

Zoning Permit

Permit Number ZP-2020-006089C

LOCATION OF WORK	PERMIT FEE	DATE ISSUED		
1600 W GIRARD AVE, Philadelphia, PA 19130-1615	\$362.00	9/11/2020		
"Unity of Use lot - Master Address 1600 W. Girard"	ZBA CALENDAR	ZBA DECISION DATE		
	ZONING DISTRICTS			
	CMX3			

PERMIT HOLDER

CIVIC PHASE I PROPERTY OW

2517 W GIRARD AVE STE 2 PHILADELPHIA PA 19130

APPLICANT

Michael Phillips DBA: OBERMAYER/REBMANN/MAXWELL/HIP Centre Square West, 1500 Market StreetSuite 3400Philadelphi

TYPE OF WORK

Conditional Zoning Approval

APPROVED DEVELOPMENT

FOR THE CONDITIONAL APPROVAL OF THE FOLLOWING: FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN PLAN. NO SIGNS ON THIS APPLICATION. **COMPLETION OF A CIVIC DESIGN REVIEW IS REQUIRED FOR THE ISSUANCE OF A FINAL ZONING PERMIT **

APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.



Zoning Permit

Permit Number ZP-2020-006089C

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1600 W GIRARD AVE, Philadelphia, PA 19130-1615

ADDITIONAL USE DETAILS

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

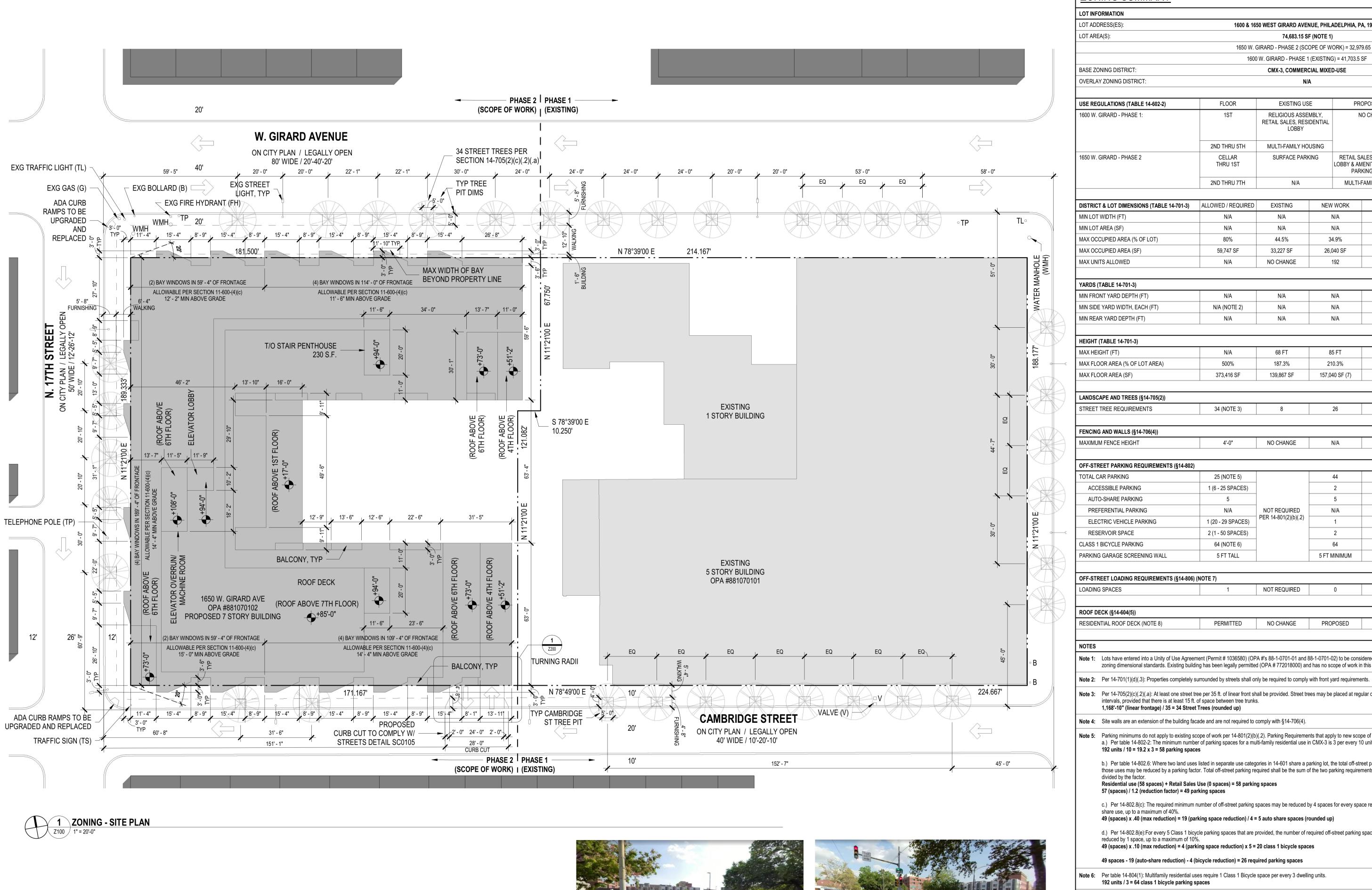
FOR THE CONDITIONAL APPROVAL OF THE FOLLOWING: FOR USE AS ONE HUNDRED NINETY TWO (192) DWELLING UNITS, FORTY FOUR (44) ACCESSORY PARKING SPACES (2 ACCESSIBLE SPACES (1 VAN ACCESSIBLE, 5 AUTO SHARE, 2 RESERVIOR SPACES, 2 COMPACT SAPCES, 1 ELECTRIC SPACE)), SIXTY FOUR (64) CLASS 1A BICYCLE SPACES. (EXISTING UNITY OF USE PER AP#1036580)

