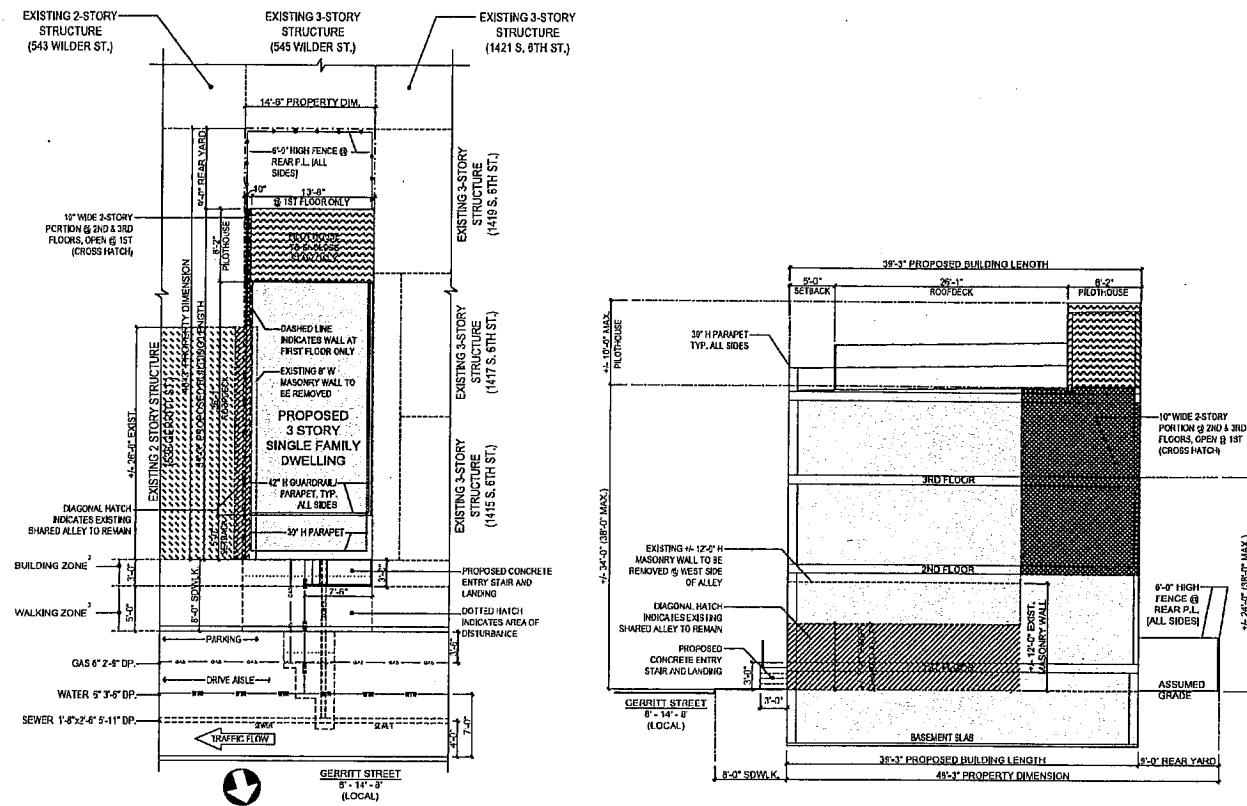


SEAL & SIGN

DRAWN BY:  
CHECKED BY: **A. RONG**  
4/25/15  
ZONING/STREETS: 4/27/15  
REV: 7/23/15

**540 GERRITT STREET**  
PHILADELPHIA, PA 19147

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**1 ZONING PLAN**  
Z-1.0 SCALE: 1/8" = 1'-0"

