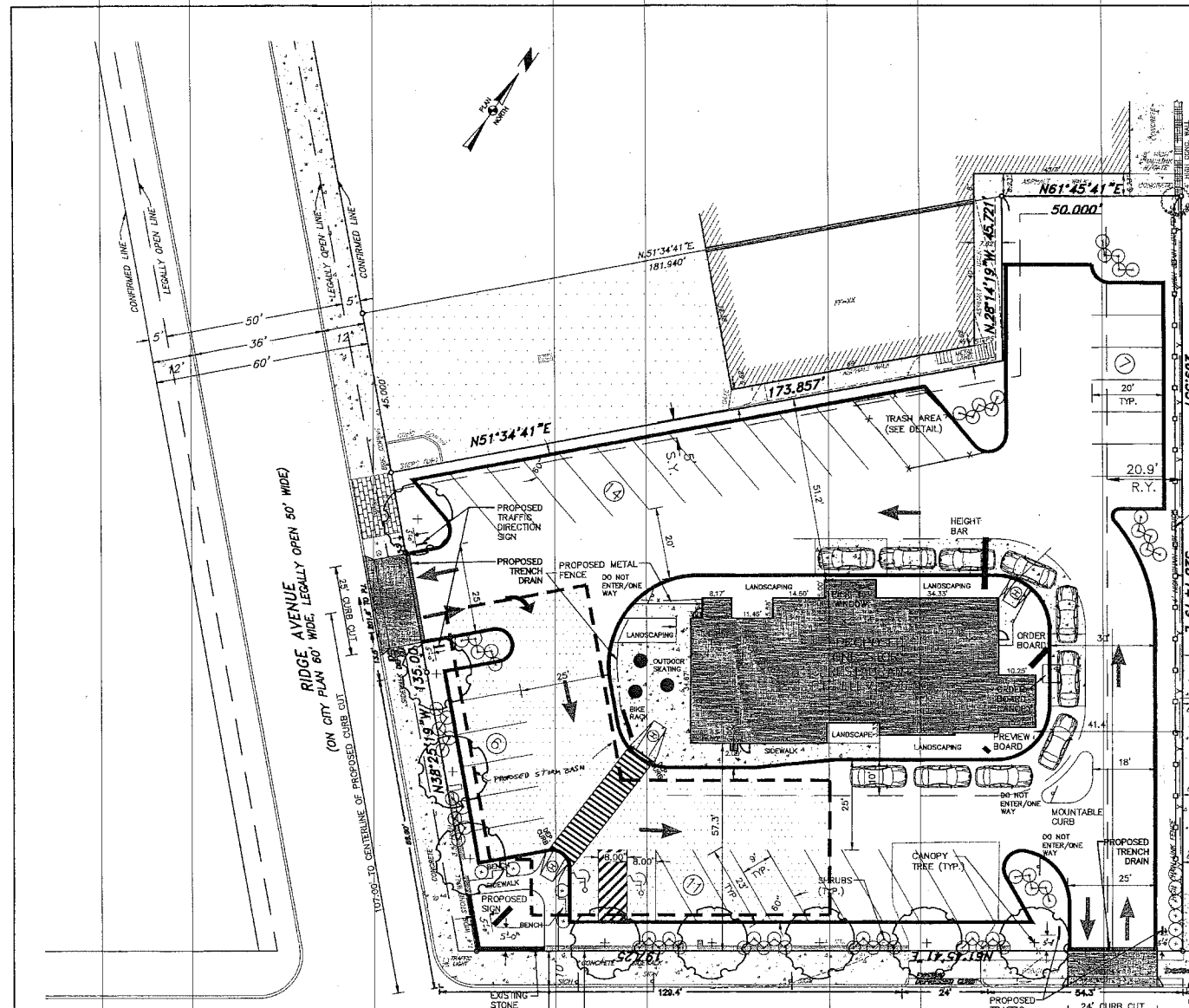


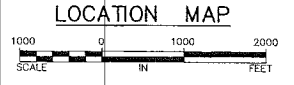
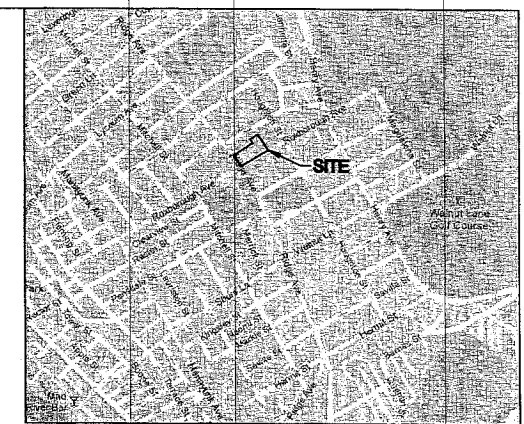
G:\LANDDEV\2011\201101082\CA.dwg 1006.dwg, 8/28/2013 3:59:29 PM, Gilmore & Associates, Inc. - New Britain, Pa.



