

Zoning Permit

Permit Number ZP-2021-014512

LOCATION OF WORK 419 BAINBRIDGE ST, Philadelphia, PA 19147-1537	PERMIT FEE \$1,722.00	DATE ISSUED 5/18/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER H R BAINBRIDGE LP	111 CHESTNUT ST PHILADELPHIA PA 19106
------------------------------------	---------------------------------------

OWNER CONTACT 1 Peter DiLullo	850 Cassatt Road, Suite 300, Berwyn, PA 19312
----------------------------------	---

OWNER CONTACT 2 Ashley Spear-Levine	111 Chestnut Street, Philadelphia, PA 19106
--	---

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK / ROOF TERRACE (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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-2021-014512

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

419 BAINBRIDGE ST, Philadelphia, PA 19147-1537

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS ALLOWED /PERMITTED IN CMX-3 AND PROPERTY LOCATION OVERLAYS, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED FIFTY-SEVEN (157) DWELLING UNITS, AND TWO (2) RESERVOIR SPACES AND ACCESSORY OFF STREET INTERIOR PARKING THIRTY-SEVEN (37) SPACES INCLUDING TWO (2) AUTO SHARE SPACES AND TWO (2) ACCESSIBLE SPACES (INCLUDING VAN ACCESSIBLE SPACE), FOUR (4) ELECTRIC PARKING SPACES AND EIGHTY-TWO (82) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE AND ONE (1) OFF STREET LOADING SPACE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.

SHEET LIST	
Sheet Number	Sheet Name
Z-000	Zoning Summary
Z-101	Site Plan
Z-102	Vehicle Circulation
Z-103	Landscape Plan
Z-104	First Floor Plan
Z-105	Second and Third Floor Plans
Z-106	Fourth and Fifth Floor Plans
Z-107	Sixth and Seventh Floor Plans
Z-108	Roof Plan
Z-109	Elevations
Z-110	Elevations

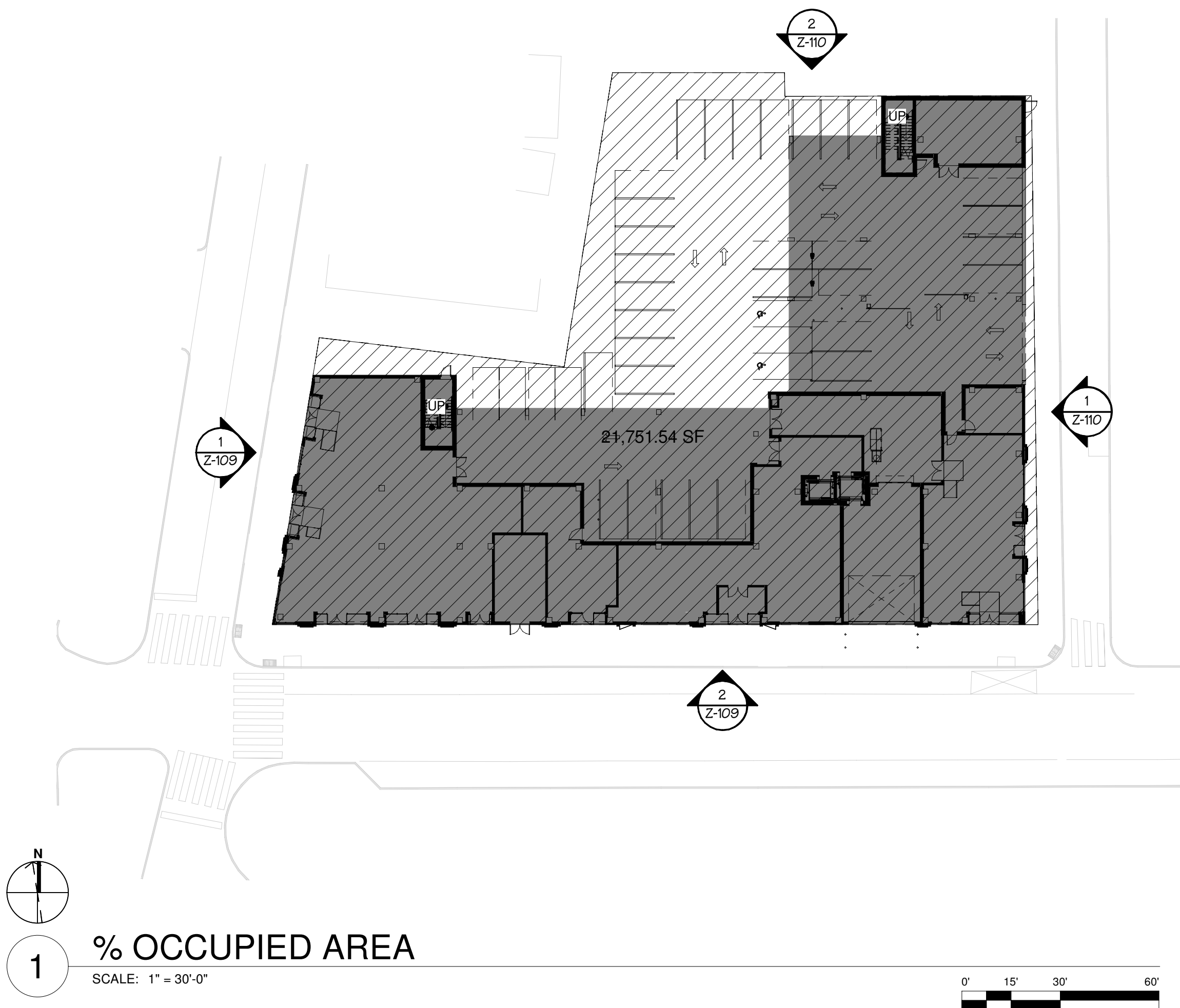
BUILDING GROSS SQUARE FOOTAGE	
4/22/2022	
1st Floor	21,751.54
2nd Floor	20,991.08
3rd Floor	20,991.08
4th Floor	20,991.08
5th Floor	20,991.08
6th Floor	20,991.08
7th Floor	20,991.08
Roof	700.94
Building Total	148,398.96
(GSF includes "Loading")	
NET SQUARE FOOTAGE	
Amenity, Interior	5,115
Amenity, Exterior	2,500
Total	7,615
PARKING COUNT	
Parking spaces	35
Autoshare spaces	2
Total	37
TOTAL SITE PUBLIC SPACE	
Total Site Area	29,610.30
Open Area	7,858.76
Building Coverage	73.46%

PROJECT DESCRIPTION:

A NEW 7-STORY MIXED-USE MULTIFAMILY HOUSING PROJECT WILL BE CONSTRUCTED ON THE SITE OF 419 BAINBRIDGE STREET. RESIDENT AMENITIES, RETAIL, AND PARKING WILL BE LOCATED ON THE FIRST FLOOR. (157) RESIDENTIAL UNITS WILL BE PROVIDED ON FLOORS 2 THROUGH 7. RESIDENTIAL AMENITIES WILL ALSO BE PROVIDED ON THE SECOND FLOOR, SEVENTH FLOOR, AND THE ROOFTOP. THE MAIN RESIDENTIAL ENTRANCE WILL BE LOCATED ON BAINBRIDGE STREET AND THE PARKING ENTRANCE WILL BE LOCATED ON SOUTH LEITHGOW STREET. TWO ELEVATORS AND TWO STAIR TOWERS WILL BE PROVIDED.

OCCUPIED AREA (80% OF LOT):
29,610.3 sf LOT x (.8) =
23,688.24 sf
Designed Occupied Area = 21,751.54 sf (73.46%)

FAR (Floor Area Ratio):
500% of LOT = 29,610.3 x 5
148,051.5 sf
Designed FAR = 147,475.96 sf



Applied Electronically by L&J User:

