

# Woodmere Art Museum

## Development Review Committee Presentation

### DESIGN TEAM:

MATTHEW BAIRD ARCHITECTS- DESIGN ARCHITECT

KRIEGER ASSOCIATES – LOCAL ARCHITECT

ANDROPOGON ASSOCIATES – LANDSCAPE ARCHITECT

MELIORA DESIGN – CIVIL ENGINEER

PENNONI ASSOCIATES – TRAFFIC ENGINEER

April 19, 2022





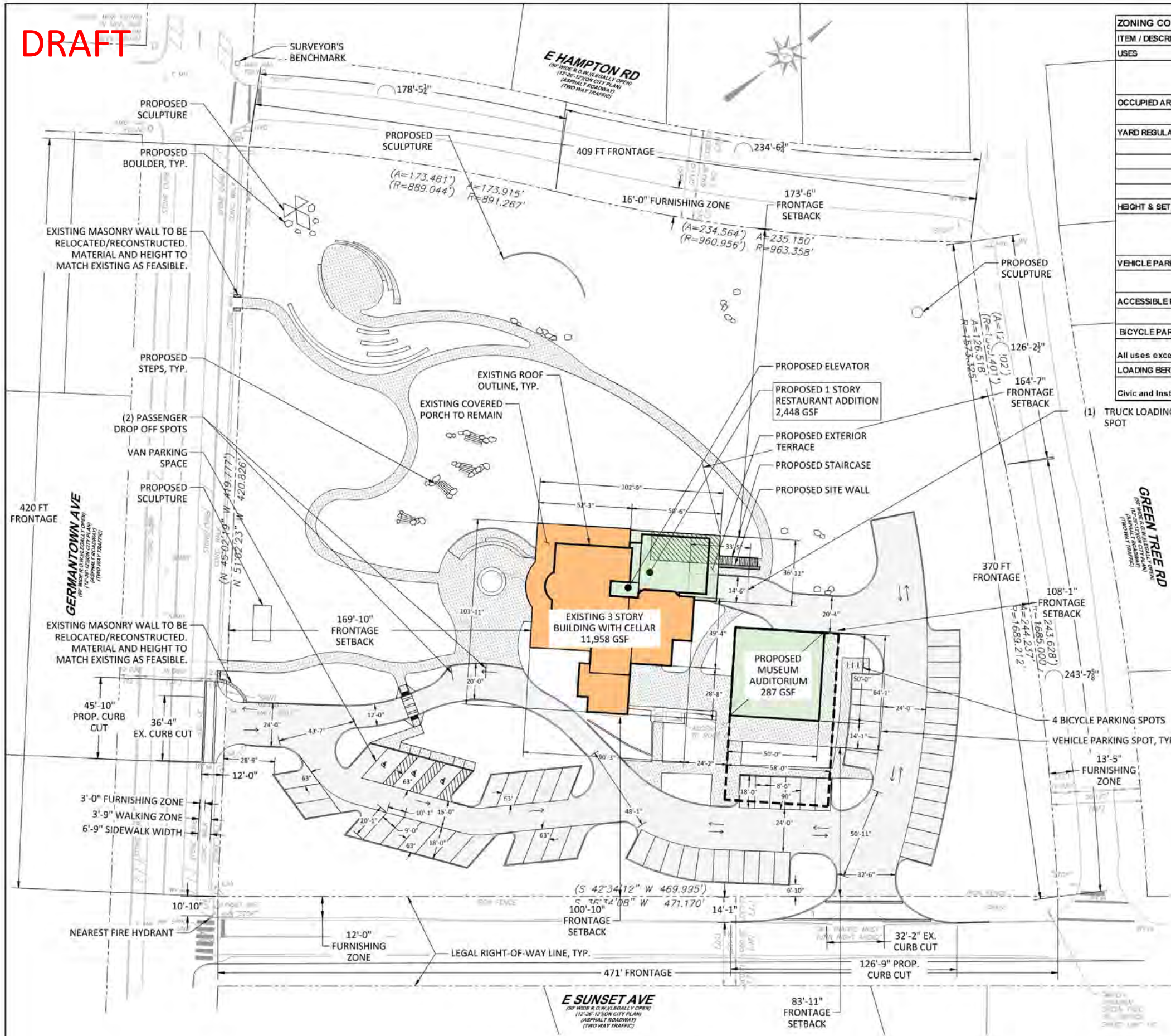




# ZONING APPLICATION



DRAFT



ZONING CODE REFERENCES					
ITEM / DESCRIPTION	CODE SECTION	REQUIRED / PERMITTED		PROPOSED	
USES					
	14-602-1	Single Family, Passive Recreation, Family Childcare, Community Garden		Museum, Accessory Cafe, Accessory Auditorium, and Accessory Parking	
OCCUPIED AREA-MAX					
All Uses	14-701-1	30%	51,462 SF	7.95%	13,634 SF
YARD REGULATIONS					
Minimum Front Yard	14-701-1	25 FT		169'-10"	
Side Yards Required	14-701.3	Not Applicable			
Minimum Side Yards	14-701.3	Not Applicable			
Minimum Rear Yard	14-701.3	Not Applicable			
HEIGHT & SETBACK REGULATIONS					
Maximum Building Height	14-701-1	38 FT		Existing Building Height and Proposed Elevator Mechanical Tower - 44 FT 4-1/4 INCHES	
VEHICLE PARKING					
All Other Uses	14-802	1/1000 SF	16	60	
ACCESSIBLE PARKING					
	14-802-4	3, INCLUDING 1 VAN		3, INCLUDING 1 VAN	
BICYCLE PARKING					
All uses except residential and public parking	14-804-1	2 for 7501-20,000 SF	2	2	
LOADING BERTHS					
Civic and Institutional	14-806	0 for less than 100,000 SF	0	1	

