

Zoning Permit

Permit Number ZP-2020-001603

LOCATION OF WORK 1200 RIDGE AVE, Philadelphia, PA 19123-3205	PERMIT FEE \$1,400.00	DATE ISSUED 8/6/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 12 SG ASSOCIATES LLC	1200 RIDGE AVE PHILADELPHIA, PA 19123-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK, 13 ACCESSORY PARKING SPACES (INCLUDING ONE ADA AND ONE AUTO-SHARE PARKING SPACE) AND 26 BICYCLE SPACES (INCLUDING 24 CLASS 1A SPACES). SIZE AND LOCATION PER APPROVED PLAN.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1200 RIDGE AVE, Philadelphia, PA 19123-3205

ADDITIONAL USE DETAILS

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

FIRST-FLOOR VACANT COMMERCIAL; SECOND-FLOOR THROUGH SIXTH-FLOOR MULTI-FAMILY HOUSEHOLD LIVING (49 UNITS); BASEMENT LEVEL WITH 13 ACCESSORY PARKING SPACES (INCLUDING ONE ADA AND ONE AUTO-SHARE PARKING SPACE) AND 26 BICYCLE SPACES (INCLUDING 24 CLASS 1A 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.

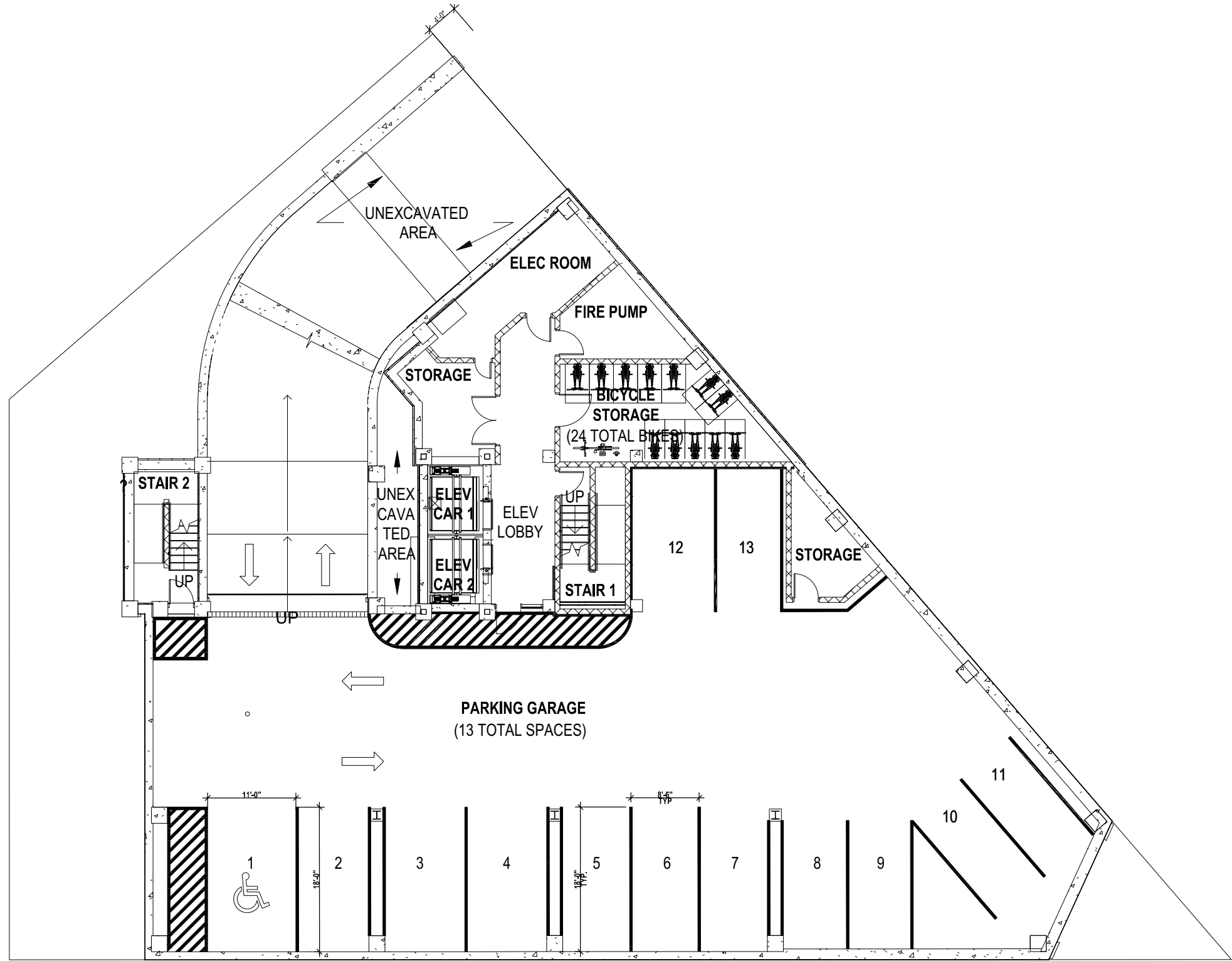
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.

