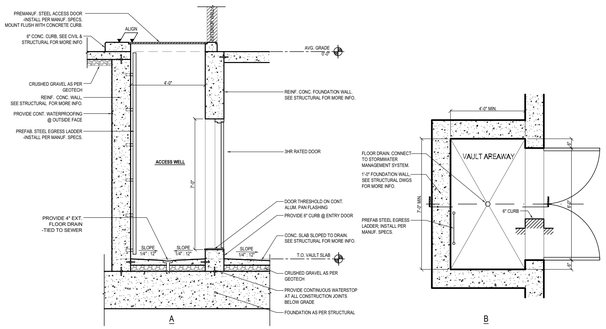
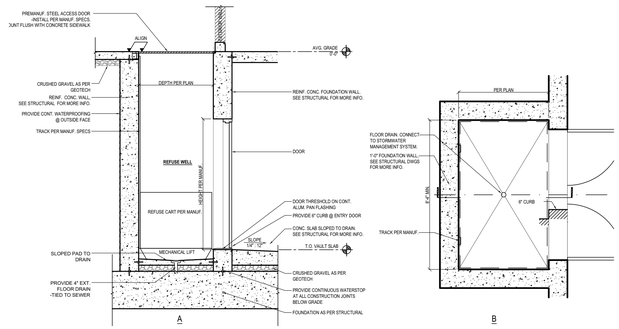
4931-59 SPRUCE STREET, PHILA PA



1 Z.0 UTILITY WELL DETAIL
N.T.S.



2 Z.0 REFUSE WELL DETAIL
N.T.S.

ZONING KEYED NOTES

3 - ROOF

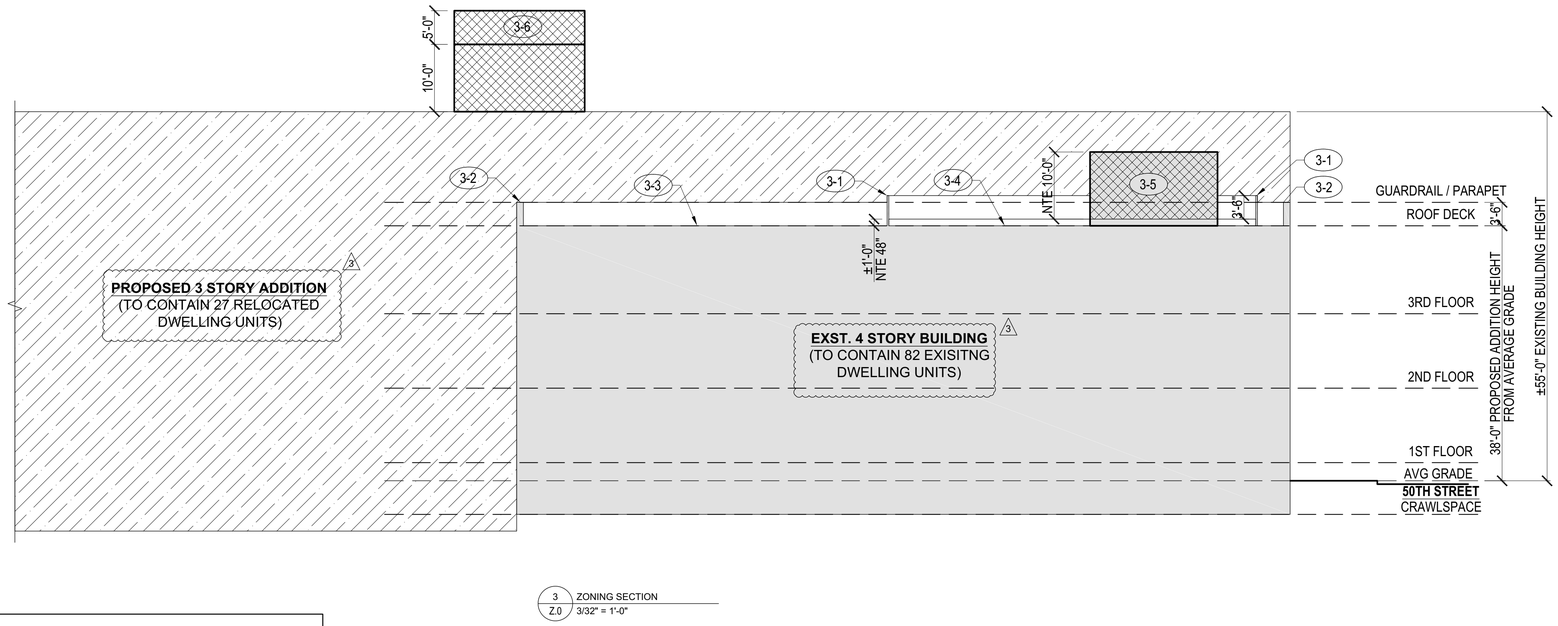
- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
- 3-3 ROOF: AREA NOT TO BE OCCUPIED
- 3-4 OVERFRAMED ROOF DECK
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1 - SITE