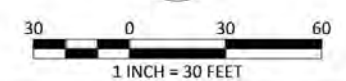
SITE INFORMATION		
Address:	9101 Germantown Ave, Philadelphia, PA 19118	
Zoning District:	RSD-3 Residential/Residential Mixed Use	
Overlays	/WWO Wissahickon Watershed Overlay Open Space and Natural Resources - Steep Slope Protection EDO Eighth District Overlay	
Lot Area (Total):	171,541 SF	
Gross Floor Area	Existing	Proposed
Cellar (excluded from Zoning SF)	6,364 SF	6,364 SF
Ground Floor	5,574 SF	8,325 SF
2nd Floor	4,012 SF	4,068 SF
3rd Floor	2,372 SF	2,372 SF
Auditorium Cellar (excluded from Zoning SF)		4,435 SF
Auditorium Ground Floor		287 SF
Gross Floor Area (Total):	11,958 SF	15,052 SF
Total Added Floor Area		3,094 SF

- NOTES:
- NO LOT ADJUSTMENTS OR SUBDIVISION ARE BEING PROPOSED.
  - ALL EXISTING STREET FURNITURE IS SHOWN.
  - A PORTION OF THE EXISTING BUILDING ALONG THE NORTH EDGE IS LOCATED CLOSE TO SLOPES >25%. PROPOSED MODIFICATIONS OF THE EXISTING BUILDING CALL FOR A CANTILEVER ADDITION OVER THIS AREA. NO PORTION OF THE SLOPES >25% WILL BE DISTURBED.
  - ALL DEDICATED RIGHT-OF-WAYS SHOWN. THERE ARE NO NON-DEDICATED RIGHT-OF-WAYS.
  - ALL NEAREST INTERSECTIONS SHOWN.
  - NEAREST STREAM IS WISSAHICKON CREEK 1950 FT AWAY AT ITS CLOSEST APPROACH.
  - PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-703.
  - LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.
  - PARKING LOT LANDSCAPING DETAILS ARE PROVIDED ON Z-106.

COVERAGE SUMMARY			
COVERAGE TYPE	AREA		SITE %
TOTAL PROPERTY	171541 SF	3.94 AC	100%
EXISTING IMPERVIOUS	21995 SF	0.50 AC	12.8%
PROPOSED IMPERVIOUS	56381 SF	1.29 AC	32.9%
CHANGE IN IMPERVIOUS	34386 SF	0.79 AC	20.0%
MAX. IMPERVIOUS*	60039 SF	1.38 AC	35.0%
EXISTING PERVIOUS	149546 SF	3.44 AC	87.2%
PROPOSED PERVIOUS	115160 SF	2.65 AC	67.1%
CHANGE IN PERVIOUS	-34386 SF	-0.79 AC	-20.0%

\*MAX. IMPERVIOUS COVER GOVERNED BY REQUIREMENTS OF WISSAHICKON WATERSHED CATEGORY

- LEGEND
- EXISTING BUILDING
  - PROPOSED BUILDING
  - PROPOSED BUILDING OUTLINE BELOW GRADE
  - PROPOSED STRUCTURE
  - PORTION OF PROPOSED BUILDING CANTILEVERED OVER STEEP SLOPE
  - PROPOSED PARKING LOT
  - PROPOSED WALKWAY
  - RELOCATED MASONRY WALL
  - PROPERTY/ROW LINE



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**CIVIL ENGINEER:**  
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**ZONING CODE:**  
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Philadelphia, PA 19103  
T: 215 665 8500

REVISION  
NO. DATE REMARK

ISSUED FOR:  
ZONING PERMIT

**SITE PLAN**

PROJECT:  
**0224**  
WISSEHICKON ART MUSEUM  
ST. MICHAEL'S TUNNEL

2001 Germantown Ave.  
Philadelphia, PA 19118

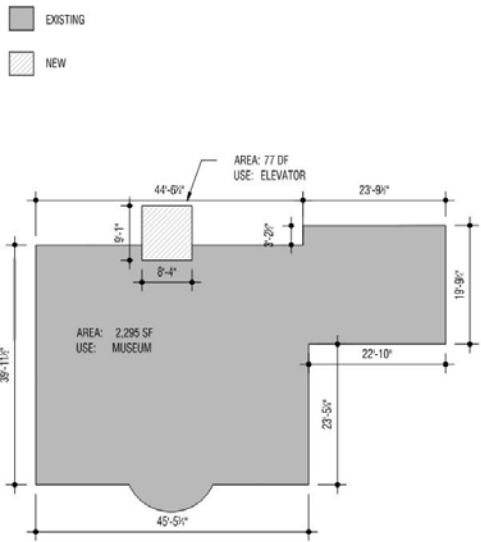
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Proj No: 0224-SM/1

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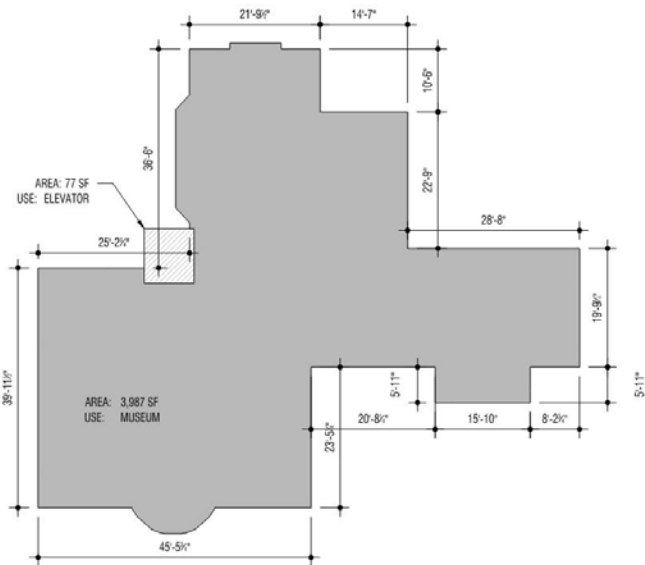
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SHEET # OF #