ZONING CODE SUMMARY		
PROJECT: 419 BAINBRIDGE STREET LOCATION: 419 BAINBRIDGE ST PHILADELPHIA, PA 19147 LOT AREA: 0.68 ACRES (29,610.3 SF) DISTRICT: CMX-3 COMMUNITY COMMERCIAL MIXED USE OVERLAYS: CTR Center City Overlay District - Center City Residential District Control Area CTR Center City Overlay District - Southwark National Historic District CTR Center City Overlay District - Residential Parking Control Area CTR Center City Overlay District - South Street/Head House Square Area		
PHILADELPHIA ZONING CODE	CMX-3 PROVISIONS	PROPOSED
BASE ZONING DISTRICT (CHAPTER 14-400) OVERLAY ZONING DISTRICT: (CHAPTER 14-500) CTR Center City Overlay District - Center City Residential District Control Area (CHAPTER 14-502-2)(.30) CTR Center City Overlay District - Southwark National Historic District (CHAPTER 14-502-2)(.23) CTR Center City Overlay District - Residential Parking Control Area (CHAPTER 14-502-2)(.20) CTR Center City Overlay District - South Street/Head House Square Area (CHAPTER 14-502-2)(.22) USE REGULATIONS: (CHAPTER 14-600) DEVELOPMENT STANDARDS: (CHAPTER 14-700) DISTRICT AND LOT MAX OCCUPIED AREA (% OF LOT) (TABLE 14-701-3) YARDS MIN SIDE YARD WIDTH, EACH (FT) FRONT AND REAR (TABLE 14-701-3) FLOOR AREA RATIO MAX FLOOR AREA (% OF LOT AREA) (TABLE 14-701-3) EXCEPTIONS TO DIMENSIONAL STANDARDS CHAPTER 14-701(6) EXCEPTIONS TO HEIGHT LIMIT EXCEPTIONS TO YARD, SETBACK, AND OPEN AREA REQUIREMENTS PARKING AND LOADING (CHAPTER 14-800) MOTOR VEHICLE PARKING RESIDENTIAL USE CMX-3 MULTIFAMILY BUILDING BIKE REDUCTION (TABLE 14-804(1), 14-802(8)(e)) AUTOSHARE PARKING SPACES REDUCTION 14-802(8)(b) PARKING FOR PERSONS WITH DISABILITIES (CHAPTER 14-802 (5)) MOTOR VEHICLE PARKING STANDARDS (TABLE 14-803-1) REGULAR PARKING SPACE 14-803 (1)(B) COMPACT PARKING SPACE DRIVE AISLE WIDTH PARKING DESIGN STANDARDS (CHAPTER 14-803(4)) DESIGN REQUIREMENTS FOR SURFACE PARKING LOTS GRADES MATERIALS APPROVAL BY THE STREETS DEPARTMENT WALKWAYS PARKING LANDSCAPE AND SCREENING ELECTRIC VEHICLE PARKING SPACES REQUIRED BICYCLE PARKING SPACES OFF STREET LOADING REQUIRED LOADING SPACE DIMENSIONS PROJECTIONS OVER THE STREET BALCONIES ARCHITECTURAL EMBELLISHMENTS	CMX-3 COMMUNITY COMMERCIAL MIXED USE SETBACK/BUILD-TO-CONTROLS 14-502(4)(c) SIGN CONTROLS: 14-502(7)(h) PARKING AND LOADING CONTROLS 14-502(6)(c) SUPPLEMENTAL USE CONTROLS 14-502(5) 14-601(2)(a)(.3) RESIDENTIAL USE CATEGORY - HOUSEHOLD LIVING - MULTI-FAMILY 14-601(6) RETAIL SALES USE CATEGORY 14-601(7) COMMERCIAL SERVICES USE CATEGORY CORNER 80% LOT SIZE (29,610.3)*(0.8) = 23,688.24 SF 8 FEET IF USED FOR BUILDINGS CONTAINING DWELLING UNITS 0' 500% 148,051.50 SF NO HEIGHT LIMITS NOT USED 3 MOTOR VEHICLE PARKING SPACES / 10 DWELLING UNITS (TABLE 14-802-2) 157 UNITS = 47.1 SPACES REQUIRED 47.1 - 4.71 - 8 = 34.39 SPACES REQUIRED, WITH REDUCTIONS 29 ADDITIONAL BIKE SPACES (1 CLASS 1A BICYCLE PARKING SPACE / 3 DWELLING UNITS 52.33 SPACES REQUIRED) 2 PROPOSED AUTOSHARE PARKING SPACES 26-50 TOTAL MOTOR VEHICLE PARKING SPACES PROVIDED: 2% OF PARKING SPACES PROVIDED TO BE ACCESSIBLE (TABLE 14-802-4) 8'-6" X 18' REGULAR 90 DEGREES 8' X 16' (LIMITED TO 25% OF SPACES) (ALL COMPACT SPACES MUST BE CLEARLY IDENTIFIED) 18' FOR 2-WAY TRAFFIC NOT TO EXCEED 10% 14-803(4)(a)(.2) 14-803(4)(a)(.3) 14-803(4)(a)(.4) 545.1 SF REQUIRED LANDSCAPING (10% OF INTERIOR SURFACE OPEN-AIR PARKING AREA) 14-803(5)(e) 30-39: 2 REQUIRED Table 14-803-3 1 PER 3 DWELLING UNITS (53) Table 14-804-1 RESIDENTIAL: 100,000-150,000 GSF: 1 SPACES Table 14-806-1 1 (11'W X 40'L X 14' H) Table 14-806-3 11-603(4) 11-603(5)(c)	CMX-3 COMMUNITY COMMERCIAL MIXED USE RESIDENTIAL (157 MULTI-FAMILY UNITS) PARKING (ACCESSORY) RETAIL (2 VACANT COMMERCIAL/RETAIL SPACES) N/A Temporary and permanent freestanding signs and sign with animated illuminated or digital displays are prohibited N/A Expressly prohibited uses: Drug Paraphernalia Sales, Gun Shop, Assembly and Entertainment, Body Art Service, Fortune Telling Service, Vehicle and Vehicular Equipment Sales and Services. Special Exception Approval required: Take-Out Restaurant RESIDENTIAL USE CATEGORY - HOUSEHOLD LIVING - MULTI-FAMILY RETAIL SALES USE CATEGORY - TBD COMMERCIAL SERVICES USE CATEGORY - TBD PARKING (ACCESSORY USE) 73.46% PROPOSED OCCUPIED AREA = 21,751.54 SF N/A 0' 498% 147,475.96 SF [FAR'S GROSS FLOOR AREA MEASUREMENT EXCLUDES 'LOADING,' PER 14-202(4)(b)(.5)] N/A N/A PROVIDED 35 SPACES (PLUS 2 AUTOSHARE SPACES) 4.71 MAX MOTOR VEHICLE PARKING SPACES REMOVED ((82) CLASS 1A BICYCLE PARKING SPACES PROVIDED) 8 MAX MOTOR VEHICLE PARKING SPACES REMOVED <40% MAX REDUCTION 2 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE COMPLIANT PROVIDED 5 SPACES OF 8 MAX VARIES COMPLIANT COMPLIANT COMPLIANT COMPLIANT 620 SF PROVIDED 4 SPACES PROVIDED 82 SPACES CLASS 1A PROVIDED PROVIDED COMPLIANT COMPLIANT

BERNARDON

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE

The Philadelphia Building
1315 Walnut Street, Suite 600
Philadelphia, Pennsylvania 19107
p. 215 609 4609

West Chester, Pennsylvania
Wilmington, Delaware

www.bernardon.com



Michael S. McCloskey, AIA
Bernardon Design PC

Project:

419 BAINBRIDGE STREET
Philadelphia, PA 19147

Owner:

HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

Revision/Issue:

- 0 11/05/21 Zoning Submission
- 1 12/01/21 Zoning Revisions
- 2 04/26/22 Zoning Revisions
- 3 05/10/22 Zoning Revisions

Drawn SMB, KMS

Reviewed: MSM

Contact: McCloskey, AIA

Project Number: 7142.00-21

Sheet Title:

ZONING SUMMARY

Sheet Number:

Z-000



OWNER: HR BAINBRIDGE LP
APPLICANT/CONTACT: PETER DI LULLO
EMAIL: PDL3@LCOR.COM
PHONE: (610)408-4459
ADDRESS: 111 CHESTNUT STREET
PHILADELPHIA, PA 19106

PWD TRACKING # FY22-BAIN-6610-01

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

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

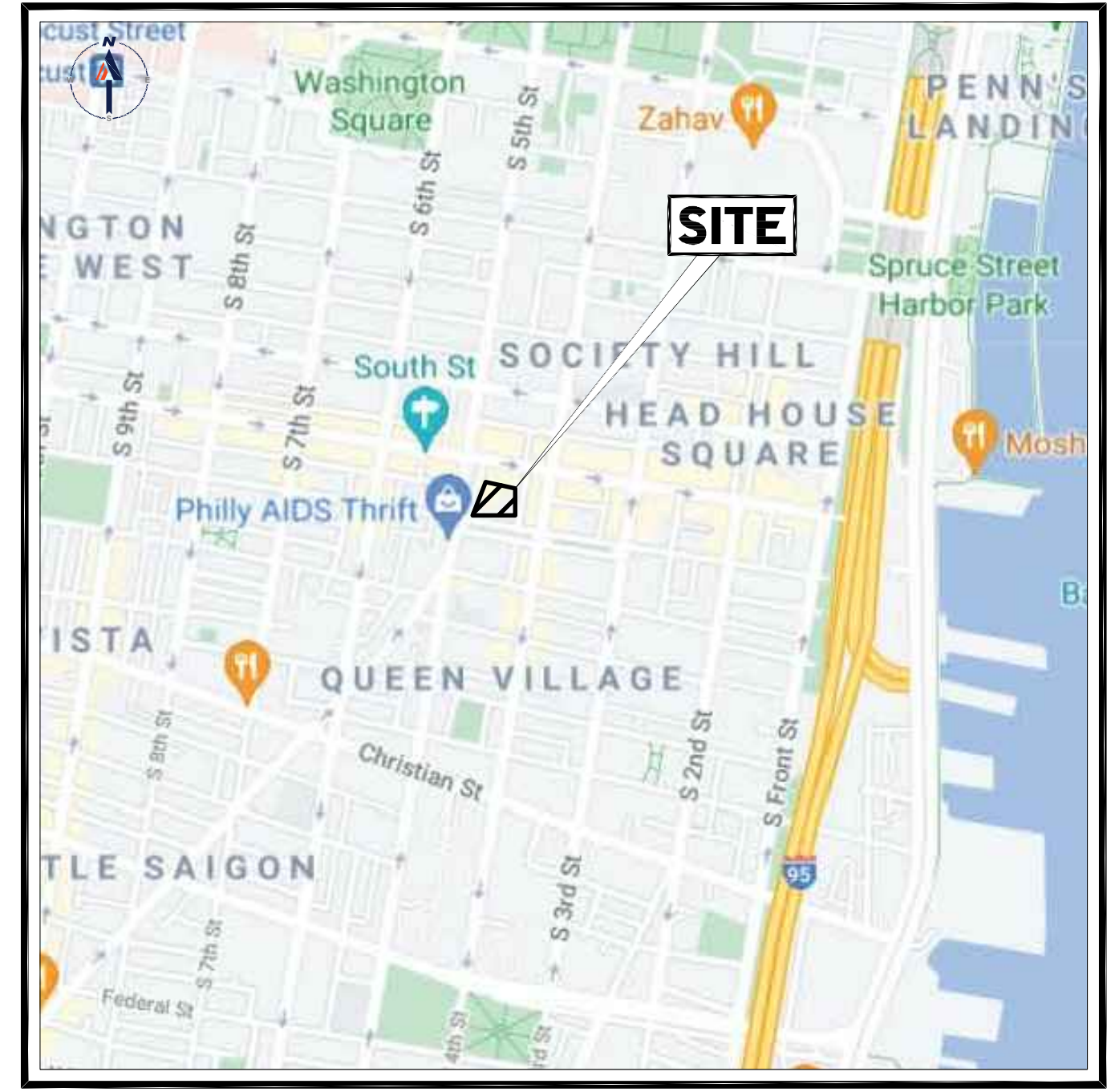
SEE SHEET Z-103 FOR LANDSCAPE COMPLIANCE CHART,
NOTES AND DETAILS

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.