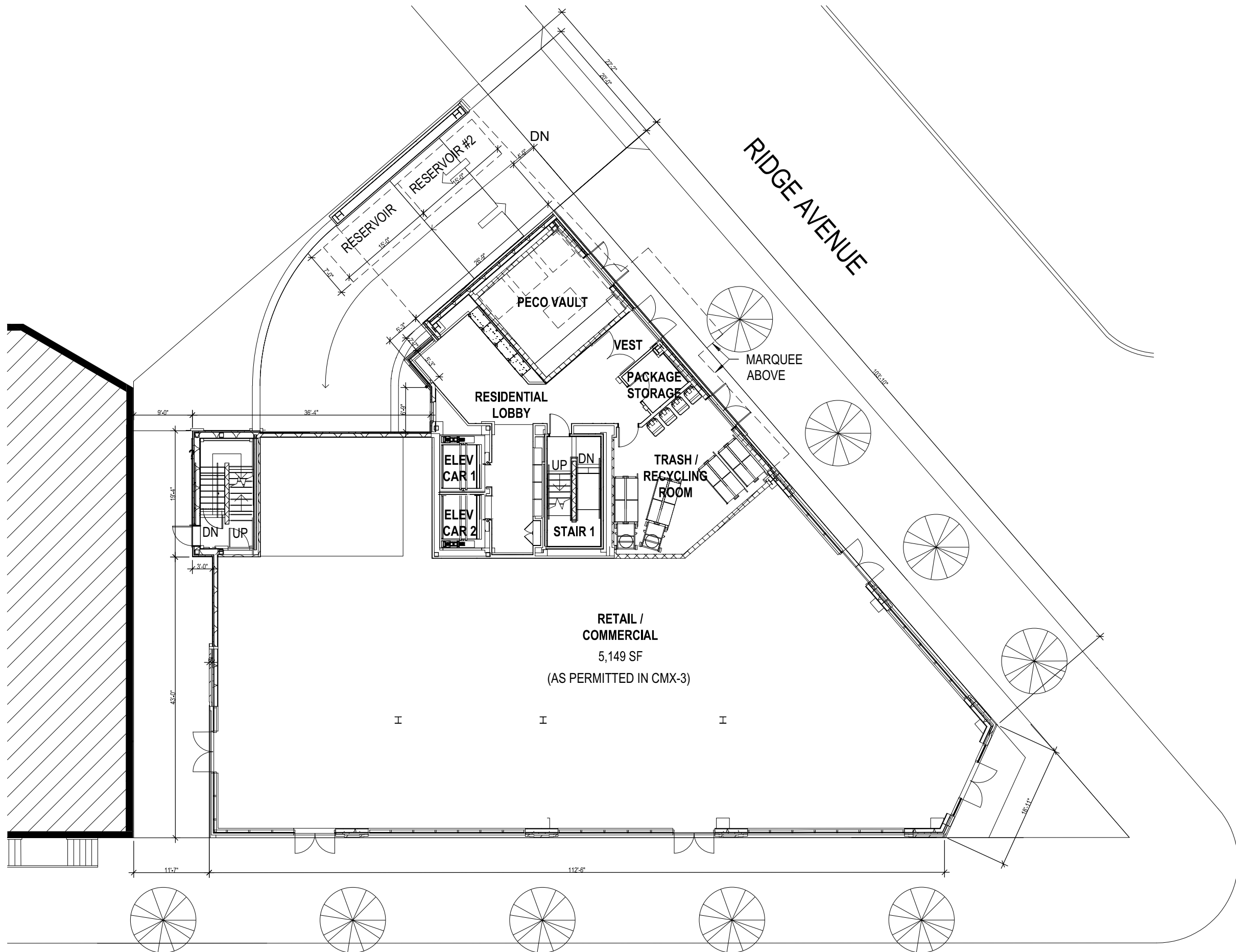


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

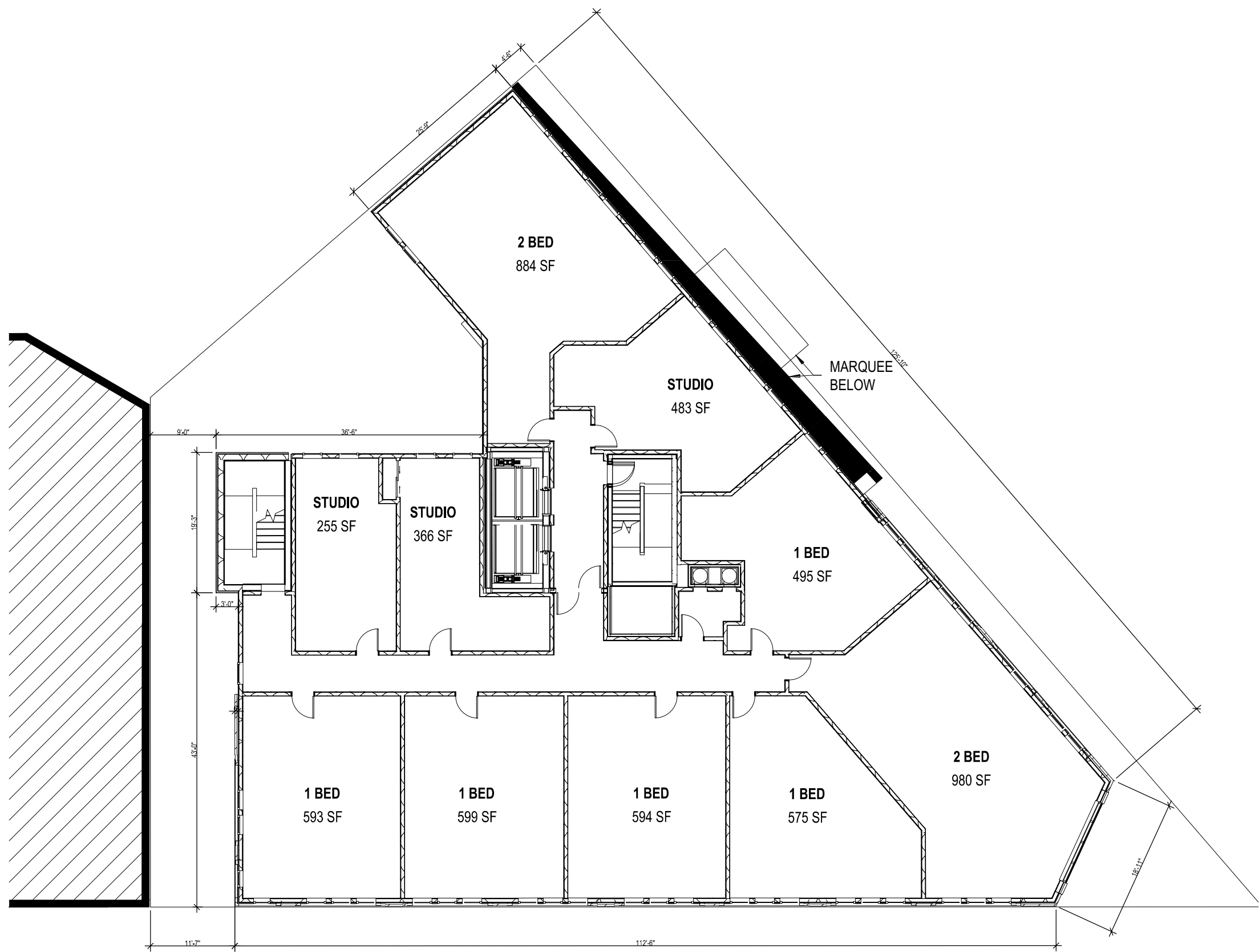




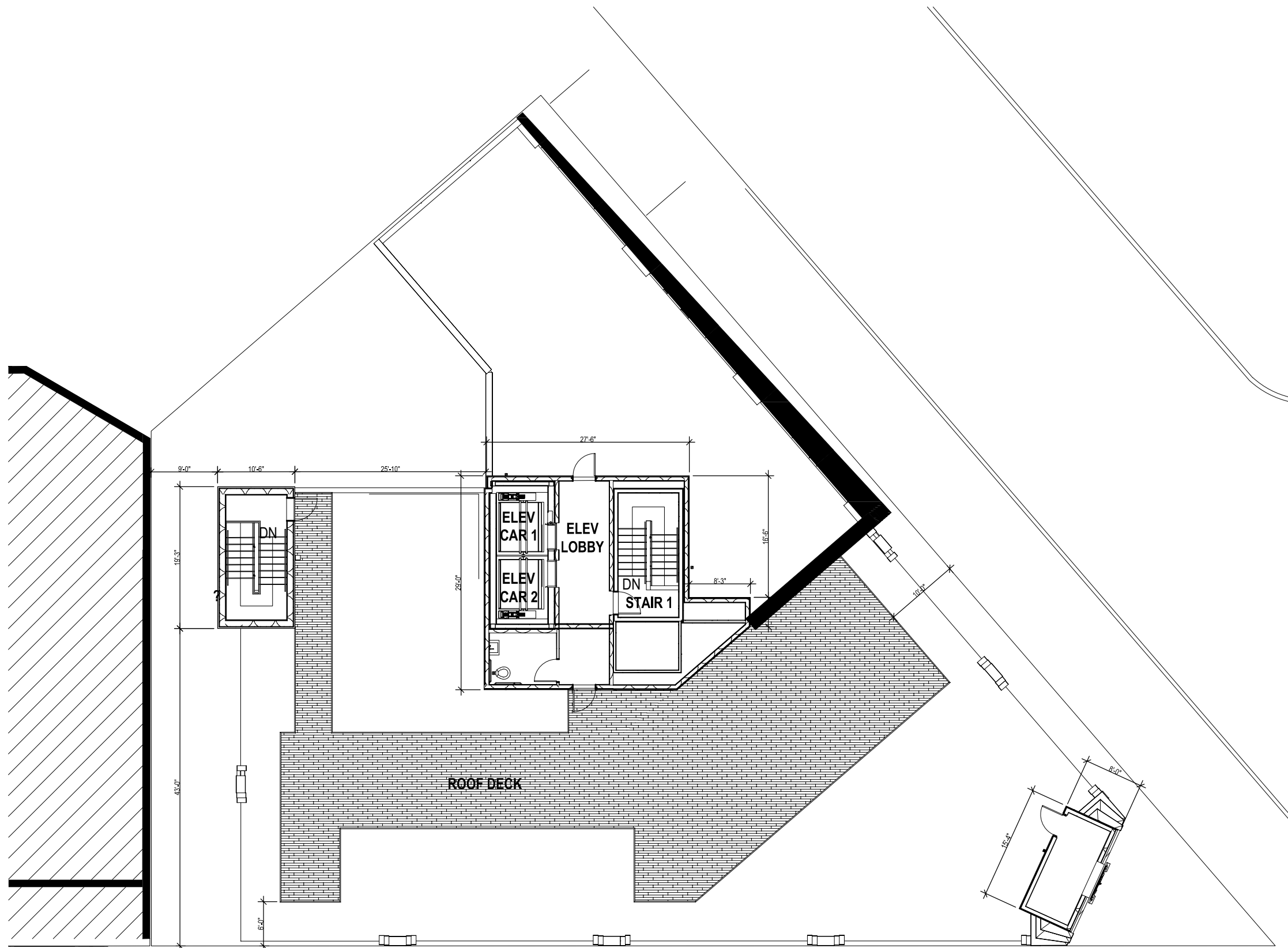
BASEMENT LEVEL
1" = 15"



GROUND FLOOR
1" = 15"



FLOORS 2-6
1" = 15"



ROOF PLAN
1" = 15"

REVISIONS

REV	DATE	COMMENT	CHECKED BY	DRAWN BY
1	6/16/2020	PER L&I COMMENTS	MJK	MJK
2	12/10/2021	ZONING AMENDMENT	NOL	NOL
3	01/04/2022	PER STREETS & L&I COMMENTS	NOL	NOL
4	06/21/2022	PER ARCHITECT LAYOUT CHANGES	RKG	NOL
5	08/22/2022	PER L&I COMMENTS	JPV	NOL
6	10/03/2024	PER ARCHITECTURAL REVISIONS	MJK	NOL
7	10/30/2024	PER REVIEW COMMENTS	MJK	NOL



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PROJECT No.: PP193229
DRAWN BY: MJK
CHECKED BY: MJK
DATE: 4/24/2020
CAD ID: PP193229_BASE-20

PROJECT:

ZONING PLANS

FOR
12 SG ASSOCIATES, LLC

PROPOSED MIXED-USE
RESIDENTIAL DEVELOPMENT
1201 SPRING GARDEN STREET
CITY & COUNTY OF
PHILADELPHIA, PA 19132

BOHLER

1600 MANOR DRIVE, SUITE 200
CHALFONT, PA 18914
Phone: (215) 996-9100
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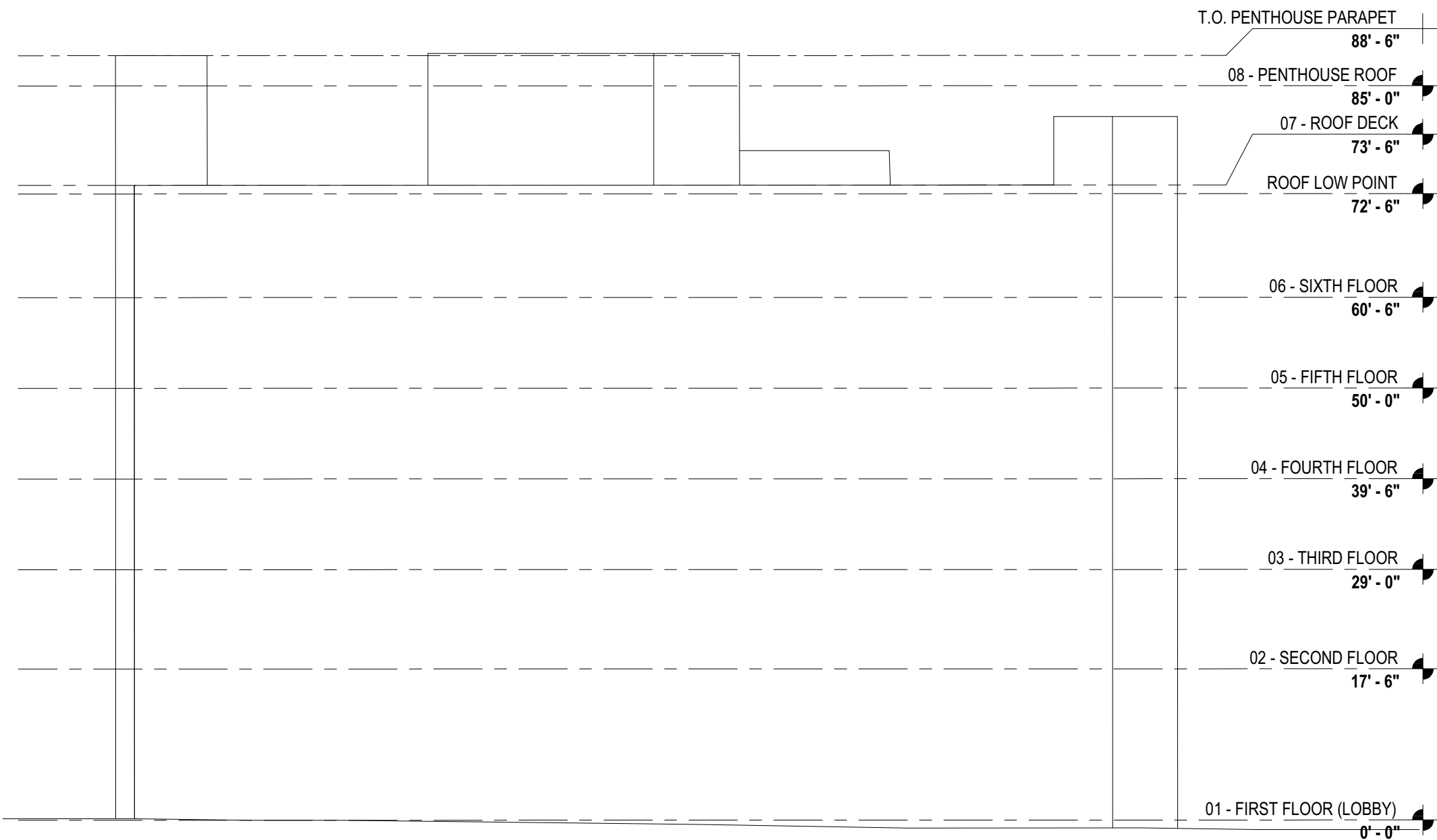
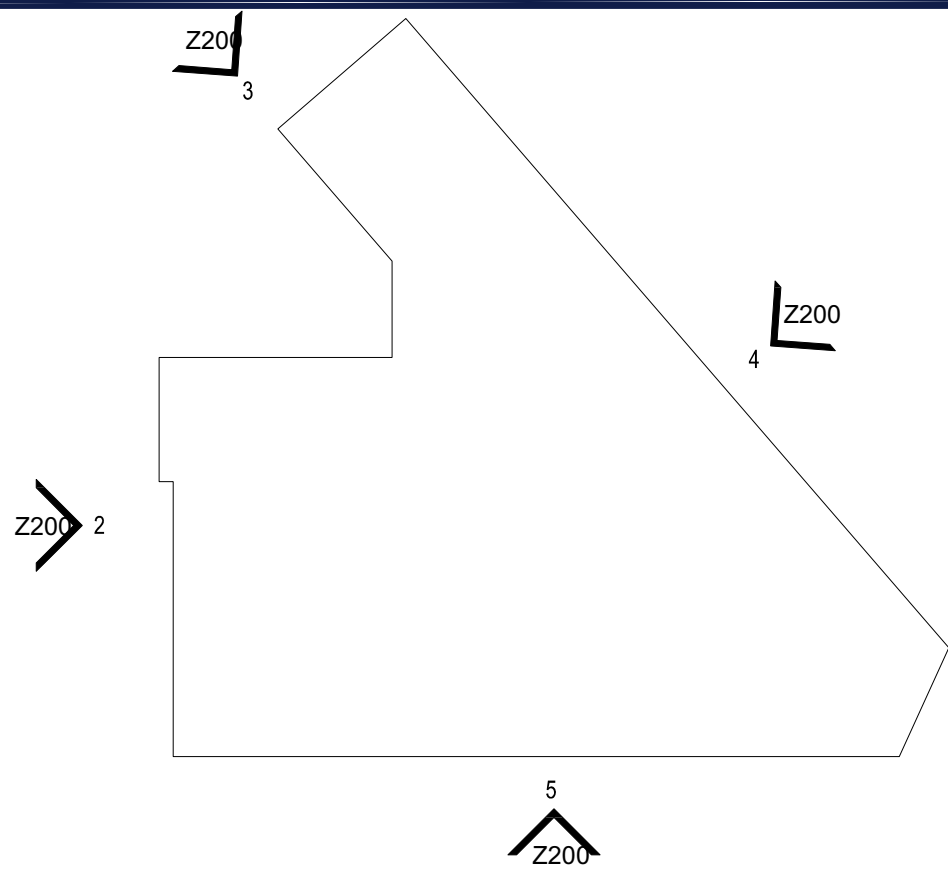
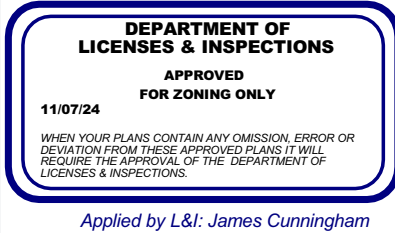
FLOOR PLANS