- 1-1 AREA WAY - EGRESS WELL, REFER TO DETAIL
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- 0-1 CROSS WALK STRIPING
- 0-2 ADA CORNER RAMP
- 0-2A - UPGRADE TO ADA STANDARDS
- 0-3 NO PARKING STRIPING
- 0-4 STORM INLET
- 0-5 BUS ZONE
- 0-6 SUMP WELL WITH FLUSH COVER
- 0-7 STREET LIGHT
- 0-8 STREET SIGN
- 0-9 UTILITY WELL WITH WALKABLE GRATE



3 Z.0 ZONING SECTION
3/32" = 1'-0"

PROJECT SUMMARY: 4931-59 SPRUCE STREET
ZONING: RM-1
ABUTTING ZONING DISTRICT: RM-1 / RSA-5
ZONING DISTRICT ACROSS STREET: RSA-3 / SP-PO-A / RSA-5
LOT AREA: 36,129.97 US SF (35,950 DS SF)
USE: EXISTING STRUCTURE WITH 82 UNITS & AN ADDITION WITH 27 UNITS IN THE ADDITION, APPLICATION TO INCLUDE 6 ON SITE AFFORDABLE UNITS

	ALLOWED	EXISTING	PROPOSED
DWELLING UNITS	NA	109	82 IN EXISTING STRUCTURE +27 IN ADDITION = 109 (NO CHANGE)

DIMENSIONAL STANDARDS

	REQUIRED / ALLOWED	EXISTING	PROPOSED
OPEN AREA	7,225.97 SF (20%)	18,888.97 SF (52.2%)	11,456.97 (31.7%)
OCCUPIED AREA	28,904 SF (80%)	17,241 SF (47.8%)	(17,241+7,432 SF) = 24,673 SF (68.3%)
FRONT YARD SETBACK	NA	NA	NA
SIDE YARD	NA	NA	NA
REAR YARD	NA (ATTACHED)	±8'-2 3/8"	NA (ATTACHED)
HEIGHT	38'	±55'	NTE 38' @ ADDITION
TOTAL GFA:	NA	±69,364 SF	(69,364+22,306 SF) = ±91,670 TOTAL GFA

ZONING NOTES:

1. PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
2. PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
3. GUARD RAILS/TYPICAL PARAPETS ARE 42" AFF
4. 6' TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE

LANDSCAPING SUMMARY
PARKING LOT OPEN TO SKY: 0 / NA

	REQUIRED	PROPOSED
SITE TREES	NOT CHANGE	6 EXISTING
STREET TREES (544-98=435)	13 TREES	14 TREES

LANDSCAPE NOTES:

1. LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
2. ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSION'S APPROVED PLANTINGS LIST.
3. TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
4. STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF , USED FOR MORE THAN A 1,2 FAMILY DWELLING.
5. STREET TREES TO BE PLANTED AT 1 PER 35' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.
6. STREET TREE REDUCTION DUE TO REQUIRED DISTANCE FROM INTERSECTIONS.

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS:

	SPRUCE STREET	50TH STREET	SAINT BERNARD STREET
PEDESTRIAN ZONE	10'-6"	6'-6"	6'-0"
FURNISHING ZONE	3'-6"	3'-6"	3'-6"
BUILDING ZONE	4'-0"	3'-0"	2'-6"

STAIR ENCROACHMENT - 4'-4"
UTILITY WELLS: 4'-0"

WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.

COORDINATE UTILITY TRENCH LOCATIONS WITH APPROVED ERSA PLAN PROVIDED BY RUGGIERO PLANTE

STREETS DEPARTMENT NOTES:

1. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.
   - PENNSYLVANIA ONE CALL SYSTEM #2025 212 1420
   WARD #60
2. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.

STREETS DEPARTMENT NOTES:

1. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
2. NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER SC-0101
3. MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-900
4. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF $345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
5. STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.
6. ALL EGRESS/LIGHT WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING
7. SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARY REFLECT PROPOSED CONDITIONS.
8. STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686 5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
9. FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PennDOT) DOESN NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
10. HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 7TH SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1040. *NOTE: THIS ITEM, ENGINEERING SERVICES, IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTOR'S BID.*
11. PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE 1ST HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR ZONING ONLY
03/18/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL BE NECESSARY TO RESUBMIT THE DEPARTMENT OF LICENSES & INSPECTIONS
Applied by L&I: Raymond Corkery

STAMP REGION

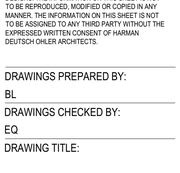
ZONING / R.O.W REVIEW

harman deutsch ohler architecture
1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

4931-59 SPRUCE STREET PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
-	01.27.2026	ZONING APPROVAL
2	02.16.2026	ZONING RFI
3	03.11.2026	ZONING RFI