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

LEGEND PROPOSED	
FENCE	—X—
BUILDING	—■—
BUILDING ABOVE	—■—
2ND-7TH FLOOR BALCONIES ABOVE	—■—
PERMEABLE PAVERS	—■—
SIDEWALK	—■—
LANDSCAPE AREA	—■—
EXTENDED CURB	—■—
CONCRETE CURB	—■—
FLUSH CURB	—■—
TREE	—○—
RAMP	—■—
HOUSE TRAP/ CLEANOUT	—■—
MANHOLE	—○—
YARD DRAIN	—■—
BOLLARD	—■—
FIRE HYDRANT	—■—
VALVE	—■—
AUTO SHARE PARKING SPACE	—■—
COMPACT CAR PARKING SPACE	—■—
RESERVOIR PARKING SPACE	—■—
ADA PARKING SPACE	—■—

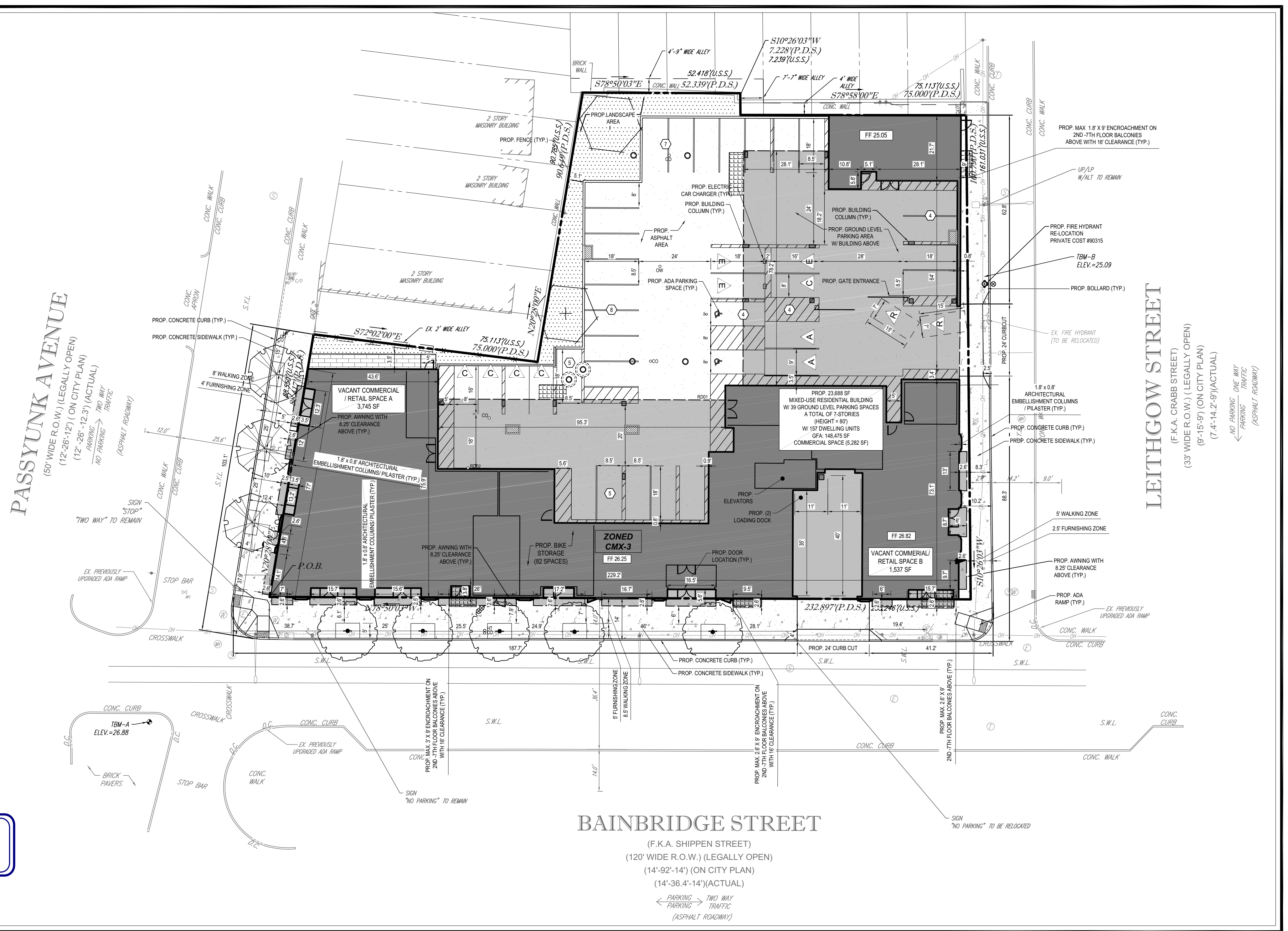
LEGEND EXISTING	
PROPERTY LINE	—■—
R.O.W. LINE	—■—
ADJACENT PROPERTY LINE	—■—
BUILDING	—■—
CONCRETE CURB	—■—
FLUSH CURB	—■—
DRAINAGE INLET	—■—
STORM/SANITARY MANHOLE	—○—
WATER/GAS VALVES	—■—
ROOF DRAIN/CLEANOUT	—■—
FIRE HYDRANT	—■—
UTILITY POLE W/ LIGHT	—■—
UTILITY POLE	—■—



LOCATION MAP
1" = 2,000'

GENERAL NOTES

- THIS DRAWING REFERENCES:
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: ALTA TANSIPS LAND TITLE SURVEY
FILE NO. 02-170303-01
DATED: 07-15-2021
- AN ARCHITECT PLAN BY:
BERNARDON ARCHITECTURE
1315 WALNUT STREET, SUITE 600
PHILADELPHIA, PA 19107
ENTITLED: REVISED TEST FIT
PROJECT NO. 7142-00-21
DATED: 08-03-2021
- EQUITABLE OWNER: H R BAINBRIDGE LP
APPLICANT: PETER DI LULLO
111 CHESTNUT STREET
PHILADELPHIA, PA 19106
PHONE: (610)408-4459
EMAIL: PDL3@LCOR.COM
- ZONING DATA: CMX-2 COMMUNITY COMMERCIAL MIXED USE
EXISTING USE: PARKING LOT
PROPOSED USE: RESIDENTIAL DEVELOPMENT WITH 1ST FLOOR RETAIL
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE
BASED ON PHILADELPHIA SURVEY DISTRICT #2.
- TEMPORARY BENCH MARKS SET:
TBM-A: MAG NAIL SET IN CONCRETE WALK
ELEVATION=26.88
TBM-B: MAG NAIL SET IN CONCRETE WALK
ELEVATION=25.09
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.
- ALL CURB RADI SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA
REQUIREMENTS.
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED (SOUTH) A; MANAGEMENT ZONE A; COMBINED SEWER.
- A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE 'X' (AREAS TO BE DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS
OF THE CITY OF PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE
PHILADELPHIA CODE.
- SITE DATA = 419 BAINBRIDGE STREET
CITY OF PHILADELPHIA 2ND WARD
PHILADELPHIA COUNTY,
PENNSYLVANIA 19147
OPA# 885644042
AREA (P.D.S.) = 29,610.3 S.F. OR 0.67976 AC.
AREA (U.S.S.) = 29,699.2 S.F. OR 0.68180 AC.
- PWD TRACKING # FY22-BAIN-6610-01
- PASSYUNK AVENUE IS CLASSIFIED AS CITY NEIGHBORHOOD.
WALKING ZONE WIDTH: 26'
FURNISHING ZONE WIDTH: 24'
BAINBRIDGE STREET IS CLASSIFIED AS CITY NEIGHBORHOOD.
WALKING ZONE WIDTH: 26'
FURNISHING ZONE WIDTH: 24'
LEITHGOW STREET IS CLASSIFIED AS SHARED ROW.
WALKING ZONE WIDTH: 25'
FURNISHING ZONE WIDTH: 23.5'



APPROVED
FOR ZONING ONLY
05/17/22
WHEN YOUR PLANS CONTAIN ANY CORRECTIONS,
REVISIONS, OR CHANGES TO THE ORIGINAL
DESIGN, YOU MUST SUBMIT A REVISION SHEET TO THE
DEPARTMENT OF LICENSING & INSPECTIONS.
Applied Electronically by L&I User

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

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	
1	10.28.2021	AMENDED SITE PLAN	BMM	SHP
2	11.18.2021	PER STREETS COMMENTS	BMM	SHP
3	12.01.2021	PER STREETS COMMENTS	BMM	KRT
4	01.10.2022	CDR PRESENTATION	BMM	KRT
5	04.26.2022	PER CDR COMMENTS	BMM	KRT

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
#20211700341

PWD TRACKING # FY22-BAIN-6610-01
eCLIPSE # SR-2021-007338
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.
PROJECT No.: PP213137
DRAWN BY: BMM
CHECKED BY: SHP
DATE: 08/25/2021
CAD I.D.: PP213137-ZONE-5A

ZONING PLANS
FOR
PROPOSED MIXED-USE
DEVELOPMENT
419 BAINBRIDGE STREET
CITY & COUNTY OF PHILADELPHIA
19147

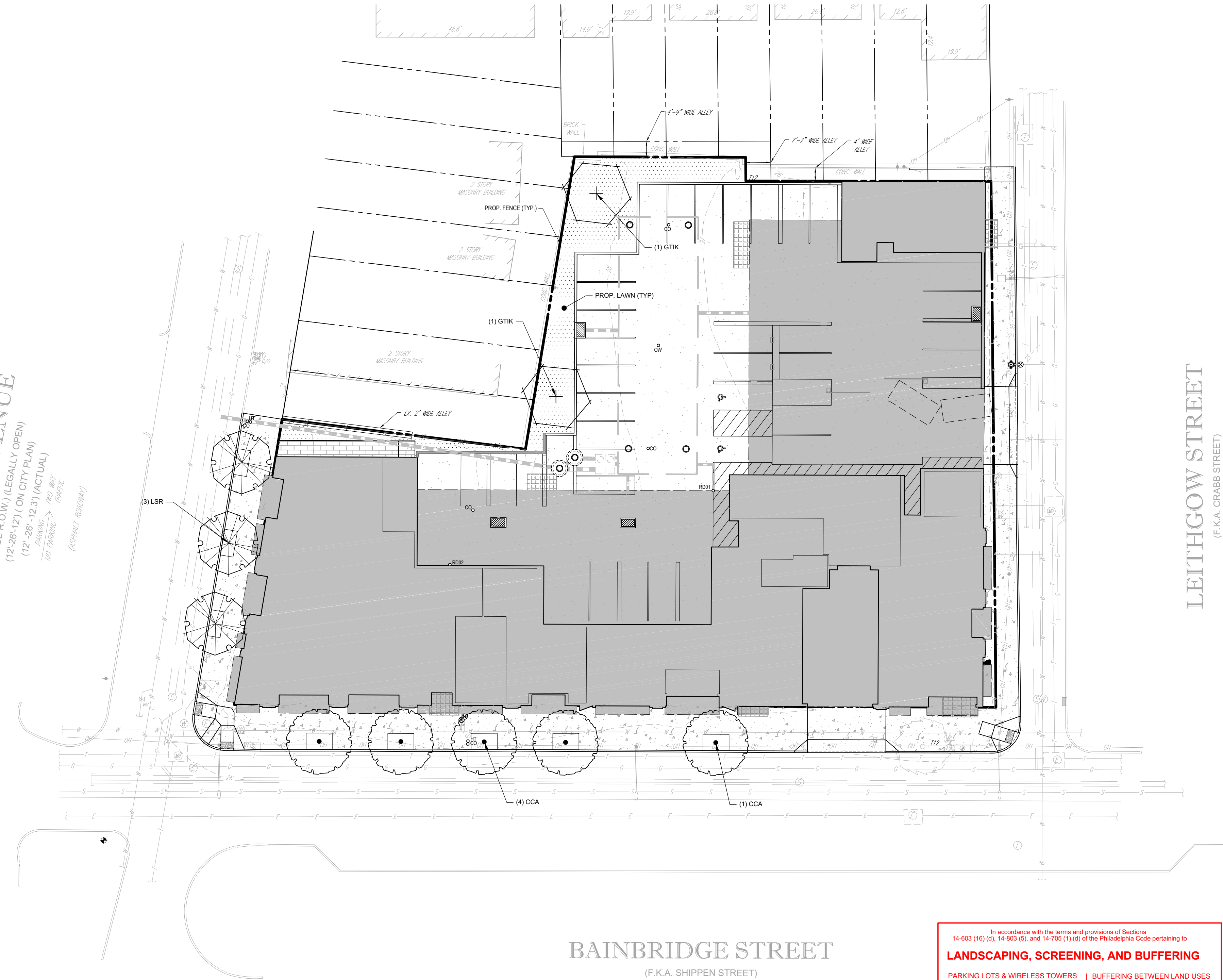
BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone: (267) 402-3400
Fax: (267) 402-3401
www.BohlerEngineering.com