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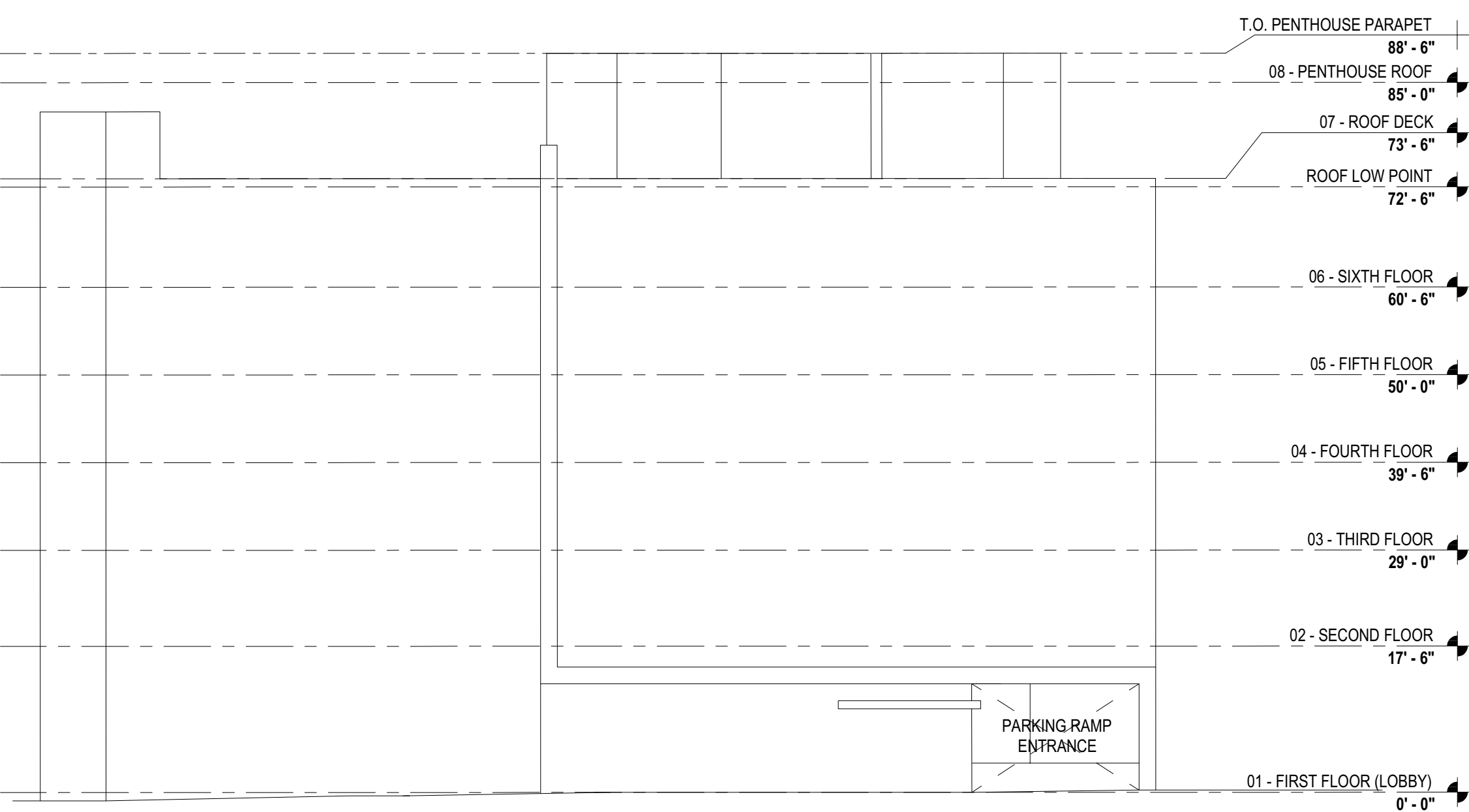
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REVISION 7 - 10/30/2024

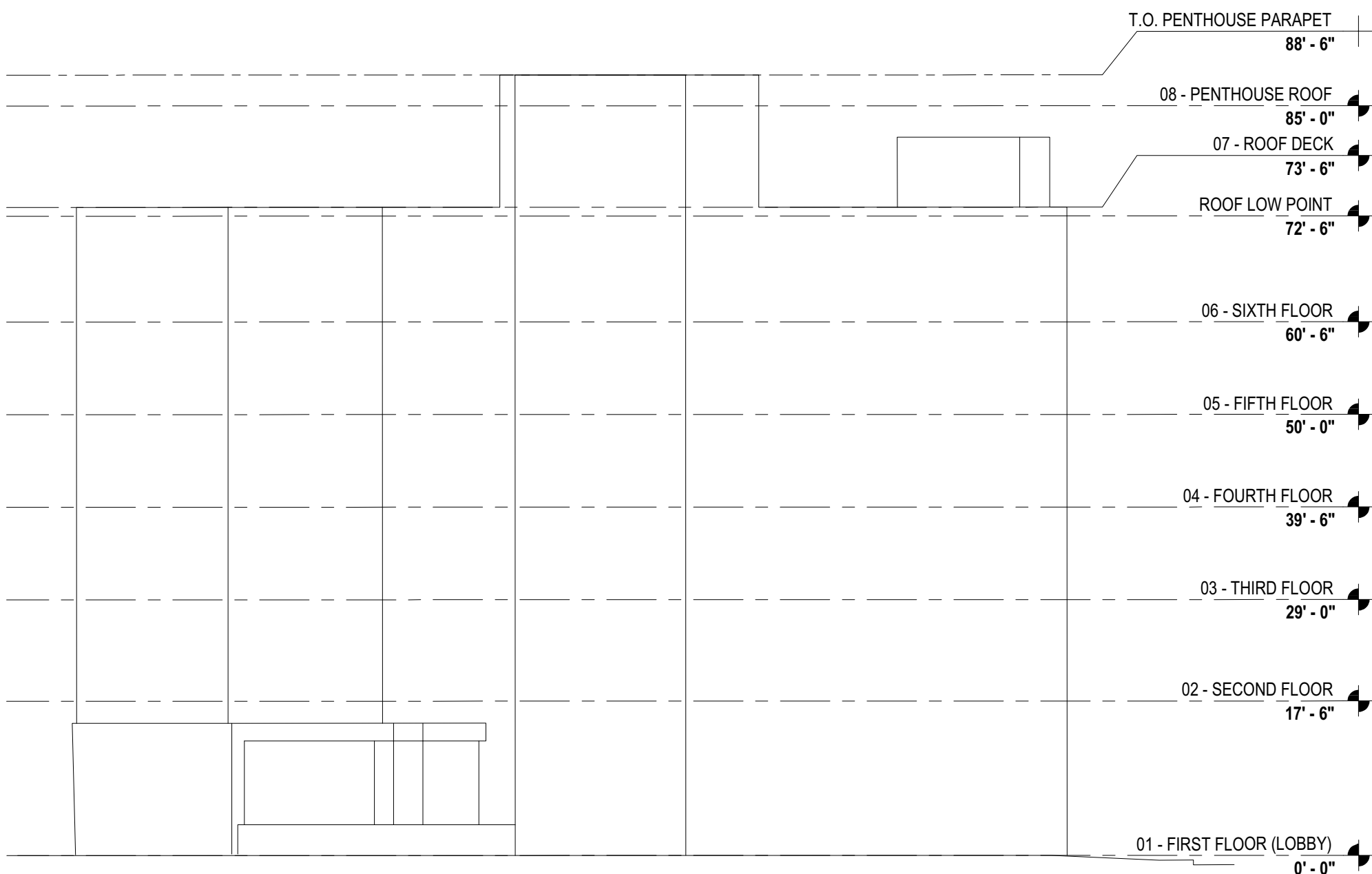
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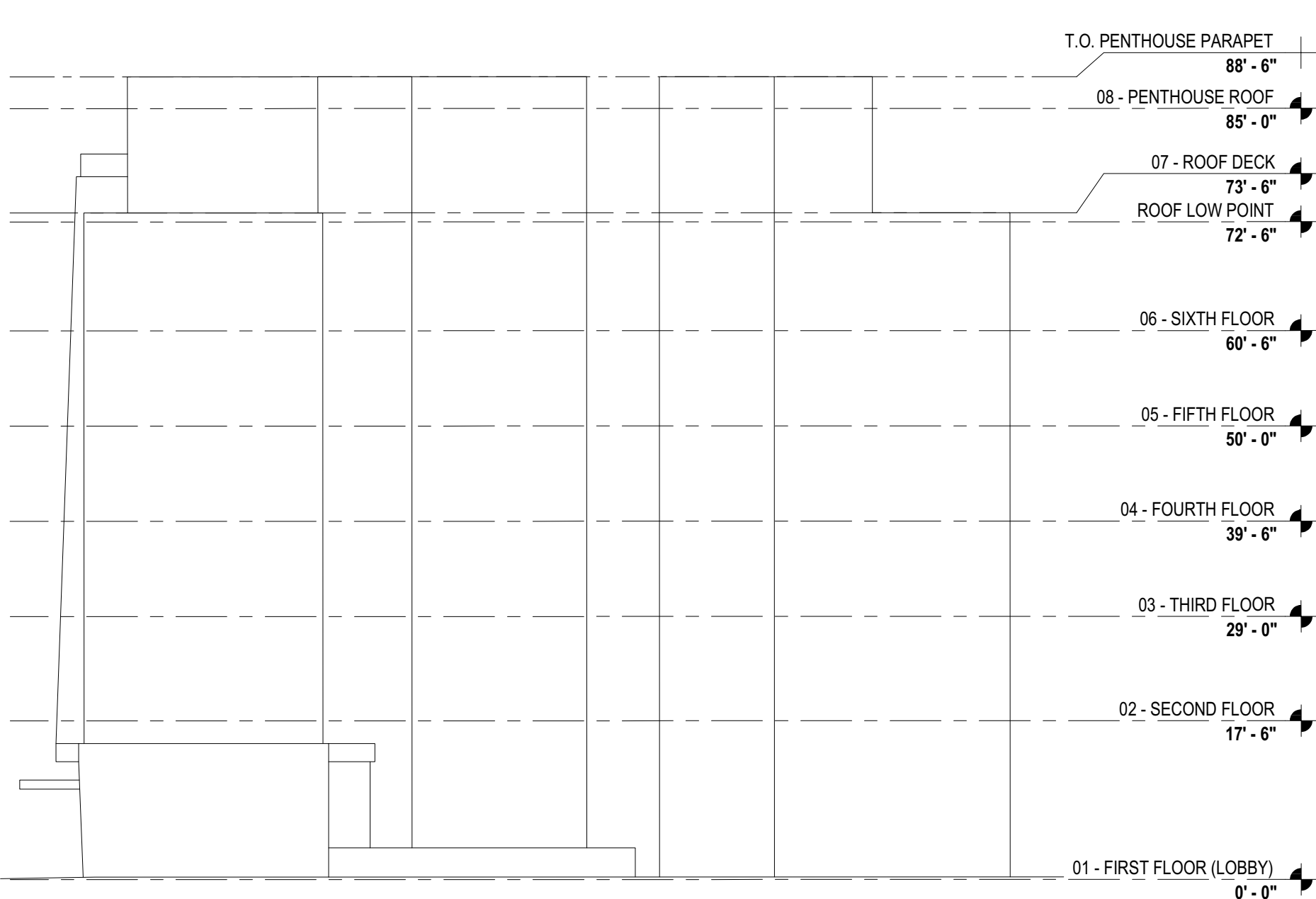
SOUTH ELEVATION
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EAST ELEVATION
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NORTH ELEVATION
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WEST ELEVATION
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SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