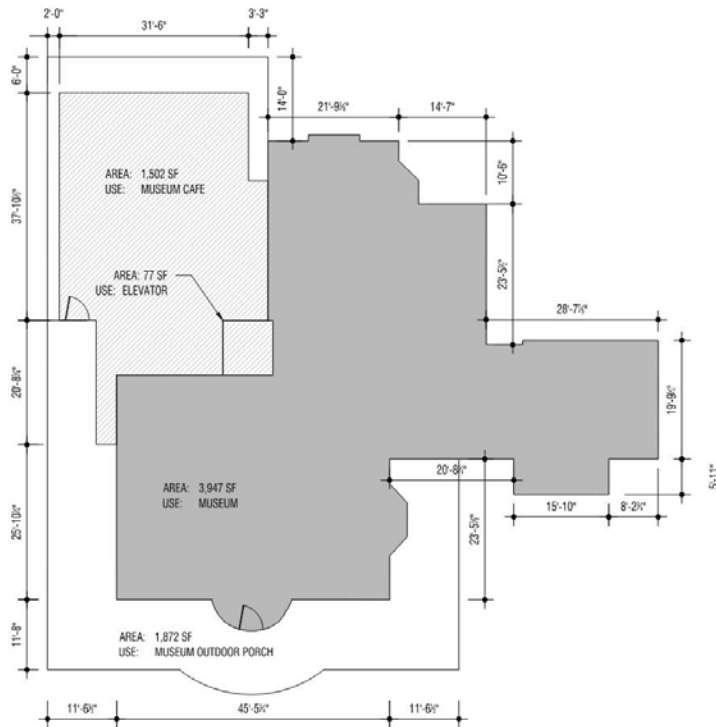
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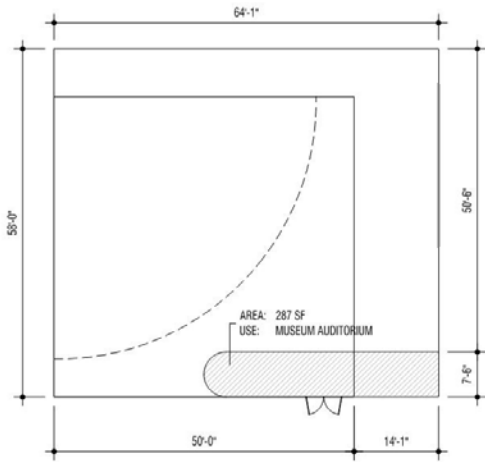
4 THIRD FLOOR PLAN  
1/16" = 1'-0"



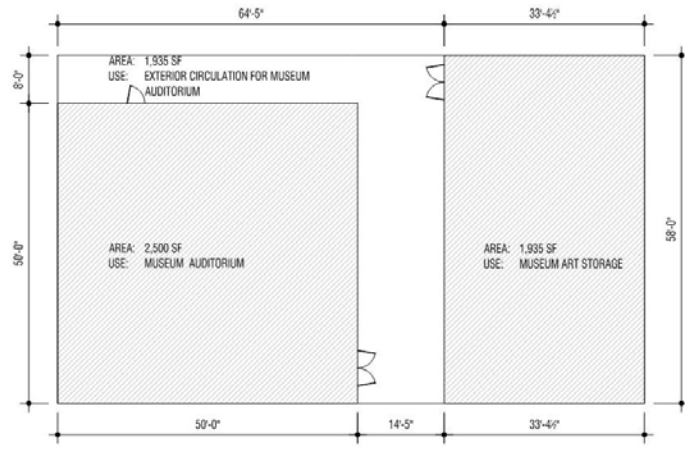
3 SECOND FLOOR PLAN  
1/16" = 1'-0"



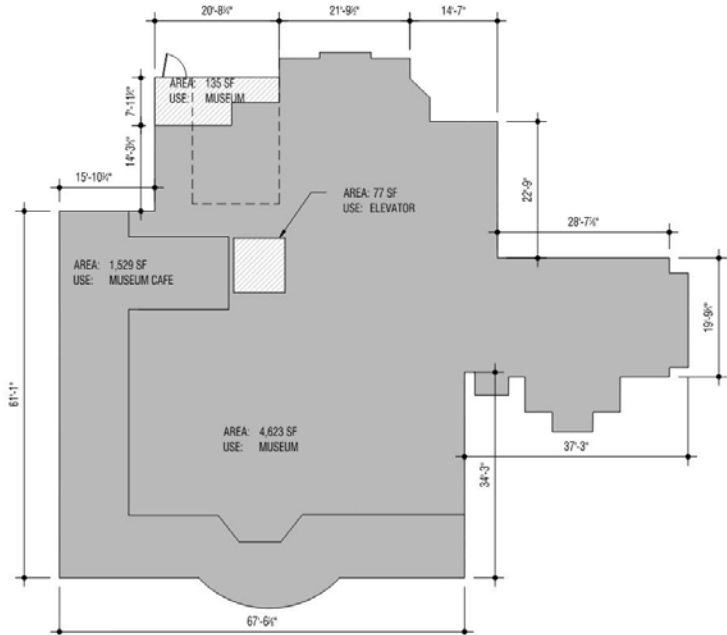
2 FIRST FLOOR PLAN  
1/16" = 1'-0"