This permit is subject to the following specific conditions.

CONDITIONS



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



APPROVED

R ZONING ONLY

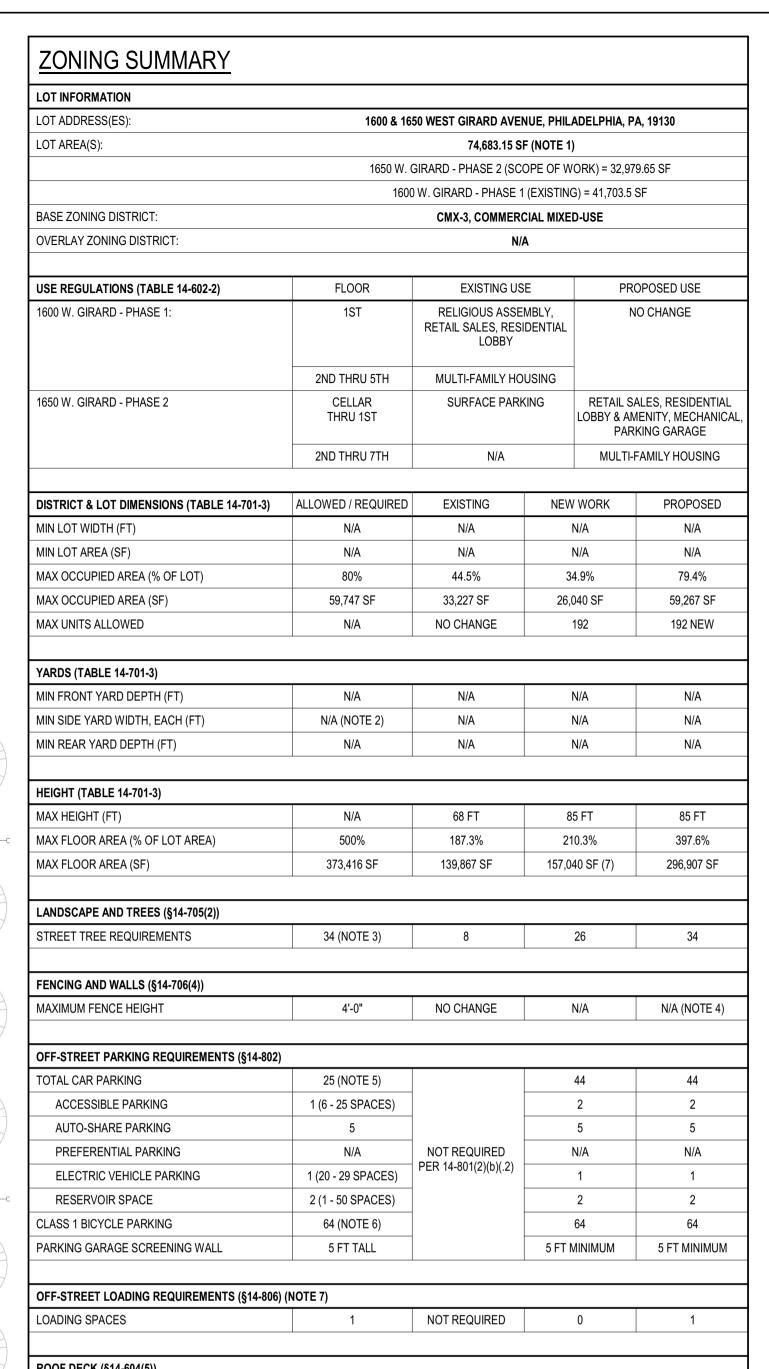
plied Electronically by L&I User:



VIEW FROM W GIRARD AVE LOOKING SOUTH ACROSS THE SITE TOWARDS CAMBRIDGE ST



VIEW FROM THE CORNER OF 17TH ST & W GIRARD AVE LOOKING EAST DOWN W GIRARD AVE



DECK (§14-604(5))				
ENTIAL ROOF DECK (NOTE 8)	PERMITTED	NO CHANGE	PROPOSED	PROPOSED
ENTIAL ROOF DECK (NOTE 8)	PERMITTED	NO CHANGE	PF	ROPOSED

Note 1: Lots have entered into a Unity of Use Agreement (Permit # 1036580) (OPA #'s 88-1-0701-01 and 88-1-0701-02) to be considered as 1 parcel for zoning dimensional standards. Existing building has been legally permitted (OPA # 772018000) and has no scope of work in this permit application.

