

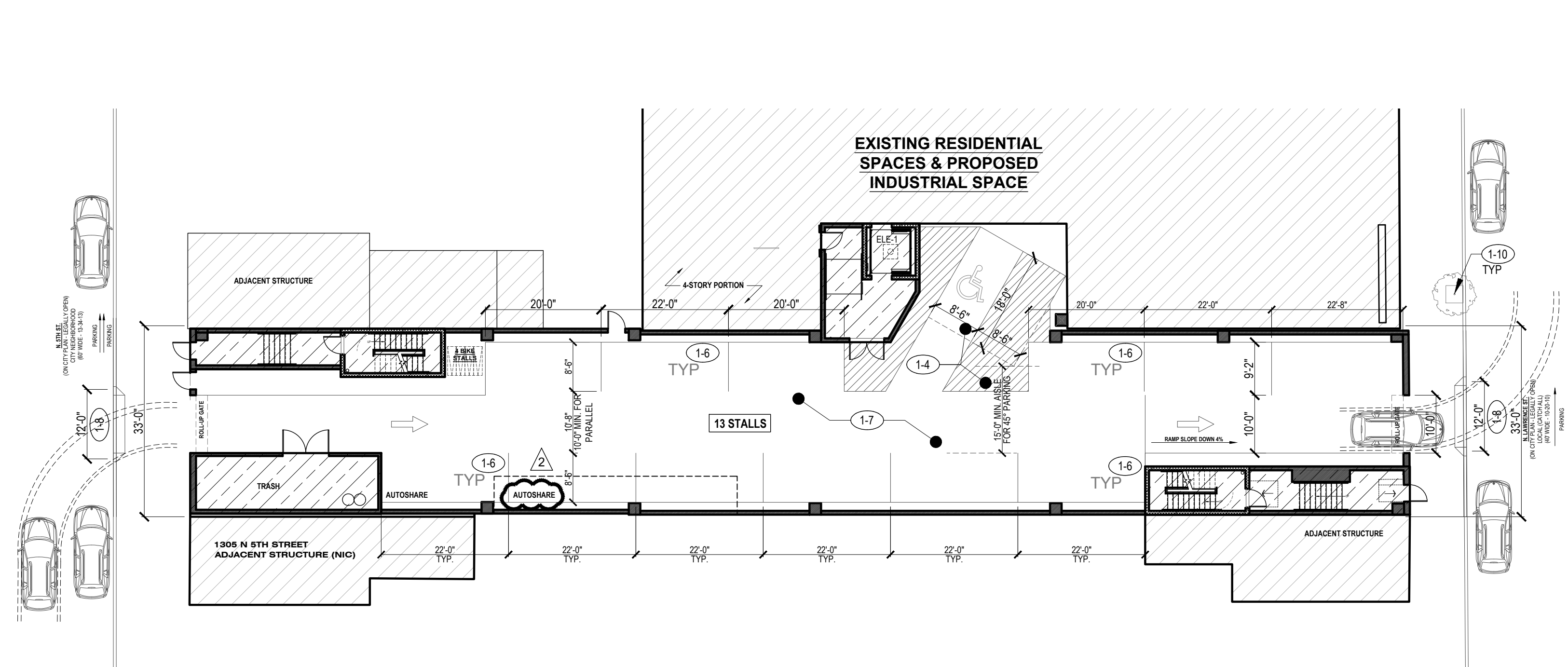
1321-25 N 5TH STREET, PHILADELPHIA PA



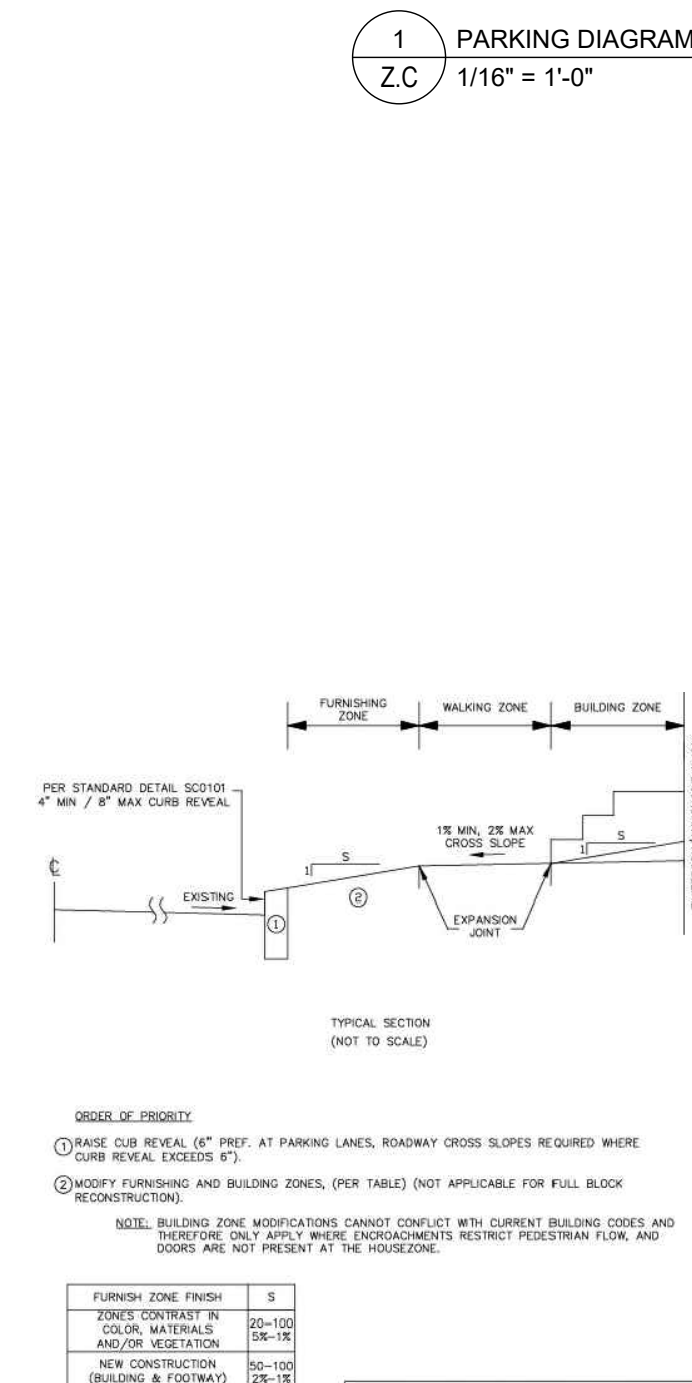
PROJECT ADDRESS:
**1321-25 N 5TH STREET
PHILADELPHIA, PA**