TM

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C. BROWN

PROFESSIONAL ENGINEER

CONRAD J. BROWN

PROFESSIONAL ENGINEER

PA License No. 120751
DE License No. 10960
NEW JERSEY License No. 24069001400

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
3

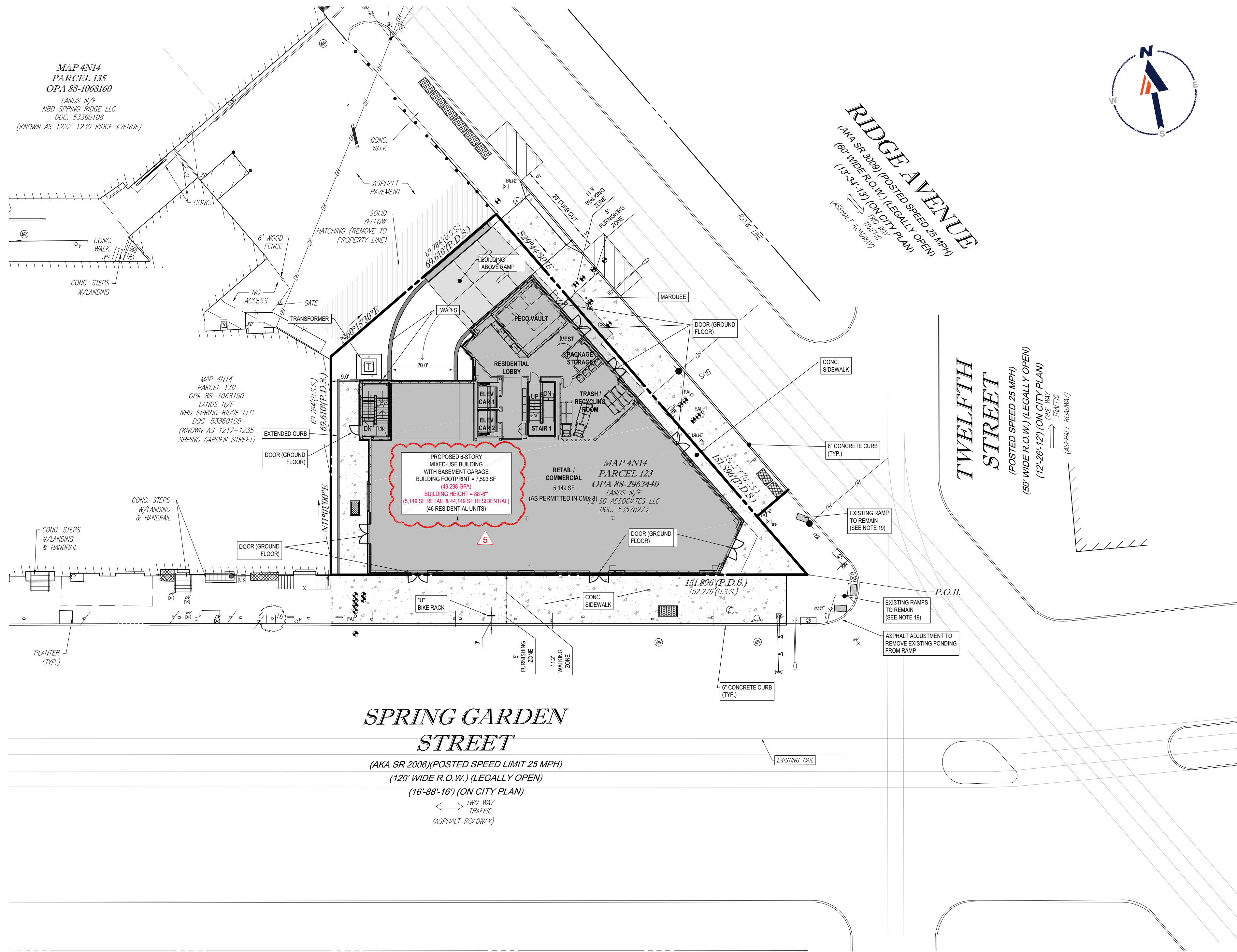
REVISION 7 - 10/30/2024

R:\19\PP19322\DRAWINGS\PLAN SET\BASE\REV-17 ZONING & STREETS CHECKLIST #1 RESUB #2\PP193229_BASE-17-----LAYOUT-201 ZONING PLAN

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WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, DESIGN OR CONSTRUCTION ERRORS, THESE APPROVED PLANS WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

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GENERAL NOTES

1. THIS PLAN REFERENCES:

A.) BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
PREPARED FOR: ARTS + CRAFTS HOLDINGS
FILE: 02-190395-00
DATED: 12-20-2019

2. OWNER/APPLICANT:

12 SG ASSOCIATES, LLC
990 SPRING GARDEN STREET
PHILADELPHIA, PA 19123
OPA #: 882963440

3. EXISTING SITE ADDRESS:

1209 RIDGE AVENUE
PHILADELPHIA, PA 19123
OPA #: 882963440

4. PROPOSED SITE ADDRESS:

1201 SPRING GARDEN STREET
PHILADELPHIA, PA 19123

5. ZONING DATA:

CMX-3 - COMMUNITY COMMERCIAL MIXED-USE

PREVIOUS USE: COMMERCIAL (BANK)
PROPOSED USE: MIXED-USE (COMMERCIAL AND RESIDENTIAL)

SITE AREA: 10,573 SF (0.243 AC.) (PDS)
10,626 (0.244 AC.) (USS)

AREAS AND DIMENSIONS	REQUIRED (CMX-3)	EXISTING/APPROVED	PROPOSED (CMX-3)
MAX. OCCUPIED AREA:	80% (CORNER LOT)	77% (8,127 SF)	77% (8,127 SF)
MIN. SIDE YARD WIDTH, EACH:	8', IF USED	9.0'	9.0'
MAX. ALLOWABLE F.A.R.	500%	480% (50,800 SF)	465% (49,298 SF)
PARKING SPACES	13 SPACES	13 SPACES	13 SPACES

6. PARKING REQUIREMENTS:

REQUIRED PARKING: COMMERCIAL SPACE = 0 SPACES

3 SPACE FOR EVERY 10 MULTI-FAMILY UNITS
46 UNITS = 14 SPACES - 1 SPACES = 13 SPACES*

*PER SECTION 14-802-8(E), FOR EVERY FIVE CLASS 1 BICYCLE PARKING SPACES THAT ARE PROVIDED ON A LOT, THE NUMBER OF REQUIRED OFF-STREET AUTOMOBILE PARKING SPACES MAY BE REDUCED BY ONE SPACE, UP TO A MAXIMUM REDUCTION OF 10% OF THE REQUIRED AUTOMOBILE PARKING SPACES

TOTAL REQUIRED: 13 SPACES (INCLUDING 1 VAN ACCESSIBLE STALL)

PROVIDED PARKING: REGULAR SPACES: 12 SPACES
ADA SPACES: 1 SPACE (VAN ACCESSIBLE)

TOTAL PROVIDED: 13 SPACES

BICYCLE PARKING: 1 SPACE PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF
46 UNITS / 3 = 16 BICYCLE SPACES

COMMERCIAL (7,501 SF TO 20,000 SF): 2 SPACES

TOTAL REQUIRED: 18 SPACES (CLASS 1A = 16 SPACES)
TOTAL PROVIDED: 26 SPACES (CLASS 1A= 24 SPACES)

7. BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.

8. PWD #: FY20-SPRI-5852-01

9. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.

10. ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.

11. WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT (SOUTH) A.

12. PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.

13. STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.

14. ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.

15. DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.

16. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

17. REQUIRED SECTION 14-705-(2) STREET TREE LOCATIONS ARE IMPRACTICABLE, DUE TO EXISTING UTILITIES WITHIN THE SIDEWALK.

18. SPRING GARDEN STREET: URBAN ARTERIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 4'
PROPOSED = 5'

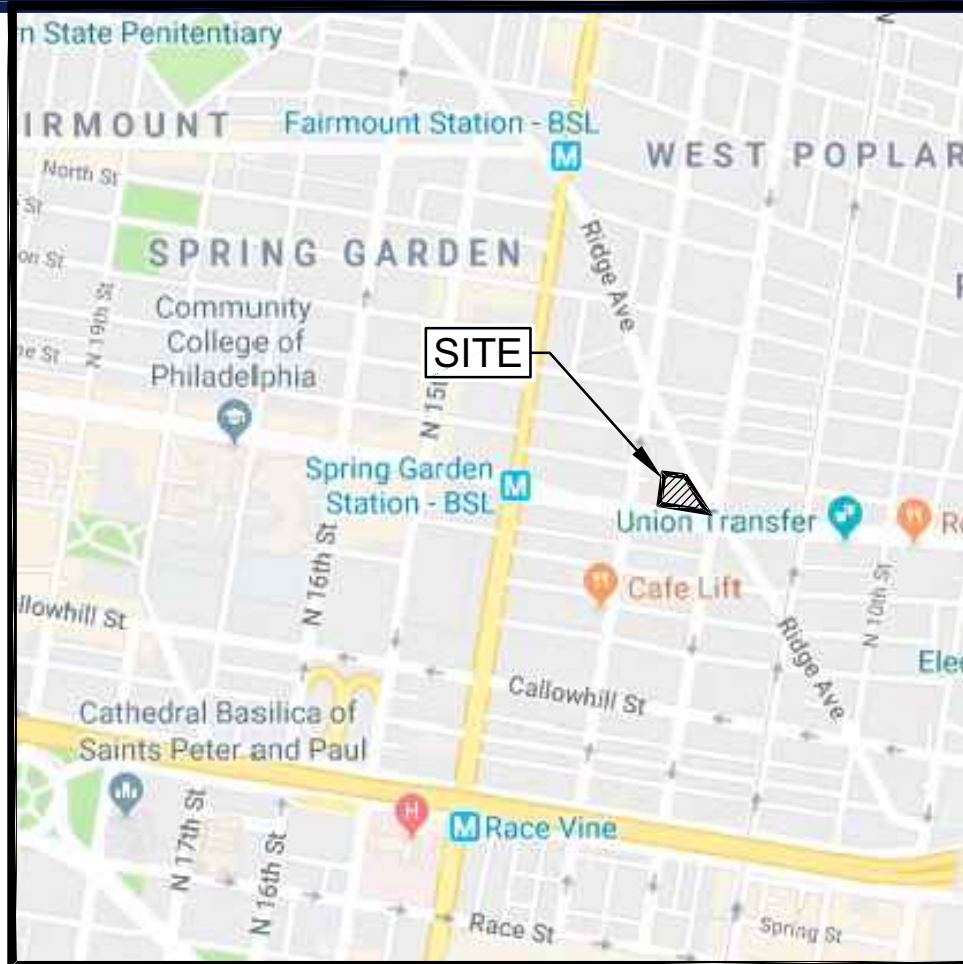
SQUARE FOOTAGE:
REQUIRED = ≥ 25'
PROPOSED = 11.2'

RIDGE AVENUE: URBAN ARTERIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 4'
PROPOSED = 5'

SQUARE FOOTAGE:
REQUIRED = ≥ 25'
PROPOSED = 11.9'

19. PROTECT AND MAINTAIN NEWLY CONSTRUCTED EXISTING ADA CURB RAMPS THROUGHOUT CONSTRUCTION. IF THE NEWLY CONSTRUCTED EXISTING ADA CURB RAMPS ARE DAMAGED IN ANY WAY DURING CONSTRUCTION, THEN THE DEVELOPER/CONTRACTOR/OWNER MUST RECONSTRUCT ALL DAMAGED COMPONENTS ACCORDING TO THE ORIGINAL DESIGN OR ADA STANDARDS AND SUBMIT COMPLETED AS-BUILT PENNDOT CS-4401 FORMS TO THE PHILADELPHIA STREETS DEPARTMENT ADA UNIT WITHIN 30 CALENDAR DAYS OF FINISHING CONSTRUCTION, FOR ALL DAMAGED/RECONSTRUCTED RAMPS.

