

REVISIONS			
NO	BY	DESCRIPTION	DATE
1	MD	REVISED PER ZONING REVIEWS	4/23/2025
2	MD	REVISED PER STREETS DEPT'S REVIEW	4/28/2025

**PENNSYLVANIA
ONE CALL SYSTEM, INC.**
925 Irwin Run Road
West Mifflin, Pennsylvania
15122 - 1078



**BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776**

J.B. ANDERSON

PROFESSIONAL ENGINEER
 DELAWARE LICENSE No. PE 15438
 PENNSYLVANIA LICENSE No. PE055536
 MARYLAND LICENSE No. 29313 NEW
 JERSEY LICENSE No. GE45204
 VIRGINIA LICENSE No. 0402 045725

PROJECT LOCATION

ZONING PLAN SUBMISSION

1348 S 32ND STREET
OPA #88-5410765
S 32ND & REED STREETS
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY
COMMONWEALTH OF
PENNSYLVANIA, 19146

PREPARED FOR:
SGD S 32ND ST LLC

TITLE

LITERATURE

SITE PLAN

PROJ. #	24-0410	DATE	04/10/2025
CAD ID.	24-0410	DRN BY	MRD
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 2

REVISION 2



GENERAL NOTES:

- | | |
|--------------------------------------|--|
| 1. THIS PLAN REFERENCES A SURVEY BY: | CORNERSTONE CONSULTING ENGINEERING & DESIGN SERVICES, INC.
213 W. MAIN STREET, SUITE 201, LANSDALE, PA 19446
PLAN ENTITLED: "BOUNDARY/LOCATION AND TOPOGRAPHIC SURVEY"
PLAN DATED: 06/19/2024 |
| 2. OWNER/APPLICANT: | SDD S 32ND ST LLC
CONTACT: DAWN MALIN
P.O. BOX 22639, PHILADELPHIA, PA 19110
PH: (215) 620-7583
EM: DAWN@SMALLGRDEVELOPMENT.COM |
| 3. PROJECT LOCATION INFORMATION: | 1348 S. 32nd STREET OPA #88-5410765
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY, PENNSYLVANIA 19146 |
| 4. ZONING INFORMATION: | ZONING DISTRICT: CMX-3 COMMUNITY COMMERCIAL MIXED-USE 1,
WITH THE FOLLOWING OVERLAYS:
/NS NARCOTICS INJECTION SITE OVERLAY DISTRICT

EXISTING USE: VACANT LOT
PROPOSED USE: MIXED-USE BUILDING WITH CELLAR, 1,232 SF COMMERCIAL SPACE (USE TBD, SEPARATE ZONING PERMIT REQUIRED) AND 10 ACCESSORY PARKING SPACES ON GROUND FLOOR, AND 49 RESIDENTIAL UNITS ON FLOORS 2-7. ROOF ACCESS PROVIDED FOR MECHANICAL UNITS & MAINTENANCE ONLY. |

	CMX-3	
<u>MINIMUM LOT REQUIREMENTS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
MAX. OCCUPIED AREA (%):	80%	79.95%
MIN. SIDE WIDTH, EACH (FT.):	8' IF USED	10'
MAX. FLOOR AREA (% OF LOT AREA):	500%	493%

FLOOR AREAS / GFA CALCULATION		
LEVEL	UNITS	AREA
CELLAR	0	2,391
1	0	6,212
2	7	6,346
3	9	6,227
4	9	6,227
5	9	6,227
6	8	6,227
7	7	6,242

TOTAL = 49 UNITS 43,708 SF ABOVE GRADE

TOTAL WITH EXISTING LOADING DOCK (643 SF) = 44,351 SF

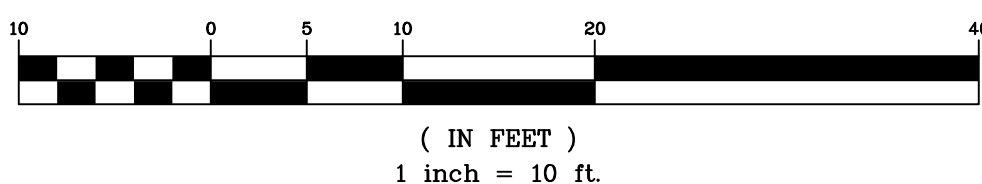
TOTAL EXCLUDING COMMERCIAL AREA PER SECTION 14-803(4)(b)(.3) = 43,119 SF GFA

