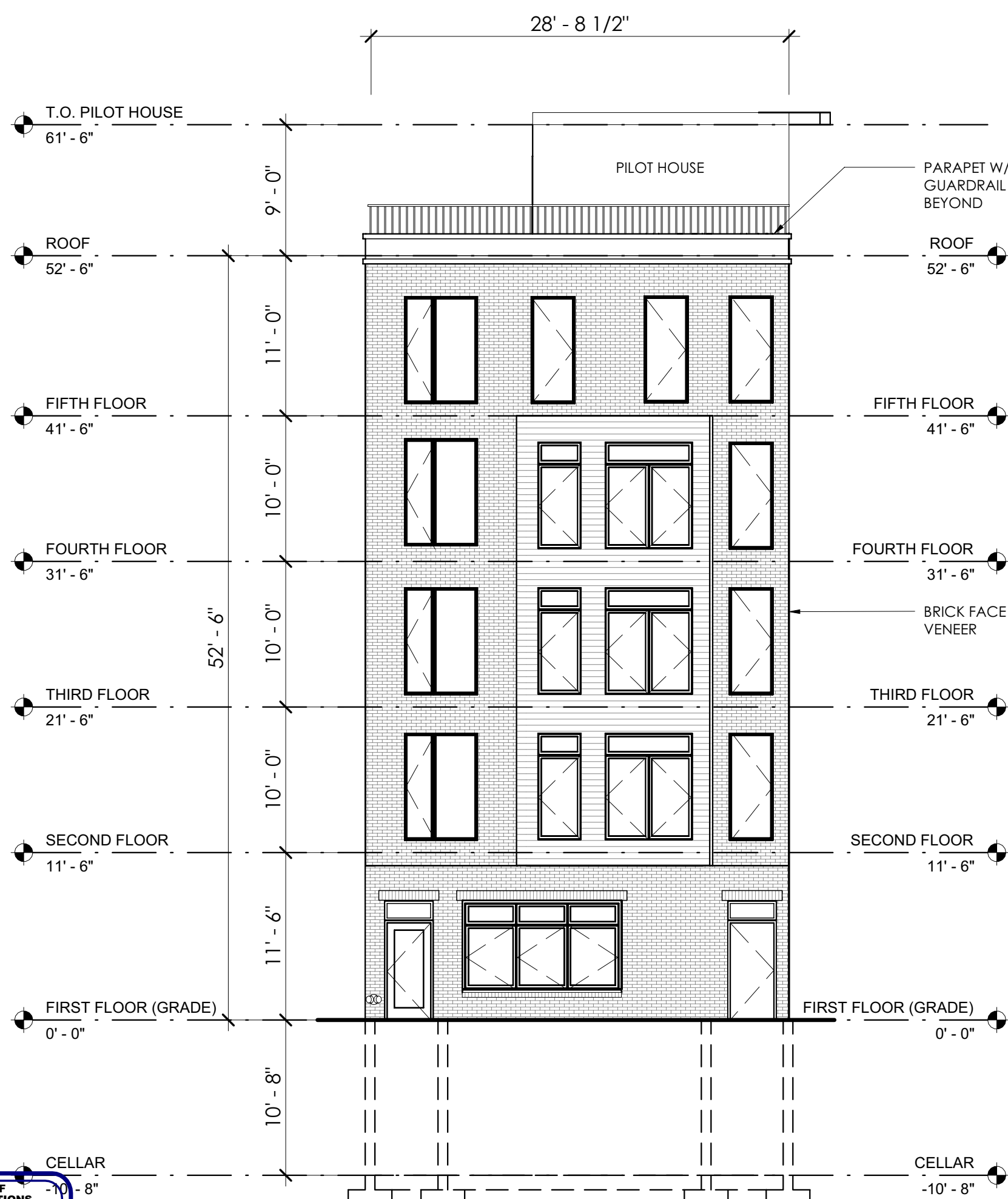
TITLE:
ZONING PLAN,
SECTION AND
ELEVATIONS

DWG. NO.