6 GROUND FLOOR PLAN - AUDITORIUM  
1/16" = 1'-0"



5 BASEMENT PLAN - AUDITORIUM  
1/16" = 1'-0"



1 BASEMENT PLAN  
1/16" = 1'-0"

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REVISION	NO.	DATE	REMARK

ISSUED FOR:  
ZONING PERMIT

**FLOOR PLANS**

PROJECT: **0224**  
WOODCREEK ART MUSEUM  
ST. MICHAEL'S HALL

9001 Germantown Ave.  
Philadelphia, PA 19118

Date: APRIL 01, 2022  
Scale: AS INDICATED  
Des By: LXNR  
Proj No: 0224-SMH

SEAL + SIGNATURE:

**Z-102.00**

SHEET

DRAFT



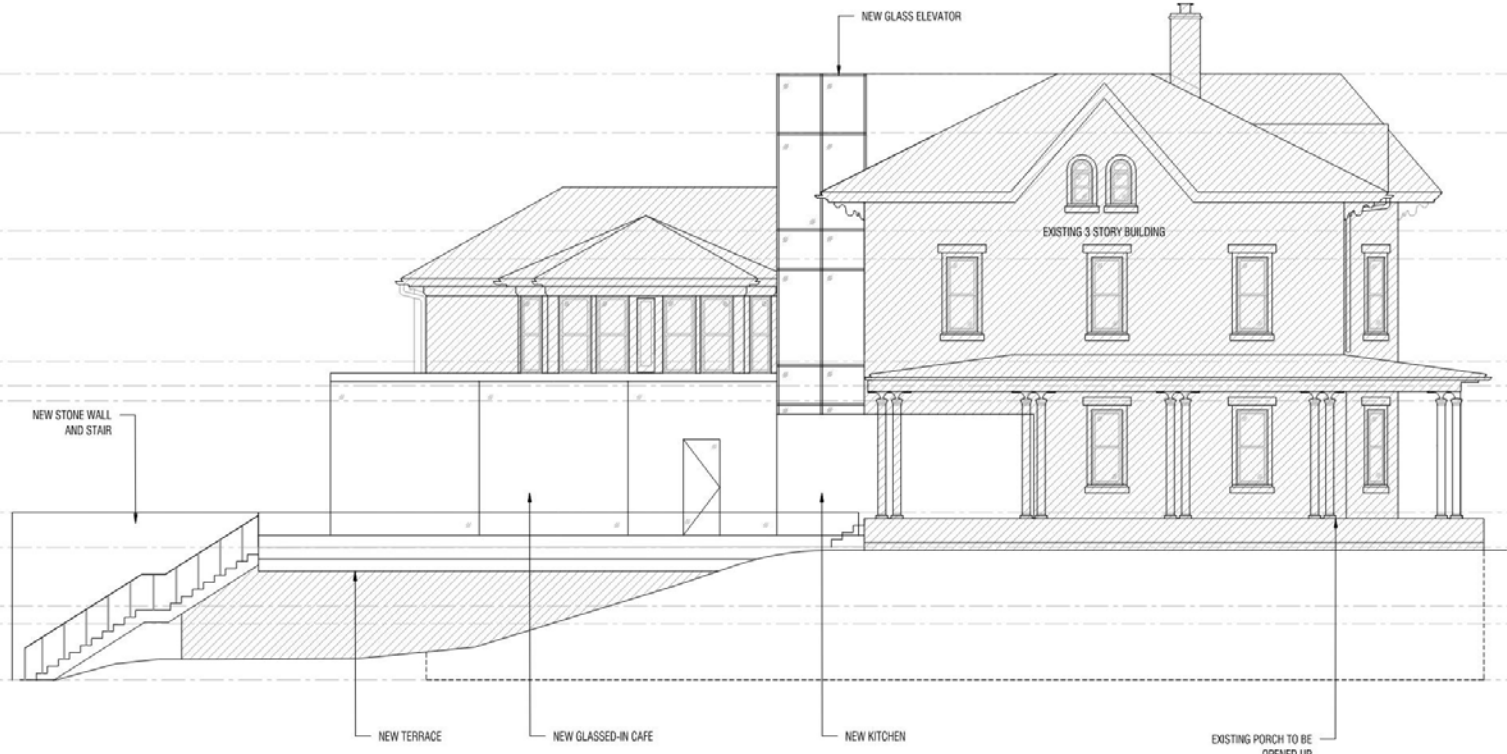
4 SOUTH ELEVATION  
1/8" = 1'-0"



3 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
1/8" = 1'-0"



1 WEST ELEVATION  
1/8" = 1'-0"

- EL: 44'-4 1/4" ROOF/MAX BLDG HEIGHT
- EL: 39'-5" EXG MAX BLDG HEIGHT
- EL: 31'-3" 3RD FLR
- EL: 28'-11" E WING 3RD FLR
- EL: 20'-4 1/2" 2ND FLR
- EL: 18'-4 1/4" E WING 2ND FLR
- EL: 17'-1 1/4" N WING 2ND FLR
- EL: 7'-9 1/2" 1ST FLR
- EL: 4'-10 3/4" N WING 1ST FLR
- EL: 0'-0" AVERAGE GRADE
- EL: -1'-5 3/4" BASEMENT
- EL: -6'-1 3/4" N WING BASEMENT

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- EL: -1'-5 3/4" BASEMENT
- EL: -6'-1 3/4" N WING BASEMENT