ZONING INFORMATION:

ZONING DISTRICT: CMX-2, NEIGHBORHOOD COMMERCIAL MIXED USE
 EXISTING USE: VACANT LOTS
 PROPOSED USE: PREPARED FOOD SHOP/SIT DOWN RESTAURANT; USE PERMITTED BY RIGHT, TAKE-OUT; SPECIAL EXCEPTION

CRITERIA	REQUIRED	EXISTING					PROPOSED
		5901 RIDGE AVE	5905 RIDGE AVE	5907 RIDGE AVE	5909 RIDGE AVE	520 ROXBOR. AVE	
A. MINIMUM LOT AREA	N/A	8,861.8 S.F.	5,383.4 S.F.	5,659.9 S.F.	3,866.3 S.F.	10,466.6 S.F.	34,247.8 S.F.
B. MAX. OCCUPIED AREA (% OF LOT)	< 75%	N/A	0.0%	0.0%	0.0%	0.0 %	N/A
C. MINIMUM FRONT YARD	< 80% (CORNER)	0.0%	N/A	N/A	N/A	N/A	10.8 %
D. MINIMUM SIDE YARD	N/A	N/A	N/A	N/A	N/A	N/A	57.3 FT
E. MINIMUM REAR YARD	5 FT (F USED)	N/A	N/A	N/A	N/A	N/A	51.2 FT
F. MAX. BUILDING HEIGHT	9 FT OR 10% LOT DEPTH	N/A	N/A	N/A	N/A	N/A	41.4 FT
	38 FT	0.0 FT	0.0 FT	0.0 FT	0.0 FT	0.0 FT	< 38 FT



GENERAL NOTES:

- PLANS MADE PER INSTRUCTIONS OF 5901 RIDGE, LLC.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- THIS PLAN WAS MADE USING A DRAWING SUPPLIED BY JOHN P. PARKINSON, P.L.L.C., SURVEYOR AND REGULATOR, NINTH SURVEY DISTRICT, DRAWING NUMBER 25207063.
- ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD UNLESS OTHERWISE NOTED, TO BE DETERMINED BY THE NINTH SURVEY DISTRICT.
- THIS DRAWING WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT.
- TOPOGRAPHY WITHIN STREET RIGHT-OF-WAYS BASED ON A FIELD SURVEY PERFORMED BY GILMORE & ASSOCIATES INC. IN JANUARY OF 2013.
- UNDERGROUND UTILITIES ARE TAKEN FROM OFFICE RECORDS AND HIGHWAY SUPERVISORS' PLANS AND ARE NOT CONFIRMED BY FIELD SURVEY. FOR FURTHER INFORMATION ON UNDERGROUND STRUCTURES, CONSULT THE BOARD OF HIGHWAY SUPERVISORS (215-686-5501), PENNSYLVANIA ONE CALL (1-800-242-1776) OR THE INDIVIDUAL UTILITY COMPANY.
- LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO THE START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON MARCH 29, 2007, PENNSYLVANIA ACT 181
- THE PROJECT AREA DOES NOT FALL WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP, MAP NUMBER 4207570089G, EFFECTIVE DATE JAN 17, 2007.
- THE SOIL TYPE FOR THIS SITE FALLS ENTIRELY WITHIN URB, URBAN LAND - CHESTER COMPLEX, 0 TO 8 PERCENT SLOPES.
- UTILITY LAYOUT SUCH AS GAS, WATER, SANITARY, ELECTRIC, CABLE, AND TELEPHONE HAVE BEEN SHOWN FOR SCHEMATIC PURPOSES ONLY. FINAL DESIGN TO BE SIZED AND LOCATED BY MEP ENGINEER OR SERVICE PROVIDER.
- PLAN REFERENCES:
 A PLAN ENTITLED (SUBDIVISION AND SITE PLAN) PREPARED FOR GGP PROPERTIES LLC, DESIGNED BY THE NINTH SURVEY DISTRICT, PHILADELPHIA PA 19140.

LANDSCAPE COMPLIANCE CALCULATIONS:

PERMETER SCREENING FROM PUBLIC STREETS FOR PARKING LOTS

REQUIREMENT:	REQUIRED	PROPOSED
1 TREE PER 35 LF	10	10
332 LF. / 35 = 10		
3 SHRUBS PER 25 LF.	40	40
332 LF. / 25 X 3 = 40		

WHEN YOUR SUBMITTED PLAN(S) CONTAINS AN OMISSION OR ERROR, OUR APPROVAL STAMP WILL BE NULL AND VOID. YOUR PLANS MUST INCLUDE ALL NECESSARY INFORMATION, I.E. STREET FURNITURE, LEGAL RIGHT-OF-WAY INFORMATION, DIMENSIONS, ETC. *STREET FURNITURE INCLUDES STREET LIGHTS, TRAFFIC LIGHTS, BOLLARDS, FIRE HYDRANTS, TREES, ETC.