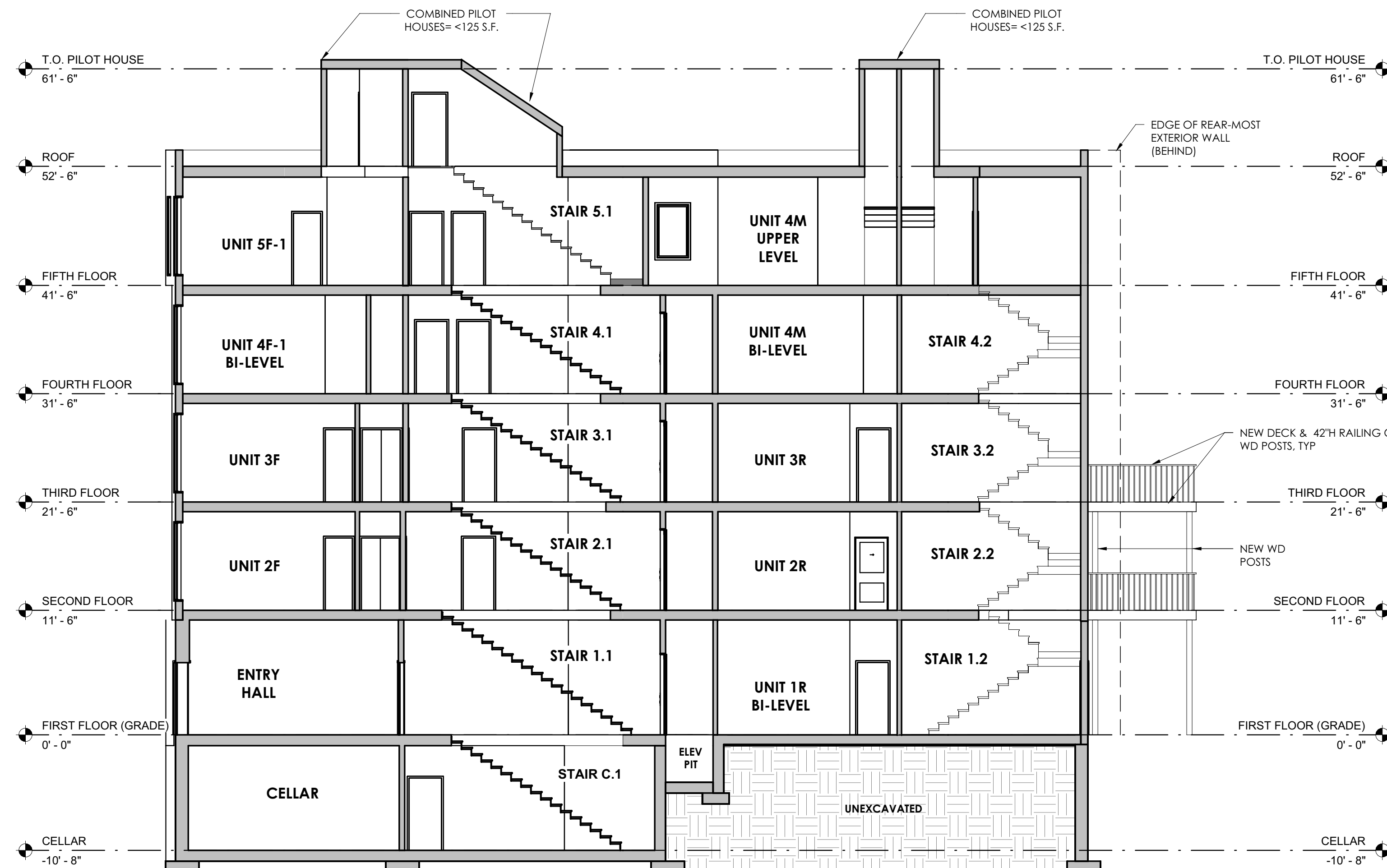
C100



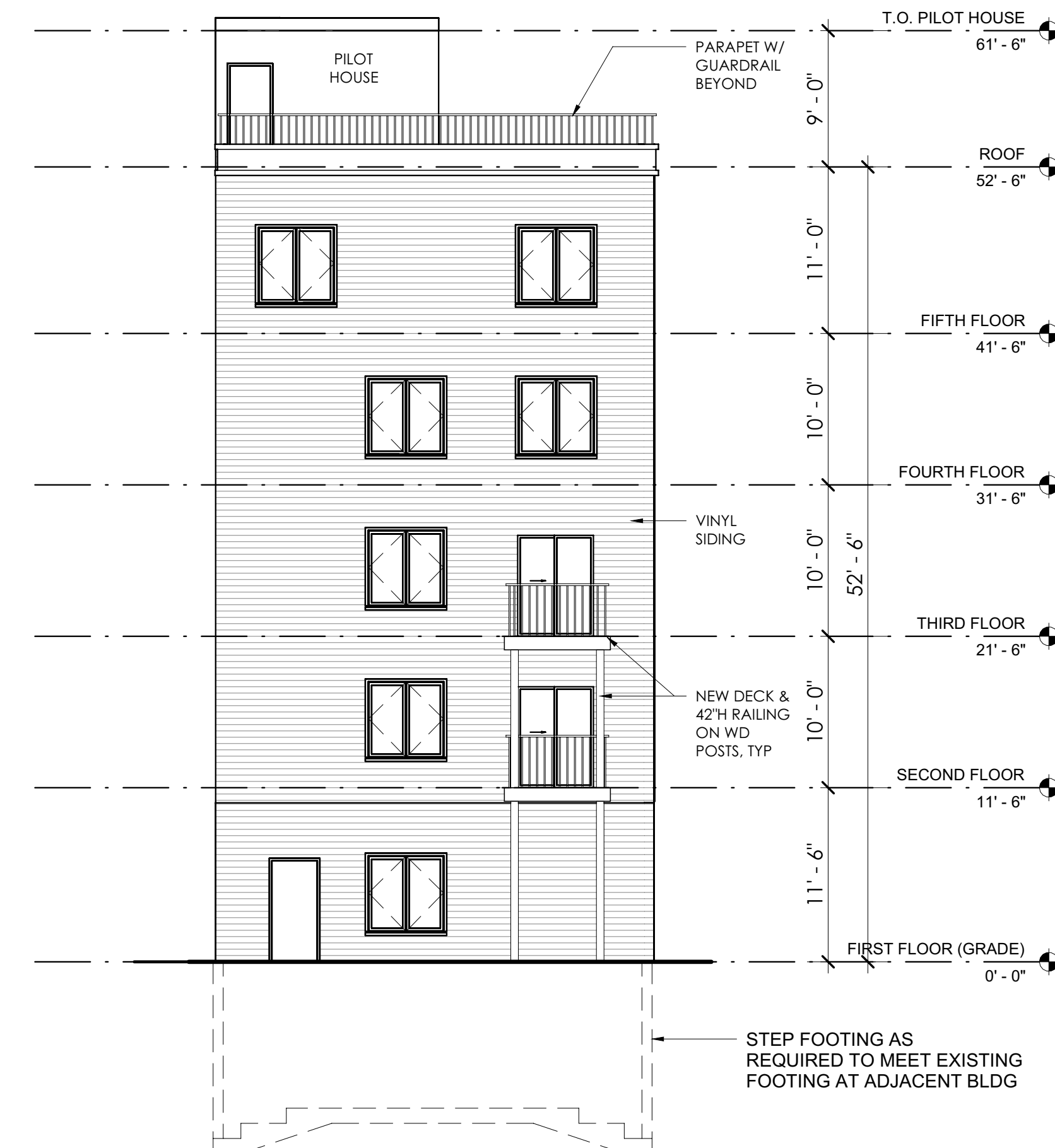
1 ZONING SITE PLAN
1/4" = 1'-0"



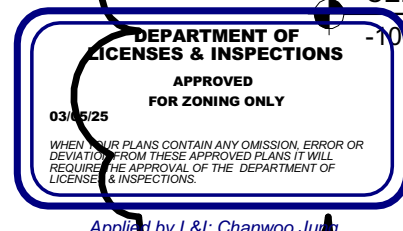
2 NORTH ELEVATION (FRONT) - ZONING
1/8" = 1'-0"