- NEW ADDITION
- EXISTING

**MUSEUM ELEVATIONS**

**PROJECT:** 0224  
WOODMERE ART MUSEUM  
ST. MICHAEL'S HALL  
9001 Germantown Ave.  
Philadelphia, PA 19118

**DATE:** APRIL 01, 2022  
**SCALE:** AS INDICATED  
**DESIGN BY:** LKMR  
**PROJECT NO.:** 0224-SMH

**SEAL & SIGNATURE:**

**REVISION:**

NO.	DATE	REMARK
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**ISSUED FOR:**  
ZONING PERMIT

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4 SOUTH ELEVATION  
1/8" = 1'-0"

3 EAST ELEVATION  
1/8" = 1'-0"



2 NORTH ELEVATION  
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1 WEST ELEVATION  
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REVISION  
NO. DATE REMARK

ISSUED FOR:  
ZONING PERMIT

AUDITORIUM ELEVATIONS

PROJECT:  
**0224**  
WOODMERE ART MUSEUM  
ST. MICHAEL'S HALL

9001 Germantown Ave.  
Philadelphia, PA 19118

Date: APRIL 01, 2022  
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Dwg By: LXNR  
Proj No: 0224-SMH

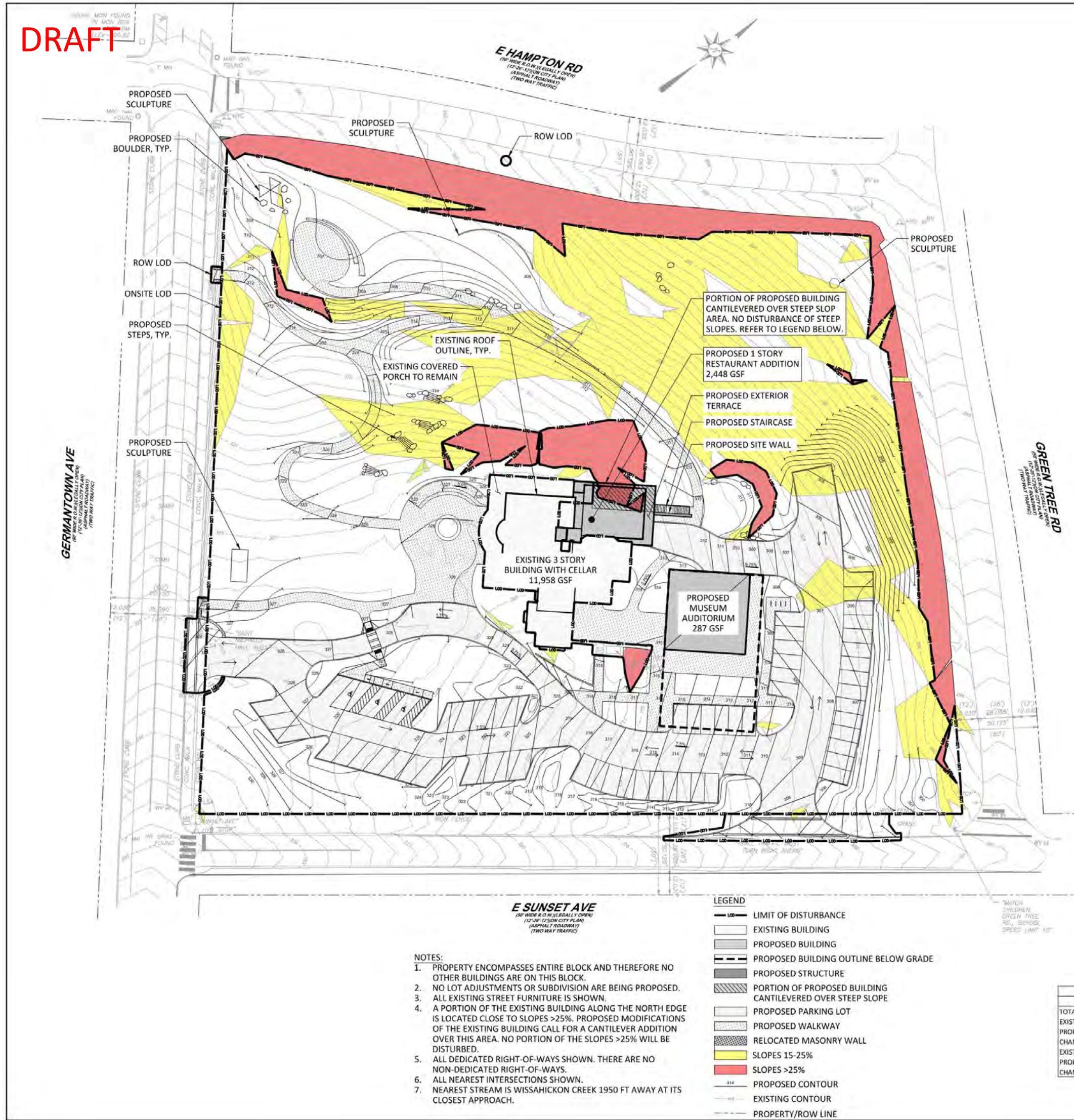
SEAL + SIGNATURE:

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**SITE SUMMARY**  
ZONING DISTRICT: RSD-3 RESIDENTIAL/RESIDENTIAL MIXED USE  
OVERLAYS:  
WVO WISSAHICKON WATERSHED: CATEGORY 3  
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE PROTECTION  
EDO EIGHTH DISTRICT OVERLAY

**FLOODPLAIN:**  
ENTIRE SITE IS LOCATED IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. PER FEMA FLOOD INSURANCE RATE MAP (FIRM) OF PHILADELPHIA COUNTY, MAP # 4207570079G, REVISED 1/17/2007.

