



DRAWING SHEET INDEX

SHEET TITLE	SHEET NUMBER
SITE PLAN	Z-100
VEHICLE CIRCULATION PLAN	Z-101
ELEVATION PLAN	Z-102

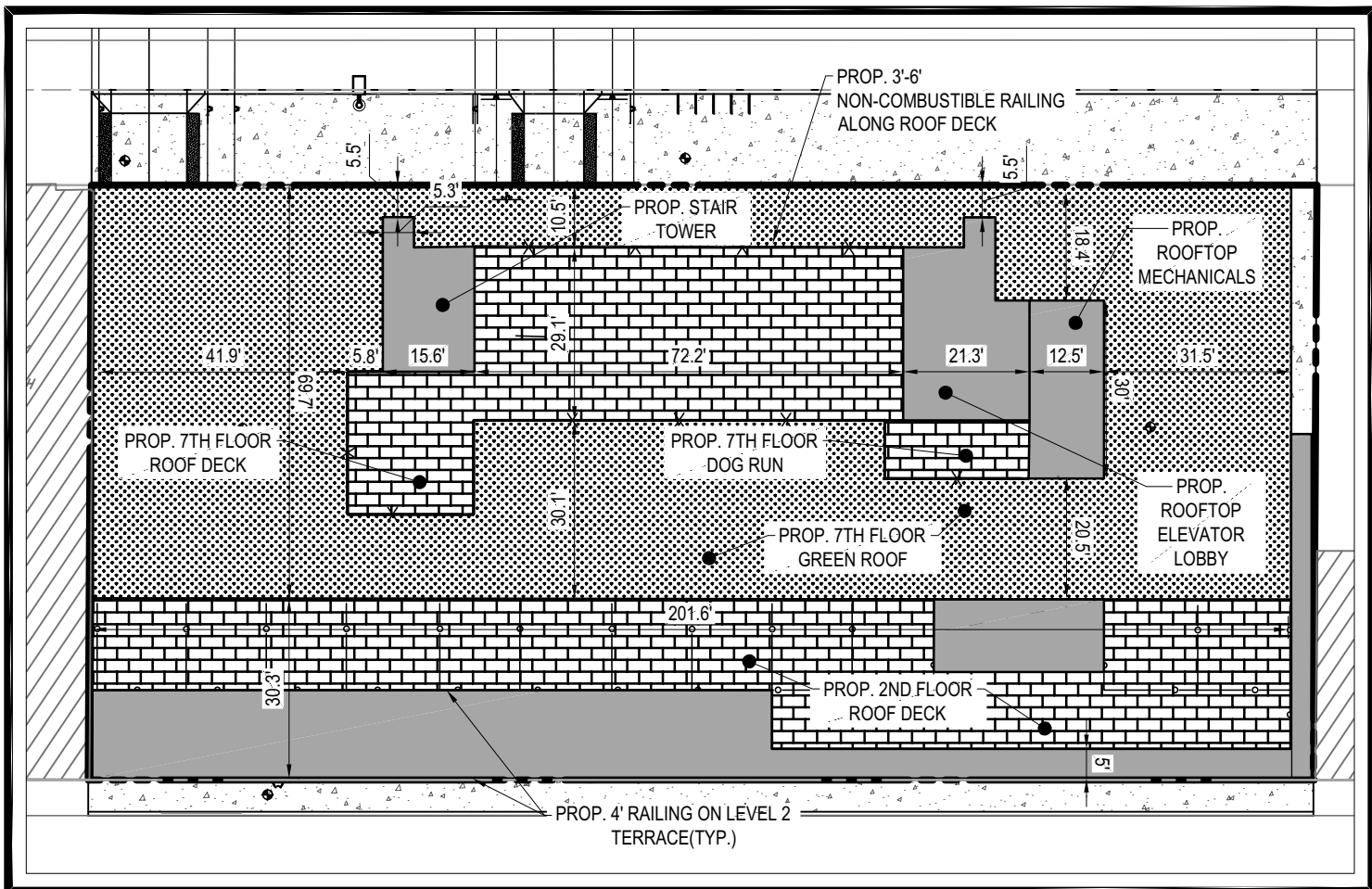
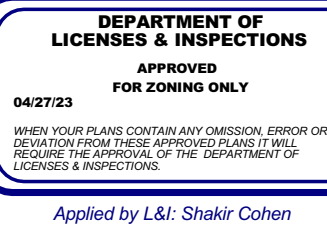
STREETS DEPARTMENT IS REVIEWING THE PLAN TO CONFIRM THAT STREET TREES CANNOT BE PROVIDED TO MEET THE SPACING REQUIREMENT OF THE CODE AND F20102 BASED ON THE EXISTING UTILITY MAINS WITHIN THE ADJACENT STREET SIDEWALKS.

LANDSCAPE COMPLIANCE CHART

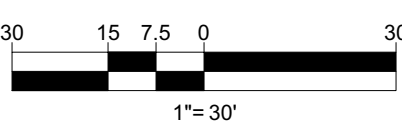
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705(c)(2)(a) STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG SPRING GARDEN STREET = 161+ LF (EXCLUDING DRIVEWAY WIDTHS) REQUIRED: 161 / 35 = 4.6 OR 5 STREET TREES PROVIDED: 0 TREES (NO STREET TREES PERMITTED PER DEPARTMENT OF STREETS STREET TREE PLANTING DIAGRAM F20102)	COMPLIES
		LENGTH ALONG NECTARINE STREET = 206+ LF REQUIRED: 206 / 35 = 5.8 OR 6 STREET TREES PROVIDED: 0 TREES (NO STREET TREES PERMITTED PER DEPARTMENT OF STREETS STREET TREE PLANTING DIAGRAM F20102)	COMPLIES