3 ZONING SECTION - LOOKING EAST
1/8" = 1'-0"



4 SOUTH ELEVATION (REAR) - ZONING
1/8" = 1'-0"



Zoning Permit

Permit Number ZP-2025-001572

LOCATION OF WORK 1630-32 RIDGE AVE, Philadelphia, PA 19130-2135 1630-32 Ridge Avenue	PERMIT FEE \$1,971.00	DATE ISSUED 3/6/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER 1630-32 Ridge Avenue LLC	270 Hillstone Circle Telford, Pennsylvania 18964
---	--

OWNER CONTACT 1 Arpit Gandhi	270 Hillstone Circle, Telford, PA 18964
-------------------------------------	---

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED FIVE (5) STORY STRUCTURE WITH A ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED BY THREE (3) INDIVIDUAL ROOF DECK ACCESS STRUCTURES; FOR USE AS MULTI-FAMILY (ELEVEN (11) DWELLING UNITS) HOUSEHOLD LIVING WITH ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A
--

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)
--



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-2025-001572

MINIMUM OF 30 FEET. SIZE AND LOCATION AS SHOWN ON THE PLAN.

AMENDMENT #2:

AMENDMENT FOR DIMENSIONAL CHANGE TO OPEN COURT AND PILOT HOUSE (NO CHANGE TO AREA), AS PER AMENDED PLAN.



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)



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-2025-001572

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1630-32 RIDGE AVE, Philadelphia, PA 19130-2135

ADDITIONAL USE DETAILS

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

ONE (1) VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A MINIMUM OF 30 FEET. AMENDMENT #1: AMENDMENT FOR THE REDUCTION IN THE NUMBER OF DWELLING UNITS FROM ELEVEN (11) TO NINE (9); FOR THE REMOVAL OF TWO (2) PILOTHOUSES AND RELOCATION OF THE REMAINING ONE (1) PILOTHOUSE; AND FOR THE REMOVAL OF THE ROOF DECK, AS SHOWN ON THE APPROVED AMENDED PLANS.

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.

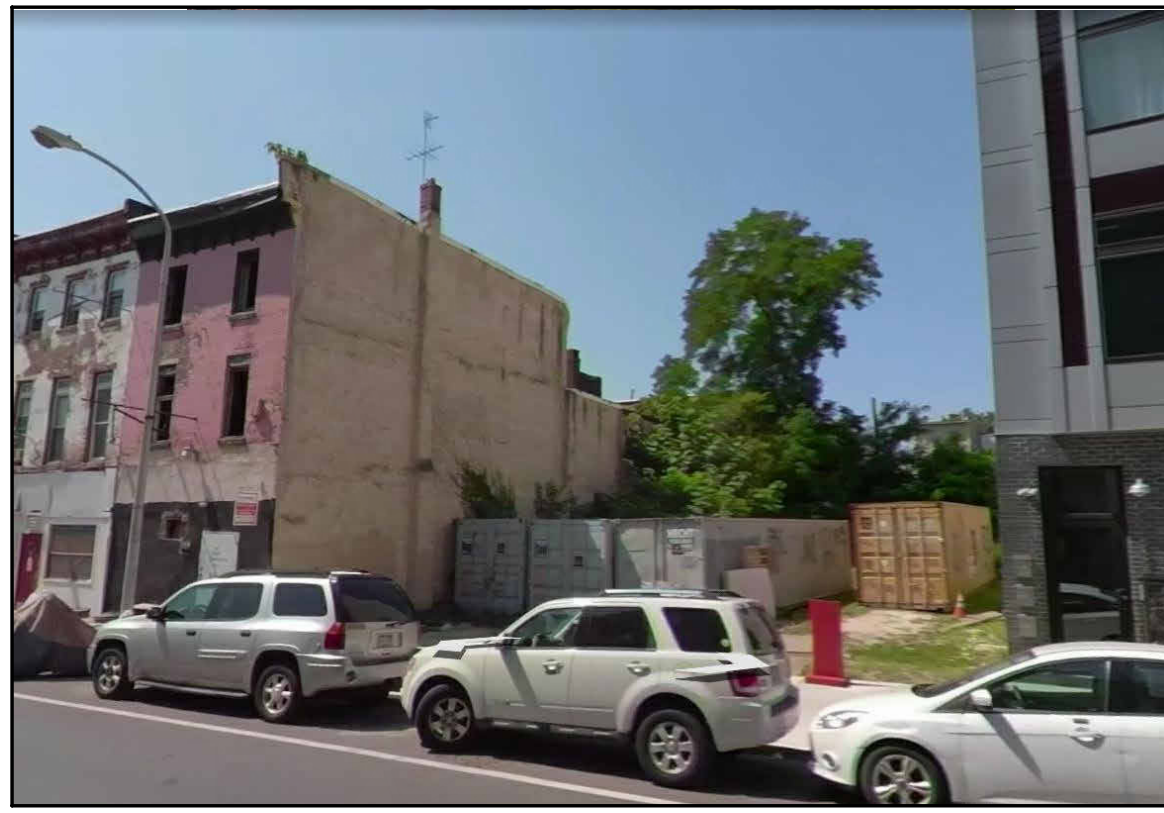
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