Note 3: Per 14-705(2)(c)(.2)(.a): At least one street tree per 35 ft. of linear front shall be provided. Street trees may be placed at regular or irregular intervals, provided that there is at least 15 ft. of space between tree trunks. 1,168'-10" (linear frontage) / 35 = 34 Street Trees (rounded up)

Note 4: Site walls are an extension of the building facade and are not required to comply with §14-706(4).

Note 5: Parking minimums do not apply to existing scope of work per 14-801(2)(b)(.2). Parking Requirements that apply to new scope of work: a.) Per table 14-802-2: The minimum number of parking spaces for a multi-family residential use in CMX-3 is 3 per every 10 units. 192 units / 10 = 19.2 x 3 = 58 parking spaces

b.) Per table 14-802.6: Where two land uses listed in separate use categories in 14-601 share a parking lot, the total off-street parking required for those uses may be reduced by a parking factor. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factor.

Residential use (58 spaces) + Retail Sales Use (0 spaces) = 58 parking spaces 57 (spaces) / 1.2 (reduction factor) = 49 parking spaces

c.) Per 14-802.8(c): The required minimum number of off-street parking spaces may be reduced by 4 spaces for every space reserved for autoshare use, up to a maximum of 40%. 49 (spaces) x .40 (max reduction) = 19 (parking space reduction) / 4 = 5 auto share spaces (rounded up)

d.) Per 14-802.8(e): For every 5 Class 1 bicycle parking spaces that are provided, the number of required off-street parking spaces may be reduced by 1 space, up to a maximum of 10%. 49 (spaces) x .10 (max reduction) = 4 (parking space reduction) x 5 = 20 class 1 bicycle spaces

49 spaces - 19 (auto-share reduction) - 4 (bicycle reduction) = 26 required parking spaces

Note 6: Per table 14-804(1): Multifamily residential uses require 1 Class 1 Bicycle space per every 3 dwelling units.

192 units / 3 = 64 class 1 bicycle parking spaces

Note 7: Phase 2 Floor Area = 157,040 SF = 147,588 SF (Residential Use) + 9,452 SF (Retail Use)

Per 14-801(2)(b)(.2): Phase 1 requires 0 loading spaces because it was constructed prior to the Zoning Code. Per the Unity of Use of Agreement, loading spaces located on Phase 1 can be used to satisfy Phase 2 loading requirements.

Per table 14-806(1): Phase 2 Residential use = 1 loading space (100,000 - 150,000 SF) & Phase 2 Retail use = 0 loading spaces (<20,000 SF) Required loading spaces = 1

Roof access structures can exceed 90 sf per §14-604(5)(c)(.2) in CMX-3. Stairs do not exceed 10 ft in height above the surface of the roof deck. Per Table 14-701-6, penthouses in Commercial districts for roof structures housing elevators are an exception to dimensional standards.

Note 9: Project has been designed to comply with all applicable provisions of Section 14-703.

<u>Versions</u> No. Date Description 06/26/2020 ZONING SUBMISSION 07/10/2020 ZONING REVISIONS 09/02/2020 ZONING (NO CLOUDS)

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103

267.761.9416 Structural Engineer

O'DONNELL& NACCARATO

D'Donnell & Naccarato Structural Engineers 01 Market Street, Suite 6000 hiladelphia, PA 19106