GENERAL NOTES

- THIS DRAWING REFERENCES:
 - A PLAN BY: RUGGIERO PLANTE LAND DESIGN 5900 RIDGE AVENUE PHILADELPHIA, PA 19128
ENTITLED: LOT CONSOLIDATION PLAN
FILE NO.: SU-056807
DATED: 08/17/2022
 - A PLAN BY: VOLUMETRIC BUILDING COMPANIES 285 WASHINGTON STREET SOMERVILLE, MA 02143
ENTITLED: 1314 SPRING GARDEN
FILE NO.: N/A
LAST REVISED: 10/07/2022
- EQUITABLE OWNER/APPLICANT: SPRING GARDEN PARKING ASSOCIATES, LLC 120 E LANCASTER AVE SUITE 101 ARDMORE, PA 19003
- SITE DATA:
1314-32 SPRING GARDEN STREET PHILADELPHIA, PA 19123
OPA # 885725080
GROSS TRACT AREA: 20,600 SF (0.4729 AC.) P.D.S.
- ZONING DATA:
ZONED: CMX-4 COMMERCIAL MIXED-USE
EXISTING USE: PARKING LOT
PROPOSED USE: MIXED-USE RESIDENTIAL
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 6872030.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON CITY PLAN #58 DATUM. THE BENCHMARK IS THE RIM OF A SEWER MANHOLE IN BUTTWOOD STREET HAVING AN ELEVATION OF 41.38'. PHILADELPHIA DISTRICT SURVEY DISTRICT #2
TEMPORARY BENCH MARKS SET:
#1: MAG NAIL SET IN CONCRETE WALK ELEVATION=43.21
#8: MAG NAIL SET IN CONCRETE WALK ELEVATION=43.55
- TRASH PICK-UP WILL BE VIA PUBLIC STREET COLLECTION.
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- WATERSHED DISTRICT: DELAWARE RIVER SOUTH; MANAGEMENT ZONE A
- THIS PROPERTY LIES IN FLOOD HAZARD ZONE 'X' (OTHER) - AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.
- PLAN PREPARED AS PER INSTRUCTIONS OF CLIENT.
- PWD PROJECT TRACKING #FY23-SPRI-7124-01
- NECTARINE STREET IS CLASSIFIED AS A LOCAL STREET.
WALKING ZONE WIDTH: ≥5'
FURNISHING ZONE WIDTH: ≥3.5'
- SPRING GARDEN STREET IS CLASSIFIED AS URBAN ARTERIAL
WALKING ZONE WIDTH: ≥5' OR HALF THE TOTAL SIDEWALK WIDTH
FURNISHING ZONE WIDTH: ≥5'



GREEN ROOF



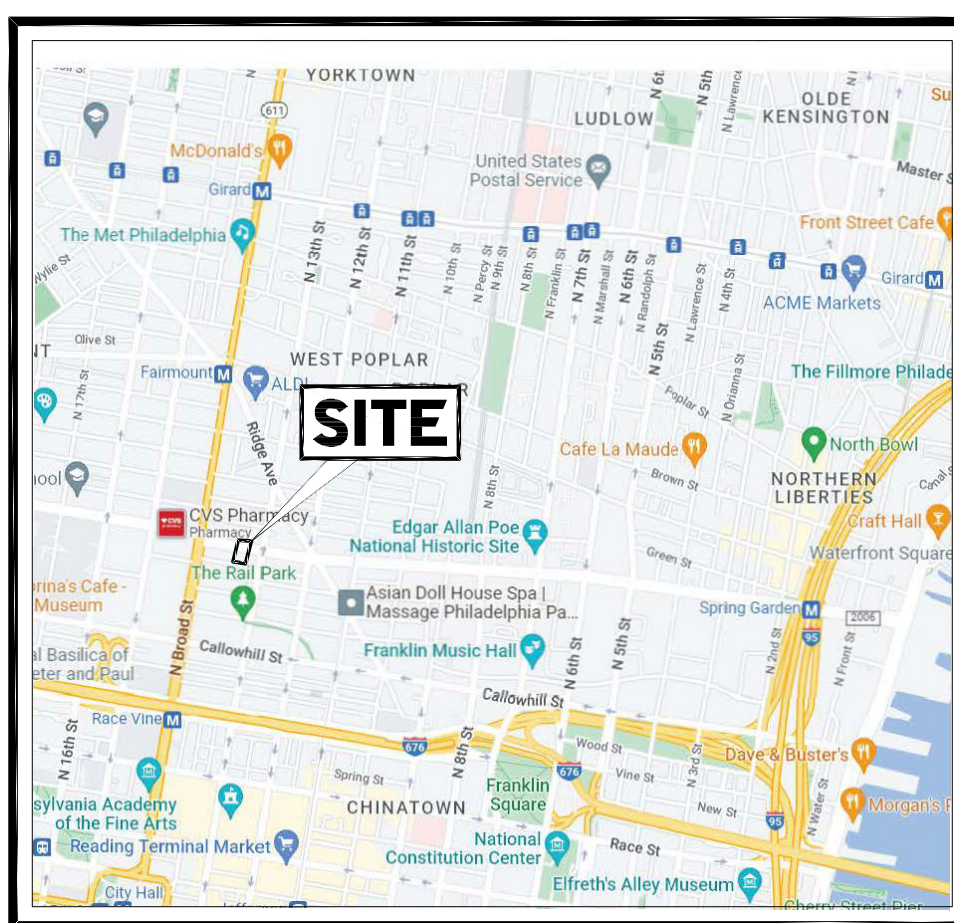
LEGEND	
PROPOSED	
BUILDING	[Symbol]
UNOCCUPIED ROOF	[Symbol]
BUILDING COLUMN	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE ON 7TH FLOOR ROOF	[Symbol]
FENCE ON 2ND FLOOR ROOF	[Symbol]
SIDEWALK	[Symbol]
7TH FLOOR GREEN ROOF	[Symbol]
ROOF DECK	[Symbol]
DOOR	[Symbol]
ELECTRIC PARKING	[Symbol]
AUTO-SHARE PARKING	[Symbol]
RESERVOIR SPACE	[Symbol]
WATER VALVE	[Symbol]
CLEANOUT	[Symbol]
HOUSE TRAP	[Symbol]
ROOF DRAIN	[Symbol]
BOLLARD	[Symbol]
STORM INLET	[Symbol]
LIGHT POLE	[Symbol]