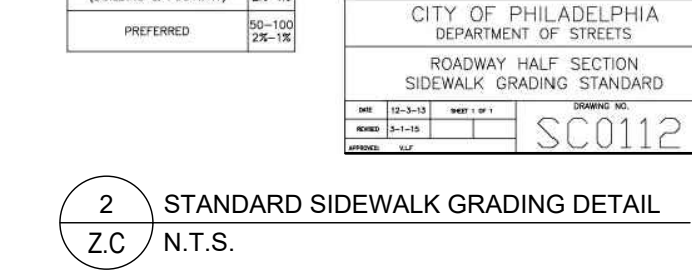
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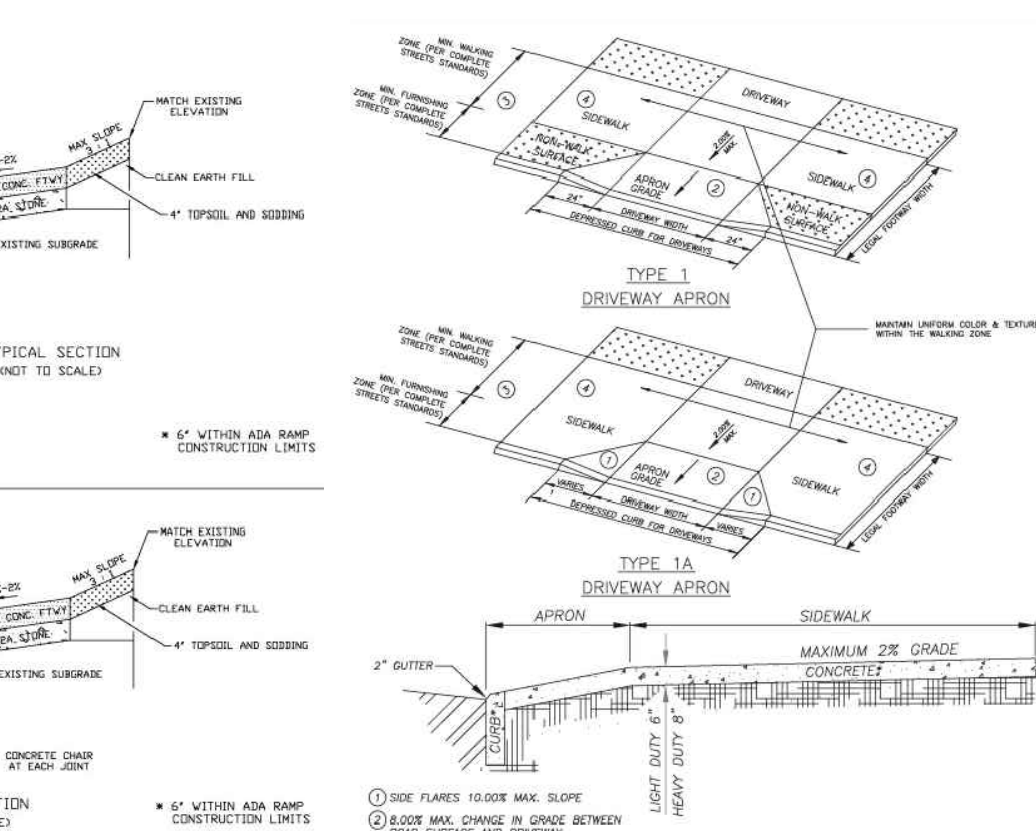
1
Z.C. **1/16" = 1'-0"**
PARKING DIAGRAM