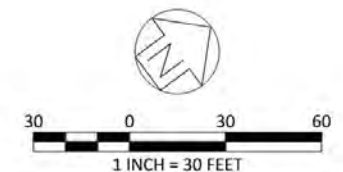
**GEOLOGIC FORMATIONS:**  
AS DERIVED FROM THE GEOLOGIC MAP OF THE FRANKFORD AND FERMANTOWN QUADRANGLES, PHILADELPHIA AND MONTGOMERY COUNTIES, PENNSYLVANIA AND BURLINGTON COUNTY, NEW JERSEY DATED 2000. THE SUBJECT TRACT HAS BEEN DETERMINED TO CONTAIN THE FOLLOWING FORMATIONS:  
WISSAHICKON FORMATION (CAMBRIAN AND LATE PROTEROZOIC)

**SOILS**  
SOILS DATA SHOWN HEREON TAKEN FROM THE SOIL SURVEY GEOGRAPHIC (SSURGO) DATABASE FOR PHILADELPHIA COUNTY, PENNSYLVANIA, AS PREPARED FOR THE U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, DATED SEPTEMBER 1, 2021. THE SOIL ON-SITE INCLUDE:

UdB - URBAN LAND - CHESTER COMPLEX (0-8% SLOPES); HSG B  
UdC - URBAN LAND - CHESTER COMPLEX (8-15% SLOPES); HSG B

- GENERAL NOTES:**
- TOPOGRAPHY AND EXISTING FEATURES SHOWN FROM ACTUAL FIELD SURVEY PERFORMED BY ASH ASSOCIATES DURING JULY 2020 AND A RESURVEY OF GRADED AREAS ON MARCH 2022.
  - BOUNDARY INFORMATION SHOWN IS CALCULATED FROM FIELD SURVEYED BOUNDARY CORNER EVIDENCE, PLANS AND DEEDS OF RECORD.
  - RIGHT-OF-WAY WIDTHS SHOWN PER CITY PLANS.
  - BOTH PHILADELPHIA DISTRICT STANDARD FEET AND U.S. STANDARD FEET ARE SHOWN. 100.00' DISTRICT STANDARD = 100.250' U.S. STANDARD. DISTANCES INDICATED BY PARENTHESIS ( ) ARE PHILADELPHIA DISTRICT STANDARD FEET.
  - THIS PLAN WAS MADE AS PER INSTRUCTIONS OF APPLICANT AND IN CONJUNCTION WITH TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. NCS-1021529-PHIL, COMMITMENT DATE JULY 10, 2020.
  - BUILDING DIMENSIONS ARE EXTERIOR AND MAY INCLUDE COVERED ENTRANCES AND ORNAMENTAL FACADES.
  - HORIZONTAL DATUM BASED ON THE STATE PLANE COORDINATE SYSTEM FOR PENNSYLVANIA.
  - VERTICAL DATUM BASED ON CITY DATUM PER CITY PLANS.
  - SITE BENCH MARK: STONE MONUMENT AT THE NORTHWESTERLY CORNER OF INTERSECTION OF GERMANTOWN PIKE AND HAMPTON ROAD. BM ELEV=300.82.
  - SITE IS LOCATED WITHIN FLOOD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD. PER FLOOD INSURANCE RATE MAP# 4207570079G (NOT PRINTED) FOR THE CITY OF PHILADELPHIA, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, LAST REVISED JANUARY 17, 2007.
  - THERE IS NO VISIBLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP OR LANDFILL.
  - THIS PLAN DOES NOT SHOW ENVIRONMENTAL HAZARDS, WETLANDS, ARCHEOLOGICAL SITES OR FLOOD PRONE AREAS THAT MAY EXIST ON SITE.

COVERAGE SUMMARY		
COVERAGE TYPE	AREA	SITE %
TOTAL PROPERTY	171541 SF	3.94 AC 100%
EXISTING IMPERVIOUS	21995 SF	0.50 AC 12.8%
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**ISSUED FOR:**  
ZONING PERMIT

**REVISION**

NO.	DATE	REMARK
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**PROJECT:**  
0224  
WOODMERE ART MUSEUM  
ST. MICHAEL'S WAL