Complies with the requirements of the regulations of the Surveyor General of the State of Pennsylvania
 Date: Aug 28 2013
 per: Scott Salayba
 Date: 8/28/13

THIS IS NOT A PERMIT

<input type="checkbox"/> DRIVEWAY	<input type="checkbox"/> CURB/FOOTWAY
<input type="checkbox"/> 1ST HWY DIST. 4TH & MARSHALL AVE	<input type="checkbox"/> 4TH HWY DIST. 25th & ROXBOROUGH AVE
<input type="checkbox"/> 2ND HWY DIST. 11TH & WASHINGTON	<input type="checkbox"/> 5TH HWY DIST. WHITTAKER & LUZERNE
<input type="checkbox"/> 3RD HWY DIST. 990 SPRING GARDEN ST 4TH ST	<input type="checkbox"/> 6TH HWY DIST. BRIGHTON & BOWLER
<input type="checkbox"/> 340 MUNICIPAL SERVICES BUILDING 1401 E. KENNEDY BLVD	<input type="checkbox"/> ZONING APPROVAL

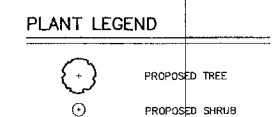
FOR CHIEF HIGHWAY ENGINEER: Scott Salayba DATE: 8/27/13

Subdivision Lot Adjustment in accordance with the terms and provisions of Section 14-304(6) of the Philadelphia Code.
 Approved
 Disapproved 14-304(6)(2)
 Street frontage
 Lot area
 \$22,10018-3
 AUG 29 2013

PHILADELPHIA CITY PLANNING DEPARTMENT
 LANDSCAPING APPROVED
 IN ACCORD WITH THE PROPOSED CONFORMANCE COVENANTS
 # 2647-2
 SIGNATURE OF CHIEF ENGINEER
 DATE: 8/27/13

PLANT SCHEDULE:

KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
CANOPY TREES					
GT	10	2"-2.5" CAL.	GLEDITSIA TRIACANTHOSAE	HONEY LOCUST	B & B
SHRUBS					
IC	40	36" HEIGHT	BUXUS SEMPERVIRENS	BOXWOOD	B & B

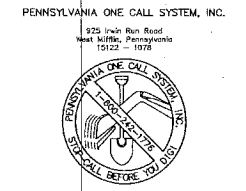


SITE CLEAN-UP PLAN:

- CLEANING THE PARKING LOT:**
- GET LARGE TRASH CAN LINER.
 - WALK AROUND PARKING LOT PICKING UP TRASH AND PUTTING IN TRASH CAN LINER.
 - START AT ONE ENTRANCE OF LOT AND IN "Z" PATTERN OVER ENTIRE LOT.
 - SWEEP SMALLER TRASH AND DEBRIS AWAY FROM CURB AND CURB CORNERS INTO DUST PAN.
 - WALK AROUND LOT AND SIDEWALKS SWEEPING SMALL ITEMS INTO DUST PAN.
 - USE PUTTY KNIFE TO SCRAPE GUM FROM SIDEWALKS OR LOTS.
- CLEANING TRASH CANS:**
- EMPTY TRASH CANS WHEN 2/3 OR MORE FULL.
 - REMOVE THE LID OF AN OUTSIDE TRASH CAN.
 - DO NOT USE YOUR HANDS TO COMPACT TRASH IN THE CAN. USE THE TRASH CAN TAMPER.
 - TIE THE TOP OF THE FULL LINER.
 - LIFT THE LINER OUT OF THE CAN AND SET ASIDE.
 - FIT THE NEW LINER OVER THE ROLLED EDGE OF THE BIN; DO NOT ALLOW LINER TO BE EXPOSED TO CUSTOMER'S VIEW.
 - WIPE THE TRASH CAN EXTERIOR WITH A CLEAN, WHITE TOWEL AND MULTI-SURFACE AND GLASS CLEANER.
 - PLACE THE FULL TRASH CAN LINER IN DUMPSTER.
- MAINTAINING THE LANDSCAPE:**
- PICK UP THE DEBRIS.
 - PULL WEEDS AS NEEDED.