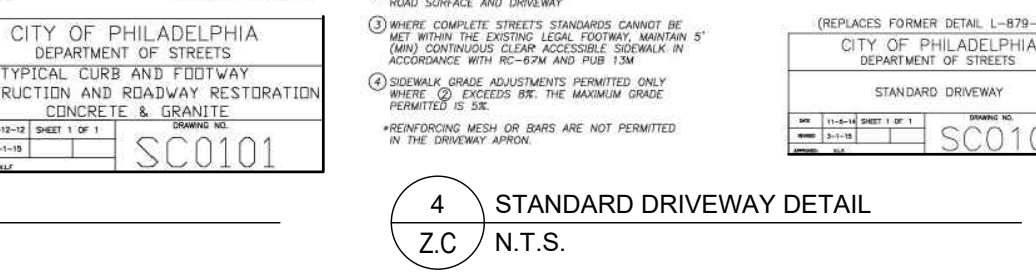
3
Z.C. **N.T.S.**
TYPICAL DETAIL



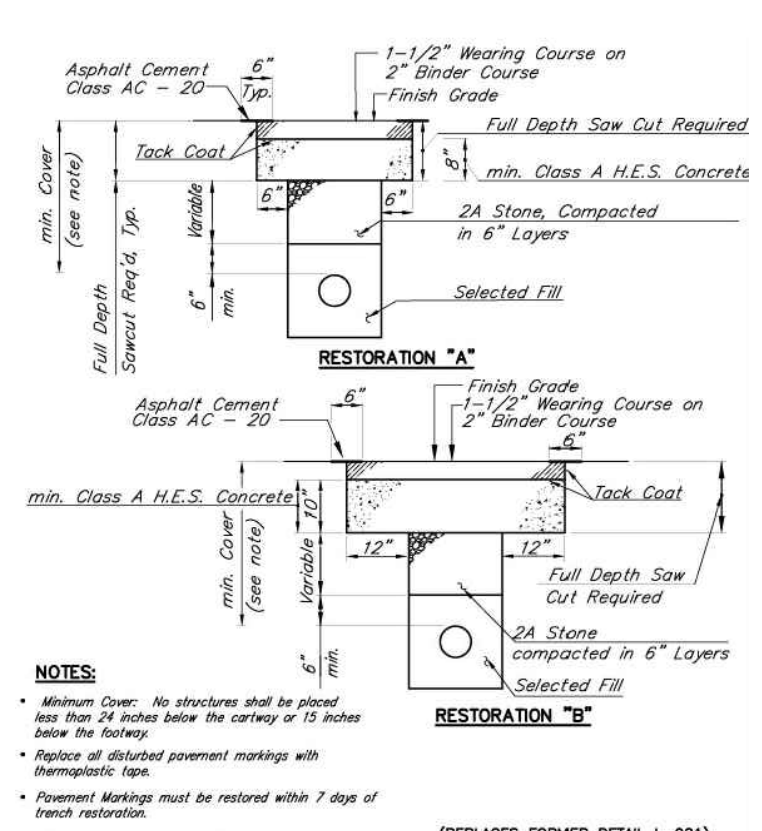
2
Z.C. **N.T.S.**
STANDARD SIDEWALK GRADING DETAIL