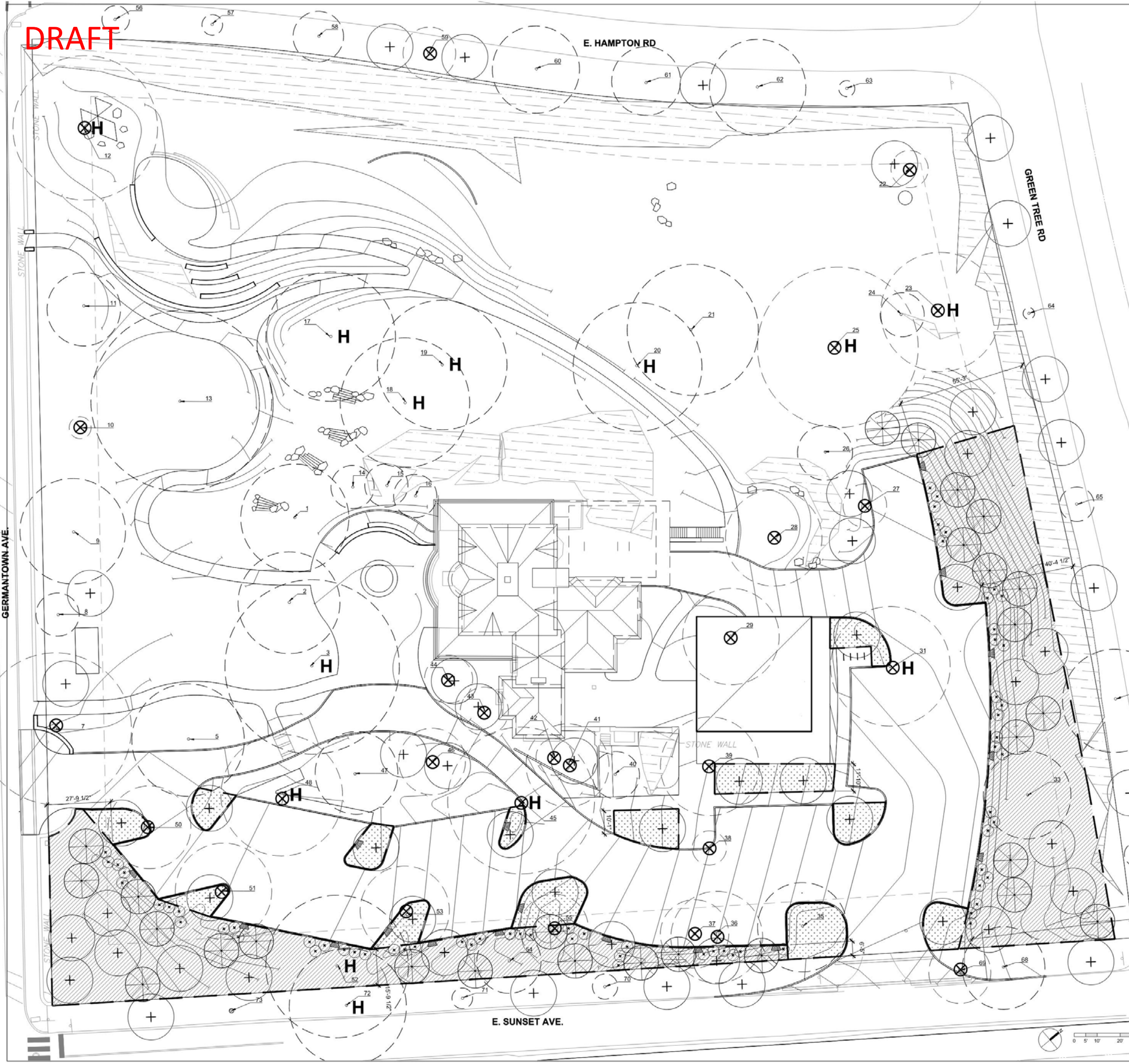
**DATE:** APRIL 22, 2022  
**SCALE:** 1" = 30'  
**Drawn By:** MD/AM  
**Proj No:** 0224-SM/1

**SEAL & SIGNATURE:**

**Z-105**  
SHEET # OF #



DRAFT



Existing Plant Schedule									
No.	Scientific Name	Common Name	Spd. Ht. (ft.)	Equl. diameter (in.)	Removal due to health concerns	Removal due to site improvements	Tree removal inches	Heritage Tree	Removal per Code §14-705(1)(E), (1)(B)(i) *
1	Zelkova serrata	Zelkova	47	50	29.9	x			
2	Zelkova serrata	Zelkova	46	50	28.7	x			
3	Ulmus americana	American Elm	76	80	41.4	x			x
4	Zelkova serrata	Zelkova	49	55	23.2	x			
5	Fagus sylvatica	Purple European Beech	65	65	50.0				
6	Picea glauca	White Spruce	17	45	14.3	x			
9	Quercus virginiana	Black Oak	40	50	28.0	x			
10	Cornus florida	Flowering Dogwood	-	-	11.5				x
11	Cornus florida	Flowering Dogwood	32	25	14.3	x			
12	Acer saccharum	Sugar Maple	63	90	57.3	x			x
13	Fagus sylvatica	European Beech	70	65	53.6	x			
14	Taxus spp.	Yew	19			x			
15	Taxus spp.	Yew	19			x			
16	Taxus spp.	Yew	19			x			
17	Pinus strobus	White Pine	50	50	32.5	x			x
18	Pinus strobus	White Pine	55	60	26.4	x			x
19	Pinus strobus	White Pine	57	55	31.6	x			x
20	Acer saccharum	Sugar Maple	66	55	26.7	x			x
21	Acer saccharum	Sugar Maple	57	50	23.6	x			
22	Prunus spp.	Cherry	16	15	13.7				
23	Acer saccharum	Sugar Maple	52	88	31.8				x
24	Abies spp.	Fir	17	35	13.1	x			x
25	Acer saccharum	Sugar Maple	70	80	40.7				x
26	Acer palmatum	Japanese Maple	24	15	14.9	x			
27	Acer palmatum	Japanese Maple	19	13	13.1				13.1
28	Maple spp.	Maple spp.	47	40	22.8				x
29	Maple spp.	Maple spp.	42	35	20.4				20.4
31	Acer saccharum	Sugar Maple	52	60	40.1	x			x
33	Abies concolor	Concolor Fir	38	60	22.9				
35	Quercus palustris	Pin Oak	39	65	22.0	x			
36	Cladonia kentuckia	Yellow Wood	40	40	16.9				16.9
37	Chamaecyparis pisifera	Savory Cypress	27	60	26.7				x
38	Abies concolor	White Fir	14	40	13.7				13.7
39	Ulmus spp.	Elm spp.	43	40	16.6				16.6
40	Magnolia x soulangiana	Saucer Magnolia	21	15	10.1	x			
41	Magnolia x soulangiana	Saucer Magnolia	37	40	16.2				
42	Magnolia x soulangiana	Saucer Magnolia	16	30	8.3	x			
43	Cornus kousa	Kousa Dogwood	21	20	8.4				6.4
44	Cornus kousa	Kousa Dogwood	21	20	7.0				7.0
45	Acer saccharum	Sugar Maple	64	80	34.4				x
46	Acer saccharum	Sugar Maple	29	40	10.8	x			x
47	Acer saccharum	Sugar Maple	36	40	10.8	x			x
48	Acer saccharum	Sugar Maple	53	55	33.1				
50	Acer saccharum	Sugar Maple	36	45	14.0				14
51	Acer rubrum	Red Maple	42	50	20.7				20.7
52	Prunus serotina	Wild Black Cherry	62	75	33.7	x			x
53	Ulmus spp.	Elm spp.	39	45	15.0				15
54	Cornus florida	Flowering Dogwood	28	30	13.7	x			
55	Chamaecyparis pisifera	Threaded Savory Cypress	31	80	28.6				
56	Acer rubrum	Red Maple	12	17	3.8	x			28.6
57	Aesculus hippocastanum	Horse Chestnut	9	14	3.2	x			
58	Acer saccharum	Sugar Maple	22	25	10.8				
59	Acer saccharum	Sugar Maple	23	35	9.9	x			
60	Acer saccharum	Sugar Maple	38	45	15.6	x			
61	Acer saccharum	Sugar Maple	30	40	15.3	x			
62	Acer saccharum cv.	Sugar Maple cv.	42	43	15.3	x			
63	Prunus spp.	Cherry spp.	7	30	5.1	x			
64	Maple spp.	Maple spp.	9	10	1.3	x			
65	Cladonia kentuckia	Yellow Wood	15	15	4.1	x			
66	Acer glaberrimum	Nonpareil Maple	45	55	26.7	x			
67	Aesculus hippocastanum	Horse Chestnut	10	11	4.1	x			
68	Acer rubrum	Red Maple	36	50	21.0	x			
69	Acer palmatum	Japanese Maple?	27	30	17.6	x			
70	Aesculus x carnea 'Bristol'	Red Horse Chestnut?	11	10	3.8	x			
71	Gymnocladus dioica	Kentucky Coffeetree	9	19	3.2	x			
72	Acer saccharum	Silver Maple	51	60	28.3				x
73	Acer rubrum 'Autumn Flame'	Red Maple 'Autumn Flame'	2	5	0.3	x			