GROSS SQUARE FOOTAGE BREAKDOWN	
LOCATION	SQUARE FOOTAGE
FIRST FLOOR	7,593 SF
SECOND FLOOR	8,127 SF
THIRD FLOOR	8,127 SF
FOURTH FLOOR	8,127 SF
FIFTH FLOOR	8,127 SF
SIXTH FLOOR	8,127 SF
ROOF	1,070 SF
TOTAL	49,298 SF



LOCATION MAP
SCALE: 1"=200'

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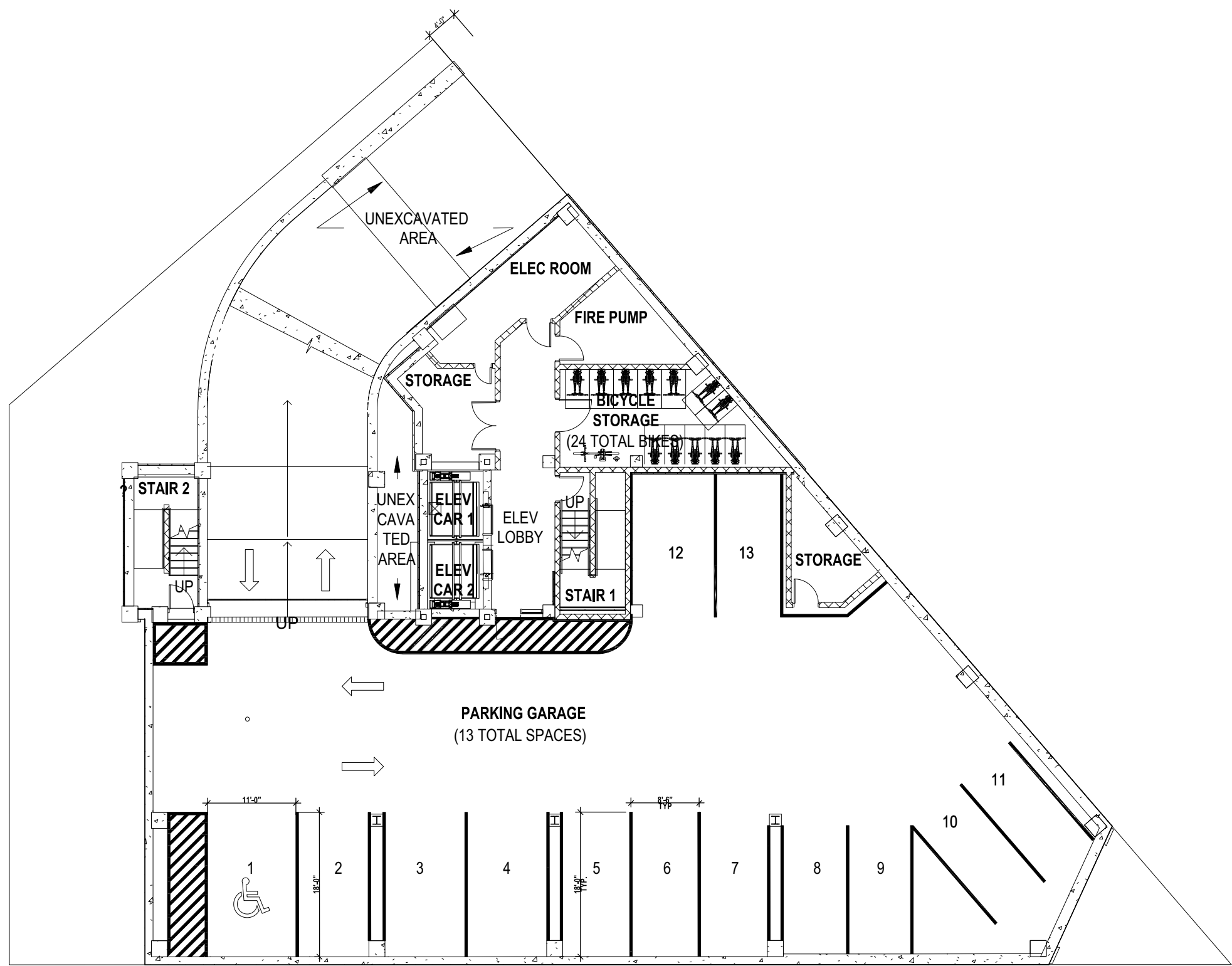
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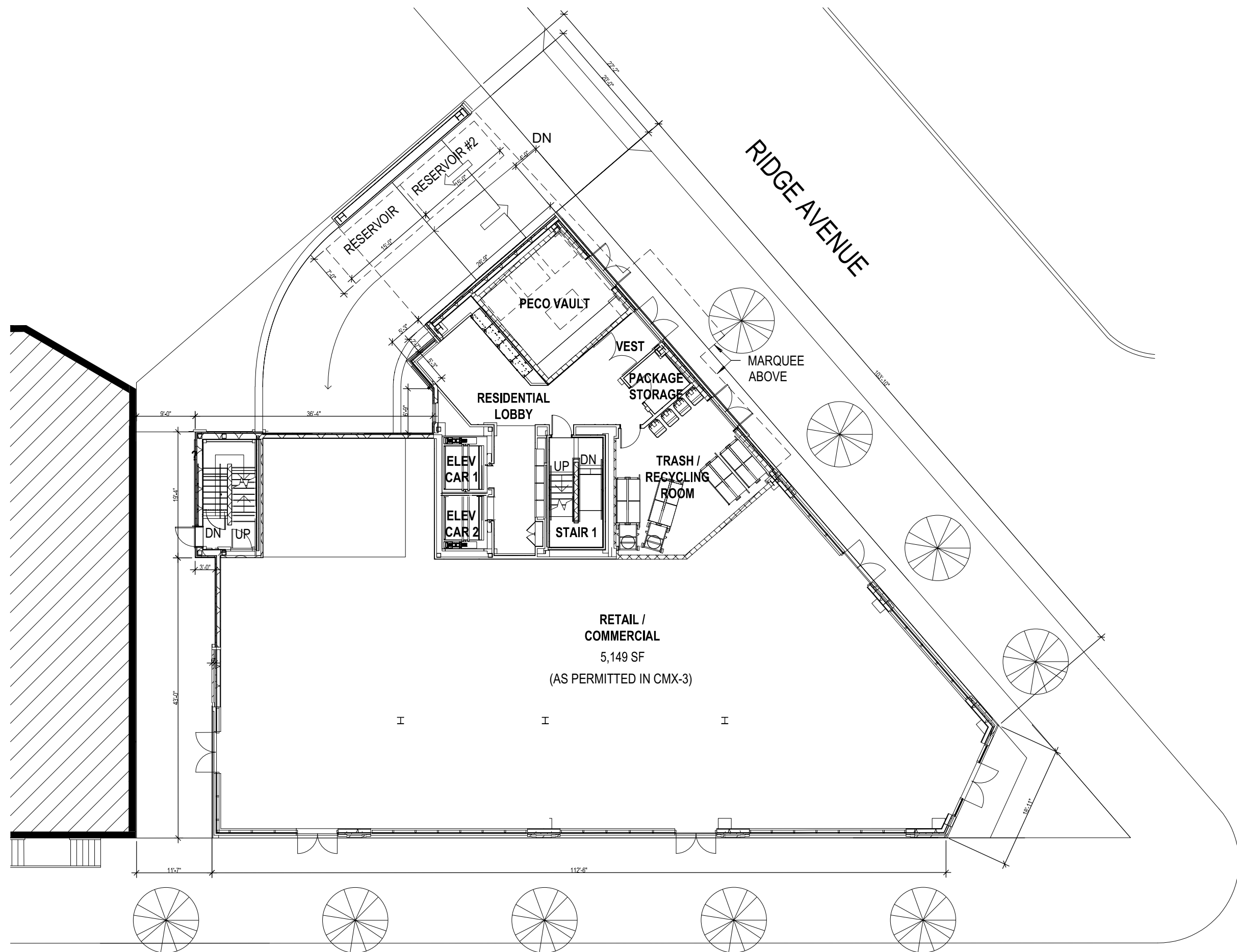
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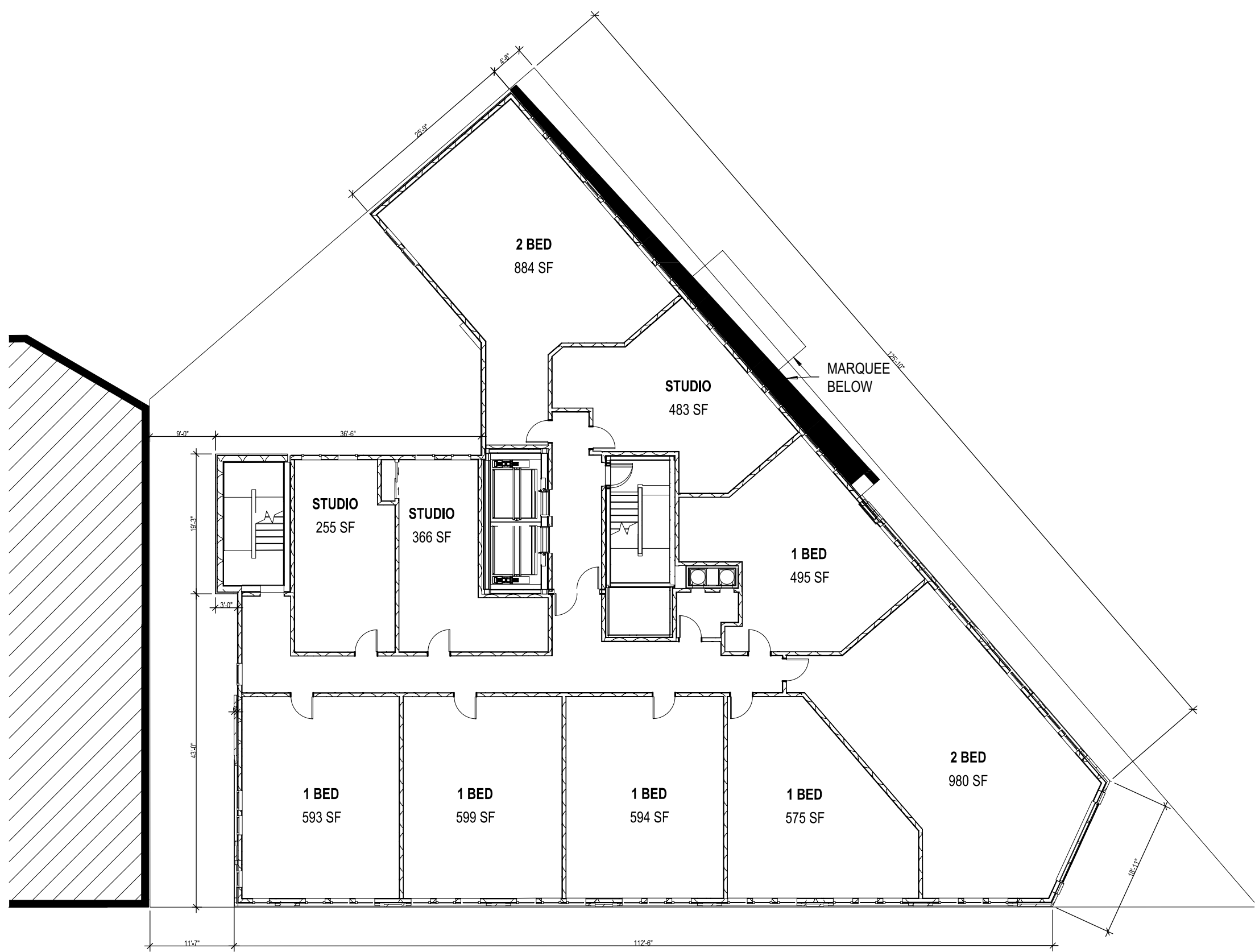
REVISION 5 - 08/22/2022