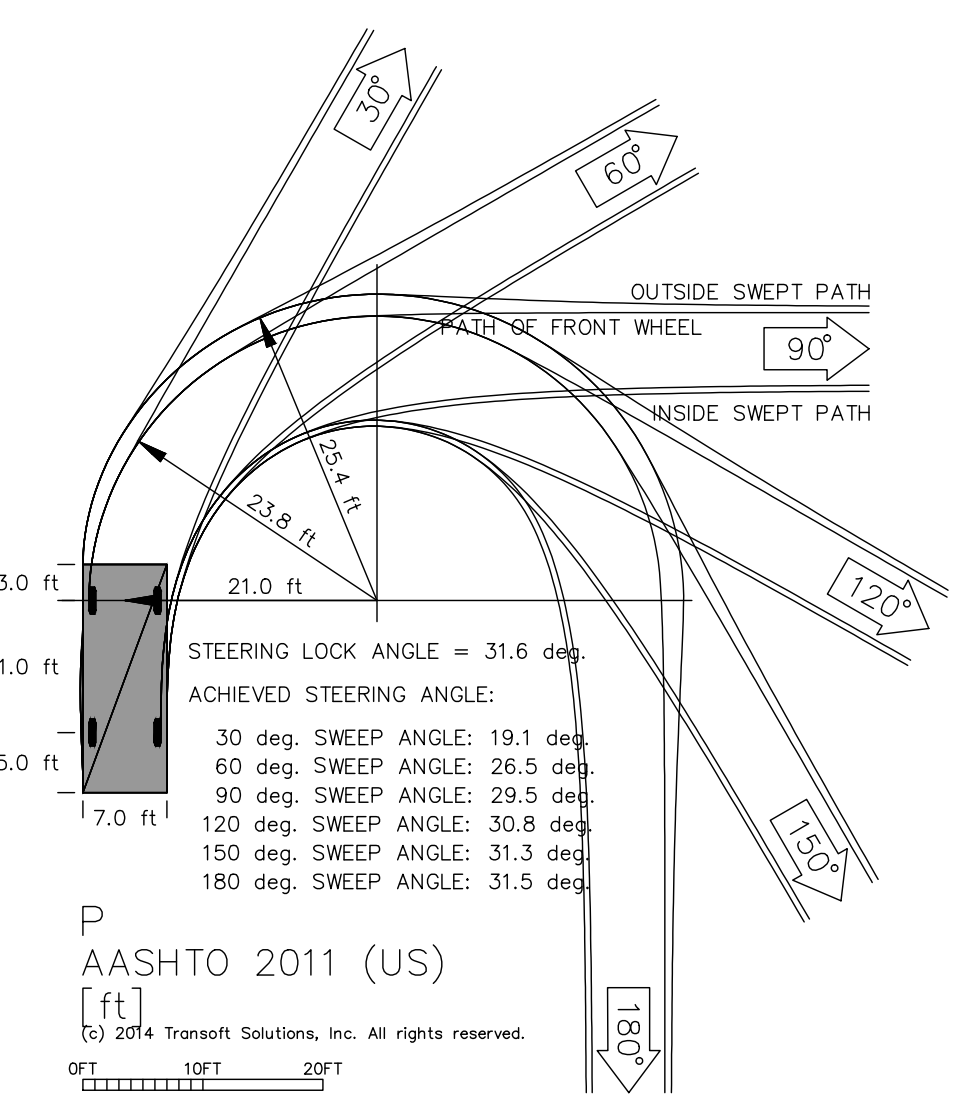
3
Z.C. **N.T.S.**
TYPICAL DETAIL



4
Z.C. **N.T.S.**
STANDARD DRIVEWAY DETAIL



5
Z.C. **N.T.S.**
TRENCH DETAIL



6
Z.C. **N.T.S.**
AASHTO TURNING DIAGRAM

- STREETS DEPARTMENT NOTES:**
- 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.
 - NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
 - MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
 - THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539. A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 - STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
 - ALL EGRESS LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
 - 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 NECESSARY REFLECT PROPOSED CONDITIONS.
 - 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 5617 TO COORDINATE STREET LIGHT POLE LOCATIONS.
 - 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.
 - HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 5th SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. 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.
 - PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 3rd HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

- CIVIC DESIGN REVIEW TRIGGER:**
- CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS
 - CASE 2: PROJECT INCLUDES 50,000 SF OR MORE OF GROSS FLOOR AREA OR 50 OR MORE DWELLING UNITS AND IS WITHIN 200' OF RESIDENTIAL DISTRICTS

- ZONING KEYED NOTES**
- (3-1) 42" HIGH GUARDRAIL / PARAPET
 - (3-2) PARAPET (SEE SECTION 11-01 FOR HEIGHT)
 - (3-3) ROOF: AREA NOT TO BE OCCUPIED
 - (3-4) ROOF DECK (RESIDENTIAL ONLY)
 - (3-5) PILOT HOUSE (NOT TO EXCEED 125 SF)
 - (3-6) ELEVATOR WITH OVERRUN & LOBBY
 - (3-7) BALCONY OVER EXISTING 1-STORY PORTION
 - (3-8) BALCONY OVER ROW (@2ND-6TH FL)
 - (1-1) LIGHT WELL
 - (1-2) ENTRY STEPS / LANDING
 - (1-3) RESIDENTIAL AMENITY IN GROUND POOL
 - (1-4) VAN ACCESSIBLE ADA STALL
 - (1-5) 6'-0" FENCE (AT PROPERTY LINE, TYPE)
 - (1-5A) 4'-0" FENCE (50% OPAQUE, MAX.)
 - (1-6) AUTOMOBILE PARKING STALL
 - (1-7) DRIVE AISLE
 - (1-8) PROPOSED CURBOUT, REFER TO DETAIL
 - (1-9) EXISTING YARD TREE
 - (1-9A) PROPOSED YARD TREE
 - (1-10) PROPOSED STREET TREE
 - (1-11) PROPOSED ADA CORNER RAMP
 - (1-12) CLASS 1A BIKE STALL
 - (0-1) EXISTING ENTRY STEPS
 - (0-2) EXISTING BOLLARDS TO BE REMOVED (TYP)

PROJECT SUMMARY: 1321-25 N 5th Street
ZONING: IRMX
ABUTTING ZONING DISTRICT: IRMX, RSA-5
LOT AREA: 29,196 SF

USE: PROPOSED ADDITION WITH 60 DWELLING UNITS AND PROPOSED INDUSTRIAL SPACE WITHIN EXISTING BASEMENT

| DWELLING UNITS INDUSTRIAL USE | REQUIRED/ALLOWED UNL 10,909 SF REQ'D (SEE NOTE 9) | EXISTING 35 | PROPOSED 35 EX + 60=95 TOTAL +/- 11,100 SF |
|-------------------------------|---|----------------------------------|---|
| OPEN AREA | REQUIRED / ALLOWED | EXISTING | PROPOSED |
| FRONT YARD SETBACK | 7,291 SF (25%) | 14,496 SF (49.7%) | 7,345 SF (25.3%) |
| REAR YARD | 21,872 SF (75%) | 14,667 SF (50.3%) | 21,818 SF (74.7%) (+7,151) |
| SIDE YARD | 0' | 15' (IN FT OF ONE ORDER PORTION) | 0' |
| REAR YARD | 0' IF ATTACHED | 12' | N/A |
| HEIGHT | N/A PER 14-701(1)(D)(1)-(F) | 45'-8" | 45' (NTE T2) |
| TOTAL GFA: | 145,980 SF (500%) | ±57,433 SF (197%) | ±98,900 SF (339%) (57,433 EX + 41,467 PR) |

PORTION OF OCCUPIED AREA ABOVE 60' : ±7,130 SF, 24.42% (50% MAX.)