**2 ZONING SECTION**  
Z-1.0 SCALE: 1/8" = 1'-0"

ZONING DATA	
540 GERRITT STREET	
LOT ZONING DISTRICT: R5A-5	
ZONING DISTRICTS ACROSS GERRITT ST.: R5A-5	
PROPOSED HEIGHT: 34'-0"	
HEIGHT LIMIT: 32' MAX.	
PROPOSED USE: SINGLE FAMILY DWELLING	
ALLOWED USE: SINGLE FAMILY DWELLING	
LOT AREA: 695.53 SF	
PROP. BLDG AREA: 520.13 SF	74.8%
MAX. ALLOWED BLDG AREA: 695.74 SF	70%
PROP. OPEN AREA: 135.5 SF	19.5%
REQ. OPEN AREA: 209.89 SF	30%
REAR YARD DEPTH: 7'-0"	
REQ. REAR YARD DEPTH: 8'-0"	

- NOTES:**
1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
  2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-492
  3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-303
  4. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 267 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM (20150401)09 - WARD #1
  5. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
  6. HORIZONTAL AND VERTICAL CONTROL LINE AND GRADE STAVES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE SECOND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1042. NOTE: THIS ITEM ENGINEERING SERVICES IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID
  7. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE APPROPRIATE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
  8. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$245 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-4539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THESE INSPECTION SERVICES SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
  9. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION, CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4353.
  10. ALL EGRESS LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.
  11. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
  12. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-1817 TO COORDINATE STREET LIGHT POLE LOCATIONS.
  13. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
  14. STRUCTURAL ENGINEER: AR ENGINEERS.
  15. WORK LIMITS: BETWEEN 5TH ST. AND S. 5TH ST.
  16. OWNER: MELIEN CHEN

PROJECT:

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**Z-1.0**

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DRAWN BY:

CHECKED BY: A. RONG  
4/25/15

ZONING/STREETS: 4/27/15  
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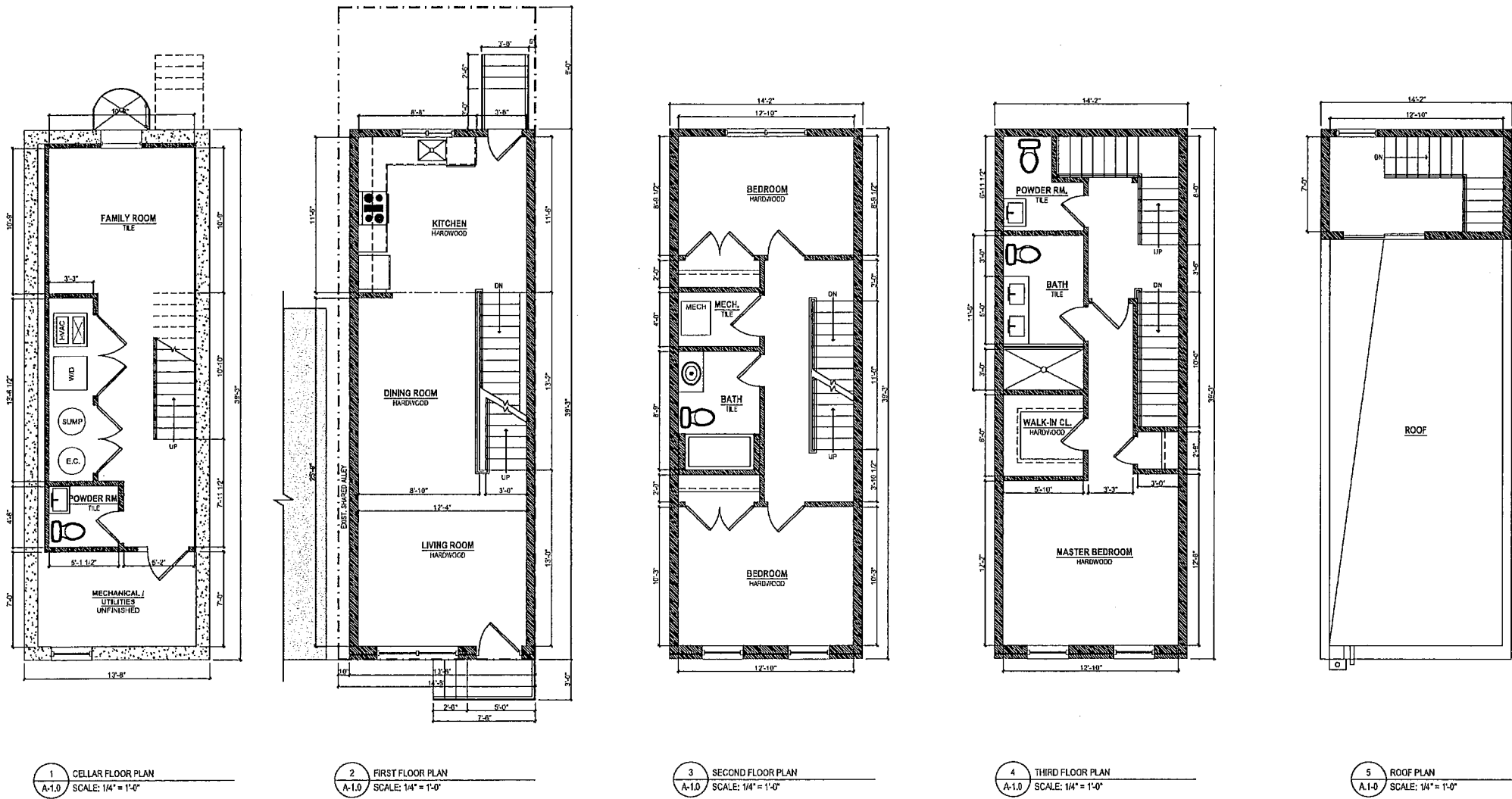
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**A-1.0**