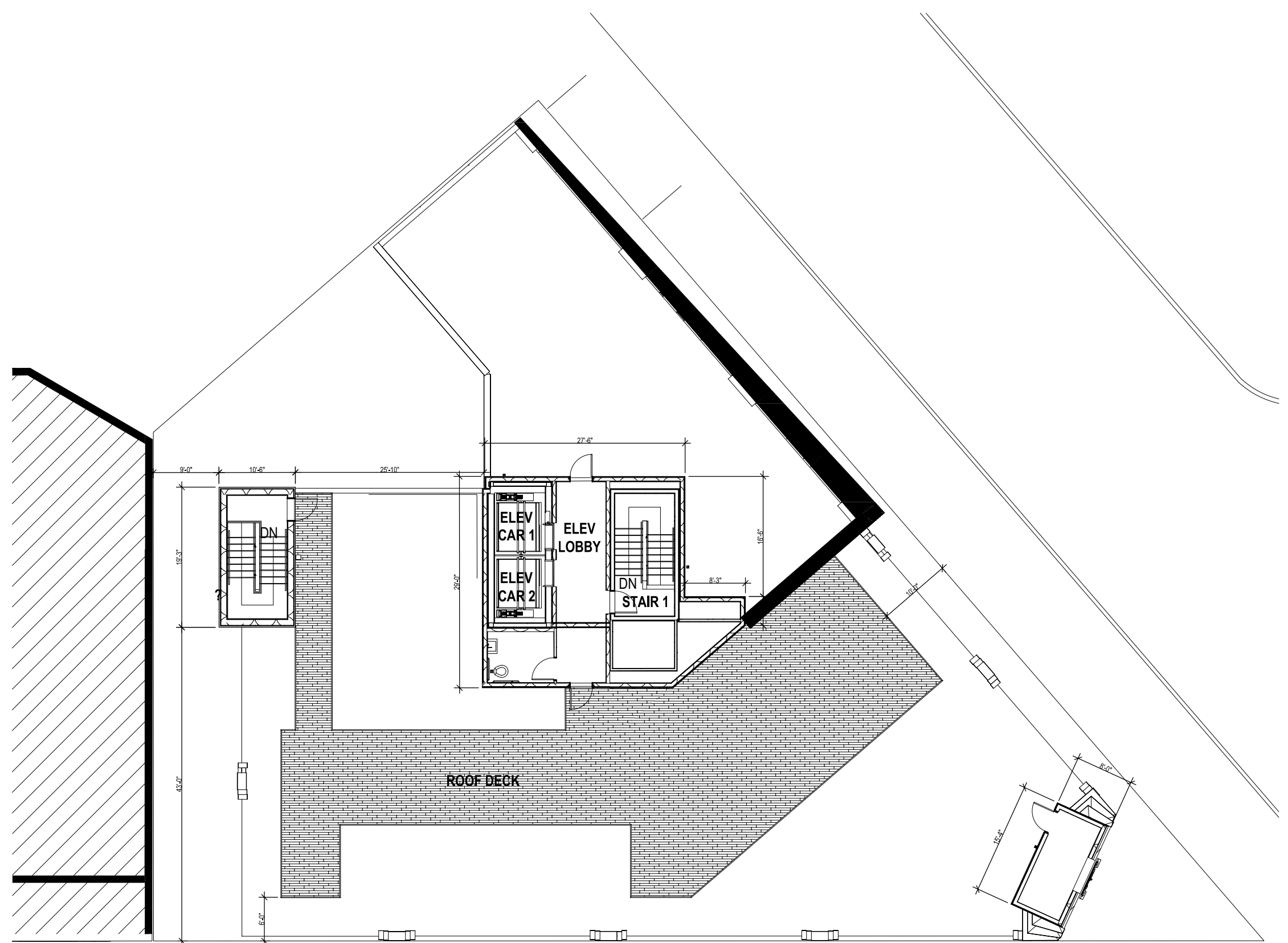
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GROUND FLOOR
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FLOORS 2-6
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ROOF PLAN
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SHEET TITLE:

FLOOR PLANS

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2

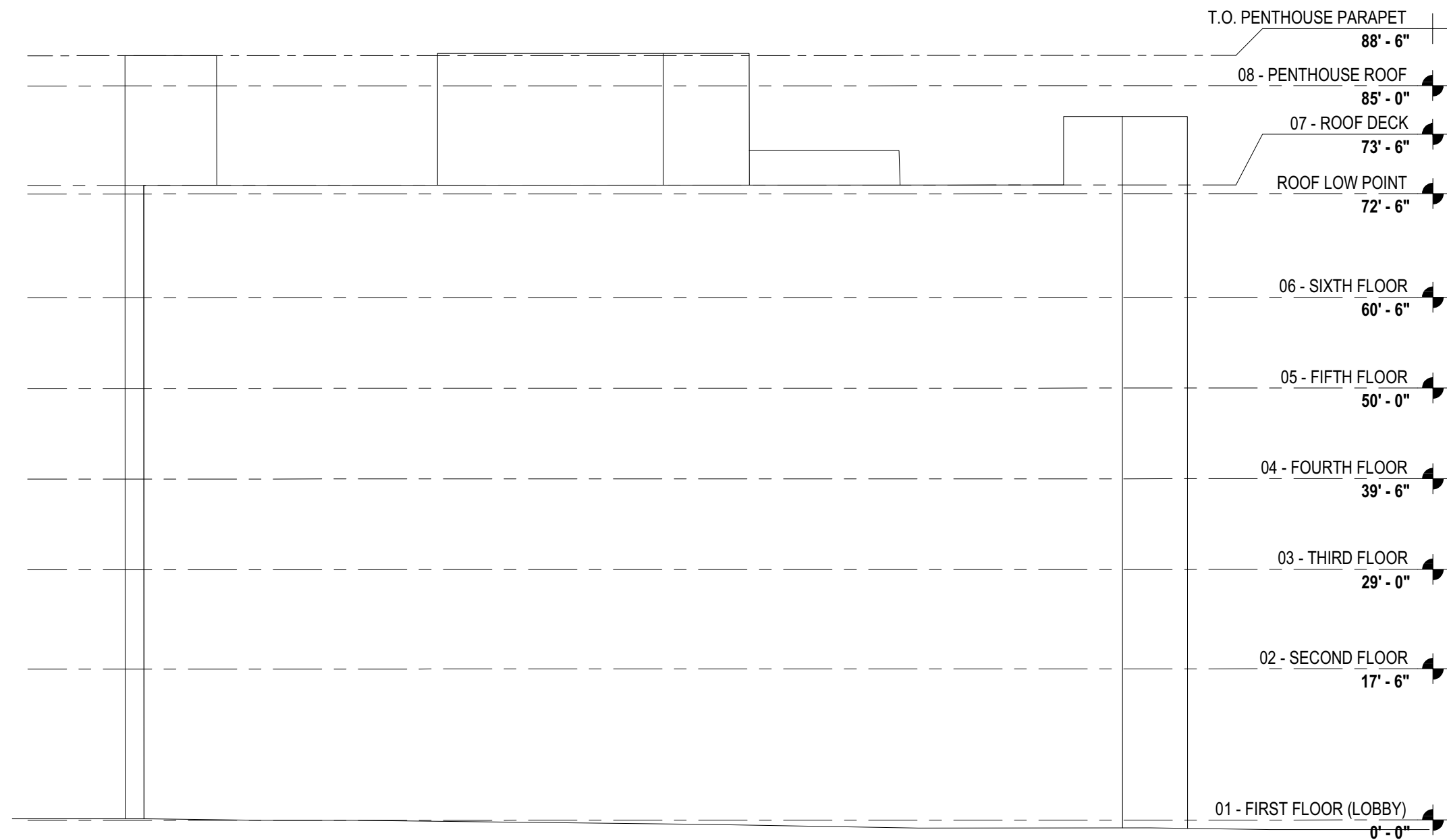
REVISION 5 - 08/22/2022

R:\19\PP19322\DRAWINGS\PLAN SETS\BASE\REV-17 ZONING & STREETS CHECKLIST #1 RESUB #2\PP193229_BASE-17-----LAYOUT_ZD-ELEVATIONS