- ZONING NOTES:**
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
 - PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
 - GUARD RAIL/TYPICAL PARAPETS ARE 42" AFF
 - 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE
 - PER 14-701(1)(A)(5)
 - (A) IN THE IRMX DISTRICT, IF AN INDUSTRIAL USE ACCOUNTS FOR A FLOOR AREA EQUAL TO AT LEAST FIFTY PERCENT (50%) OF THE GROUND FLOOR AREA, THE PROPERTY MAY EXCEED THE MAXIMUM OCCUPIED AREA SET FORTH IN THE TABLE OR THE MAXIMUM HEIGHT SET FORTH IN THE TABLE, BUT NOT BOTH, AS FOLLOWS: 584
 - (A) THE MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT SHALL BE EIGHTY-FIVE PERCENT (85%) FOR INTERMEDIATE LOTS AND NINETY PERCENT (90%) FOR CORNER LOTS; OR
 - (B) THE MAXIMUM HEIGHT SHALL BE 72 FT., SUBJECT TO COMPLIANCE WITH TABLE NOTE [4] ABOVE, AND SUBJECT TO A MAXIMUM OCCUPIED AREA AS A PERCENTAGE OF THE LOT OF FIFTY PERCENT (50%) FOR INTERMEDIATE LOTS AND FIFTY-FIVE PERCENT (55%) FOR CORNER LOTS FOR PORTIONS OF THE BUILDING ABOVE 60 FT. IN HEIGHT.

PARKING SUMMARY

| | REQUIRED / ALLOWED | EXISTING | PROPOSED |
|-----------------------------|--------------------------|----------|------------------------------|
| VEHICLE STALLS (RES) | 310 UNITS = 60x0.3 = 18 | - | - |
| VEHICLE STALLS (INDUSTRIAL) | (11,100-7,500)/2,000 = 2 | - | - |
| BIKE STALL OFFSET | +5 = -1 PARKING STALLS | - | -1 |
| AUTO SHARE | +2 = 8 STALLS | - | -8 STALLS REQUIRED |
| TOTALS: | 18 + 2 = 20 = 11 | 0 | 13 (1 ADA) 2 CAESHARE |

BICYCLE STALLS: 1 PER 3 UNITS = 20
LOADING SPACES: 0 (LESS THAN 100K)

LANDSCAPING SUMMARY
PARKING LOT OPEN TO SKY: 0 SF.

| | REQUIRED | PROPOSED |
|---------------------------|----------|----------|
| LANDSCAPED AREA | NA | NA |
| YARD (1 TREE PER 1600 SF) | 5 TREES | 5 TREES |
| STREET TREES (254/35) | 7 TREES | 7 TREES |

- LANDSCAPE NOTES:**
- LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
 - ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
 - TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
 - PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCEWALL.
 - STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF. USED FOR MORE THAN A 1.2 FAMILY DWELLING.
 - STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

| | N 5TH STREET | LAWRENCE STREET |
|--------------------|--------------|-----------------|
| PEDESTRIAN ZONE | 9'-6" | 6'-6" |
| FURNISHING ZONE | 3'-6" | 3'-6" (VARIES) |
| BUILDING ZONE | NA | 3'-5" (VARIES) |
| STAIR ENCROACHMENT | 3'-5" | 3'-5" (VARIES) |

EGRESS WELLS (TYP. THROUGHOUT): 3'-0"

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

COORDINATE UTILITY TRENCH LOCATIONS WITH APPROVED ERSA PLAN PROVIDED BY RUGGIERO

- STREETS DEPARTMENT NOTES:**
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (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 #2022 293 1242
 - WARD #18
 - UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

| # | DATE | ISSUE / REVISION |
|---|------------|-------------------|
| 1 | 08.21.2023 | ZONING SUBMISSION |
| 2 | 09.01.2023 | ZONING RFI |