K.R. TATLOW
Professional Engineer
PENNSYLVANIA LICENSE #00080332

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
Z-101
1 OF 3
REVISION 5 - 04.26.2022



PASSYUNK AVENUE
(50' WIDE R.O.W.) (LEGALLY OPEN)
(12'-26"-12') (ON CITY PLAN)
(12'-26"-12.3') (ACTUAL)
PARKING → TWO WAY TRAFFIC
NO PARKING → TWO WAY TRAFFIC
(ASPHALT ROADWAY)



BAINBRIDGE STREET
(F.K.A. SHIPPEN STREET)
(120' WIDE R.O.W.) (LEGALLY OPEN)
(14'-92'-14') (ON CITY PLAN)
(14'-36.4'-14') (ACTUAL)
← PARKING → TWO WAY TRAFFIC
(ASPHALT ROADWAY)

LEITHGOW STREET
(F.K.A. GRABB STREET)
(33' WIDE R.O.W.) (LEGALLY OPEN)
(9'-15'-9') (ON CITY PLAN)
(7'-4'-14.2'-9') (ACTUAL)
← NO PARKING, ONE WAY TRAFFIC
(ASPHALT ROADWAY)

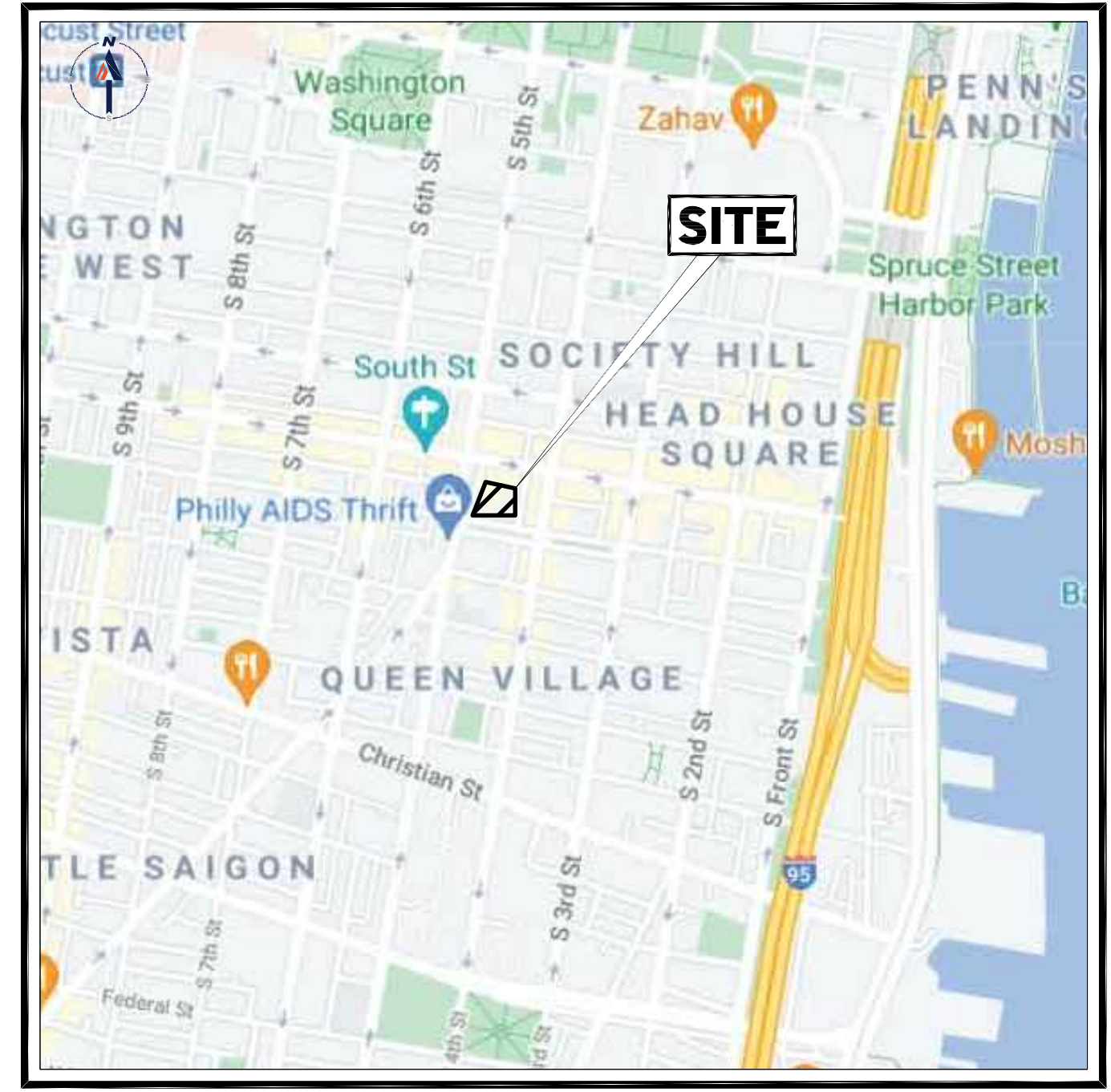
In accordance with the terms and provisions of Sections 14-603 (1b) (d), 14-803 (5), and 14-705 (1) (d) of the Philadelphia Code pertaining to

LANDSCAPING, SCREENING, AND BUFFERING

PARKING LOTS & WIRELESS TOWERS BUFFERING BETWEEN LAND USES

☒ APPROVED ☐ APPROVED
☐ DISAPPROVED ☐ DISAPPROVED
☐ WAIVED ☐ WAIVED

Applied Electronically By: AARON HOLLY
May 11, 2022 Ledger No: **E-3276**
Philadelphia City Planning Commission