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS, FIELD MARKOUTS BY UTILITY OWNERS, AND/OR ABOVE-GROUND OBSERVATION OF THE SITE. NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS; THEREFORE ALL UTILITIES SHOWN SHOULD BE CONSIDERED APPROXIMATE IN LOCATION, DEPTH, AND SIZE. THE POTENTIAL EXISTS FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT WHICH ARE NOT SHOWN ON THESE DRAWINGS. ONLY THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPLETENESS OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH THE REQUIREMENTS OF P.L. 852, NO. 287 DECEMBER 10, 1974 AS LAST AMENDED ON OCTOBER 9, 2008, PENNSYLVANIA ACT 121, GILMORE & ASSOCIATES INC. HAS OBTAINED A PA-ONE CALL SERIAL NUMBER AS NOTED HEREON FOR DESIGN PURPOSES ONLY.



OWNER:
 5901 RIDGE, LLC
 2150 HARTS LANE
 CONSHOHOCKEN, PA 19428

MUNICIPAL FILE NO.: -

PROFESSIONAL ENGINEER
 ERIC S. CLASE
 8/27/13

REV.	DESCRIPTION	DATE	BY
	TAX MAP PARCEL NO.: MULTIPLE - SEE ABOVE		
	TOTAL AREA: 0.786 AC.		
	TOTAL LOTS: 5		
	DATE: 8/22/13		
	SCALE: 1"=20'		

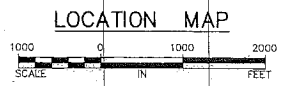
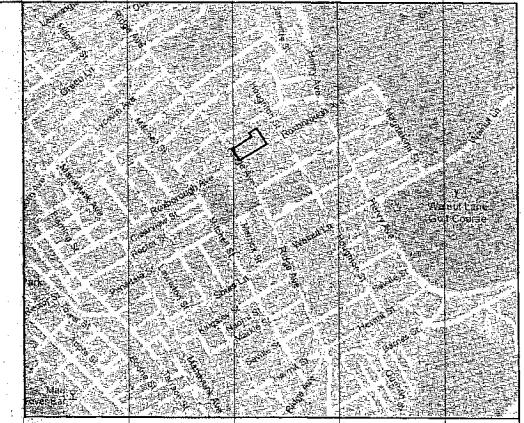
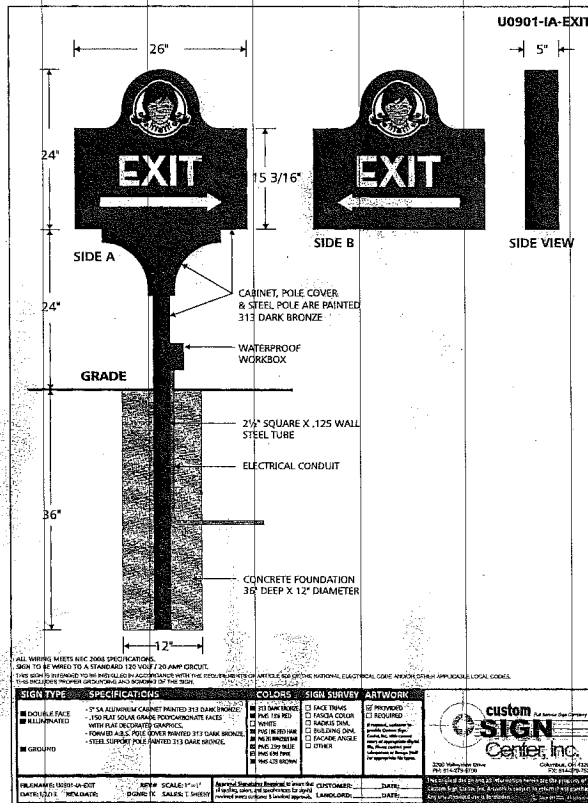
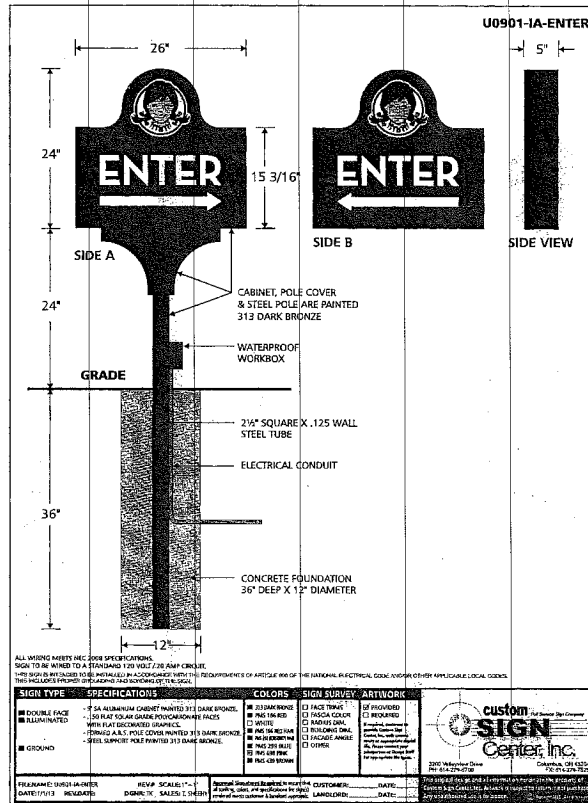
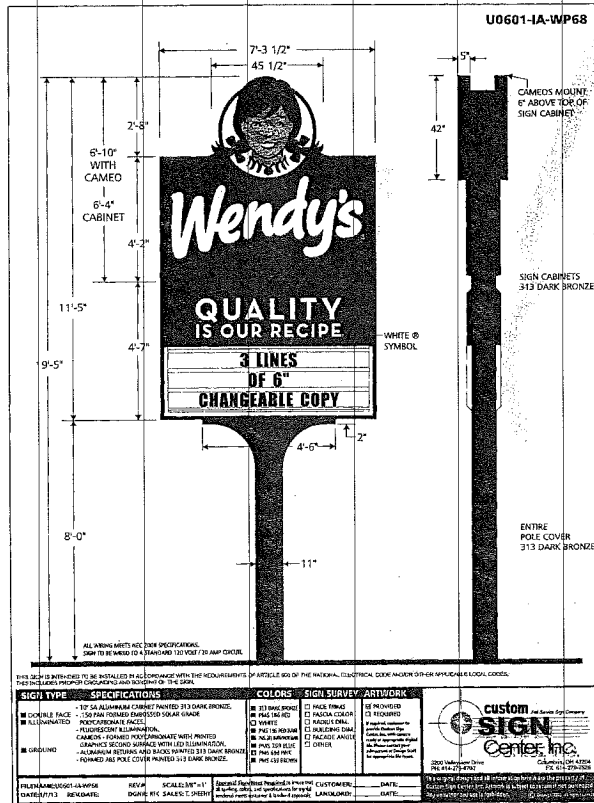
SITE PLAN