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DRAWINGS CHECKED BY:
EQ
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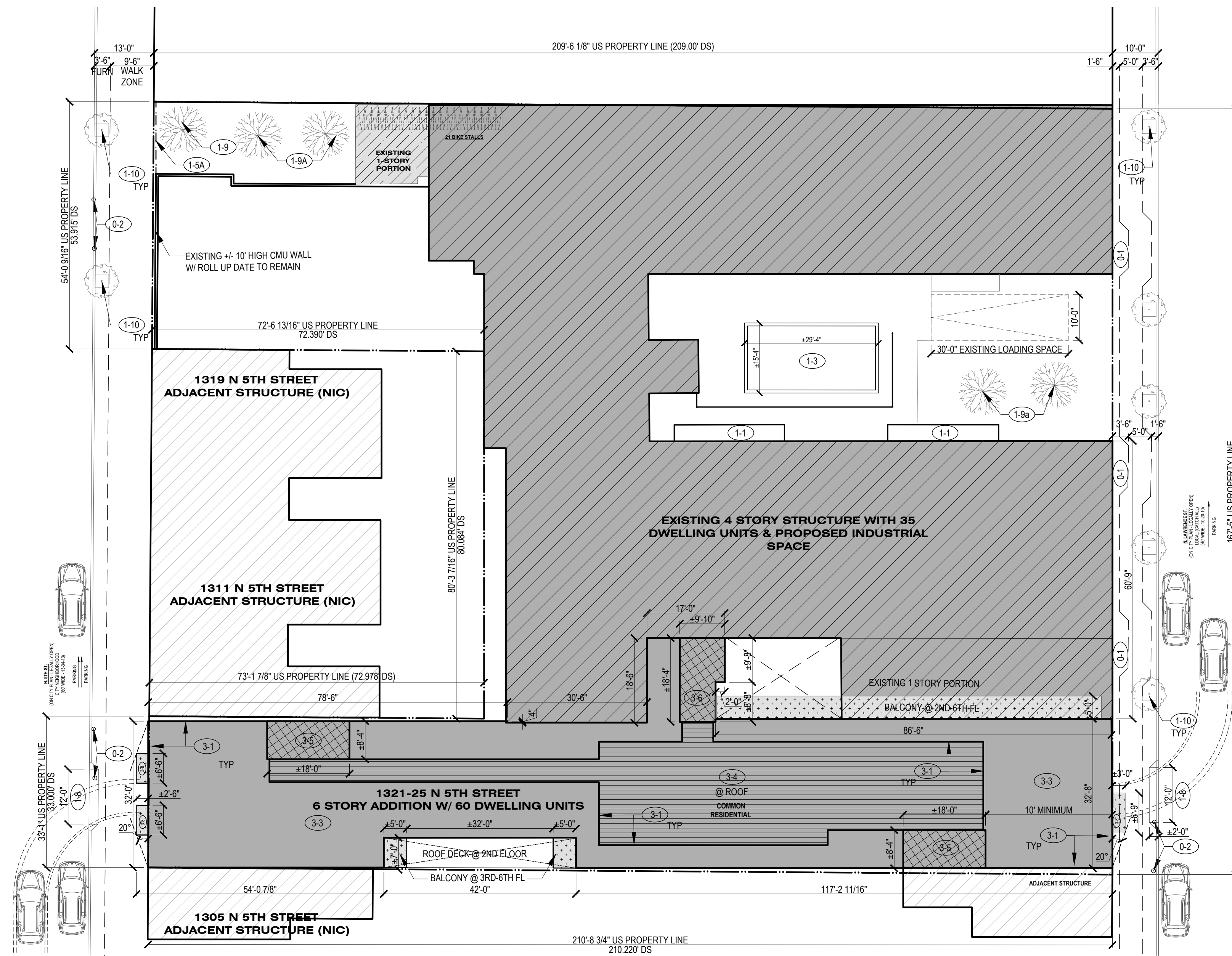
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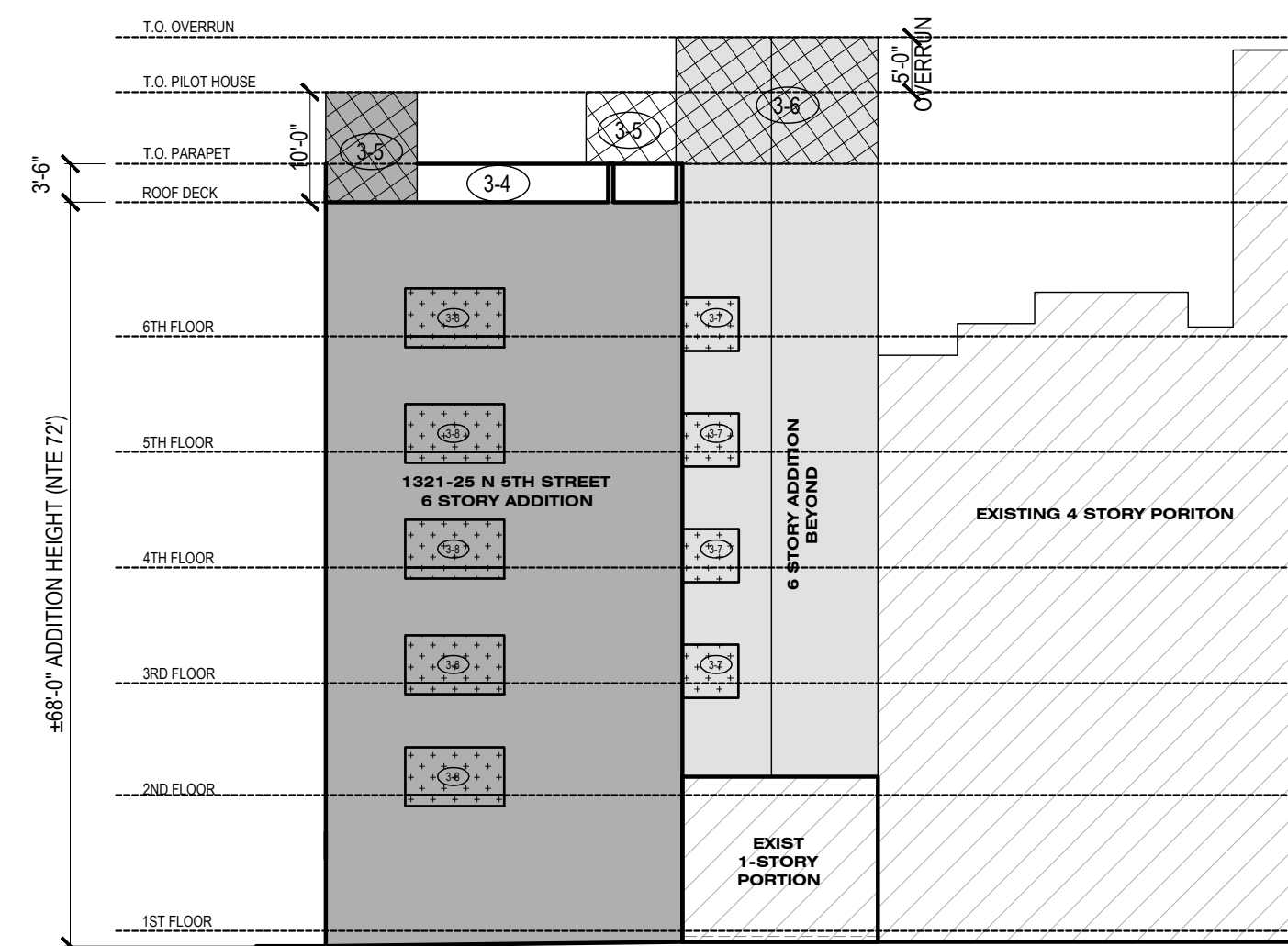
Z.C