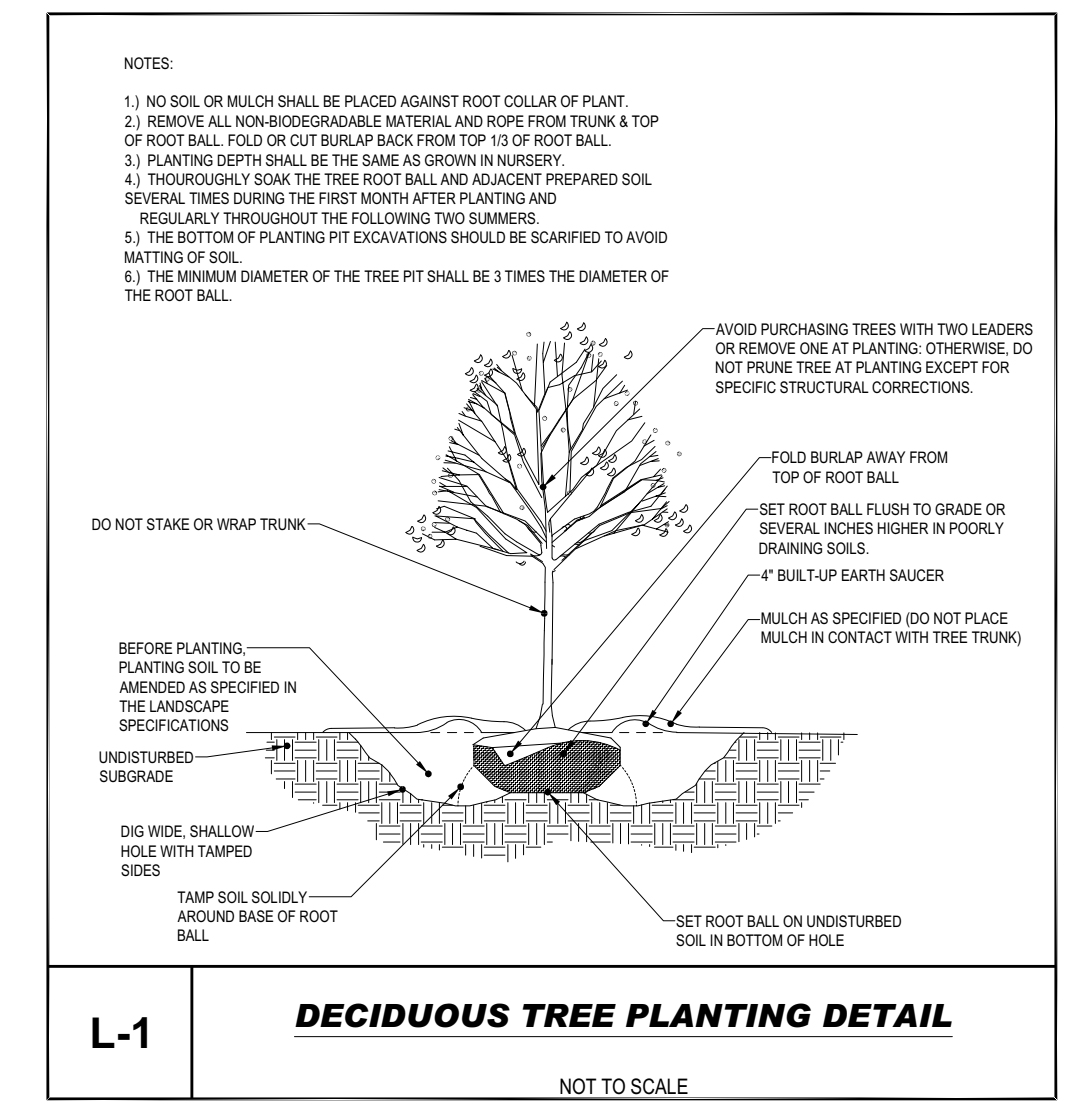


LOCATION MAP
1" = 2,000

LANDSCAPE COMPLIANCE CHART

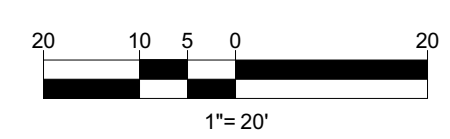
SECTION	REQUIREMENT	CALCULATIONS (REQUIRED / PROVIDED)	COMPLIANCE
14-705(2)(c) 2(a) STREET TREE REQUIREMENTS	STREET TREES SHALL BE PROVIDED AT AN INTERVAL OF AT LEAST ONE TREE PER 35 LF. TREES MAY BE PLACED AT REGULAR OR IRREGULAR INTERVALS SO LONG AS 15 FEET OF SPACE IS PROVIDED BETWEEN TRUNKS.	LENGTH ALONG PASSYUNK AVE = 88.1 LF REQUIRED: 88 / 35 = 2.5 OR 3 STREET TREES PROVIDED: 3 LSR (3 STREET TREES)	COMPLIES
		LENGTH ALONG BAINBRIDGE STREET = 213.4 LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 213 / 35 = 6.08 OR 6 STREET TREES PROVIDED: 5 CCA (5 STREET TREES PERMITTED PER STREET TREE PLANTING DIAGRAM (DRAWING NO. FZD102))	COMPLIES
		LENGTH ALONG LEITHGOW STREET = 142.4 LF (EXCLUDING DRIVEWAY WIDTH) REQUIRED: 142 / 35 = 4.05 OR 4 STREET TREES PROVIDED: NO STREET TREES PERMITTED PER STREET TREE PLANTING DIAGRAM (DRAWING NO. FZD102)	COMPLIES
14-803(5) PARKING LOT SCREENING	(1) PARKING LOT SCREENING SHALL BE PROVIDED AT A DEPTH OF NO LESS THAN 5 FEET OR AT LEAST EQUAL TO THE REQUIRED SETBACK, WHICHEVER IS GREATER. (a) TREES MUST BE PROVIDED AT A RATE OF ONE TREE PER 35 FEET OF FRONTAGE (b) SHRUBS SHALL BE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 20 FEET OF FRONTAGE AND MUST HAVE A MATURE HEIGHT OF AT LEAST TWO FEET.	OPEN AIR PARKING LOT NOT IMMEDIATELY ADJACENT TO STREET FRONTAGE.	NOT APPLICABLE
14-803(5)(e) PARKING LOT LANDSCAPING	(1) A MINIMUM OF TEN PERCENT (10%) OF THE INTERIOR SURFACE PARKING LOT IN ALL DISTRICTS AND OFF-STREET LOADING AREAS IN ALL DISTRICTS EXCEPT 12.1.3, AND I.P. CALCULATED AS THE TOTAL OF AREA IN ALL SURFACE PARKING SPACES AND SURFACE DRIVE AISLES, SHALL BE PLANTED WITH LANDSCAPE. (5) ONE TREE SHALL BE PLANTED PER 300 S.F. OF INTERIOR LANDSCAPE AREA. A MINIMUM OF 30% OF THE REQUIRED TREES SHALL INCLUDE DECIDUOUS SHADE TREES.	TOTAL OPEN AIR PARKING LOT AREA = 5,451.15SF REQUIRED INTERIOR OPEN AIR PARKING LOT LANDSCAPE AREA (10%) = 545.115SF PROVIDED: 620.6 SF LANDSCAPE AREA (11.4%) REQUIRED INTERIOR OPEN AIR PARKING LOT LANDSCAPE AREA = 545.12 LF REQUIRED: 545 / 300 = 1.8 OR 2 TREES PROVIDED: 2 GTIK (2 TREES)	COMPLIES

PLANT SCHEDULE					
CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CCA	5	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5" CAL.	B&B
GTIK	2	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEY LOCUST	2.5" CAL.	B&B
LSR	3	LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL.	B&B



GENERAL NOTES:

- THIS PLAN IS INTENDED TO SHOW LANDSCAPE INTENT FOR ZONING PURPOSES ONLY. THIS PLAN IS NOT TO BE USED FOR CONSTRUCTION.
- ALL DISTURBED UNPAVED AREAS, EXCLUDING PLANTING BEDS, ARE TO BE INSTALLED AS LAWN UNLESS OTHERWISE NOTED.



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	10.28.2021	AMENDED SITE PLAN	BMM	SHP
2	11.18.2021	PER STREETS COMMENTS	BMM	SHP
3	12.01.2021	PER STREETS COMMENTS	BMM	KRT
4	01.10.2022	CDR PRESENTATION	BMM	KRT
5	04.26.2022	PER CDR COMMENTS	BMM	KRT
6	05.10.2022	PER PCPC COMMENTS	MPD	KRT

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
#20211700341

PWD TRACKING # FY22-BAIN-6610-01
eCLIPSE # SR-2021-007338

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP213137
DRAWN BY: BMM
CHECKED BY: SHP
DATE: 08/25/2021
CAD I.D.: PP213137-ZOLL-6A

PROJECT:

ZONING PLANS
FOR

PROPOSED MIXED-USE DEVELOPMENT
419 BAINBRIDGE STREET
CITY & COUNTY OF PHILADELPHIA
19147

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

G.T. NORTH
REGISTERED LANDSCAPE ARCHITECT
PENNSYLVANIA LICENSE # 0000729

SHEET TITLE:
LANDSCAPE PLAN
SHEET NUMBER:
Z-103
3 OF 3
REVISION 6 - 05.10.2022

R:\31\PP213137\CADDRAWINGS\PLAN SET\ZONING PLAN\PP213137-ZOLL-6A.dwg - LAYOUT: 2:03L3GP



Project:
419 BAINBRIDGE STREET
Philadelphia, PA 19147

Owner:
HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

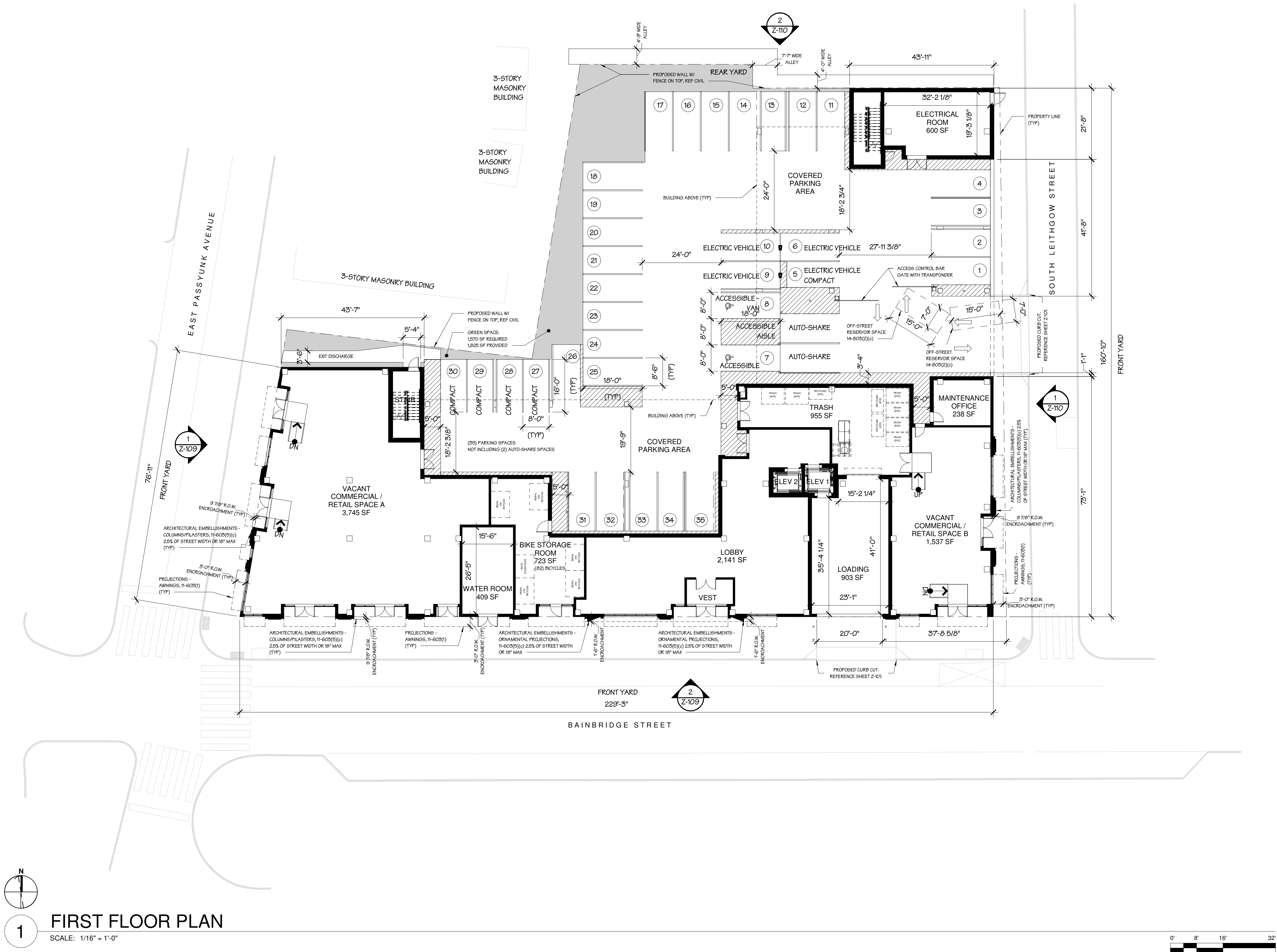
Revision/Issue:
0 11/05/21 Zoning Submission
1 12/01/21 Zoning Revisions
2 04/26/22 Zoning Revisions