OVERHEAD



RIDGE AVE VIEW

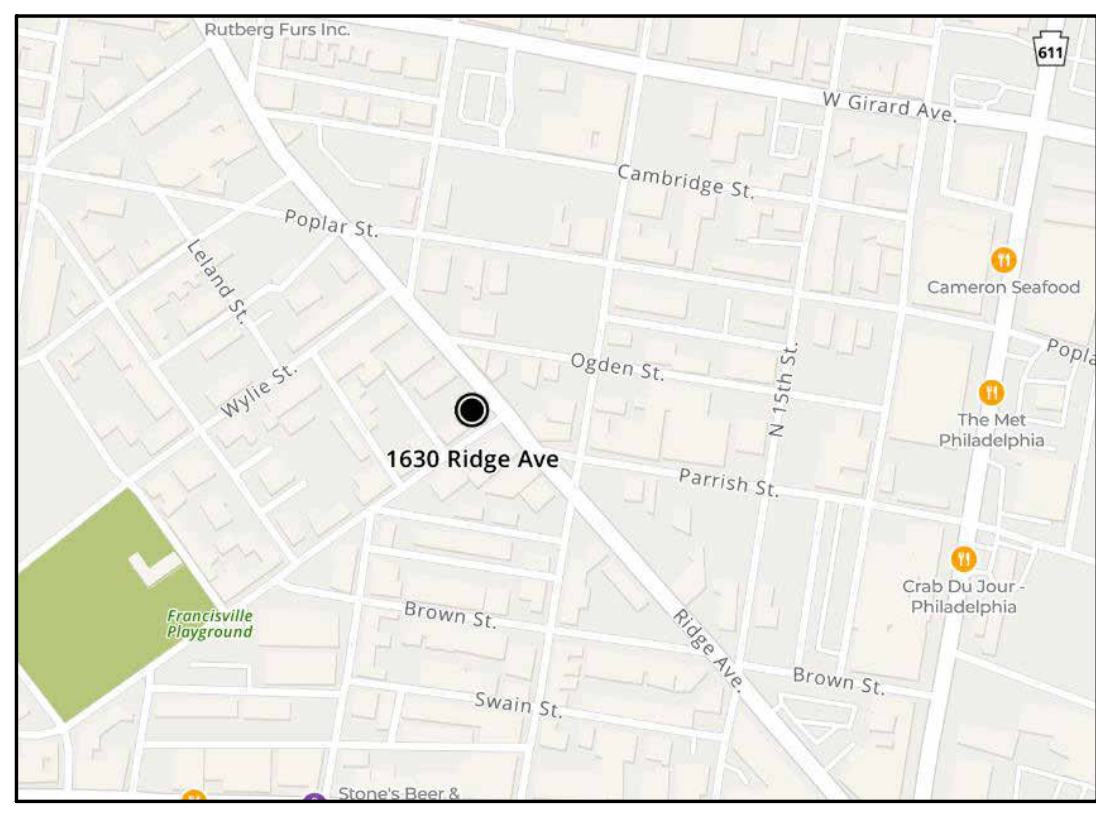


VIEW FROM NORTHEAST (ABOVE)

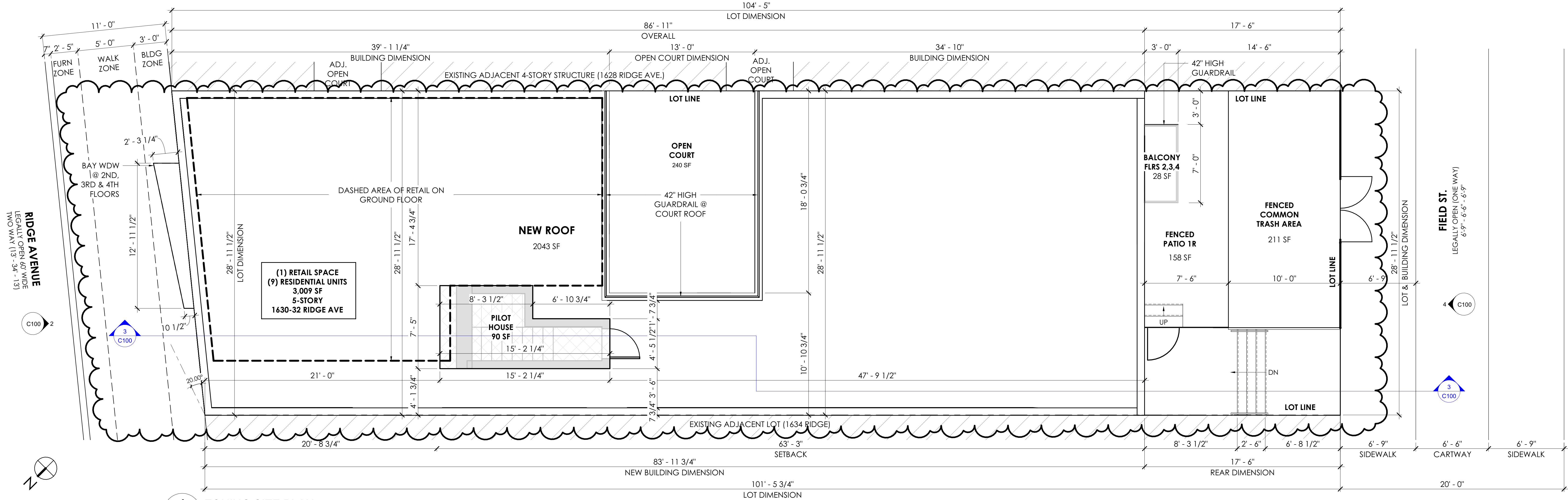
ZONING ANALYSIS		1630-32 RIDGE AVE
DISTRICT:		CMX 2.5
PROPOSED USE:		(9) RESIDENTIAL UNITS + (1) RETAIL
LOT AREA:		3009.5 SF
ALLOWABLE COVERAGE:		74.4%
ALLOWABLE FOOTPRINT:		2,257.13 SF
PROPOSED FOOTPRINT:		2,239.06 SF
LOT AREA PER UNIT:		270 SF/ UNIT
UNITS ALLOWED:		11.14
UNITS PROVIDED:		9
ALLOWABLE HEIGHT:		55' - 0"
PROPOSED HEIGHT:	FRONT	52' - 6"
	REAR	52' - 6"
NO. OF STORIES:		5 + CELLAR