ZONING / R.O.W REVIEW

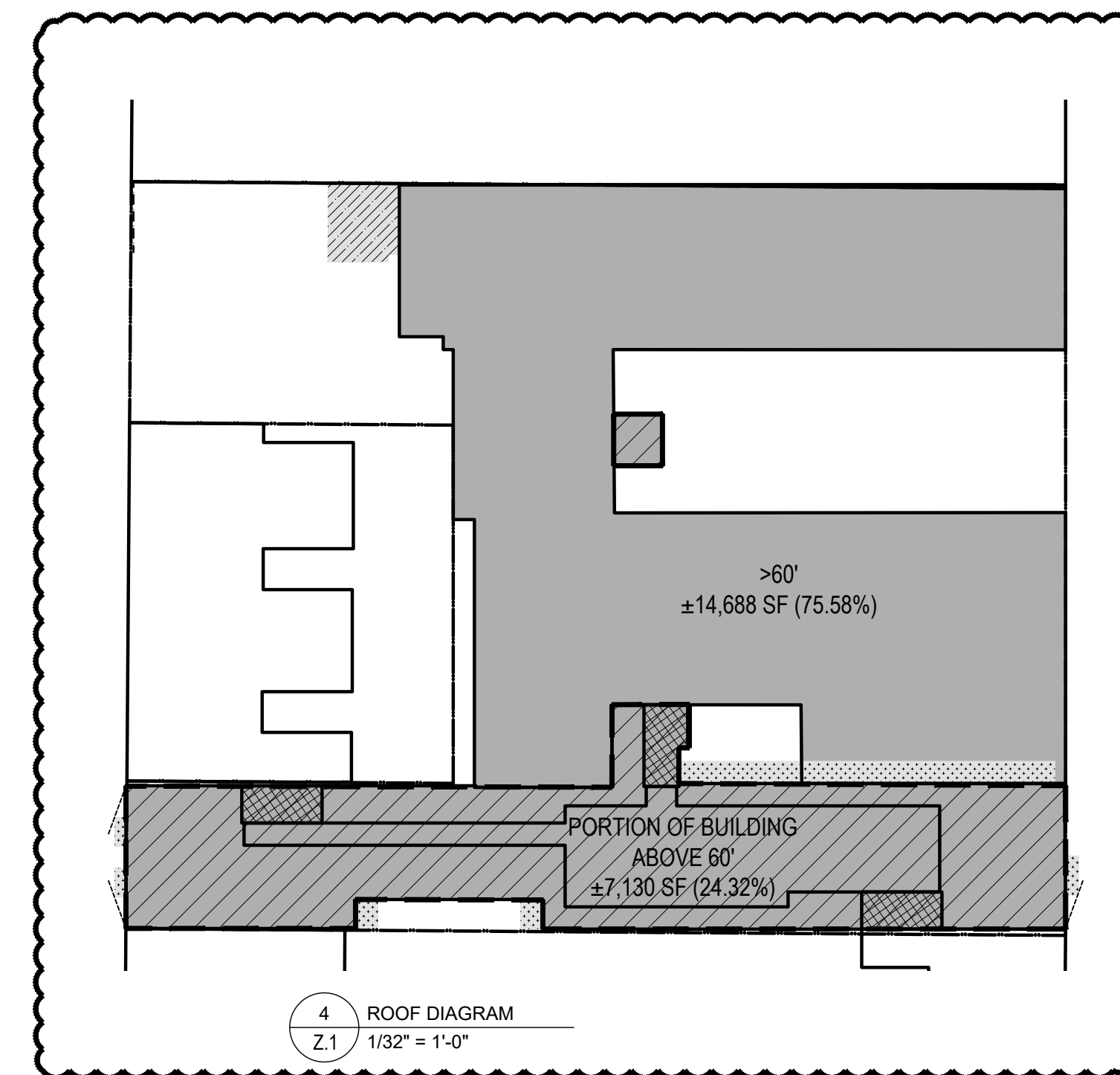
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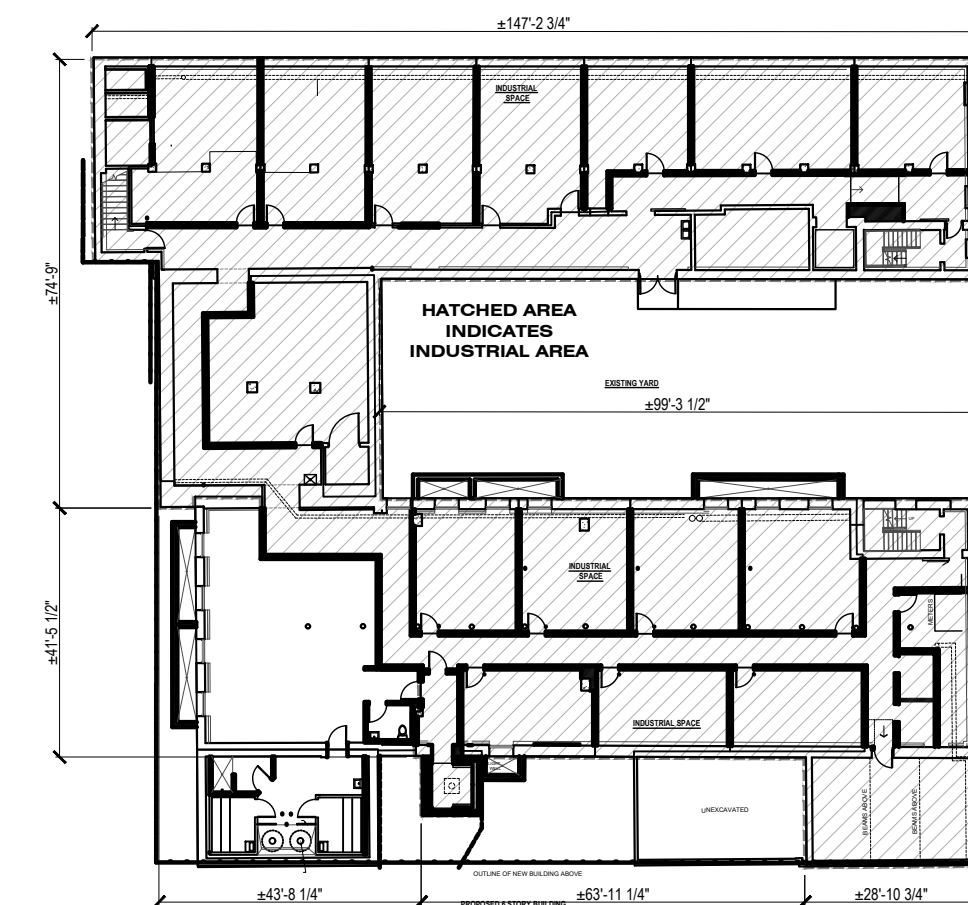
1 ZONING SITE PLAN
Z.1
1/16" = 1'-0"