215.925.3788 MEP Engineer J+M ENGINEERING

11 W Thompson Street hiladelphia, PA 19125

215.454.2662

ivil Engineer

1500 Spring Garden Street, Suite 1100 Philadelphia, PA 19130

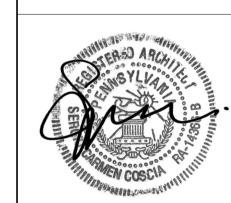
215.665.7000 Landscape Designer

Easton, PA 18042 215.882.0500

1262 Simon Boulevard, Suite B103

Lighting Designer

Lighting Design Collaborative 1216 Arch Street, Suite 3A Philadelphia, PA 19107



Signature and Seal

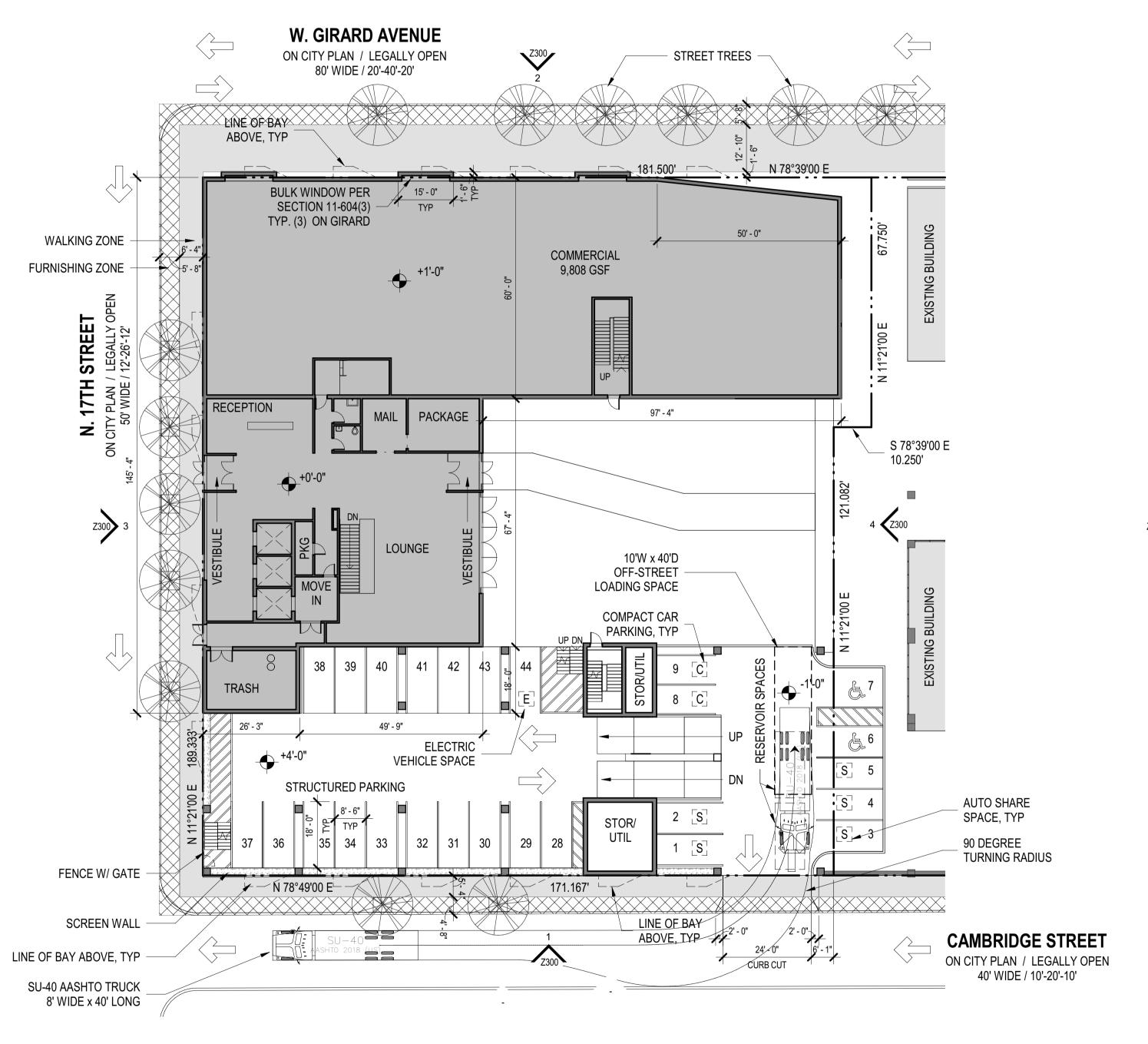
1600 W GIRARD PHASE II

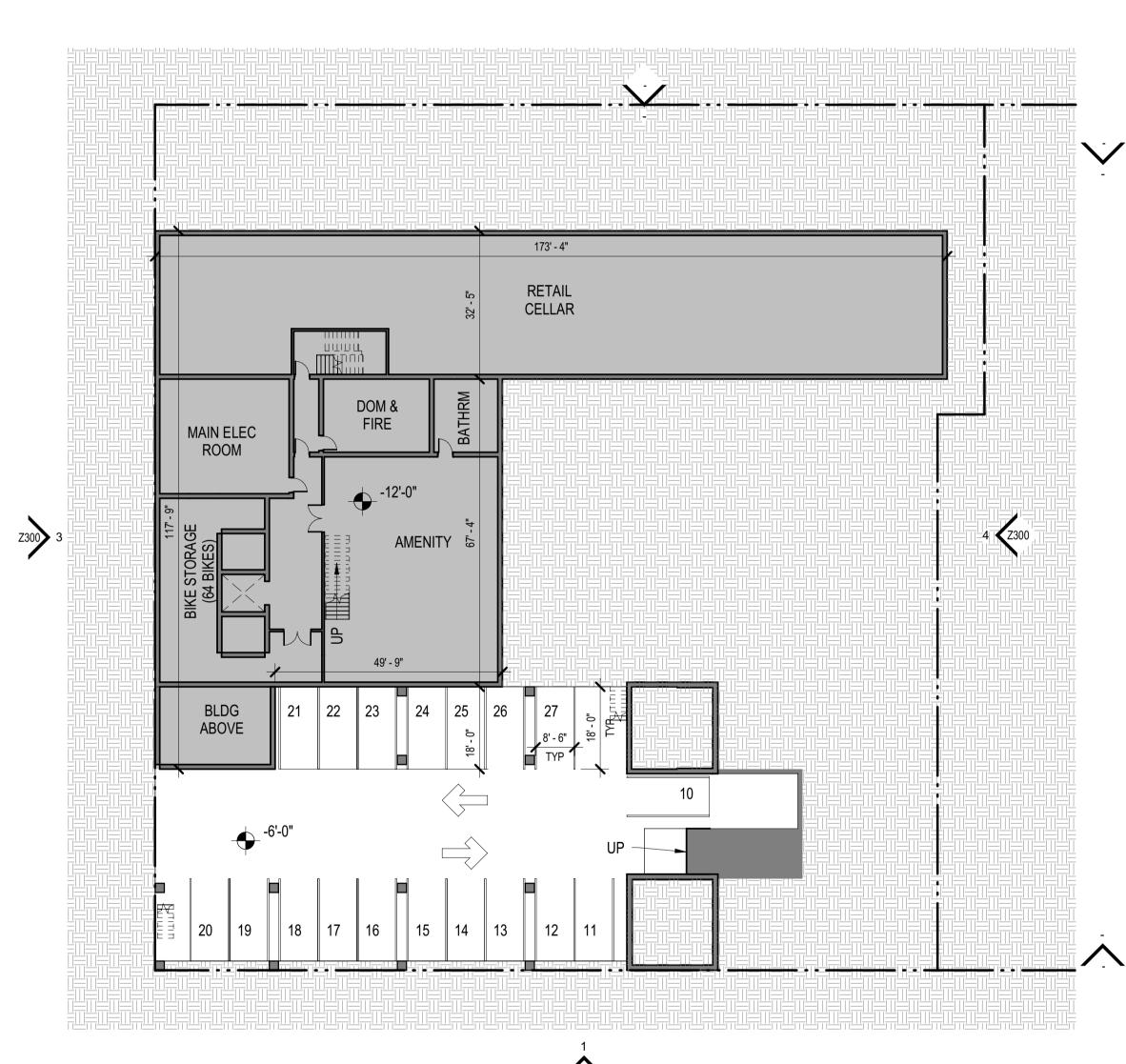
1650 West Girard Ave Philadelphia, PA 19130