WENDY'S RESTAURANT
 5901, 5905, 5907, 5909 RIDGE AVE & 520 ROXBOROUGH AVE.
 21ST WARD, CITY OF PHILADELPHIA, PENNSYLVANIA 19128

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES
 80 EAST BUTLER AVENUE, SUITE 300, NEW BRITAIN, PA 19001-4008 • (215) 546-6234 • www.gilmore-associates.com

DESIGNED BY: ESC
 DRAWN BY: ESC
 CHECKED BY: ESC

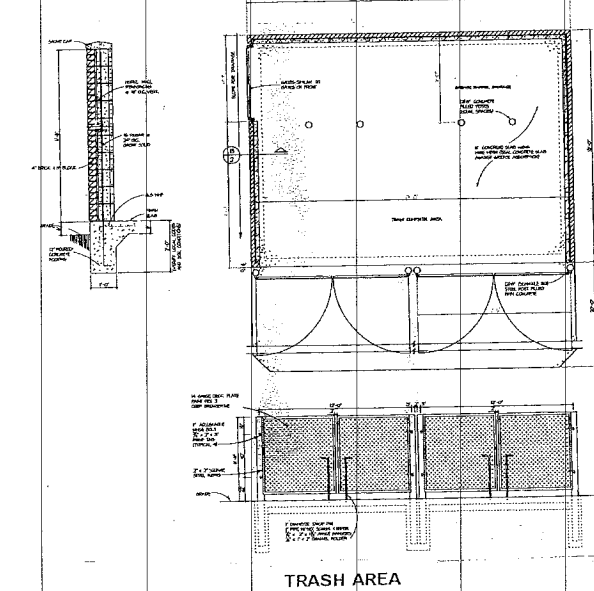
JOB NO.: 2013-00000
 SHEET NO.: 1 OF 2



STREET SIGN

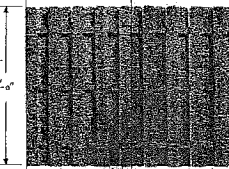
ENTRANCE SIGN

EXIT SIGN



TRASH AREA

6 ft. x 8 ft. Pressure Treated Dog Ear Shadowbox Fence Panel



PRODUCT OVERVIEW

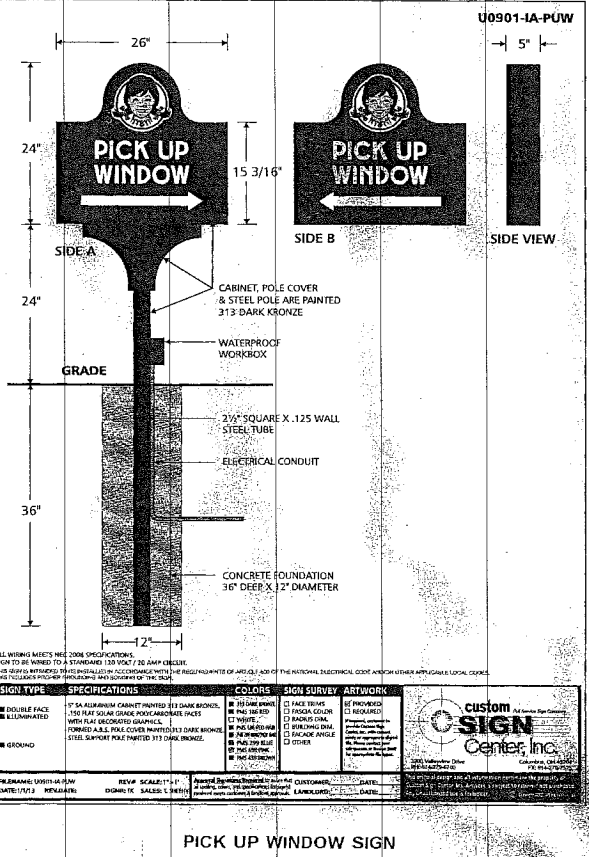
Use the 6 ft. x 8 ft. Pressure Treated Spruce Shadowbox Fence Panel to help provide privacy in your yard. This panel is made of solid