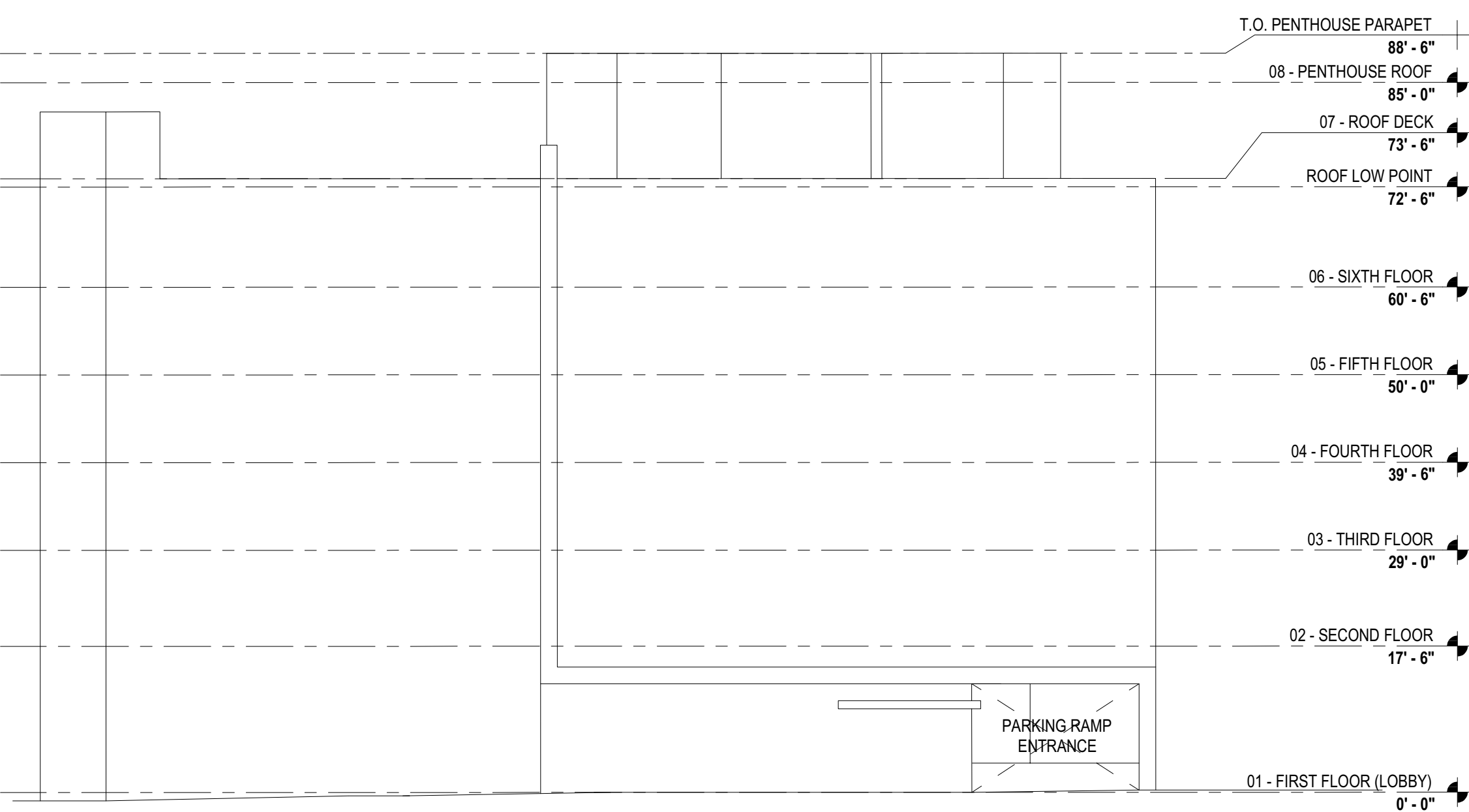
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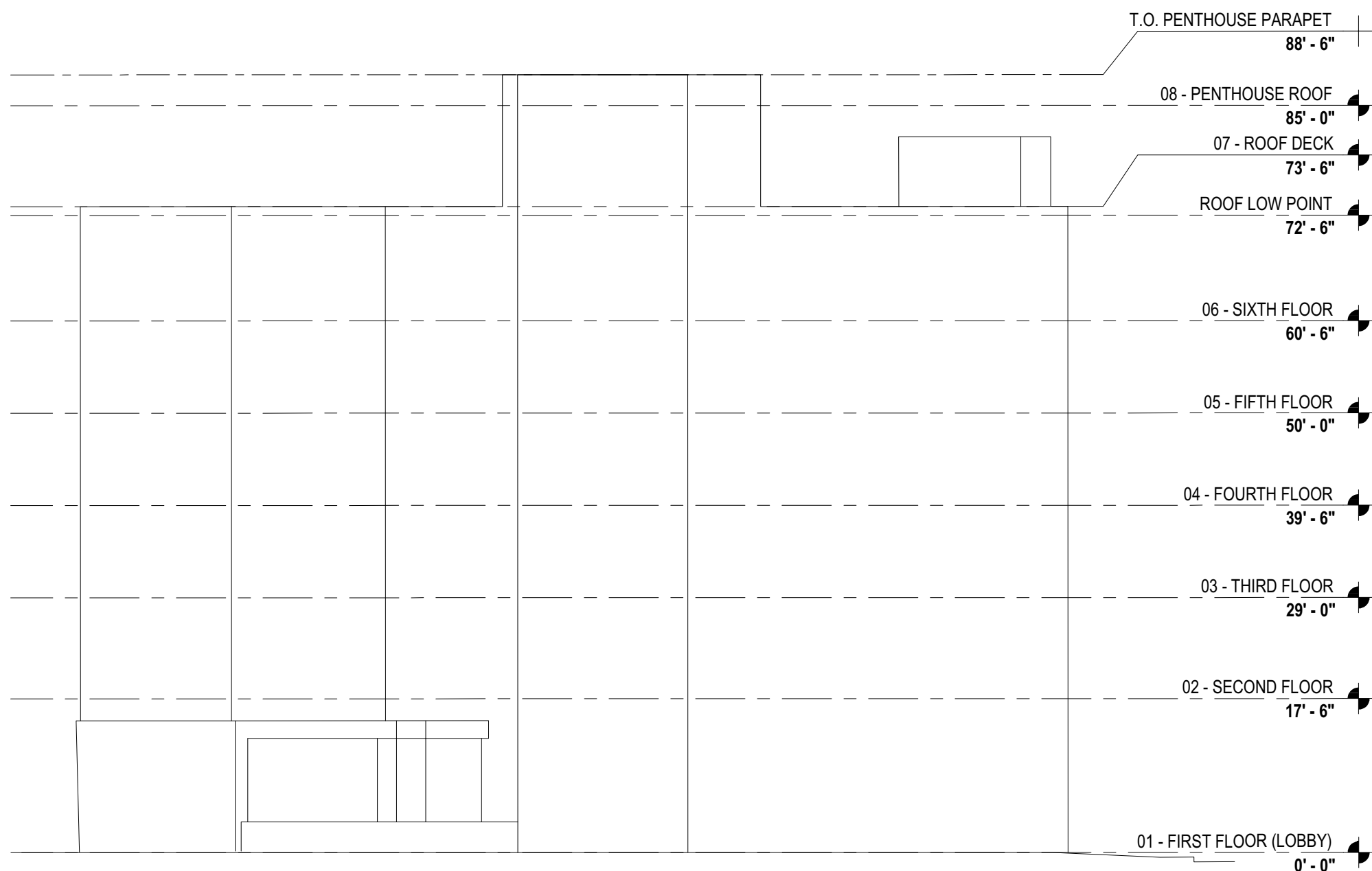
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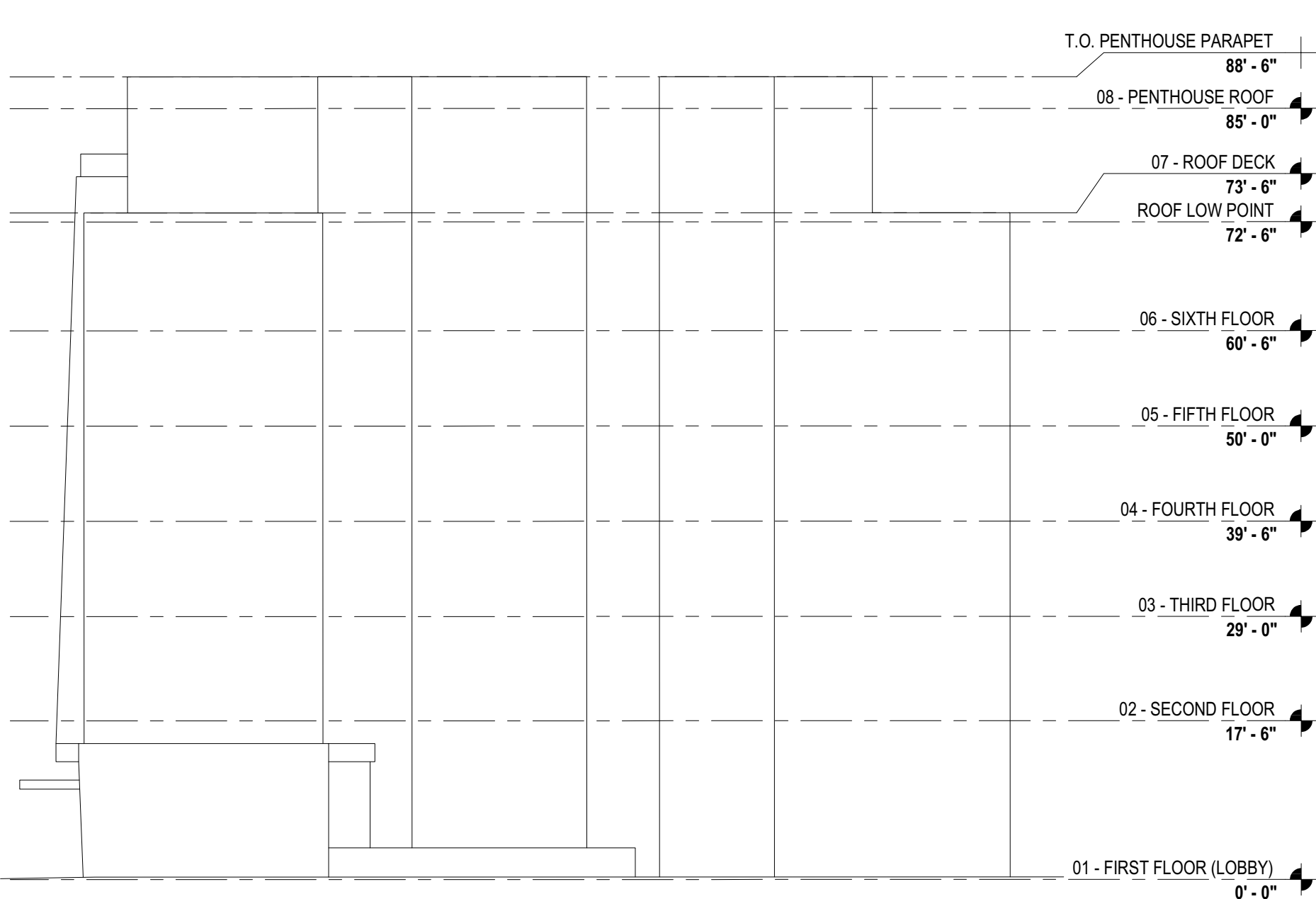
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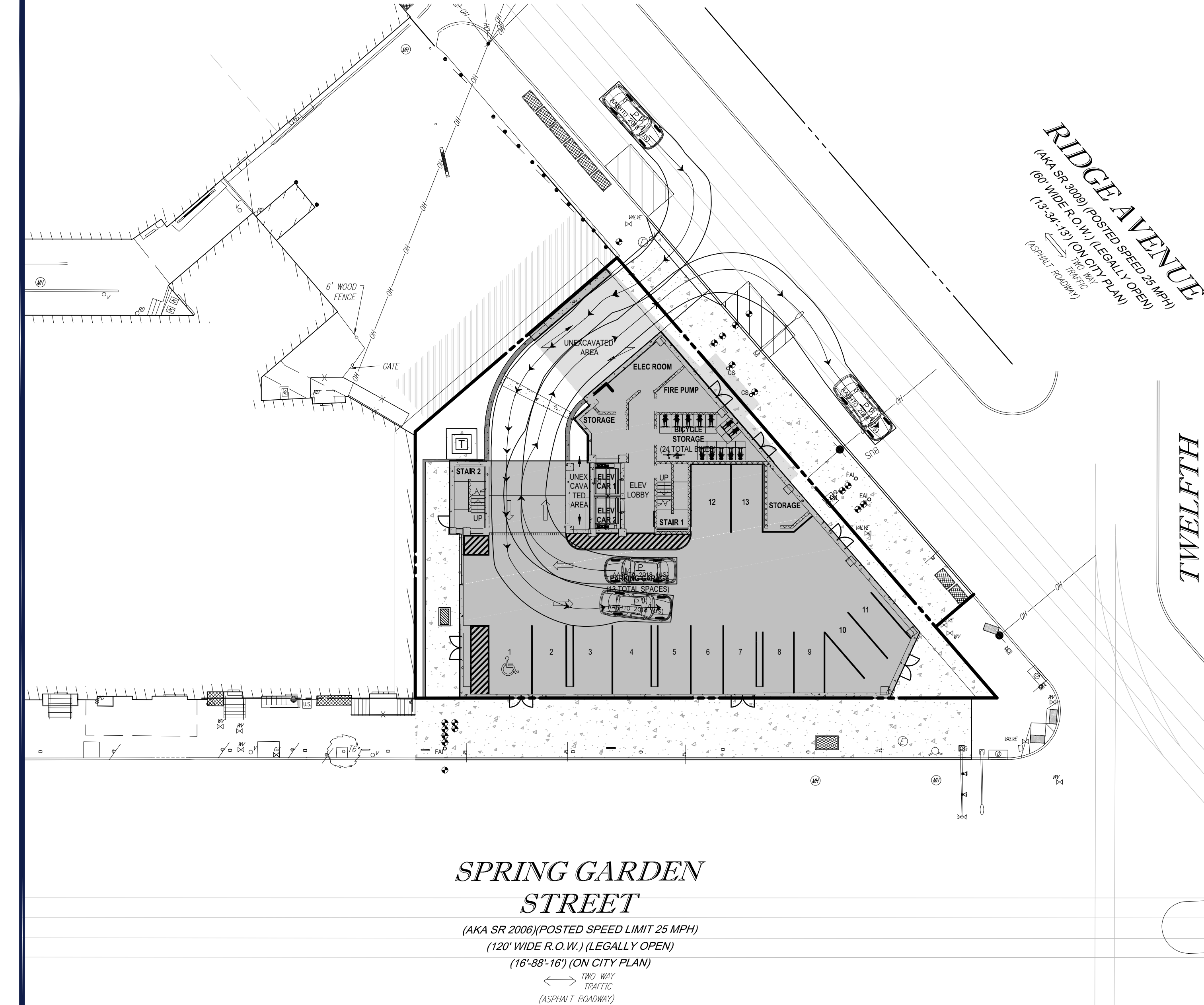
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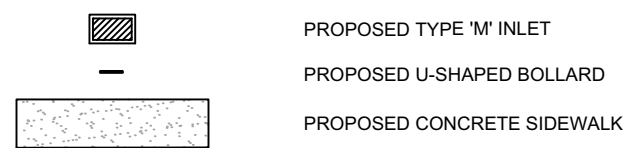
REVISION 5 - 08/22/2022