ZONING TABLE AND SITE PLAN

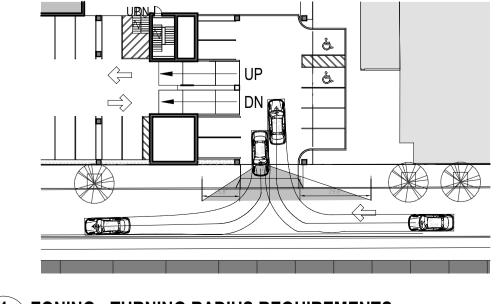
09/02/2020 Note 8: Per 14-604(5), roof decks are permitted for residential use in all zoning districts. Roof deck setback is greater than 5 ft from the front building line.

JGM As indicated Sheet No.





2 ZONING - CELLAR PLAN
2200 1" = 20'-0"



1 ZONING - TURNING RADIUS REQUIREMENTS

<u>Versions</u> No. Date Description
06/26/2020 ZONING SUBMISSION A 07/10/2020 ZONING REVISIONS 09/02/2020 ZONING (NO CLOUDS)

> COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103

267.761.9416 Structural Engineer

D'DONNELL& NACCARATO STRUCTURAL ENGINEERS

O'Donnell & Naccarato Structural Engineers 701 Market Street, Suite 6000 Philadelphia, PA 19106 215.925.3788

MEP Engineer J+M ENGINEERING PHILADELPHIA WASHINGTON, DC

J+M Engineering 11 W Thompson Street Philadelphia, PA 19125

215.454.2662

Civil Engineer **Stantec**

Stantec 1500 Spring Garden Street, Suite 1100 Philadelphia, PA 19130 215.665.7000

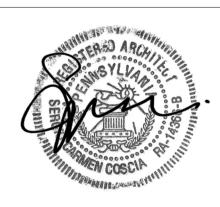
Landscape Designer



1262 Simon Boulevard, Suite B103 Easton, PA 18042 215.882.0500

Lighting Designer

Lighting Design Collaborative 1216 Arch Street, Suite 3A Philadelphia, PA 19107 215.569.2115