unpainted spruce, and is treated to provide resistance to termites and fungal decay. It can also be stained or painted as you see fit.

- Pressure treated for long life.
- Natural wood appearance can be stained or painted to suit your location.
- Designed to enhance the appearance of your yard.
- Panel measures 8 ft. wide.
- Note: Product may vary by store.
- MFG/Model #: 118830
- MFG/Part #: 118830

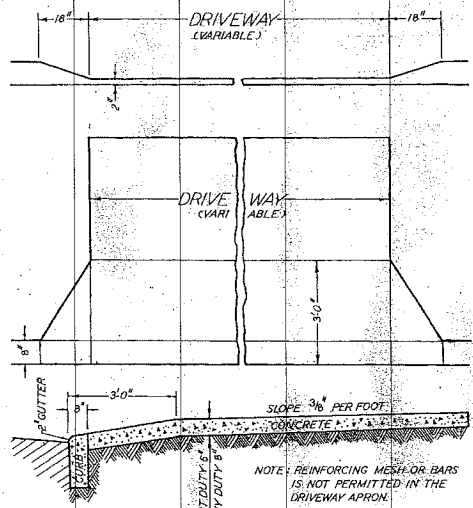
SPECIFICATIONS

Actual backer rail length (in.)	96.0
Actual backer rail width (in.)	2.25
Actual panel thickness (in.)	3.0
Actual picket length (ft.)	72.0
Actual picket width (in.)	5.5
Assembled Height (in.)	72 in
Color	Light brown

PRIVACY FENCE



PICK UP WINDOW SIGN



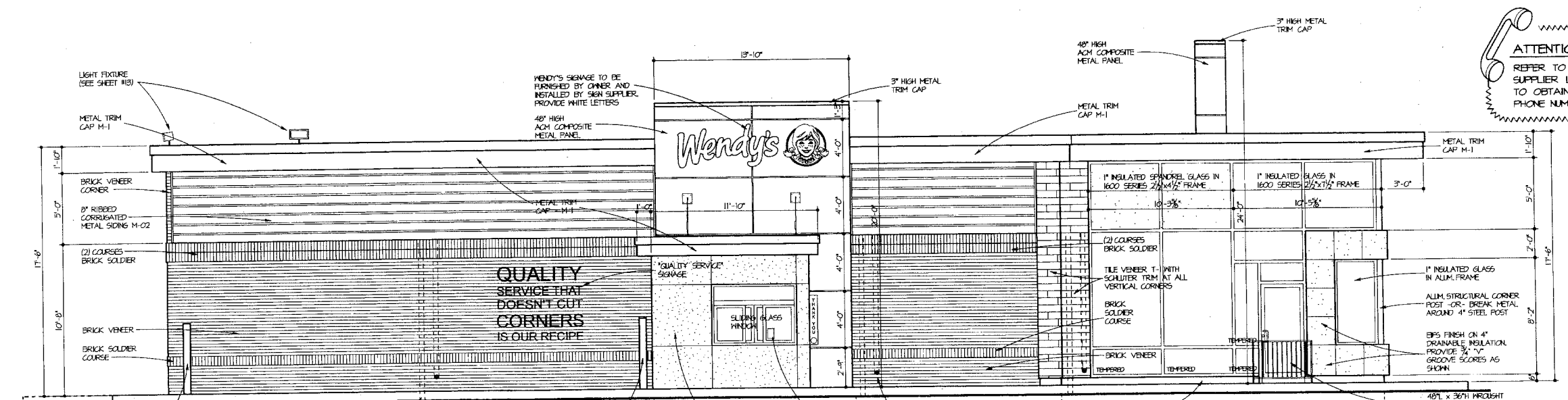
SCALE: 1/2" = 1'-0"