LEGEND	
EXISTING	
PROPERTY LINE	[Symbol]
R.O.W. LINE	[Symbol]
ADJACENT PROPERTY LINE	[Symbol]
BUILDING	[Symbol]
CONCRETE CURB	[Symbol]
FLUSH CURB	[Symbol]
FENCE	[Symbol]
TREE	[Symbol]
DRAINAGE INLET	[Symbol]
STORM/SANITARY MANHOLE	[Symbol]
WATER/GAS VALVES	[Symbol]
FIRE HYDRANT	[Symbol]
UTILITY POLE W/ LIGHT	[Symbol]
SIGN	[Symbol]
TELEPHONE MANHOLE	[Symbol]
PARKING METER	[Symbol]

OWNER
SPRING GARDEN PARKING ASSOCIATES, LLC
CONTACT
MICHAEL GRASSO
EMAIL
MGRASSO@EUSREALTY.COM
PHONE
(215)557-9900
ADDRESS
120 E LANCASTER AVE SUITE 101
ARDMORE, PA 19003

BOHLER ENGINEERING
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
KEVIN TATLOW, PE
KTATLOW@BOHLERENG.COM
(267)402-3400

STREETS DEPARTMENT IS REVIEWING THE PLAN TO CONFIRM THAT STREET TREES CANNOT BE PROVIDED TO MEET THE SPACING REQUIREMENT OF THE CODE AND F20102 BASED ON THE EXISTING UTILITY MAINS WITHIN THE ADJACENT STREET SIDEWALKS.



LOCATION MAP

SCALE: 1"=1,000'

ZONING REQUIREMENTS			
CMX-4: COMMERCIAL MIXED USE			
DISTRICT AND LOT DIMENSIONS			
	REQUIRED	EXISTING	PROPOSED
USE: MULTIFAMILY RESIDENTIAL	PERMITTED	PARKING LOT	MIXED-USE RESIDENTIAL (BY RIGHT)
LOT AREA (TOTAL SF)	N/A	20,600 SF OR 0.47 ACRES	20,600 SF OR 0.47 ACRES
GROSS SQUARE FOOT (GSF)	N/A	N/A	110,330.5 SF
MAX OCCUPIED AREA (% OF LOT)	100%	N/A	20,405 SF / 20,600 SF = 99.1 %
MIN. FRONT YARD DEPTH (SPRING GARDEN STREET SR 2006)	N/A	N/A	0
MIN. FRONT YARD DEPTH (NECTARINE STREET)	N/A	N/A	0
MIN. SIDE YARD WIDTH (FT)	8 FT IF USED	N/A	0 FT
MIN. REAR YARD WIDTH (FT)	N/A	N/A	0
MAX. LOT COVERAGE OF BUILDINGS FOR THE FIRST 65' (100%)	20,600 SF	N/A	20,405 SF / 20,600 SF = 99.1%
MAX. LOT COVERAGE OF BUILDINGS ABOVE 65' AND UP TO 300' IN HEIGHT (75%)(14-701)(5c.11)	15,450 SF	N/A	14,164 SF / 20,600 SF = 68.7%
HEIGHT			
MAX. HEIGHT	N/A	N/A	98'-8 1/2"
FLOOR AREA RATIO			
MAX. FAR	500%	N/A	479%
LANDSCAPE REQUIREMENT			
LANDSCAPE REQUIREMENT SECTION 14-705(1)e	1 TREE PER 1,600 SF OF OPEN AREA = 1 TREE	N/A	0*

*PROPOSED BUILDING OCCUPIES 99% OF THE PROPERTY, THEREFORE THERE IS NOT ADEQUATE SPACE TO PROVIDE A TREE.

PARKING AND LOADING REQUIREMENTS		
	REQUIRED	PROPOSED
STANDARD	27*	20
ADA	(26-50 TOTAL PARKING)=2	3 (1 VAN ACCESSIBLE)
AUTO-SHARE	0	4
ELECTRIC	(20-29 TOTAL PARKING SPACE)=1	1
TOTAL VEHICLE PARKING		28
BIKE PARKING	(1 PER EVERY 3 DWELLING UNITS) 149 TOTAL DWELLING UNITS/3= 50+10**= 60	60
LOADING	(0-100,000 RESIDENTIAL SF) = 0	1 (23.8'X11.5')

*PARKING REDUCTION CALC PER 14-802.6
PARKING REQ. IN CMX-4 = 3 SPACES/ 10 UNITS = 45 SPACES
AUTO-SHARE REDUCTION (14-802.6)(b)
MAX. REDUCTION FOR AUTO-SHARE SPACES = 40% OF 45 = 18 SPACES
1 AUTO-SHARE SPACE = 4 SPACE REDUCTION
**BIKE PARKING CALCULATION (14-802.6)(c)
MAX. REDUCTION FOR BICYCLE PARKING SPACES = 10% OF 45 = 4.5 = 4 SPACES
5 CLASS 1 BICYCLE PARKING SPACES = 1 AUTOMOBILE SPACE REDUCTION
» 2 SPACE REDUCTION = 10 ADDITIONAL BICYCLE PARKING SPACES
» 45-16.2 = 27 SPACES REQUIRED