Signature and Seal

1600 W GIRARD PHASE II

1650 West Girard Ave Philadelphia, PA 19130

ZONING PLANS

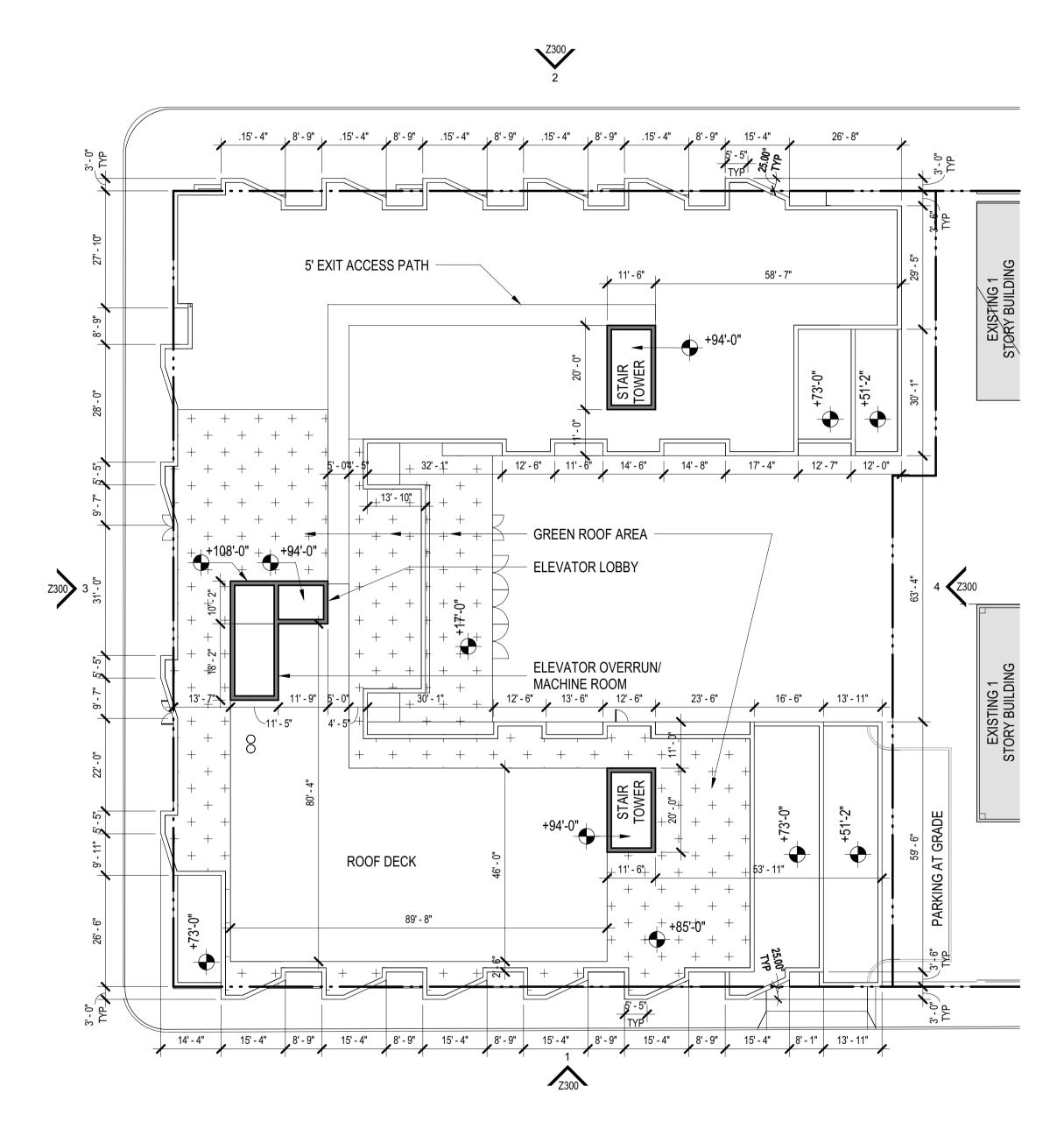
09/02/2020

LD / CL As indicated Sheet No.

Z200



3 ZONING - GROUND FLOOR PLAN
2200 1" = 20'-0"



1 ZONING - ROOF PLAN



2 ZONING - TYPICAL FLOOR PLAN



No. Date Description

06/26/2020 ZONING SUBMISSION

A 07/10/2020 ZONING REVISIONS

09/02/2020 ZONING (NO CLOUDS)

Architec

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103

Philadelphia, PA 19103 267.761.9416 Structural Engineer

O'DONNELLE NACCARATO STRUCTURAL ENGINEERS

O'Donnell & Naccarato Structural Engineers 701 Market Street, Suite 6000 Philadelphia, PA 19106 215.925.3788

215.925.3788

MEP Engineer

J+M ENGINEERING
PHILADELPHIA
WASHINGTON, DC

J+M Engineering 11 W Thompson Street Philadelphia, PA 19125 215.454.2662

Civil Engineer

Stantec

Stantec 1500 Spring Garden Street, Suite 1100 Philadelphia, PA 19130 215.665.7000

Landscape Designer

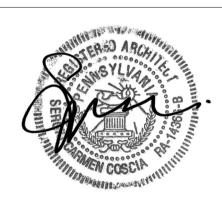
Omnes

Landacape Architecture, Planning,

Omnes 1262 Simon Boulevard, Suite B103 Easton, PA 18042 215.882.0500

Lighting Designer

Lighting Design Collaborative 1216 Arch Street, Suite 3A Philadelphia, PA 19107 215.569.2115