R:\19\PP193222\DRAWINGS\PLAN SET\BASE\REV17 ZONING & STREETS CHECKLIST #1 REELUB #2\PP193222_BASE-17-----LAYOUT: ZM4-CIRCULATION PLAN

17

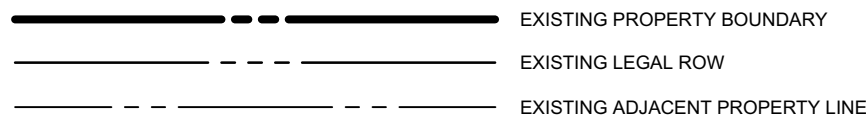


LEGEND



PROPOSED TYPE 'M' INLET
PROPOSED U-SHAPED BOLLARD
PROPOSED CONCRETE SIDEWALK

LINE LEGEND

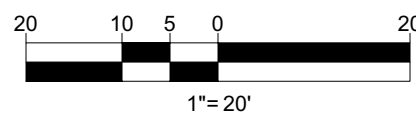


EXISTING PROPERTY BOUNDARY
EXISTING LEGAL ROW
EXISTING ADJACENT PROPERTY LINE

APPROVED
FOR ZONING ONLY
09/06/22

WHEN YOUR PLANS CONTAIN ANY OMISSIONS,
DESIGN OR CONSTRUCTION ERRORS, THESE APPROVED
PLANS WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User



GENERAL NOTES

- THIS PLAN REFERENCES:
 - BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED BY: CONTROL POINT ASSOCIATES, INC.
PREPARED FOR: ARTS + CRAFTS HOLDINGS
FILE: 02-190395-00
DATED: 12-20-2019
- OWNER/APPLICANT:
12 SG ASSOCIATES, LLC
990 SPRING GARDEN STREET
PHILADELPHIA, PA 19123
- EXISTING SITE ADDRESS:
1200 RIDGE AVENUE
PHILADELPHIA, PA 19123
OPA #: 882963440
- PROPOSED SITE ADDRESS:
1201 SPRING GARDEN STREET
PHILADELPHIA, PA 19123
- ZONING DATA:
CMX-3 - COMMUNITY COMMERCIAL MIXED-USE
PREVIOUS USE: COMMERCIAL (BANK)
PROPOSED USE: MIXED-USE (COMMERCIAL AND RESIDENTIAL)
SITE AREA: 10,573 SF (0.243 AC.) (PDS)
10,626 (0.244 AC.) (USS)

AREAS AND DIMENSIONS	REQUIRED (CMX-3)	EXISTING/APPROVED	PROPOSED (CMX-3)
MAX. OCCUPIED AREA:	80% (CORNER LOT)	77% (8,127 SF)	77% (8,127 SF)
MIN. SIDE YARD WIDTH, EACH:	8', IF USED	9.0'	9.0'
MAX. ALLOWABLE F.A.R.	500%	480% (50,800 SF)	465% (49,298 SF)
PARKING SPACES	13 SPACES	13 SPACES	13 SPACES

PARKING REQUIREMENTS:

REQUIRED PARKING:

COMMERCIAL SPACE = 0 SPACES

3 SPACE FOR EVERY 10 MULTI-FAMILY UNITS
46 UNITS = 14 SPACES - 1 SPACES= 13 SPACES*

*PER SECTION 14-802-8(E), FOR EVERY FIVE CLASS 1 BICYCLE PARKING SPACES THAT ARE PROVIDED ON A LOT, THE NUMBER OF REQUIRED OFF-STREET AUTOMOBILE PARKING SPACES MAY BE REDUCED BY ONE SPACE, UP TO A MAXIMUM REDUCTION OF 10% OF THE REQUIRED AUTOMOBILE PARKING SPACES

TOTAL REQUIRED: 13 SPACES (INCLUDING 1 VAN ACCESSIBLE STALL)

PROVIDED PARKING:

REGULAR SPACES: 12 SPACES
ADA SPACES: 1 SPACE (VAN ACCESSIBLE)

TOTAL PROVIDED: 13 SPACES

BICYCLE PARKING:

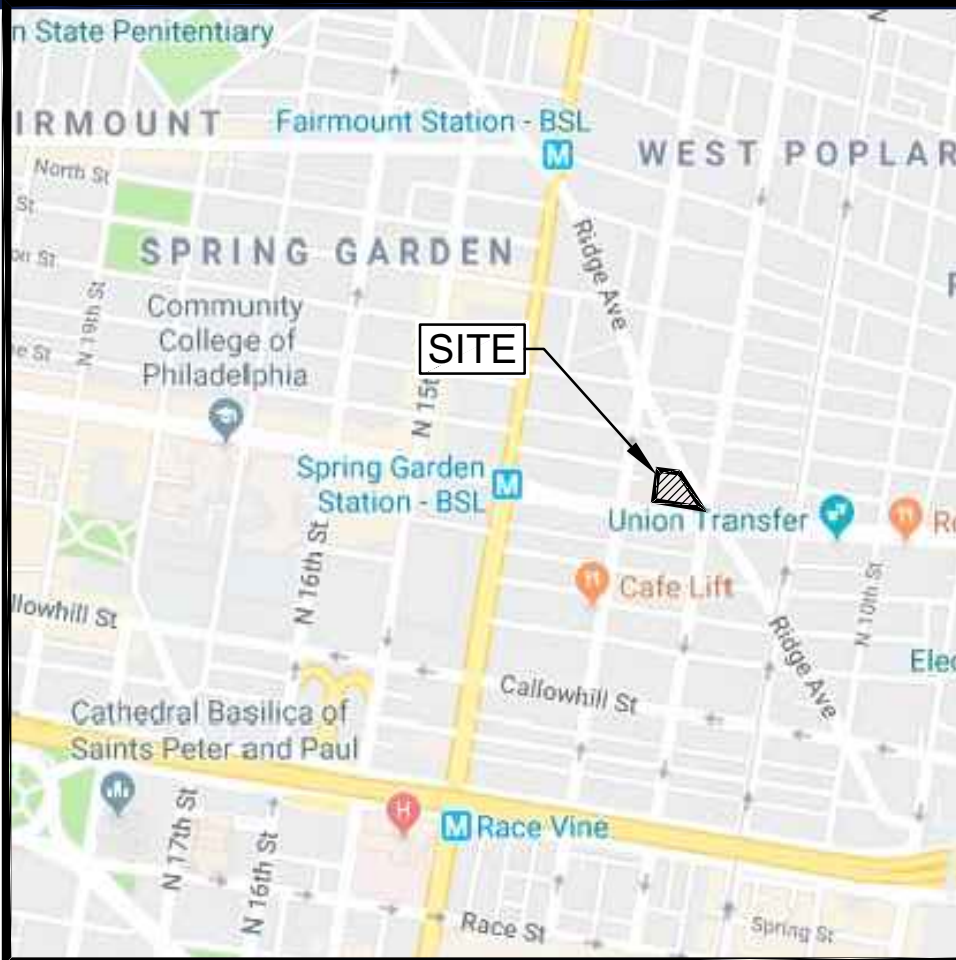
1 SPACE PER EVERY 3 DWELLING UNITS OR FRACTION THEREOF
46 UNITS / 3 = 16 BICYCLE SPACES

COMMERCIAL (7,501 SF TO 20,000 SF): 2 SPACES
TOTAL REQUIRED: 18 SPACES (CLASS 1A = 16 SPACES)
TOTAL PROVIDED: 26 SPACES (CLASS 1A= 24 SPACES)
- BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- PWD #: FY20-SPRI-5852-01
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED COMBINED SEWER, FLOOD MANAGEMENT DISTRICT (SOUTH) A.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE OWNER.
- STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.
- ELEVATIONS OF PROPOSED CONCRETE CURB TO BE DETERMINED BY THE CITY SURVEY DISTRICT. FACE OF CURB TO MATCH EXISTING CURB/EDGE OF PAVEMENT.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
- REQUIRED SECTION 14-705-(2) STREET TREE LOCATIONS ARE IMPRACTICABLE, DUE TO EXISTING UTILITIES WITHIN THE SIDEWALK.
- SPRING GARDEN STREET: URBAN ARTERIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 4'
PROPOSED = 5'
RIDGE AVENUE: URBAN ARTERIAL
FURNISHING ZONE: WALKING ZONE:
REQUIRED = ≥ 4'
PROPOSED = 5'
- PROTECT AND MAINTAIN NEWLY CONSTRUCTED EXISTING ADA CURB RAMPS THROUGHOUT CONSTRUCTION. IF THE NEWLY CONSTRUCTED EXISTING ADA CURB RAMPS ARE DAMAGED IN ANY WAY DURING CONSTRUCTION, THEN THE DEVELOPER/CONTRACTOR/OWNER MUST RECONSTRUCT ALL DAMAGED COMPONENTS ACCORDING TO THE ORIGINAL DESIGN OR ADA STANDARDS AND SUBMIT COMPLETED AS-BUILT PENNDOT CS-401 FORMS TO THE PHILADELPHIA STREETS DEPARTMENT ADA UNIT WITHIN 30 CALENDAR DAYS OF FINISHING CONSTRUCTION, FOR ALL DAMAGED/RECONSTRUCTED RAMPS.

GROSS SQUARE FOOTAGE BREAKDOWN

LOCATION	SQUARE FOOTAGE
FIRST FLOOR	7,593 SF
SECOND FLOOR	8,127 SF
THIRD FLOOR	8,127 SF
FOURTH FLOOR	8,127 SF
FIFTH FLOOR	8,127 SF
SIXTH FLOOR	8,127 SF
ROOF	1,070 SF
TOTAL	49,298 SF

5



LOCATION MAP
SCALE: 1"=200'

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/16/2020	PER L&I COMMENTS	MJK
2	12/10/2021	ZONING AMENDMENT	NOL
3	01/04/2022	PER STREETS & L&I COMMENTS	NOL
4	06/21/2022	PER ARCHITECT LAYOUT CHANGES	RKG
5	08/22/2022	PER L&I COMMENTS	JFW



PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION
WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org

NOT APPROVED FOR CONSTRUCTION

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.: PP193229
DRAWN BY: MJK
CHECKED BY: MJK
DATE: 4/24/2020
CAD ID: PP193229_BASE-17

PROJECT:

ZONING PLANS

FOR
12 SG ASSOCIATES, LLC

PROPOSED MIXED-USE
RESIDENTIAL DEVELOPMENT

1201 SPRING GARDEN STREET
CITY & COUNTY OF
PHILADELPHIA, PA 19132

BOHLER

1600 MANOR DRIVE, SUITE 200

CHALFONT, PA 18914

Phone: (215) 996-9100

Fax: (215) 996-9102

www.BohlerEngineering.com



SHEET TITLE:

CIRCULATION
PLAN

SHEET NUMBER:

4

REVISION 5 - 08/22/2022