2 ZONING SITE SECTION
Z.1
1/16" = 1'-0"



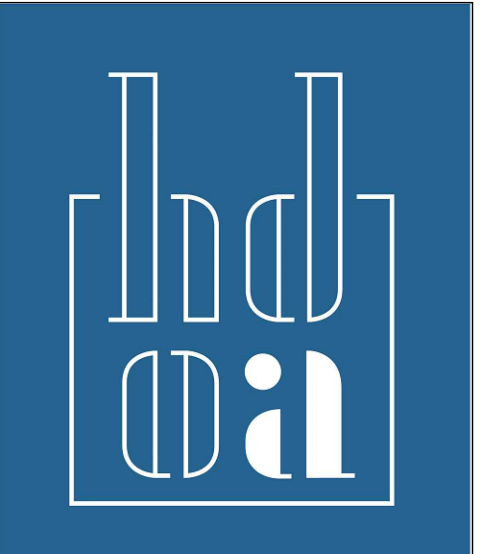
4 ROOF DIAGRAM
Z.1
1/32" = 1'-0"



3 BASMENT USE DIAGRAM
Z.1
1/32" = 1'-0"

ZONING KEYED NOTES

- 3 - ROOF**
- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION - ELEV. FOR HEIGHTS)
- 3-3 ROOF: AREA NOT TO BE OCCUPIED
- 3-4 ROOF DECK (RESIDENTIAL ONLY)
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- 1 - SITE**
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- 1-9 EXISTING YARD TREE
- 1-9A PROPOSED YARD TREE
- 1-10 PROPOSED STREET TREE
- 1-11 PROPOSED ADA CORNER RAMP
- 1-12 CLASS 1A BIKE STALL
- 0 - EXISTING**
- 0-1 EXISTING ENTRY STEPS
- 0-2 EXISTING BOLLARDS TO BE REMOVED (TYP)



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PROJECT ADDRESS:
**1321-25 N 5TH STREET
PHILADELPHIA, PA**



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CONSULTANTS:

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DRAWINGS PREPARED BY:
BL
DRAWINGS CHECKED BY:
EQ
DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1