Signature and Seal

1600 W GIRARD PHASE II

1650 West Girard Ave Philadelphia, PA 19130

Sheet Tit

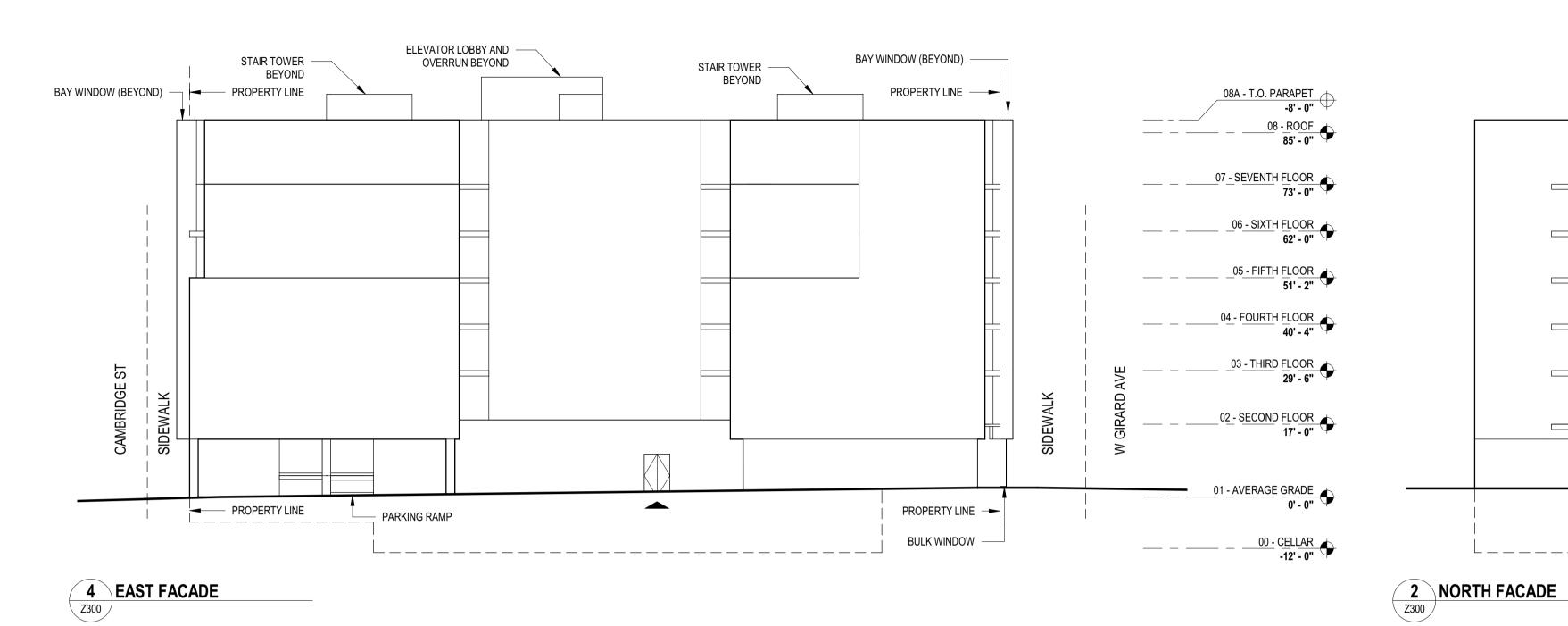
ZONING PLANS

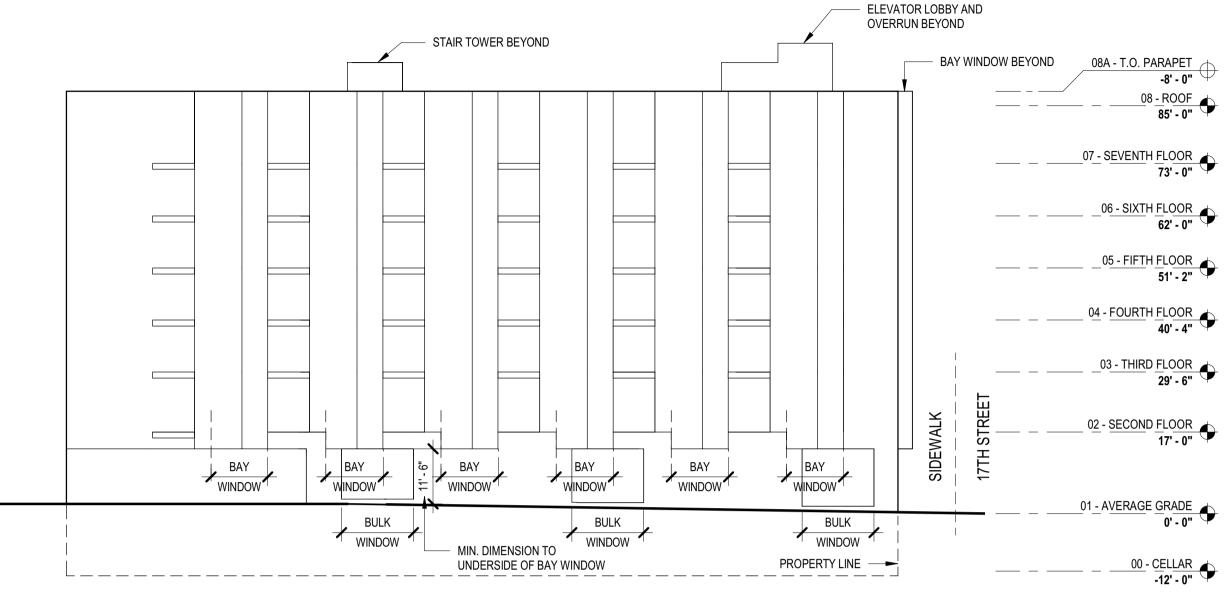
Date Scale

 Scale
 Drawn
 Project No.