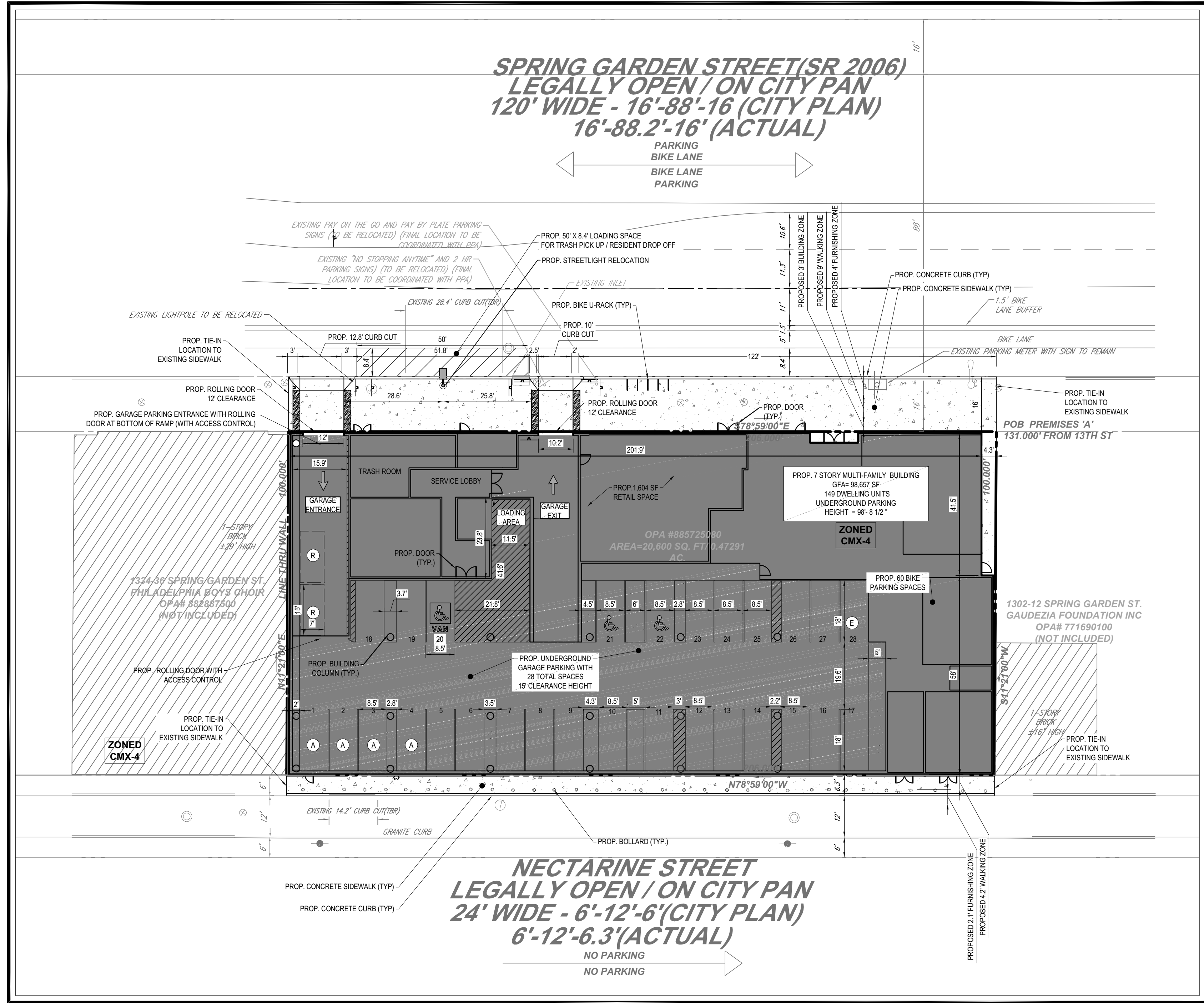
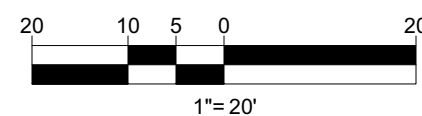
PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE LIMIT OF DISTURBANCE INCLUDING SANITARY SEWER, GAS LINE, ELECTRICAL LINE, ETC. LOCATION, DEPTH, AND SIZE AS NOTED ON THE PLANS AND NOTIFY ENGINEER OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LATERALS SERVING ADJACENT BUILDINGS TO REMAIN. ALL UTILITY SERVICES SHALL BE RELOCATED DURING OFF-HOURS TO NOT INTERFERE WITH EXISTING OPERATIONS.

CONTRACTOR TO ASSUME FULL DEPTH OF PAVEMENT REMOVAL AND REPLACEMENT WITHIN THE LIMIT OF DISTURBANCE. LIMIT OF DISTURBANCES REPRESENTS LIMIT OF SAWCUT LINES.

ALL EXISTING FEATURES THE LIMIT OF DISTURBANCE ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING FEATURES OUTSIDE THE LIMIT OF DISTURBANCE ARE TO REMAIN.

DEVELOPER/OWNER WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND/OR REUSE OF WATER SERVICE LINES AND SEWER LATERALS. PROOF OF ABANDONMENT AND/OR WATER DISCONTINUANCE MUST BE PROVIDED UPON REQUEST.

LEVEL	GSF/FLOOR (SF)
GARAGE	11673*
1	8628.5
2	14481
3	14164
4	14164
5	14164
6	14164
7	14164
PENTHOUSE	4728
GROSS FLOOR AREA (SF)	98,657.5
LOT SIZE (SF)	20,600
FAR	479%
*EXCLUDED FROM GFA	



SITE LAYOUT



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/11/2022	PER STREETS COMMENTS	BM
2	11/15/2022	PER STREETS COMMENTS	BM
3	11/17/2022	PER STREETS COMMENTS	BM
4	01/18/2022	PER STREETS COMMENTS	JDS
5	01/26/2023	PER STREETS COMMENTS	JDS
6	02/02/2023	PER PWD COMMENTS	JDS
7	03/31/2023	PER PC COMMENTS	JDS
8	04/20/2023	PER ARCHITECT COORDINATION	JDS
9	04/26/2023	PER L&I COMMENTS	JDS



SR-2022-015510

PROJECT No.: PAC220139
DRAWN BY: BM
CHECKED BY: KRT
DATE: 10/24/2022
CAD ID: PAC220139-00-X-TTLB-ZONE

PROJECT:

ZONING PLAN

FOR

1314 SPRING GARDEN DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

1314-32 SPRING GARDEN STREET
CITY AND COUNTY OF PHILADELPHIA
PENNSYLVANIA
19123



1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



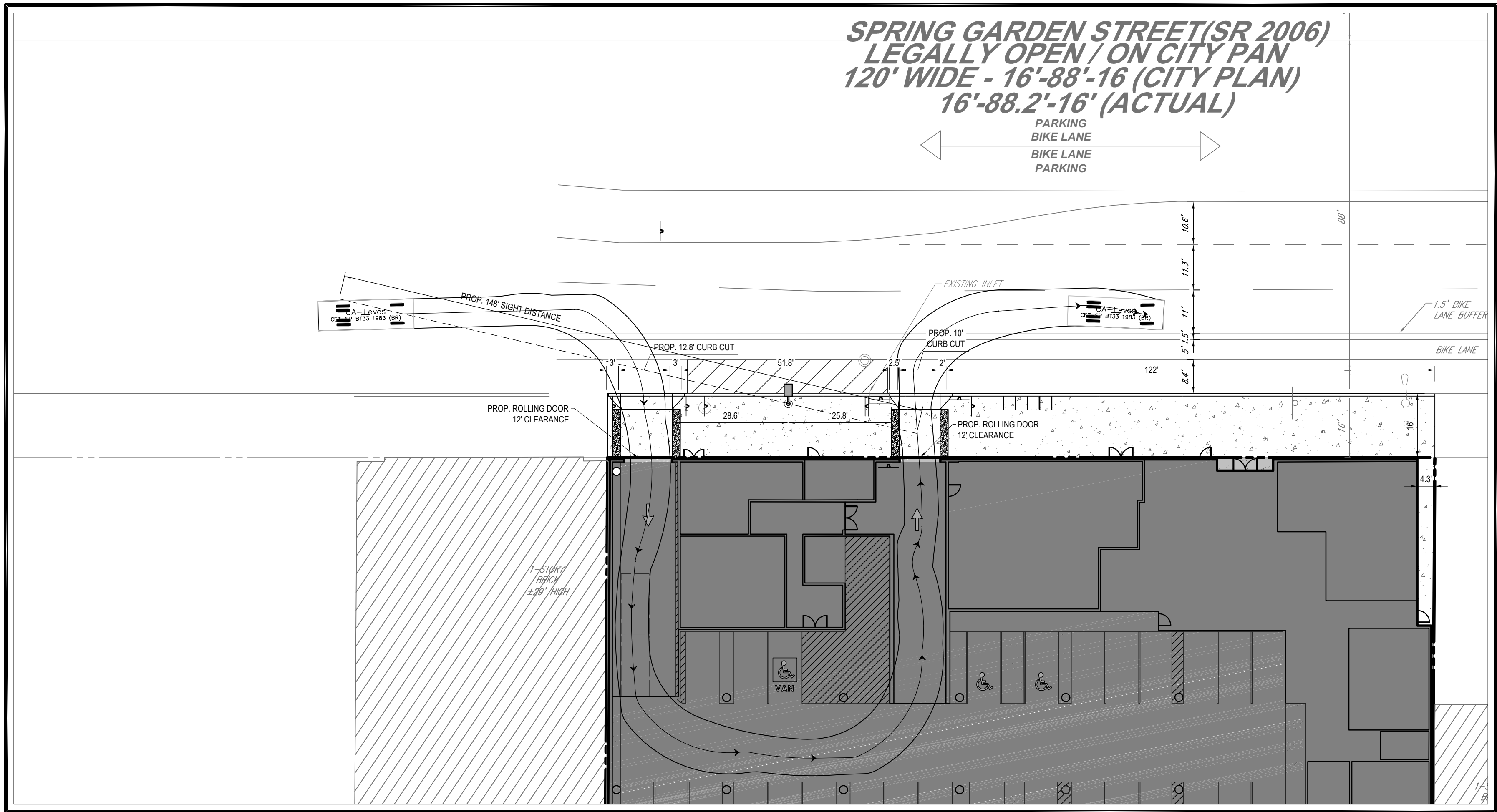
SHEET TITLE:

SITE PLAN

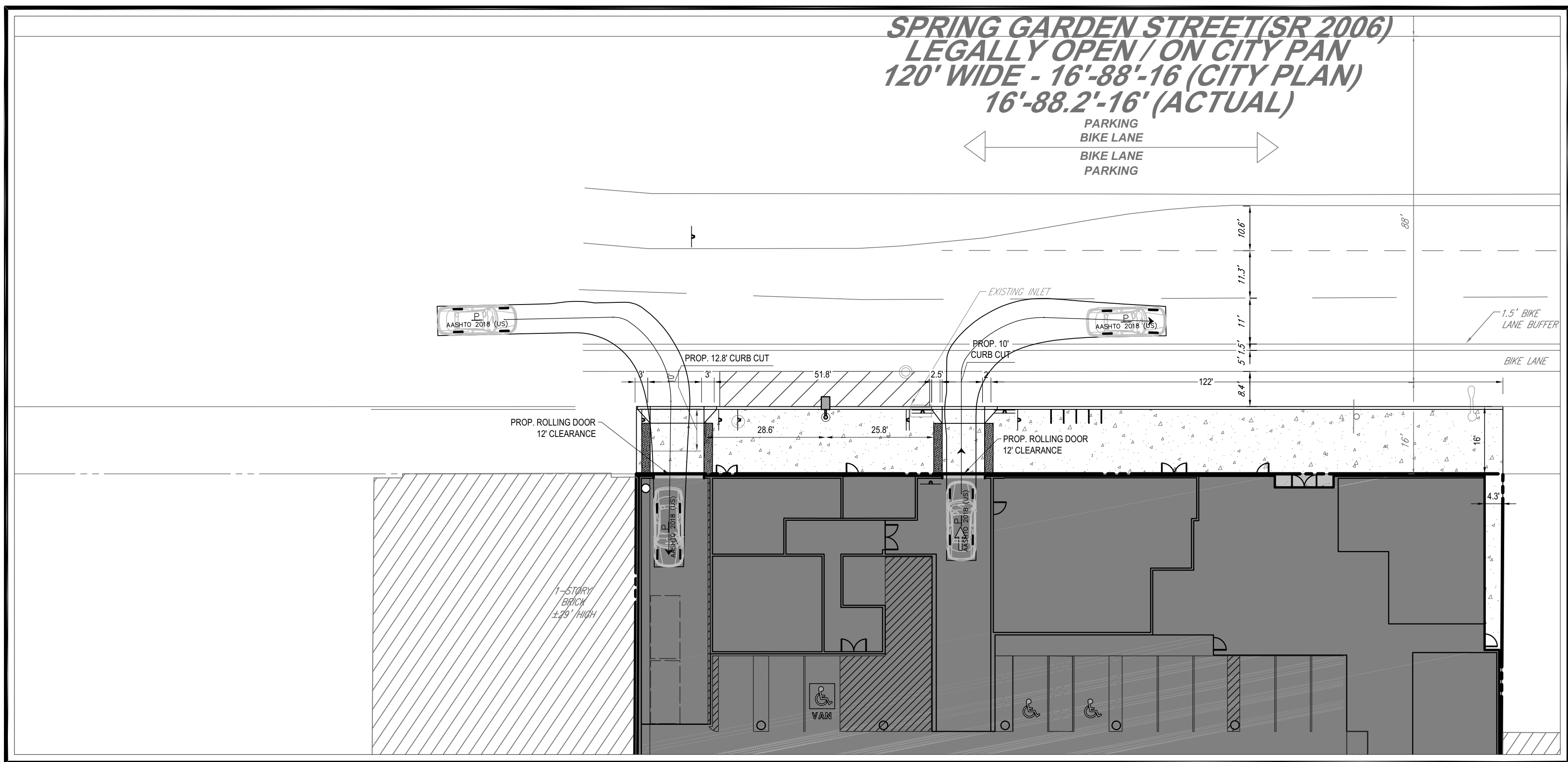
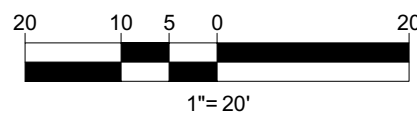
SHEET NUMBER:

Z-100

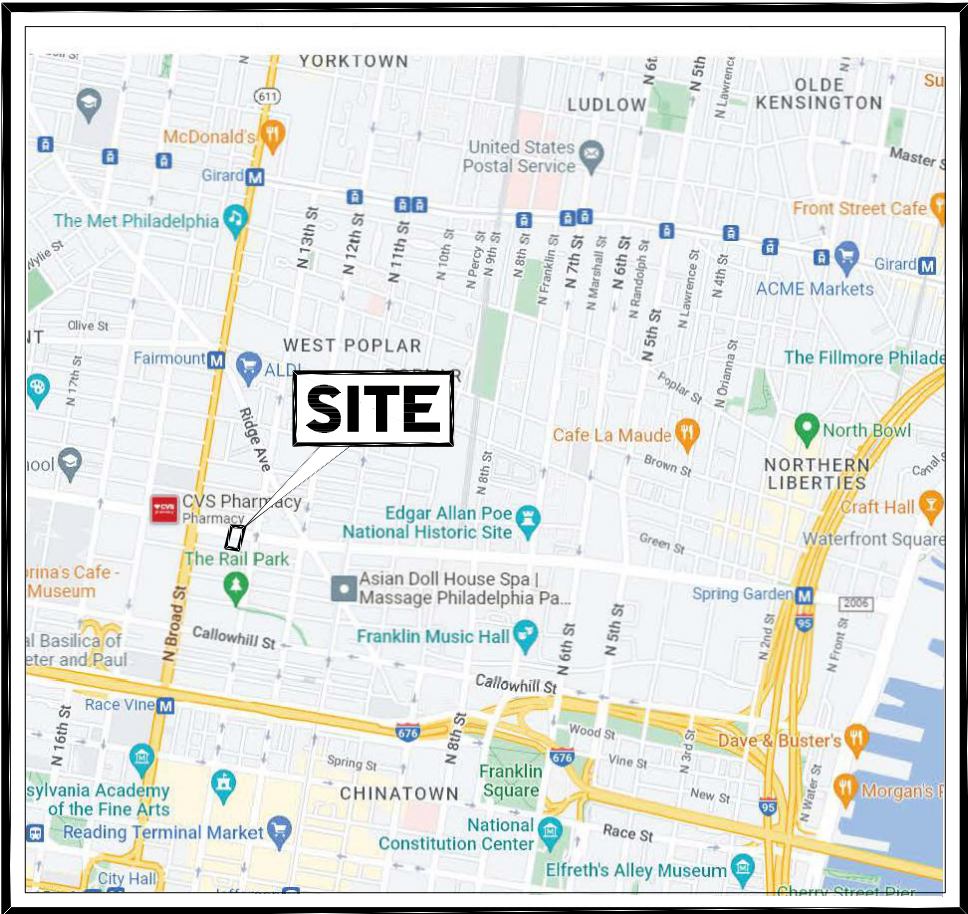
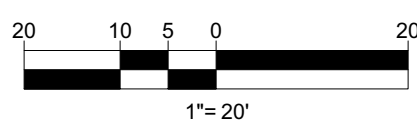
REVISION 9 - 04/26/2023