Drawn SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

Sheet Title:
FIRST FLOOR PLAN

Sheet Number:

Z-104



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

APPROVED
FOR ZONING ONLY
05/17/22

Applied Electronically by L&J User:

West Chester, Pennsylvania
Wilmington, Delaware

www.bernardon.com



Michael S. McCloskey, AIA
Bernardon Design PC

Owner:
HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

Revision/Issue:
0 11/05/21 Zoning Submission
2 04/26/22 Zoning Revisions

Drawn: SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

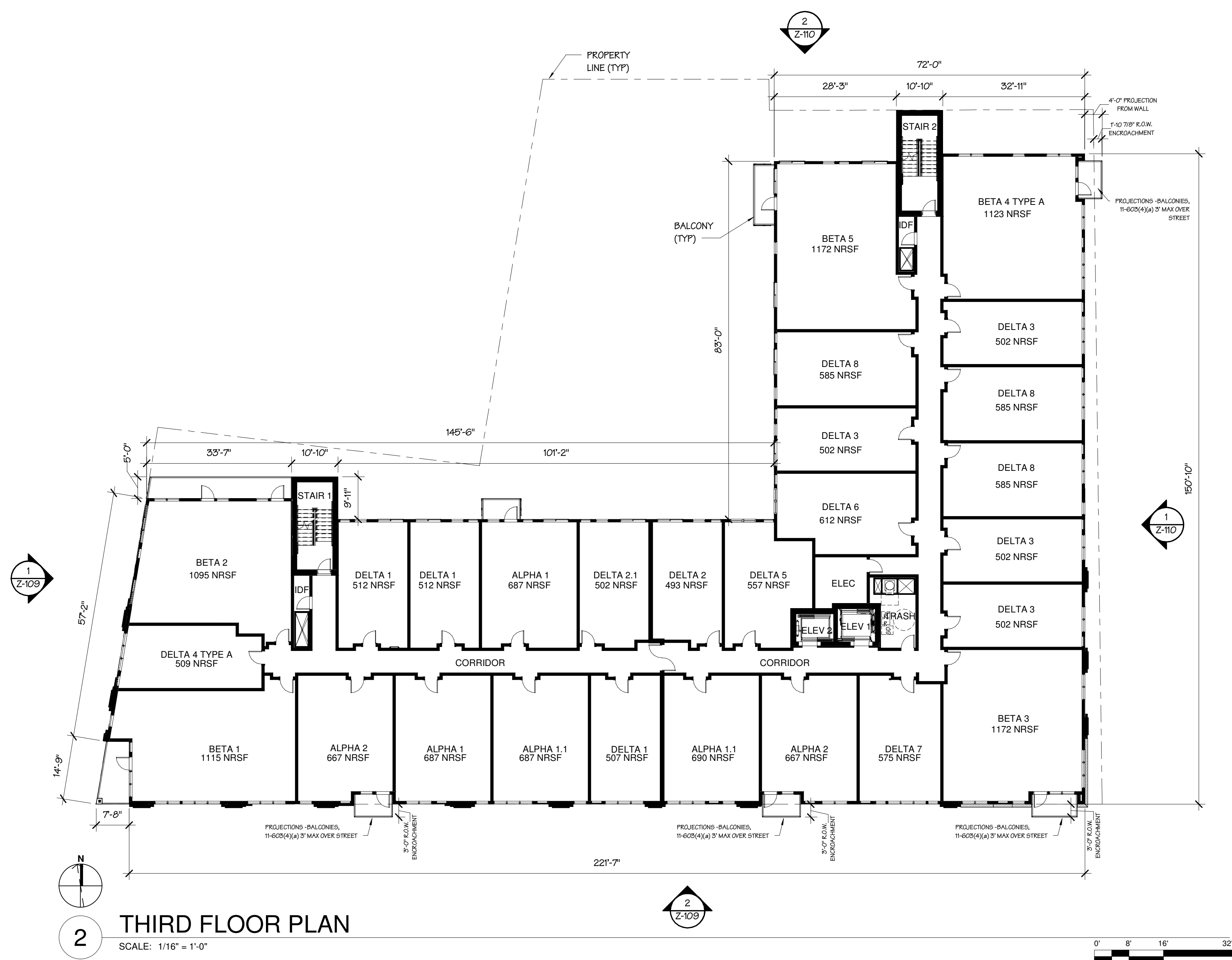
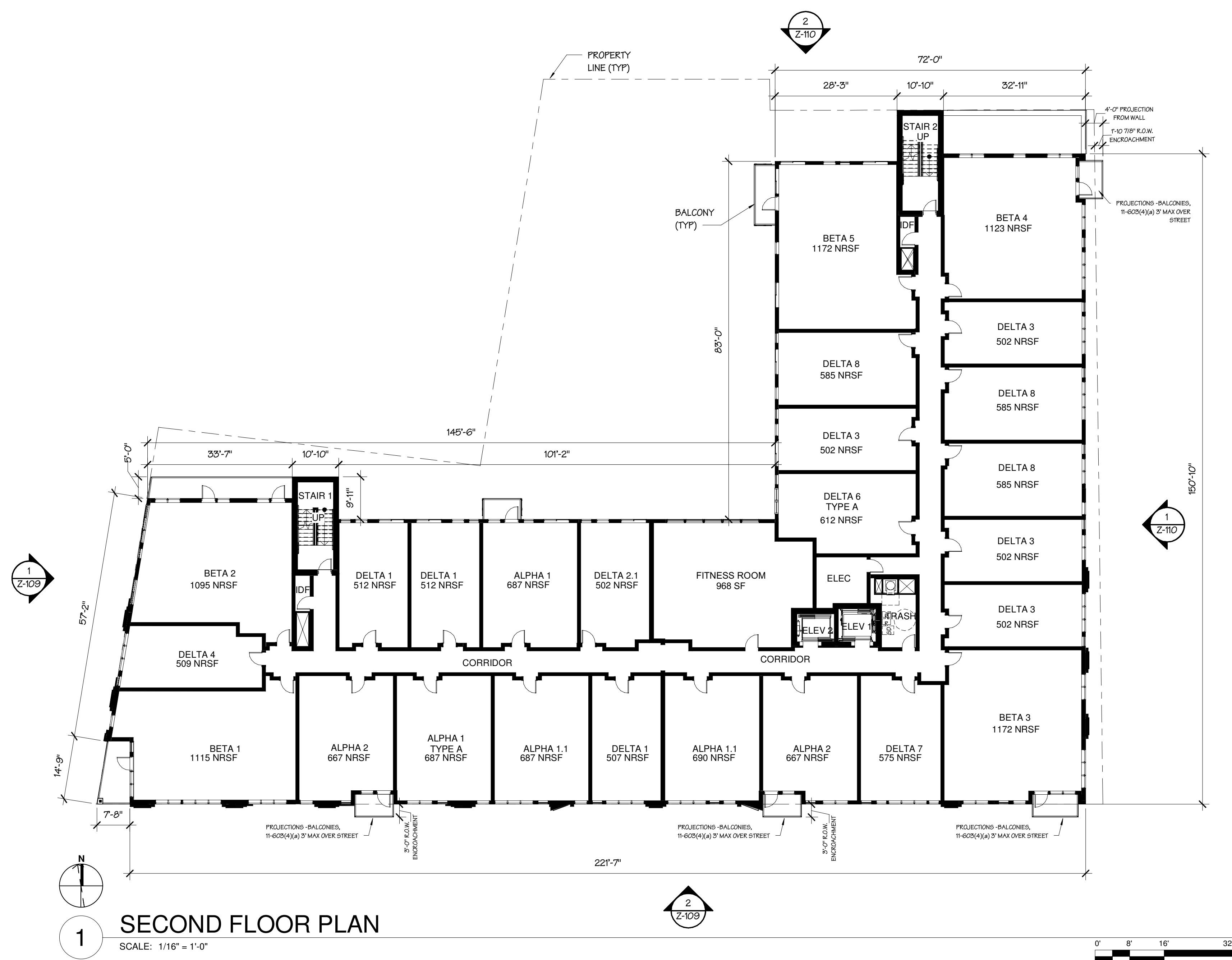
Sheet Title:

**SECOND AND THIRD
FLOOR PLANS**

Sheet Number:

Z-105

© 2022 Bernardon Design PC



West Chester, Pennsylvania
Wilmington, Delaware

www.bernardon.com



Michael S. McCloskey, AIA
Bernardon Design PC

Project:
419 BAINBRIDGE
STREET
Philadelphia, PA 19147

Owner:
HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

Revision/Issue:
0 11/05/21 Zoning Submission
2 04/26/22 Zoning Revisions

Drawn: SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

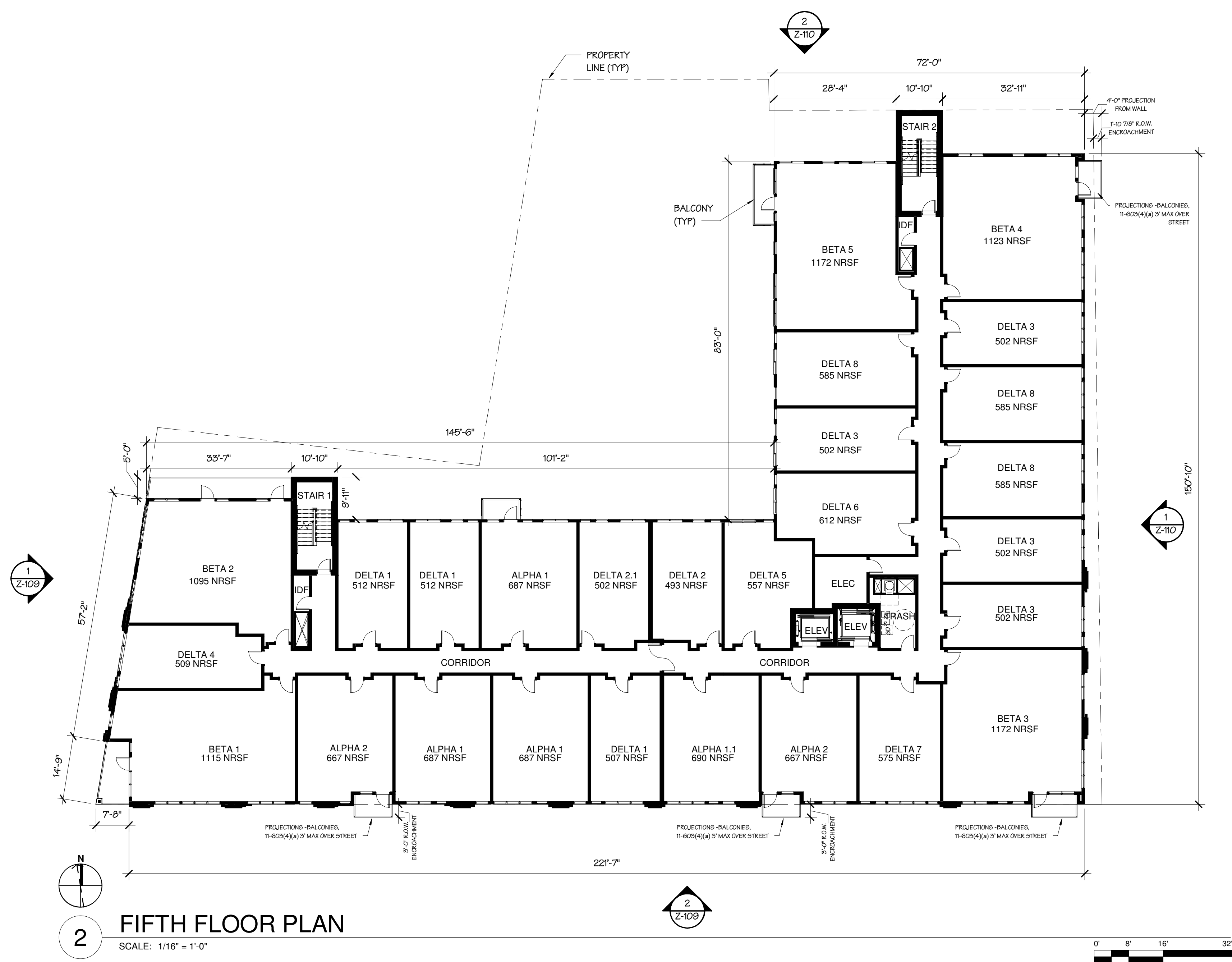
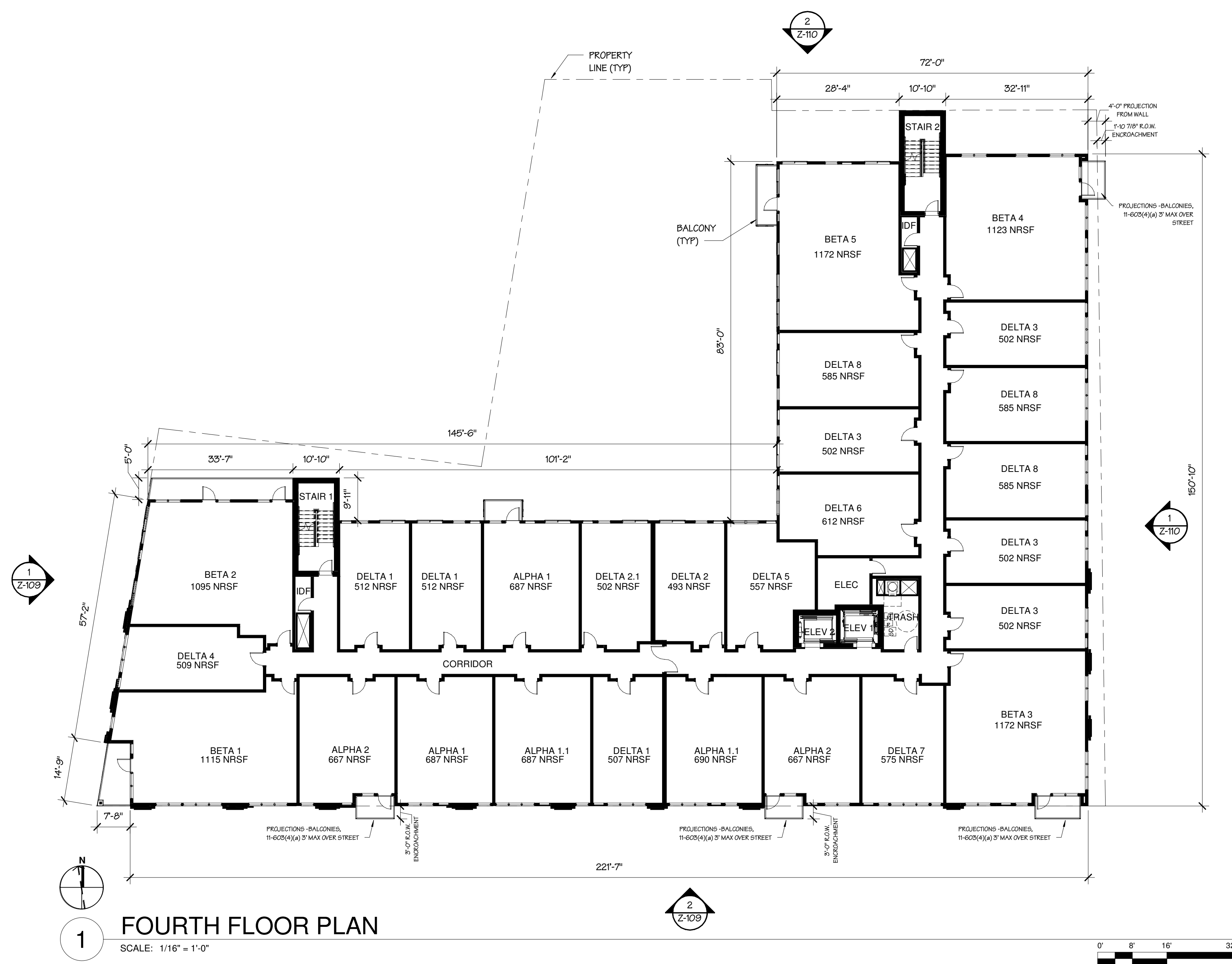
Sheet Title:

**FOURTH AND FIFTH
FLOOR PLANS**

Sheet Number:

Z-106

© 2022 Bernardon Design PC



APPROVED
FOR ZONING ONLY
05/17/22

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL PROVOKE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

West Chester, Pennsylvania
Wilmington, Delaware

www.bernardon.com



Michael S. McCloskey, AIA
Bernardon Design PC

Project:
419 BAINBRIDGE
STREET
Philadelphia, PA 19147

Owner:
HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

Revision/Issue:

0	11/05/21	Zoning Submission
2	04/26/22	Zoning Revisions

Drawn: SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

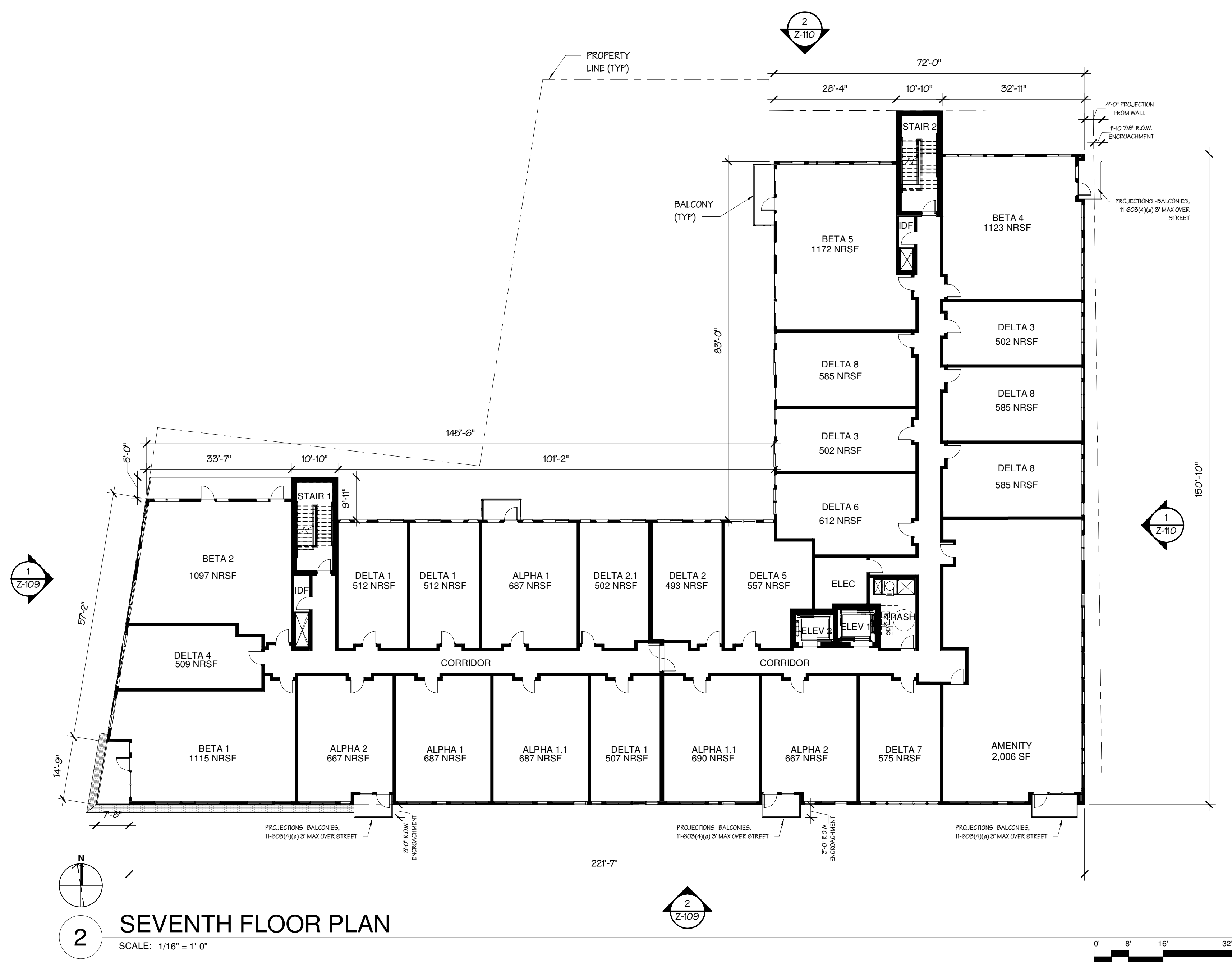
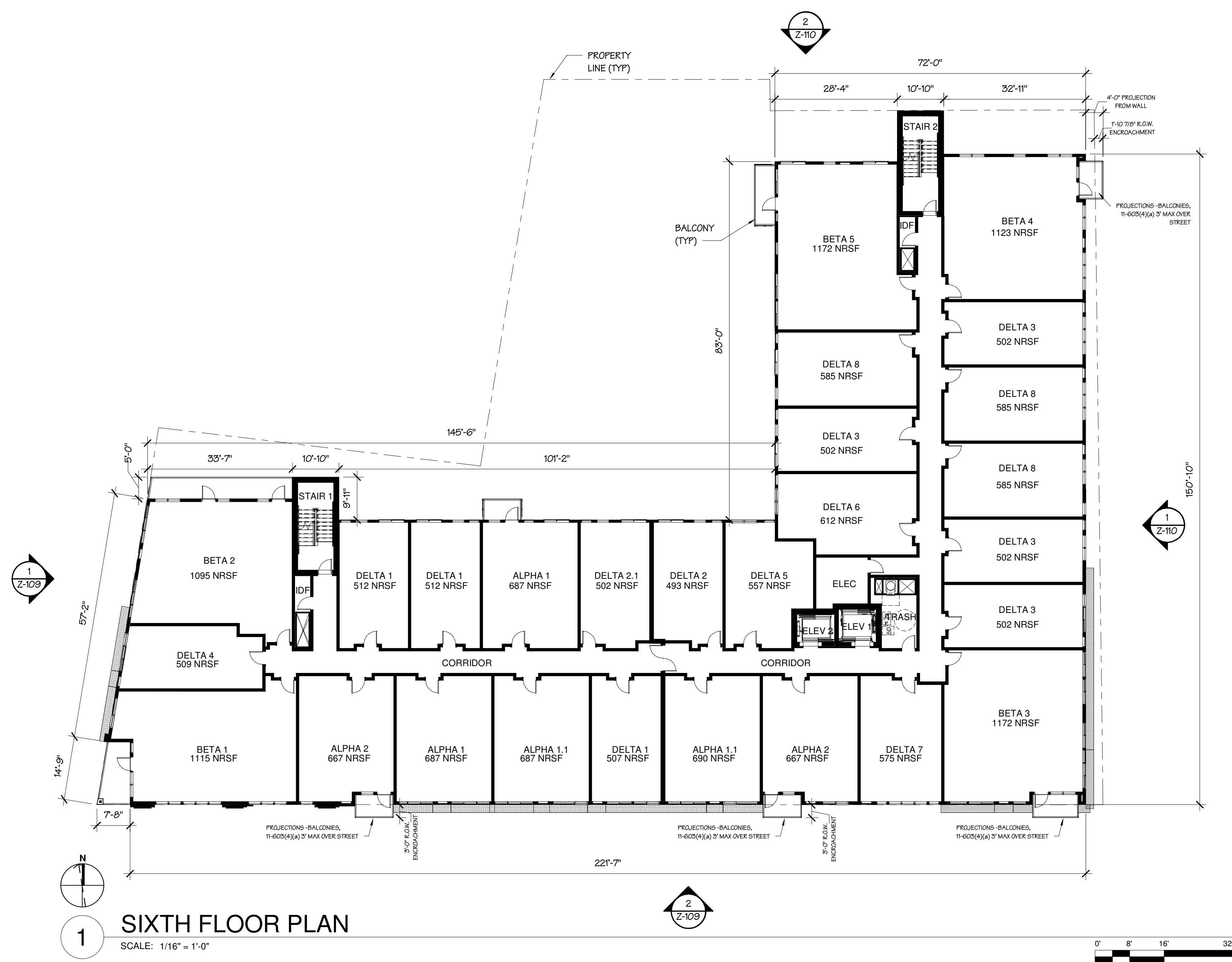
Sheet Title:

**SIXTH AND
SEVENTH FLOOR
PLANS**

Sheet Number:

Z-107

© 2022 Bernardon Design PC



A rectangular stamp with a blue border. The text inside reads: "APPROVED FOR ZONING ONLY" in large, bold, black capital letters. Below this, in smaller black capital letters, is "05/17/22". At the bottom, in a smaller font, is "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." The bottom line is underlined.

Applied Electronically by L&I User.

The Philadelphia Building
1315 Walnut Street, Suite 600
Philadelphia, Pennsylvania 19107
p. 215 609 4609

West Chester, Pennsylvania
Wilmington, Delaware

www.bernardon.com



Michael S. McCloskey, AIA
Bernardon Design PC

Project:
419 BAINBRIDGE
STREET
Philadelphia, PA 19147

Owner:
HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106

Revision/Issue:

0	11/05/21	Zoning Submission
1	12/01/21	Zoning Revisions
2	04/26/22	Zoning Revisions

Drawn: SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

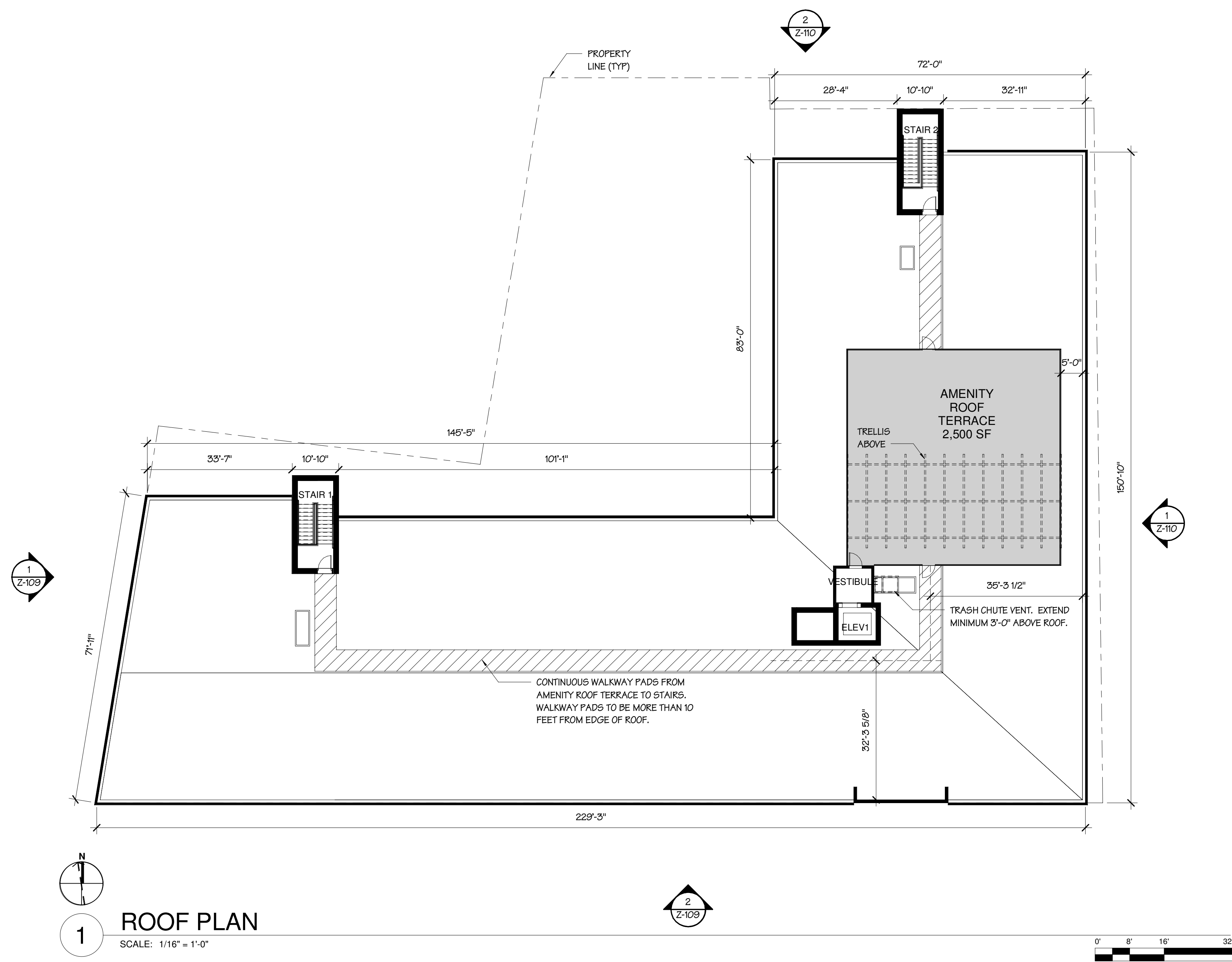
Sheet Title:

ROOF PLAN

Sheet Number:

Z-108

© 2022 Bernardon Design PC



A rectangular stamp with a blue border. The text inside reads: **APPROVED**
FOR ZONING ONLY
05/17/22
WHEN YOUR PLANS CONTAIN ANY GROSS
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:



Project:

**419 BAINBRIDGE
STREET
Philadelphia, PA 19147**

Owner:

**HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106**

Revision/Issue:

0 11/05/21 Zoning Submission
2 04/26/22 Zoning Revisions

Drawn SMB, ELU

Reviewed: MSM

Contact: McCloskey, AIA

Project Number: 7142.00-21

Sheet Title:

ELEVATIONS

Sheet Number:

Z-109



1

WEST ELEVATION

SCALE: 3/32" = 1'-0"



2

SOUTH ELEVATION (BAINBRIDGE STREET)

SCALE: 3/32" = 1'-0"

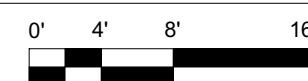


Applied Electronically by L&J User:



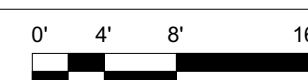
1 EAST ELEVATION (SOUTH LEITHGOW STREET)

SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



Applied Electronically by L&J User:

Project:

**419 BAINBRIDGE
STREET
Philadelphia, PA 19147**

Owner:

**HR BAINBRIDGE LP
111 Chestnut Street
Philadelphia, PA 19106**

Revision/Issue:

0 11/05/21 Zoning Submission
2 04/26/22 Zoning Revisions

Drawn SMB, ELU
Reviewed: MSM
Contact: McCloskey, AIA
Project Number: 7142.00-21

Sheet Title:

ELEVATIONS

Sheet Number:

Z-110