5. PARKING REQUIREMENTS:
REQUIRED: 3 SPACES / 10 UNITS, 49 UNITS * 0.3 SPACES PER UNIT = 14.7 REQUIRED SPACES
14-802(B)(4): 4 PARKING SPACE REDUCTION FOR 1 AUTO-SHARE PARKING SPACE
14-802(B)(6): 10% REDUCTION FOR ADDITIONAL 5 CLASS 1 BICYCLE SPACES = $14.7 * 0.1 = 1.47$ REDUCTION
14.7 ORIGINAL REQUIRED SPACES - 1.47 SPACES = 13.23 REQUIRED SPACES
PROPOSED: 10 PARKING SPACES (INCLUDING 1 VAN ACCESSIBLE ADA SPACE)
6. BICYCLE PARKING REQUIREMENTS:
REQUIRED: 1 BICYCLE PARKING SPACE PER 3 DWELLING UNITS, 49 UNITS / 3 UNITS = 16.33 BICYCLE SPACES REQUIRED
PROPOSED: 21 BICYCLE PARKING SPACES
7. THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION. THE BUILDING FOOTPRINT IS CONCEPTUAL ONLY AND ESTABLISHES A BUILDING DEVELOPE IN WHICH THE FINAL BUILDING FOOTPRINT WILL BE GENERALLY LOCATED. THE FINAL BUILDING FOOTPRINT SHALL BE DETERMINED AT THE TIME OF BUILDING PERMIT ISSUANCE AND SHALL BE GENERALLY AS CONFIGURED ON THE PLAN WITH AN OVERALL SQUARE FOOTAGE NOT TO EXCEED THE TOTAL SHOWN ON THE APPROVED PLAN.
8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, OR IMPLIED.
9. THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
10. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS/ ZONE X, PER MAP ENTITLED TRUL FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 187 OF 230, MAP NUMBER 420570187H, EFFECTIVE NOVEMBER 18, 2015.
11. THE APPLICANT IS PROPOSING A MIXED-USE BUILDING WITH CELLAR, 1,232 SF OF COMMERCIAL SPACE (USE TBD, SEPARATE ZONING PERMIT REQUIRED) AND 10 ACCESSORY PARKING SPACES ON GROUND FLOOR, AND 48 RESIDENTIAL UNITS ON FLOORS 2-7. ROOF ACCESS PROVIDED FOR MECHANICAL UNITS & MAINTENANCE ONLY.
12. THE WATERSHED FOR THE SITE IS THE SCHUYLKILL RIVER WATERSHED.
13. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS SUPPLIED THROUGH THE PA ONE CALL SYSTEM WHICH WERE AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
14. THE ENTIRE SITE CONTAINS UP - URBAN LAND SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
15. THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT, AS LISTED IN THE RIGHT-OF-WAY IMPROVEMENT STANDARD, CHAPTER 1. STANDARD NOTES PER THE CITY STREETS DEPARTMENT FOR CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
16. A. ALL PROPOSED CURB AND FOOTWAY CONSTRUCTION AND ROADWAY RESTORATION SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAIL NO. S2010.
B. ALL PROPOSED BICYCLE RACKS WITHIN THE RIGHT-OF-WAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STANDARD DETAILS FZ0101A, FZ0101B AND FZ0101C.
C. ADDITIONALLY, THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE THE FOLLOWING:
- CONSTRUCTION ITEMS: PENNDOT PUB. 409 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
- STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS,
- TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
- SIGNAL PROVISIONS: SPECIAL PROVISIONS, NOT INCLUDED WITHIN THE PENNDOT PUBLICATION 409, WILL BE DEVELOPED AND MAINTAINED BY THE STREETS DEPARTMENT'S DESIGN UNIT.
STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WILL BE THE STANDARD FOR ALL ROADWAY CONSTRUCTION IN THE CITY OF PHILADELPHIA, WHERE NO CURRENT STANDARD EXISTS, THE MOST CURRENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY. A LIST OF ALL CURRENT STREETS DEPARTMENT STANDARD DETAILS IS AVAILABLE AT:
<https://www.philadelphiastreets.com/customer-service/downloads-and-links/>