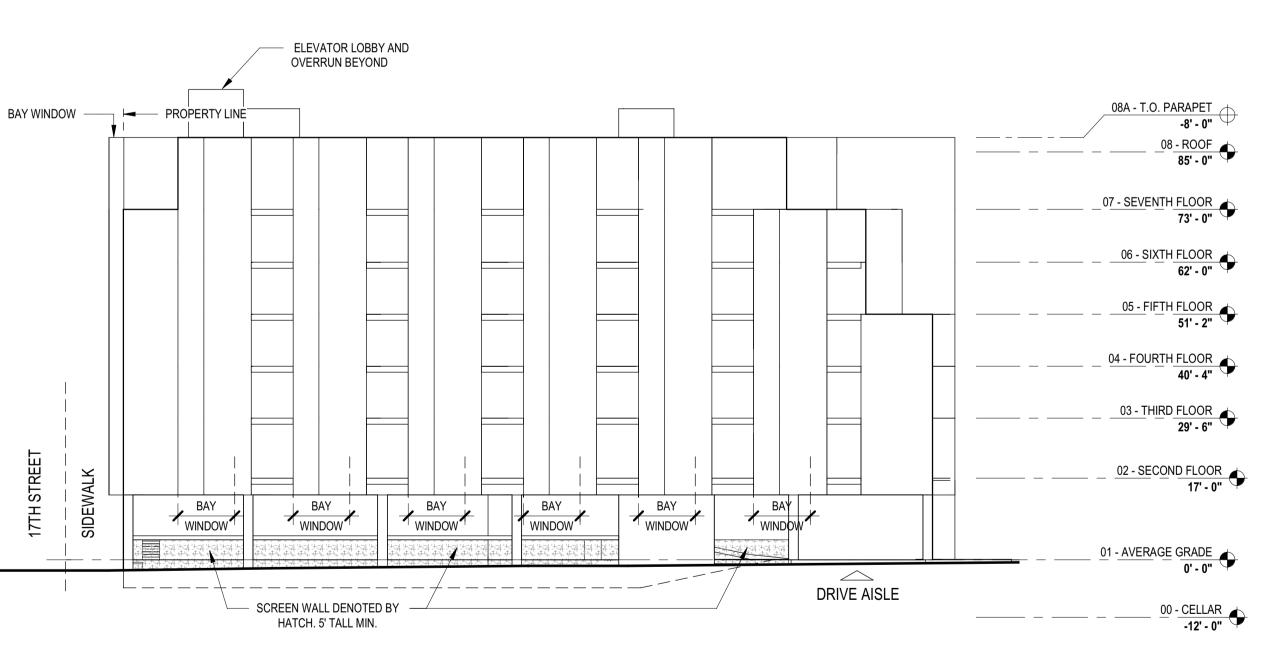
 1" = 20'-0"
 LD / CL
 465

Z201





STAIR TOWER BEYOND ELEVATOR LOBBY AND — **OVERRUN BEYOND** BAY WINDOW (BEYOND) STAIR TOWER -BEYOND BAY WINDOW (BEYOND) 08A - T.O. PARAPET -8' - 0" PROPERTY LINE ---PROPERTY LINE 06 - SIXTH FLOOR 62' - 0" 05 - FIFTH FLOOR 51' - 2" 04 - FOURTH FLOOR 40' - 4" 03 - THIRD FLOOR 29' - 6" 02 - SECOND FLOOR 17' - 0" BAY WINDOW BAY 01 - AVERAGE GRADE 0' - 0" PROPERTY LINE - BULK WINDOW - 00 - CELLAR -12' - 0" SCREEN WALL DENOTED BY HATCH. 5' TALL MIN.



SOUTH FACADE



3 WEST FACADE

<u>Versions</u> No. Date Description 06/26/2020 ZONING SUBMISSION A 07/10/2020 ZONING REVISIONS 09/02/2020 ZONING (NO CLOUDS)

COSCIA MOOS ARCHITECTURE

Coscia Moos Architecture 1616 Walnut Street, Suite 101 Philadelphia, PA 19103

267.761.9416 Structural Engineer

O'DONNELL& NACCARATO STRUCTURAL ENGINEERS O'Donnell & Naccarato Structural Engineers

701 Market Street, Suite 6000 Philadelphia, PA 19106 215.925.3788

MEP Engineer J+M ENGINEERING

J+M Engineering 11 W Thompson Street Philadelphia, PA 19125 215.454.2662

1500 Spring Garden Street, Suite 1100 Philadelphia, PA 19130 215.665.7000

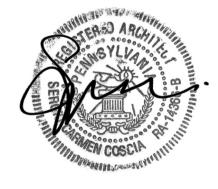
Landscape Designer

Omnes
Landacape Architecture, Planning, & Art

1262 Simon Boulevard, Suite B103 Easton, PA 18042 215.882.0500

Lighting Designer 1de Cupi Comp Comp Com

Lighting Design Collaborative 1216 Arch Street, Suite 3A Philadelphia, PA 19107 215.569.2115



Signature and Seal

1600 W GIRARD PHASE II

1650 West Girard Ave Philadelphia, PA 19130

Sheet Title

ZONING ELEVATIONS

09/02/2020 Drawn PD 1" = 20'-0"

Z300