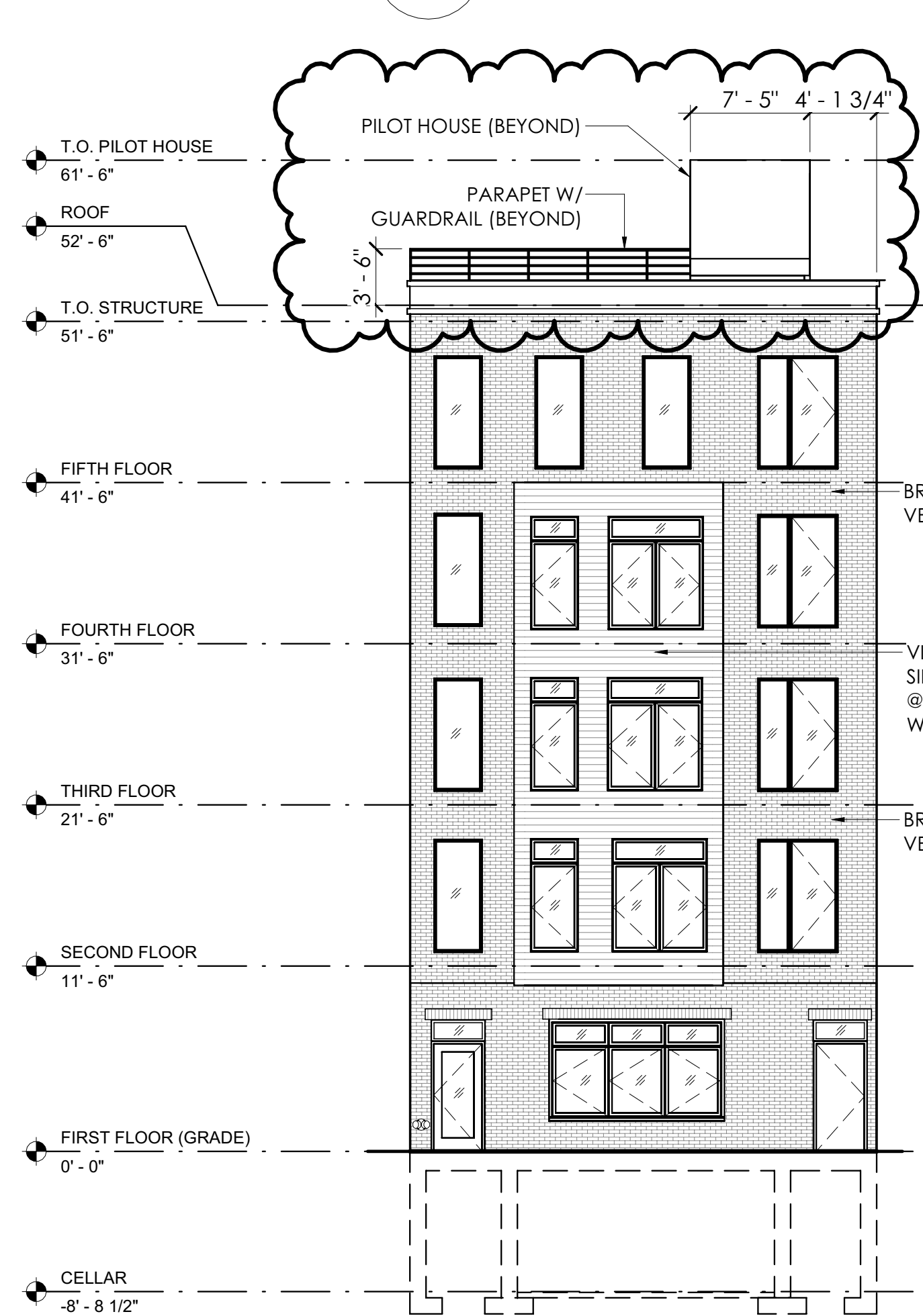
ZONING DIAGRAM



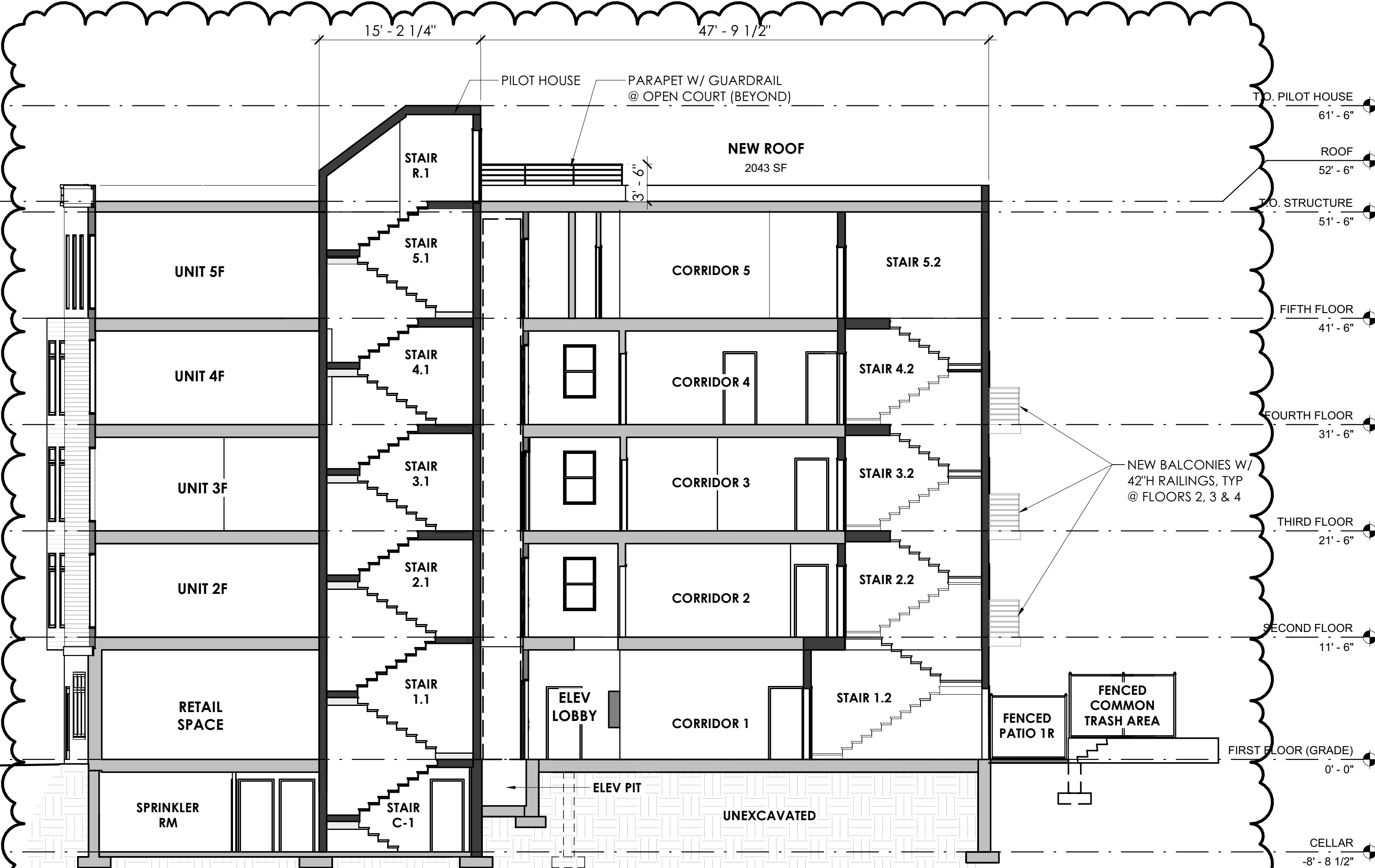
VICINITY MAP



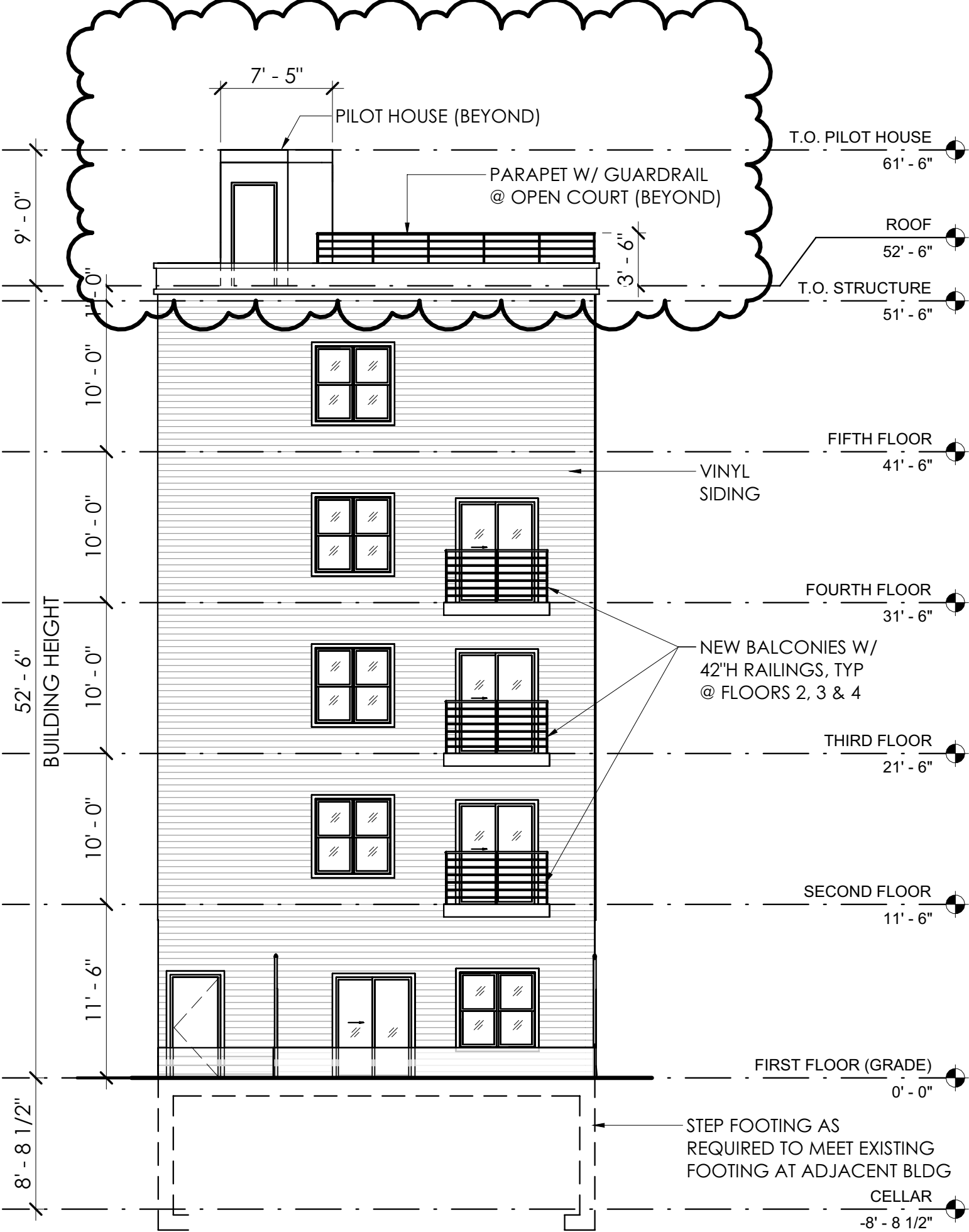
1 ZONING SITE PLAN
1/4" = 1'-0"



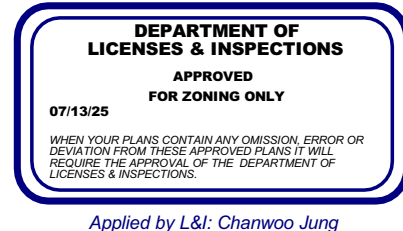
2 NORTH ELEVATION (FRONT) - ZONING
1/8" = 1'-0"