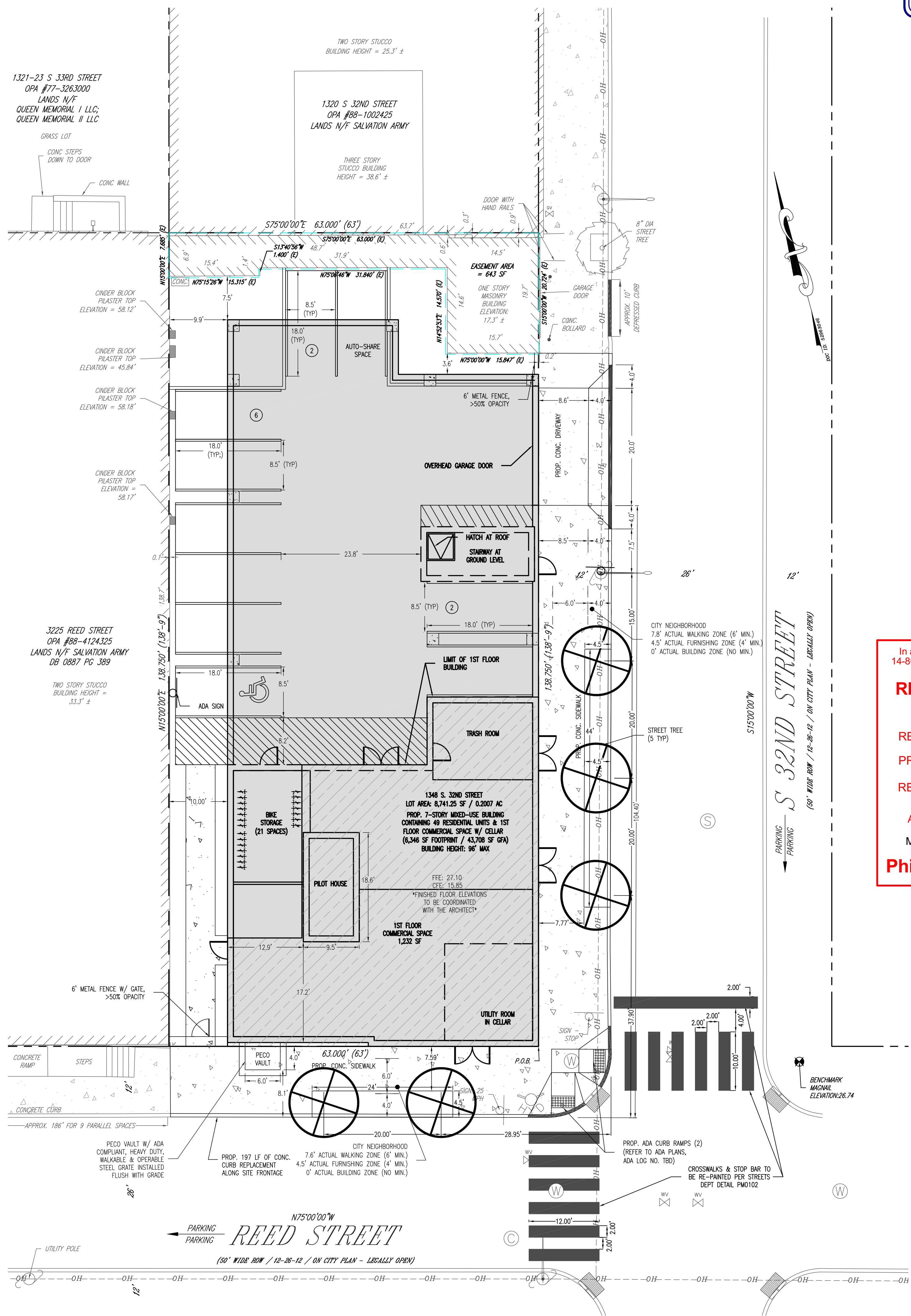
LEGEND & ABBREVIATIONS

- | | |
|---------------------------|---------------------------------------|
| --- | PROPERTY BOUNDARY |
| - - - | ADJOINER BOUNDARY |
| ---- | RIGHT OF WAY LINE |
| X | EXISTING FENCE |
| OH | EXISTING OVERHEAD WIRE |
| ---- | EXISTING EASEMENT |
| T | EXISTING SIGN |
| C | EXISTING UTILITY POLE (UP) |
| S | SEWER MANHOLE |
| C | COMMUNICATION MANHOLE |
| E | ELECTRIC MANHOLE |
| W | WATER MANHOLE |
| I | STORM INLET |
| V | UTILITY VALVE |
| [Solid Grey Box] | PROP. BUILDING AREA |
| [Diagonal Lines Box] | PROP. CELLAR AREA |
| [Dotted Pattern Box] | PROP. CONCRETE AREA |
| [Scattered Dots Box] | PROP. GRASS/LANDSCAPE AREA |
| [Cross-hatch Pattern Box] | PROP. ASPHALT AREA |
| [Grid Pattern Box] | PROP. FULL DEPTH PAVEMENT REPLACEMENT |

GRAPHIC SCALE

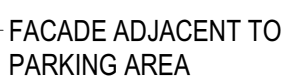


The seal is a rectangular stamp with a double-line border. At the top, it reads "DEPARTMENT OF LICENSES & INSPECTIONS" in bold. Below that, it says "APPROVED FOR ZONING ONLY" in bold. To the left of the center, the date "05/07/25" is stamped. At the bottom, there is a line of text: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." Below this line, the name "Applied by L&I: Andrew DiDonato" is written in a cursive font.





NOT TO SCALE



NOT TO SCALE



NOT TO SCALE

[illegible]

Zoning Permit

Permit Number ZP-2025-003820

LOCATION OF WORK 1348 S 32ND ST, Philadelphia, PA 19146-3410	PERMIT FEE \$2,060.00	DATE ISSUED 8/25/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER HERO HOUSE HOLDINGS LP	251 ST ASAPHS RD STE 123 BALA CYNWYD PA 19004
---	---

OWNER CONTACT 1 Dawn Mallin	PO Box 22639, Philadelphia, PA 19110
--------------------------------	--------------------------------------

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT For the erection of a semi-detached structure with structured/surface vehicle parking (ten spaces, including one van accessible space) and bicycle parking (21 spaces located along an accessible route). Roof access for maintenance only. Size and location per plans.
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
--

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-2025-003820

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1348 S 32ND ST, Philadelphia, PA 19146-3410

ADDITIONAL USE DETAILS

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

Vacant Commercial space (use registration required prior to occupancy) and structured/surface parking spaces on the ground floor level. Multi-Family Household Living (49 dwelling units) on the second through seventh floor levels.

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.