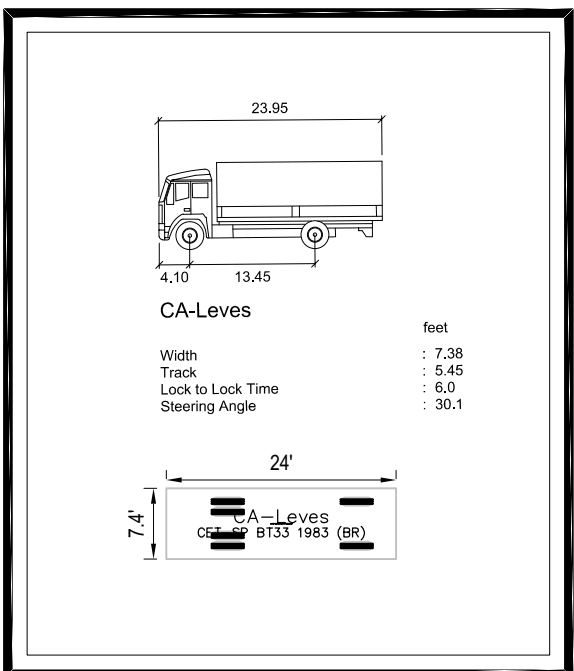
MOVE IN / OUT TRUCK CIRCULATION



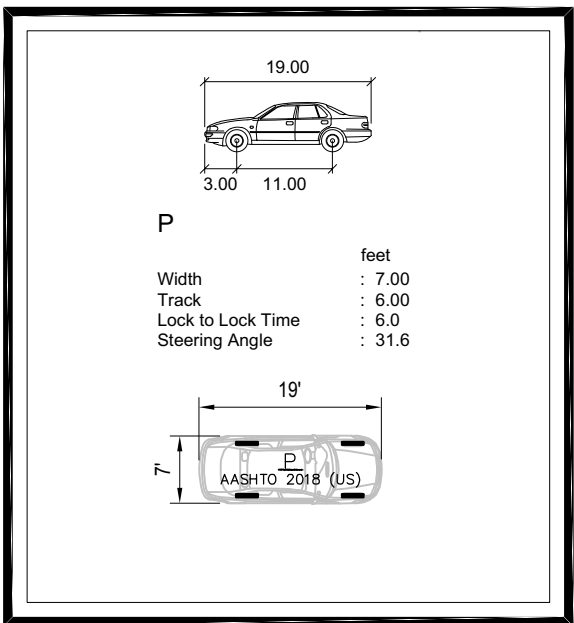
PASSENGER CAR CIRCULATION



LOCATION MAP
SCALE: 1" = 1,000'



MOVE IN / OUT TRUCK



PASSENGER CAR

LEGEND	
PROPOSED	
BUILDING	
BUILDING ABOVE/ CANOPY	
BUILDING COLUMN	
CONCRETE CURB	
FLUSH CURB	
SIDEWALK	
DOOR	
STORM INLET	
LIGHT POLE	

LEGEND	
EXISTING	
PROPERTY LINE	
R.O.W. LINE	
ADJACENT PROPERTY LINE	
BUILDING	
CONCRETE CURB	
FLUSH CURB	
FENCE	
TREE	
DRAINAGE INLET	
STORM/SANITARY MANHOLE	
WATER/GAS VALVES	
FIRE HYDRANT	
UTILITY POLE W/ LIGHT	
SIGN	
TELEPHONE MANHOLE	

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	11/11/2022	PER STREETS COMMENTS	BMM	AA
2	11/15/2022	PER STREETS COMMENTS	BMM	AA
3	11/17/2022	PER STREETS COMMENTS	BMM	AA
4	01/18/2022	PER STREETS COMMENTS	JDS	AA
5	01/26/2023	PER STREETS COMMENTS	JDS	AA
6	02/02/2023	PER PWD COMMENTS	JDS	AA
7	03/31/2023	PER PC COMMENTS	JDS	AA
8	04/20/2023	PER ARCHITECT COORDINATION	JDS	AA
9	04/26/2023	PER L&I COMMENTS	JDS	AA

811

Know what's below.
Call before you dig.

PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.811call.org
#20221943877-000

SR-2022-015510

PROJECT No.:	PAC220139
DRAWN BY:	BMM
CHECKED BY:	KRT
DATE:	10/24/2022
CAD ID:	PAC220139 00-X-TTLB-ZONE

PROJECT:

ZONING PLAN

FOR

**1314 SPRING GARDEN
DEVELOPMENT, LLC**

PROPOSED DEVELOPMENT

1314-32 SPRING GARDEN STREET
CITY AND COUNTY OF PHILADELPHIA
PENNSYLVANIA
19123

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE0008952

SHEET TITLE:

**VEHICLE
CIRCULATION
PLAN**

SHEET NUMBER:

Z-101

REVISION 9 - 04/26/2023

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVED
FOR ZONING ONLY

04/27/23

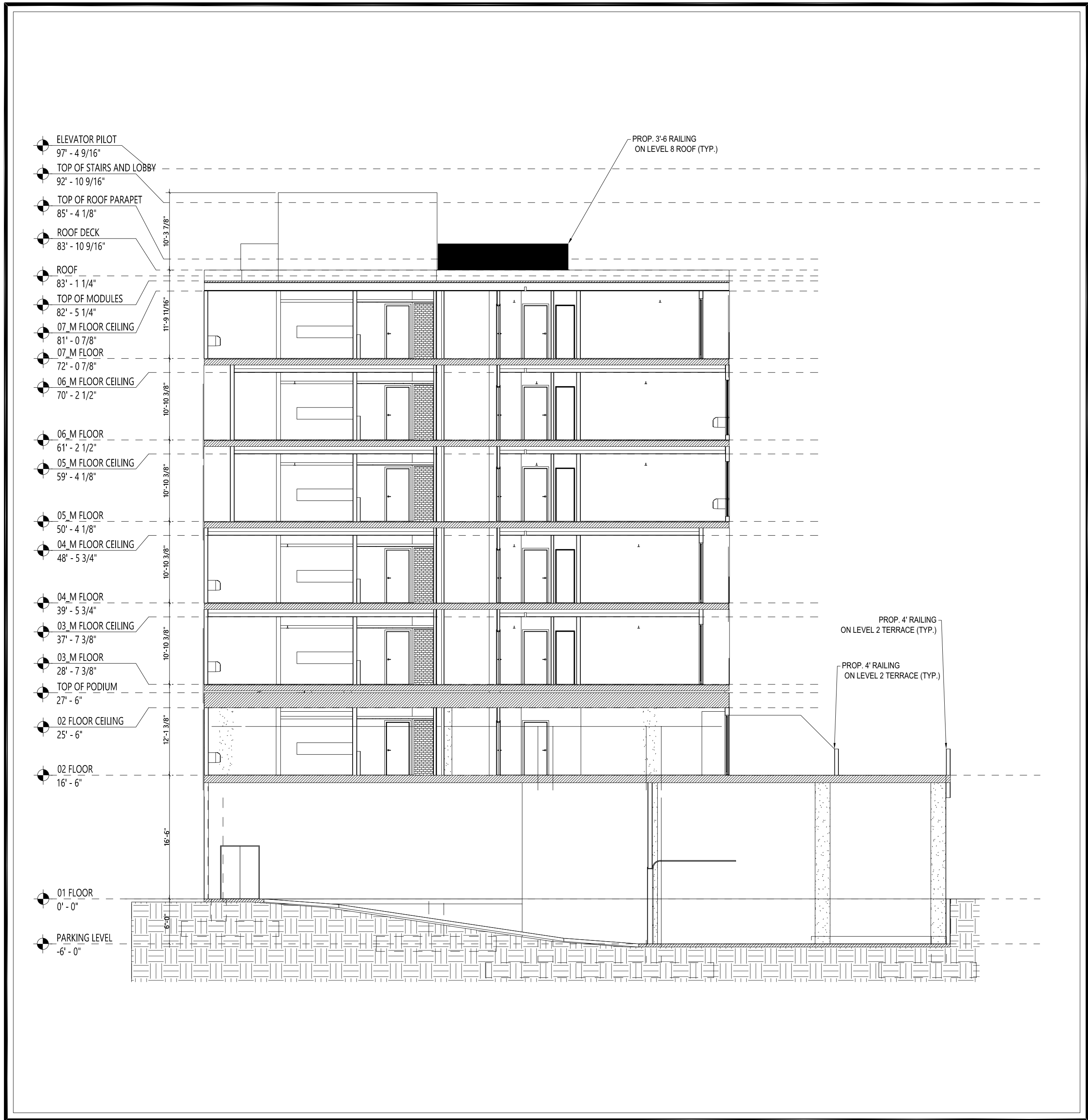
WHEN YOUR PLANS CONTAIN ANY DESIGN, ERROR OR
OMISSION, PLEASE REVIEW, APPROVE, AND SEAL
THESE PLANS. THE DEPARTMENT OF
LICENSES & INSPECTIONS

Applied by L&I: Shafir Cohen

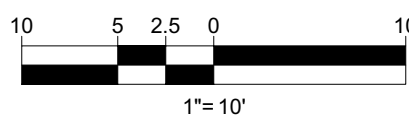
R:\2022\PA2220139.00\CAD\DRAWINGS\PLAN SET\ZONING PLAN\PA2220139.00-ZONE-9-A-.....LAYOUT, Z-102 ELEVATION PLAN



Applied by L&I: Shafir Cohen



SPRING GARDEN CROSS SECTION



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
ARCHITECTURE
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/11/2022	PER STREETS COMMENTS	BMM
2	11/15/2022	PER STREETS COMMENTS	AA
3	11/17/2022	PER STREETS COMMENTS	BMM
4	01/18/2022	PER STREETS COMMENTS	AA
5	01/26/2023	PER STREETS COMMENTS	JDS
6	02/02/2023	PER PWD COMMENTS	AA
7	03/31/2023	PER PC COMMENTS	JDS
8	04/20/2023	PER ARCHITECT COORDINATION	AA
9	04/26/2023	PER L&I COMMENTS	JDS



Know what's below.
Call before you dig.

PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.811call.org
#20221943877-000

SR-2022-015510

PROJECT No.: PAC220139
DRAWN BY: BMM
CHECKED BY: KRT
DATE: 10/24/2022
CAD ID: PAC220139.00-X-TTLB-ZONE

PROJECT:

ZONING PLAN

FOR

1314 SPRING GARDEN
DEVELOPMENT, LLC

PROPOSED DEVELOPMENT

1314-32 SPRING GARDEN STREET
CITY AND COUNTY OF PHILADELPHIA
PENNSYLVANIA
19123

BOHLER

1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com



SHEET TITLE:

ELEVATION
PLAN

SHEET NUMBER:

Z-102

REVISION 9 - 04/26/2023

Zoning Permit

Permit Number ZP-2022-011551

LOCATION OF WORK 1314-32 SPRING GARDEN ST, Philadelphia, PA 19123-3213 1314-32 SPRING GARDEN ST, Philadelphia, PA 19123-3213	PERMIT FEE \$1,722.00	DATE ISSUED 5/1/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER SPRING GARDEN, PARKING ASSOC	455 2ND ST SE FLOOR 4 CHARLOTTESVILLE VA 22902
---	--

OWNER CONTACT 1 MICHAEL GRASSO	120 E LANCASTER AVE SUITE 101 ARDMORE, PA 19003
-----------------------------------	---

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH GREEN ROOF, ROOF DECKS, AND ROOF DECK ACCESS STRUCTURES.

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-2022-011551

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1314-32 SPRING GARDEN ST, Philadelphia, PA 19123-3213

ADDITIONAL USE DETAILS

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

FOR USE AS 149 DWELLING UNITS & VACANT COMMERCIAL SPACE, 28 UNDERGROUND PARKING SPACES (TO INCLUDE 3 ACCESSIBLE SPACES (1 VAN ACCESSIBLE), 1 EV SPACE & 4 AUTO SHARE SPACES), 2 RESERVOIR PARKING SPACES, 60 CLASS 1A BICYCLE PARKING SPACES.

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 for new construction and improvements available from the 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 permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.