3 ZONING BUILDNG SECTION (LOOKING EAST)
1/8" = 1'-0"



4 SOUTH ELEVATION (REAR) - ZONING
1/8" = 1'-0"



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TEL: (215) 988-9321

NEW MULTI-FAMILY RESIDENCE
1630-32 RIDGE AVENUE PHILADELPHIA, PA 19130

DRAWN BY: PG
APPROVED BY: AT
SCALE: As indicated
JOB#: 2501-001

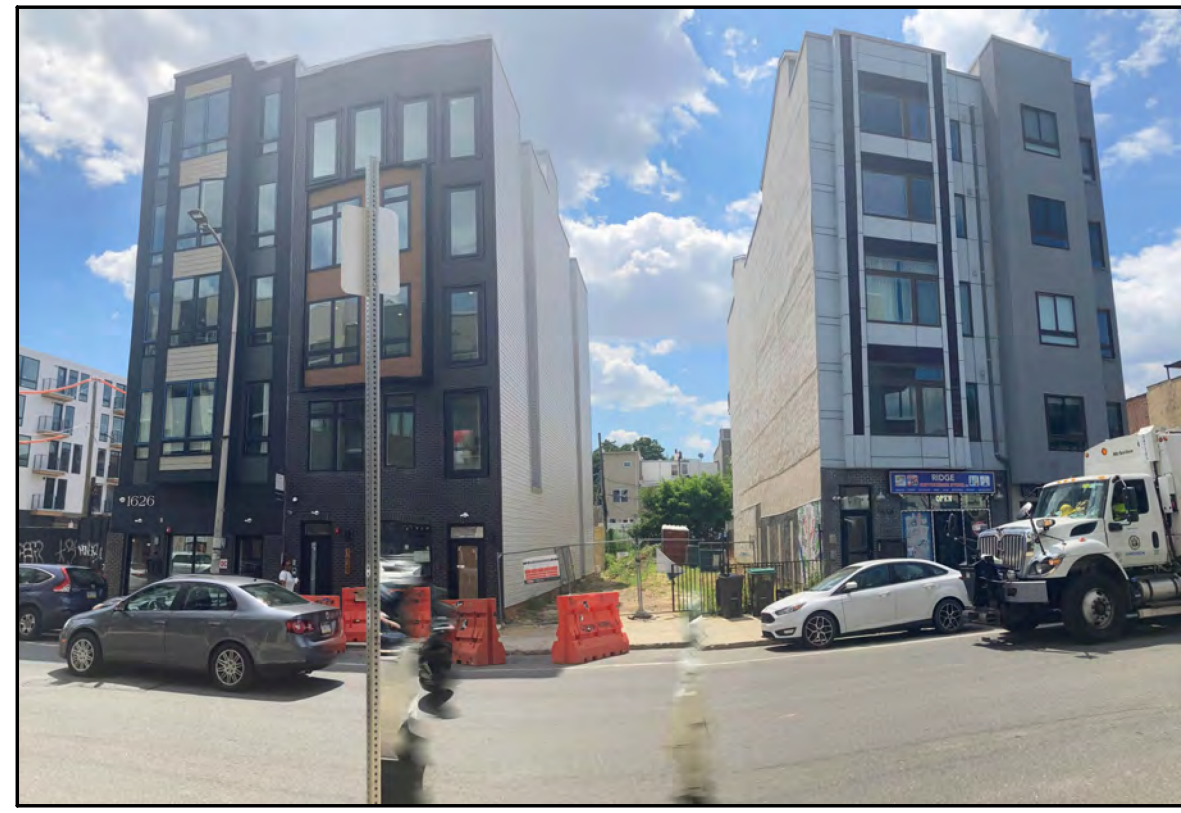
ISSUE:
ZONING PERMIT
AMEND. NO. 1
DATE:
6-30-25

TITLE:
ZONING PLAN,
SECTION AND
ELEVATIONS

DWG. NO.
C100



OVERHEAD



RIDGE AVE VIEW

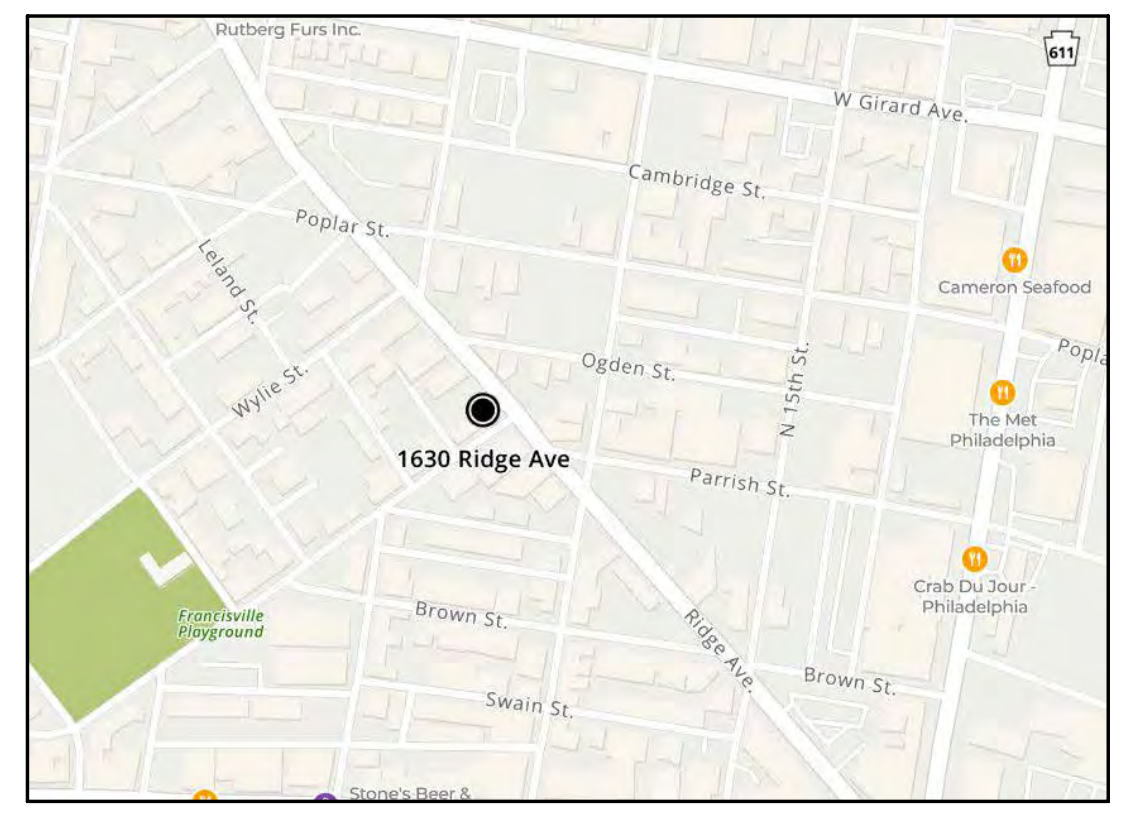


VIEW FROM NORTHEAST (ABOVE)