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DRAWINGS PREPARED BY:
BL

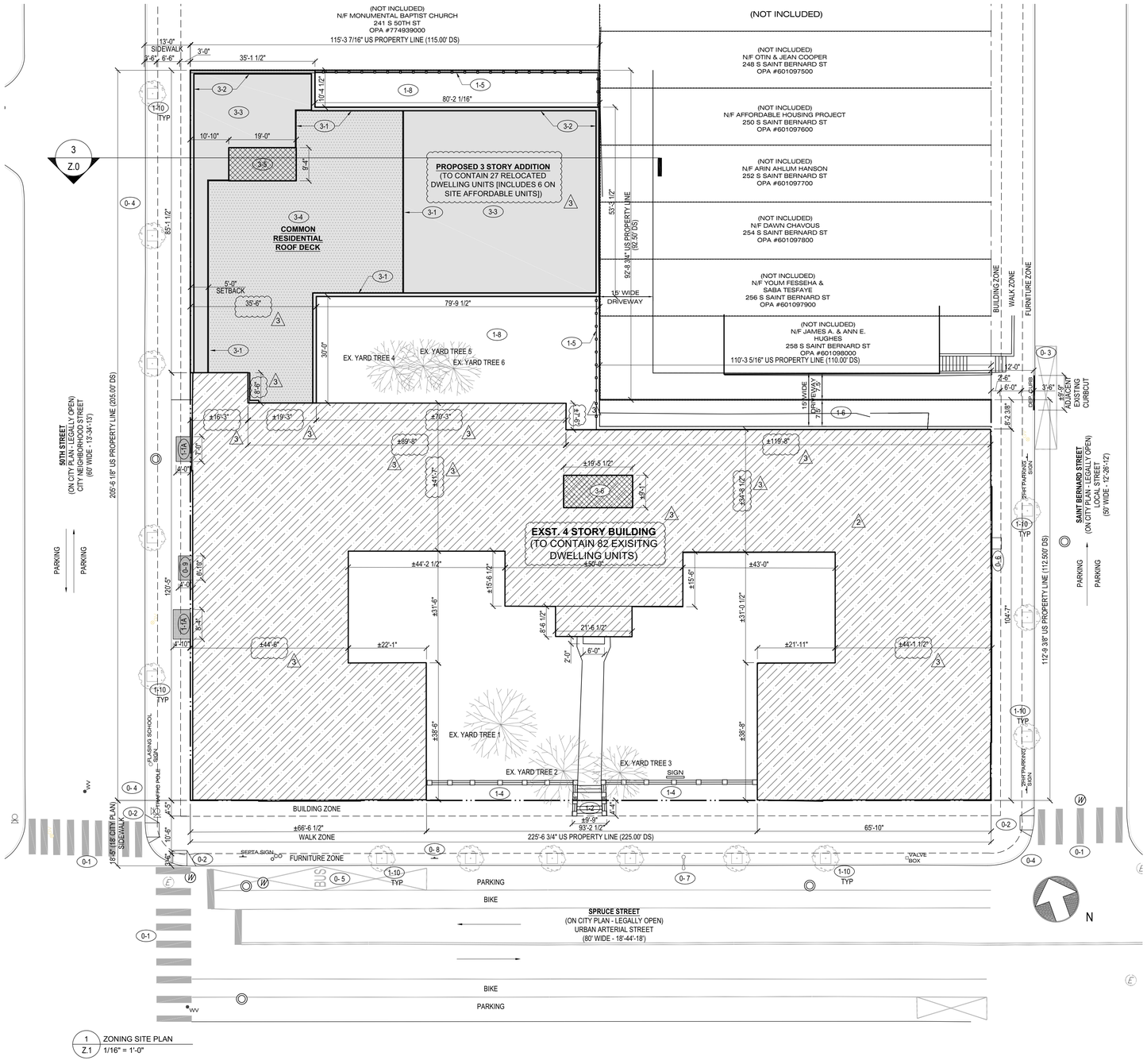
DRAWINGS CHECKED BY:
EQ

DRAWING TITLE:

ZONING DETAILS

DRAWING NUMBER:

Z.0



1 Z.1 ZONING SITE PLAN
1/16" = 1'-0"

ZONING KEYED NOTES

3 - ROOF

- 3-1 42" HIGH GUARDRAIL / PARAPET
- 3-2 PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
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PHILADELPHIA, PA

SEAL:

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA BRETT ADAM HARMAN

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BL

DRAWINGS CHECKED BY:
EQ

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APPROVED
FOR ZONING ONLY
03/18/26
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Applied by L&I: Raymond Corkery

STAMP REGION

ZONING / R.O.W REVIEW

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2026-001015

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
4931-59 SPRUCE ST, Philadelphia, PA 19139-4125	$1,871.00	4/17/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	
	RM1	

PERMIT HOLDER

TERRACE CENTENNIAL LLC, 4931 SPRUCE DB LLC

4931-59 SPRUCE ST SIMPLIFILE LC E-RECORDING
PHILADELPHIA PA 19139-4125

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

New three story addition to existing four story structure with 109 total units with roof deck as per approved plan

APPROVED USE(S)

Residential - Household Living - Multi-Family

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.

• 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.

Department of Licenses and Inspections
CITY OF PHILADELPHIA

Zoning Permit

Permit Number ZP-2026-001015

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4931-59 SPRUCE ST, Philadelphia, PA 19139-4125

ADDITIONAL USE DETAILS

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

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.