1 CELLAR FLOOR PLAN  
A-1.0 SCALE: 1/4" = 1'-0"

2 FIRST FLOOR PLAN  
A-1.0 SCALE: 1/4" = 1'-0"

3 SECOND FLOOR PLAN  
A-1.0 SCALE: 1/4" = 1'-0"

4 THIRD FLOOR PLAN  
A-1.0 SCALE: 1/4" = 1'-0"

5 ROOF PLAN  
A-1.0 SCALE: 1/4" = 1'-0"

**ARENGINEERS**  
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& ARCHITECT

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CITY OF PHILADELPHIA  
BUSINESS LICENSE No: 331991

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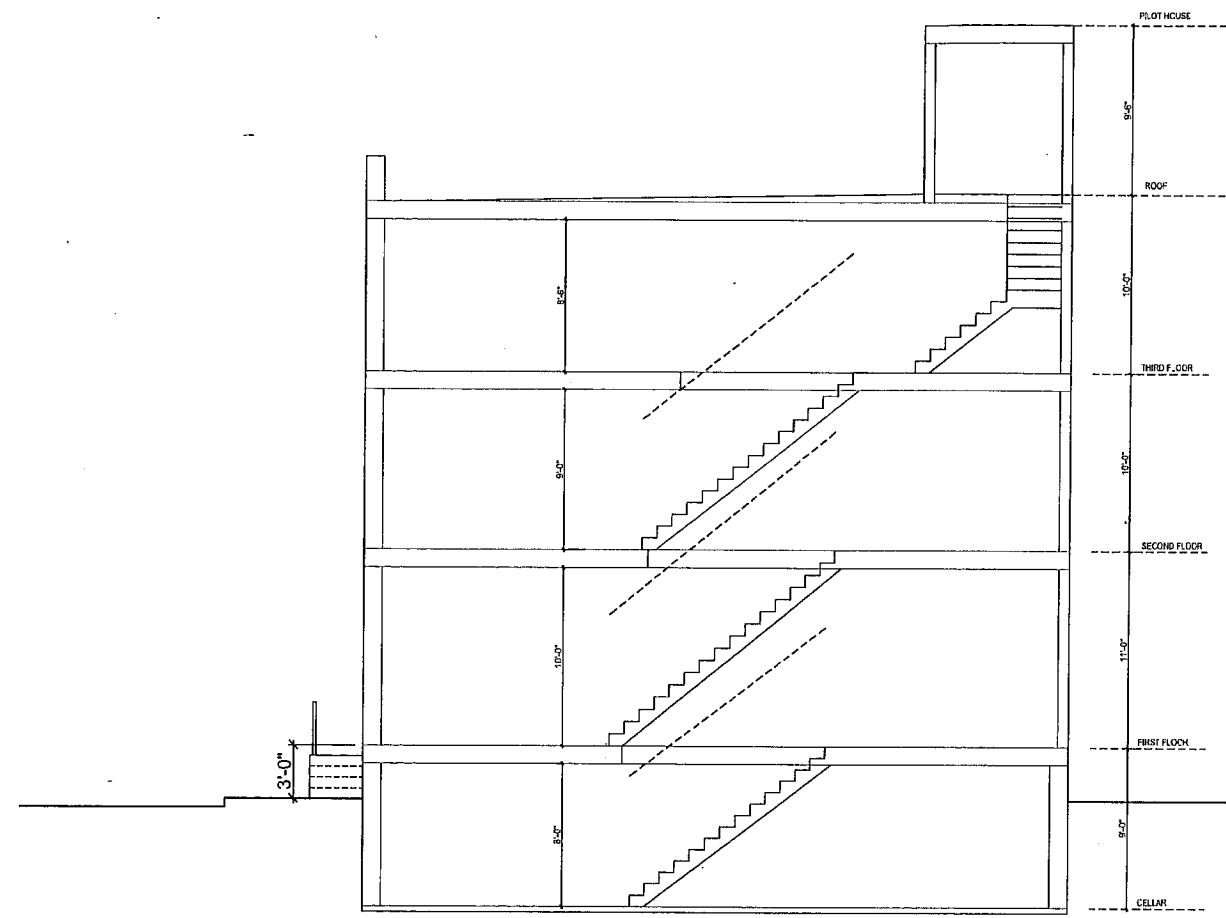
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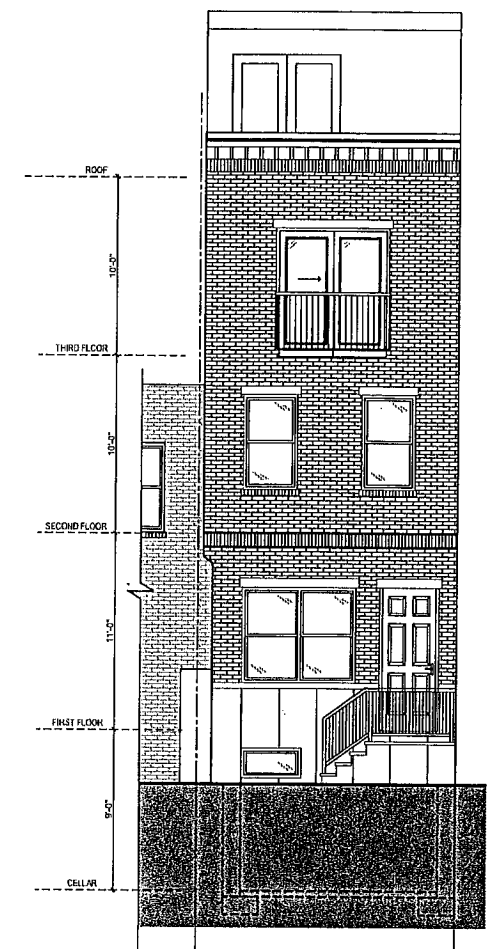
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DRAWING NUMBER:

**A-2.0**



1 BUILDING SECTION  
A-2.0 SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION  
A-2.0 SCALE: 1/4" = 1'-0"