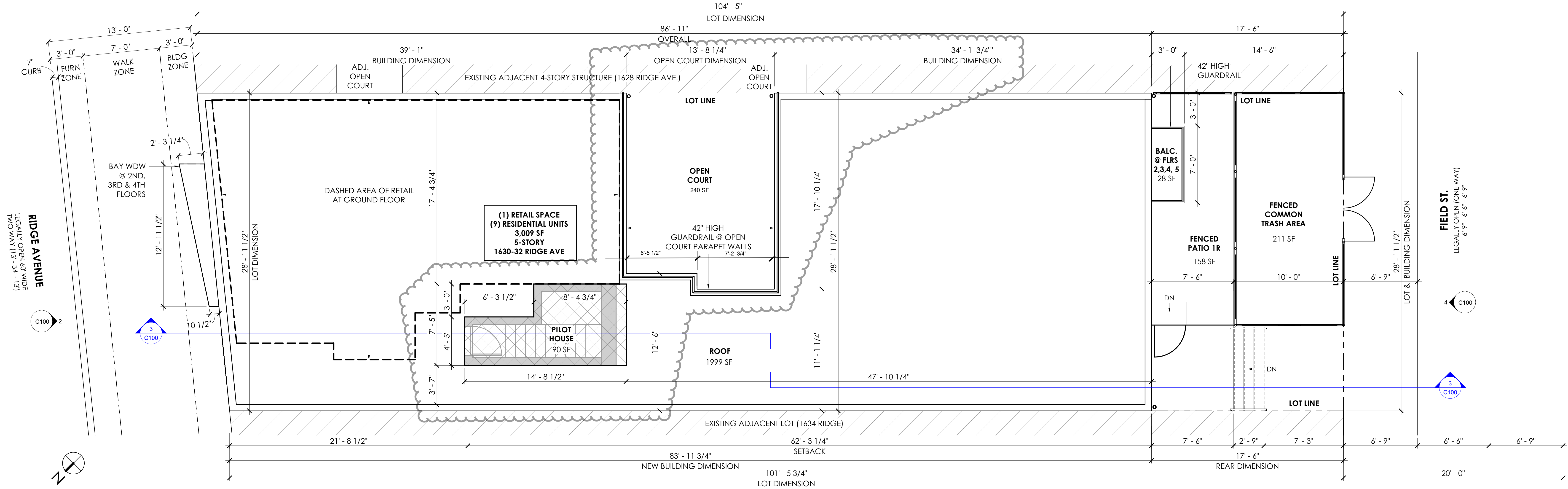
ZONING ANALYSIS		1630-32 RIDGE AVE
DISTRICT:		CMX 2.5
PROPOSED USE:		(9) RESIDENTIAL UNITS + (1) RETAIL
LOT AREA:		3009.5 SF
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ALLOWABLE HEIGHT:		55' - 0"
PROPOSED HEIGHT:		FRONT 52' - 6"
		REAR 52' - 6"
NO. OF STORIES:		5 + CELLAR



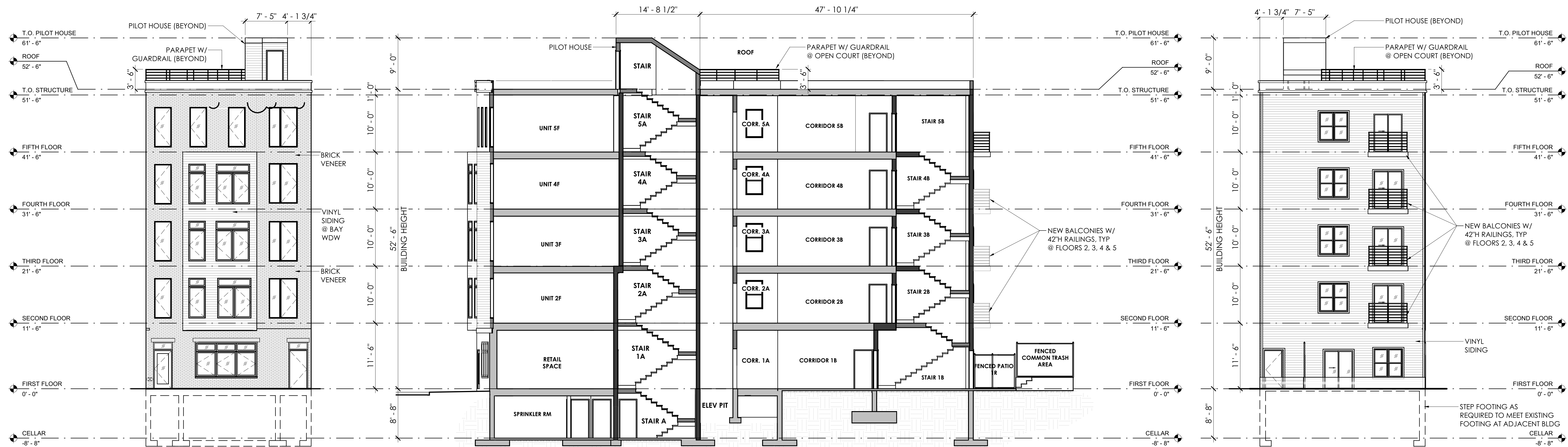
ZONING DIAGRAM



VICINITY MAP



1 ZONING SITE PLAN
C100 1/4" = 1'-0"



2 NORTH ELEVATION (FRONT) - ZONING
C100 1/8" = 1'-0"

3 ZONING BUILDING SECTION (LOOKING EAST)
C100 1/8" = 1'-0"

4 SOUTH ELEVATION (REAR) - ZONING
C100 1/8" = 1'-0"

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NEW MULTI-FAMILY RESIDENCE 1630-32 RIDGE AVENUE PHILADELPHIA, PA 19130

AMENDMENTS:		
#	DATE	ISSUE
2	9-15-25	ZON'G AMENDMENT
1	6-30-25	ZON'G AMENDMENT

DRAWN BY: PG
APPROVED BY: AT
SCALE: As indicated
JOB#: 2501-001

ISSUE:
ZONING PERMIT
AMEND. NO. 2
DATE:
9-15-25

TITLE:
ZONING PLAN,
SECTION AND
ELEVATIONS

DWG. NO.

C100