CITY OF PHILADELPHIA DEPARTMENT OF STREETS-HIGHWAY DIVISION	
STANDARD DRIVEWAY REGULATIONS FOR "SUBURBAN" CURB-CUTS	
DATE: 8-27	DRAWING NO.: 213-0110
DESIGNER: JMC	SCALE: 1/2" = 1'-0"
ISSUED: 8/28	

OWNER: GILMORE & ASSOCIATES, INC. CONROSBROOK, PA 19342	REV.:	TAX MAP PARCEL NO.:	DESCRIPTION	DATE	BY
MUNICIPAL FILE NO.:		MULTIPLE - SEE ABOVE			
	TOTAL AREA:	TOTAL LOTS:	SITE DETAILS		
	0.786 AC.	5	WENDY'S RESTAURANT		
	DATE: 8/22/13	SCALE: 1" = 20'	5901, 5905, 5907, 5909 RIDGE AVE		
			& 520 ROXBOROUGH AVE.		
			21ST WARD, CITY OF PHILADELPHIA, PENNSYLVANIA 19128		
			GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES 88 EAST BUTLER AVENUE, SUITE 100, NEW BETHLEHEM, PA 18018-1008 • (212) 944-6228 • www.gilmoreassoc.com		
			JOB NO.: 2013-00000		
DESIGNED BY: ESC DRAWN BY: ESC CHECKED BY: ESC			SHEET NO.: 2 OF 2		

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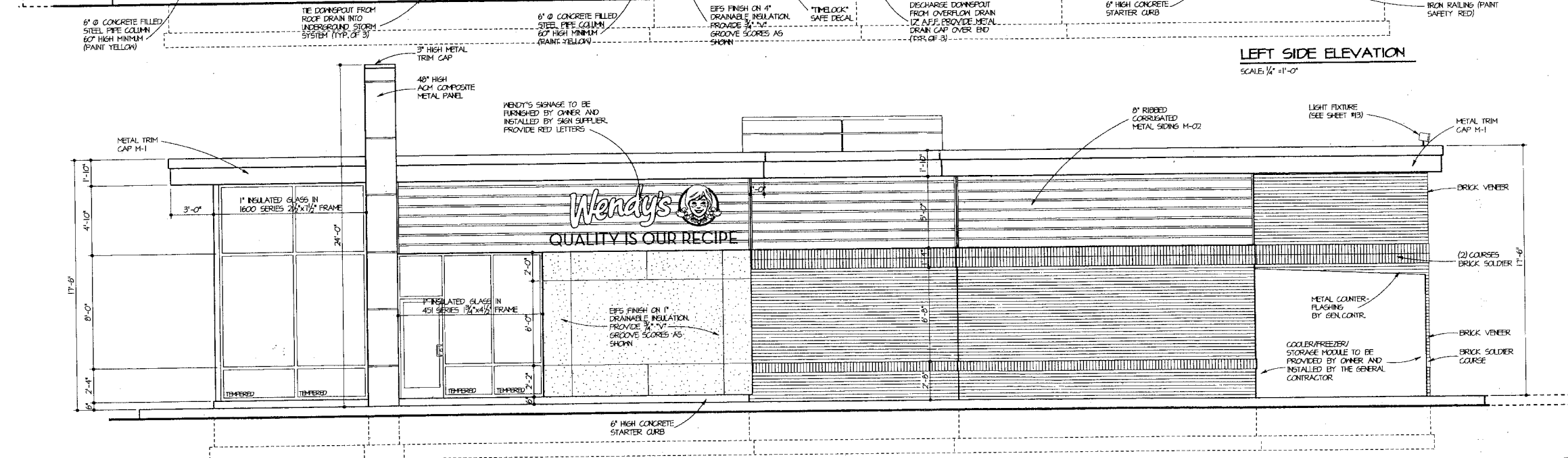
ONLY THOSE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2013 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED



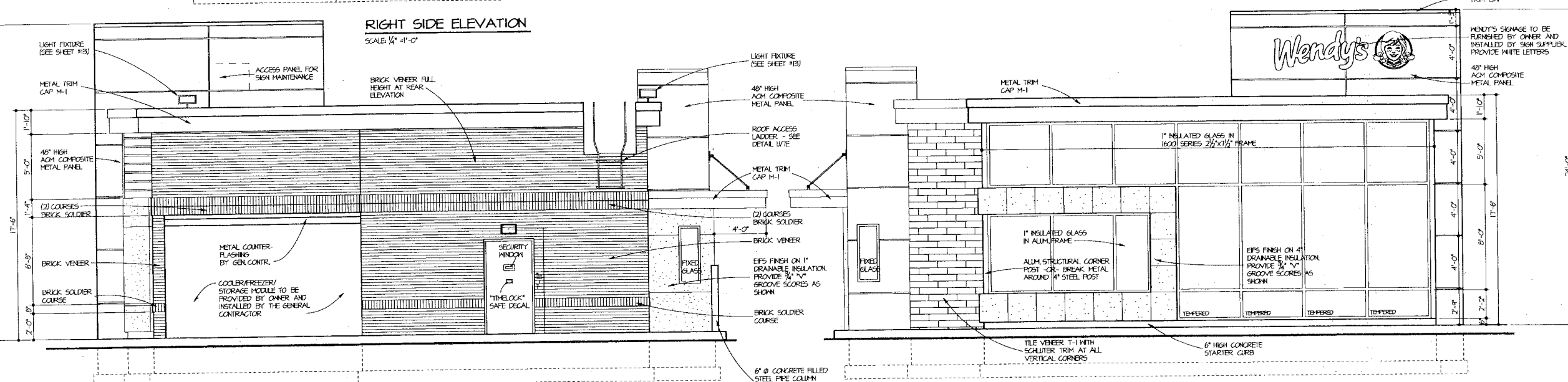
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

ENVELOPE COMPLIANCE

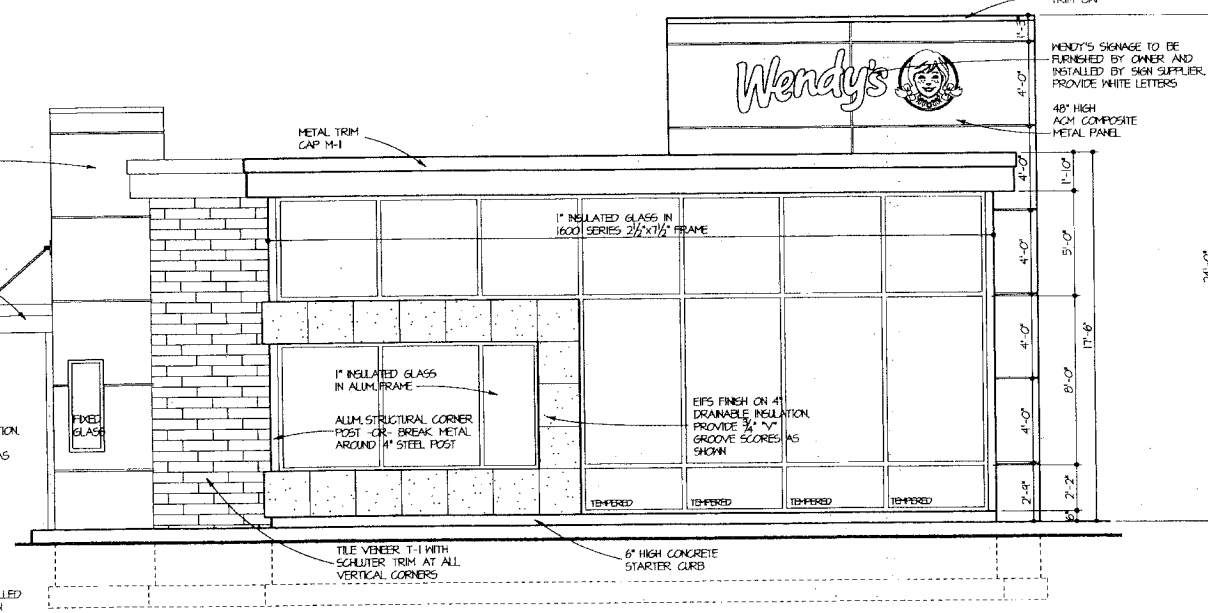
ROOF	R-20
WALLS	R-21
WINDOWS	U=0.44, SHGC=0.60
GLASS DOORS	U=1.0, SHGC=0.60



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

ATTENTION ALL BIDDERS
REFER TO WENDY'S APPROVED SUPPLIER LIST TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS

THE DRAWINGS INCLUDED HEREIN ARE PRELIMINARY AND HAVE BEEN ENGINEERED OR TO OBTAIN A BUILDING PERMIT. NOT BE USED FOR CONSTRUCTION. REGISTERED ARCHITECT AND ENGINEERS WHO SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF A PROJECT. SITE-SPECIFIC CODE REQUIREMENTS SHOULD BE DELETED AFTER READING.

Wendy's
OLD FASHIONED HAMBURGERS
EXTERIOR ELEVATIONS

OWNER:
5901 RIDGE, LLC
2150 HART'S LANE
CONSHOHOCKEN, PA 19428

MUNICIPAL FILE NO.:

Professional Engineer
ERIC S. CLASE
ENGINEER
001356

Eric S. Clase

PLAN No. 2013
E2000

NO.	DATE	BY	REVISIONS
1			
2			
3			
4			
5			
6			