Required Tree Replacement Total (inches) 232.8

Proposed Plant Schedule		
Perimeter Screening & Interior Landscaping Requirements for Parking Lots		
Qty.	Plant Type	Total Cal. Inches
27	Trees	94.5
66	Shrubs	2-3" Ht.
Tree Replacement Requirements		
Qty.	Plant Type	Total Cal. Inches
40	Trees	140
Street Trees		
Qty.	Plant Type	Total Cal. Inches
14	Trees	N/A
Proposed Tree Replacement Total (inches)		235

LEGEND

- # H EXISTING HERITAGE TREE TO REMAIN
- # EXISTING TREE TO REMAIN
- # H EXISTING HERITAGE TREE REMOVAL PER CODE §14-705(1)(E), (1)(B)(i) \*
- # EXISTING TREE TO BE REMOVED
- + PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- \* PROPOSED SHRUBS
- PROPOSED PERIMETER SCREENING AREAS FROM PUBLIC STREET FOR PARKING LOTS
- PROPOSED INTERIOR LANDSCAPE AREAS FOR PARKING LOTS

GENERAL NOTES

- TREE MANAGEMENT PLAN AND RECOMMENDATIONS HAVE BEEN PROVIDED BY: MORRIS ARBORETUM'S URBAN FORESTRY CONSULTANTS, 100 EAST NORTHWESTERN AVENUE, PHILADELPHIA, PENNSYLVANIA 19118
- CODE §14-705(1)(E), (1)(B)(i) \* STATES: A HERITAGE TREE MAY BE REMOVED FROM A PROPERTY PROVIDED... A CERTIFIED ARBORIST HAS DETERMINED THAT THE TREE IS DEAD, DAMAGED, DISEASED, OR A THREAT TO PUBLIC HEALTH OR SAFETY. PURSUANT TO CODE SECTION 14-705(1)(E), (1)(B)(i), A CERTIFIED ARBORIST DETERMINED THAT CERTAIN TREES (AS NOTED ABOVE) ARE DEAD, DAMAGED, DISEASED, OR A THREAT TO PUBLIC HEALTH OR SAFETY.
- TOTAL SQUARE FOOTAGE OF THE PARKING LOT AREA IS: 25235 SQ. FT. TOTAL SQUARE FOOTAGE OF THE PROPOSED INTERIOR LANDSCAPE AREA: 4524 SQ. FT. THE RESULT PERCENTAGE OF LANDSCAPED AREA: 17.9% (10% MINIMUM BY CODE)
- IN PROPOSED INTERIOR LANDSCAPE AREAS FOR PARKING LOTS: ONE TREE IS PLANTED PER 300 SQ. FT. OF INTERIOR LANDSCAPE AREA.
- IN PROPOSED PERIMETER SCREENING AREAS FROM PUBLIC STREET FOR PARKING LOTS: (1) TREES ARE PROVIDED WITHIN THE REQUIRED LANDSCAPED AREA AT A RATE OF AT LEAST ONE TREE PER 35 FT. OF LINEAR FRONTAGE. (2) SHRUBS ARE PLANTED AT AN INTERVAL OF THREE SHRUBS PER 25 FT. OF LINEAR FRONTAGE AND HAVE A MATURE HEIGHT OF TWO FT.

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REVISION	NO.	DATE	REMARK

**ISSUED FOR:**  
ZONING PERMIT

**PROJECT:**  
**0224**  
WOODBURN ART MUSEUM  
ST. MICHAEL'S HALL

9001 Germantown Ave.  
Philadelphia, PA 19118

Date: APRIL 22, 2022  
Scale: AS NOTED  
Dwg By: LX.DD.TM  
Proj No: 0224-SMH

SEAL = SIGNATURE

**Z-106**

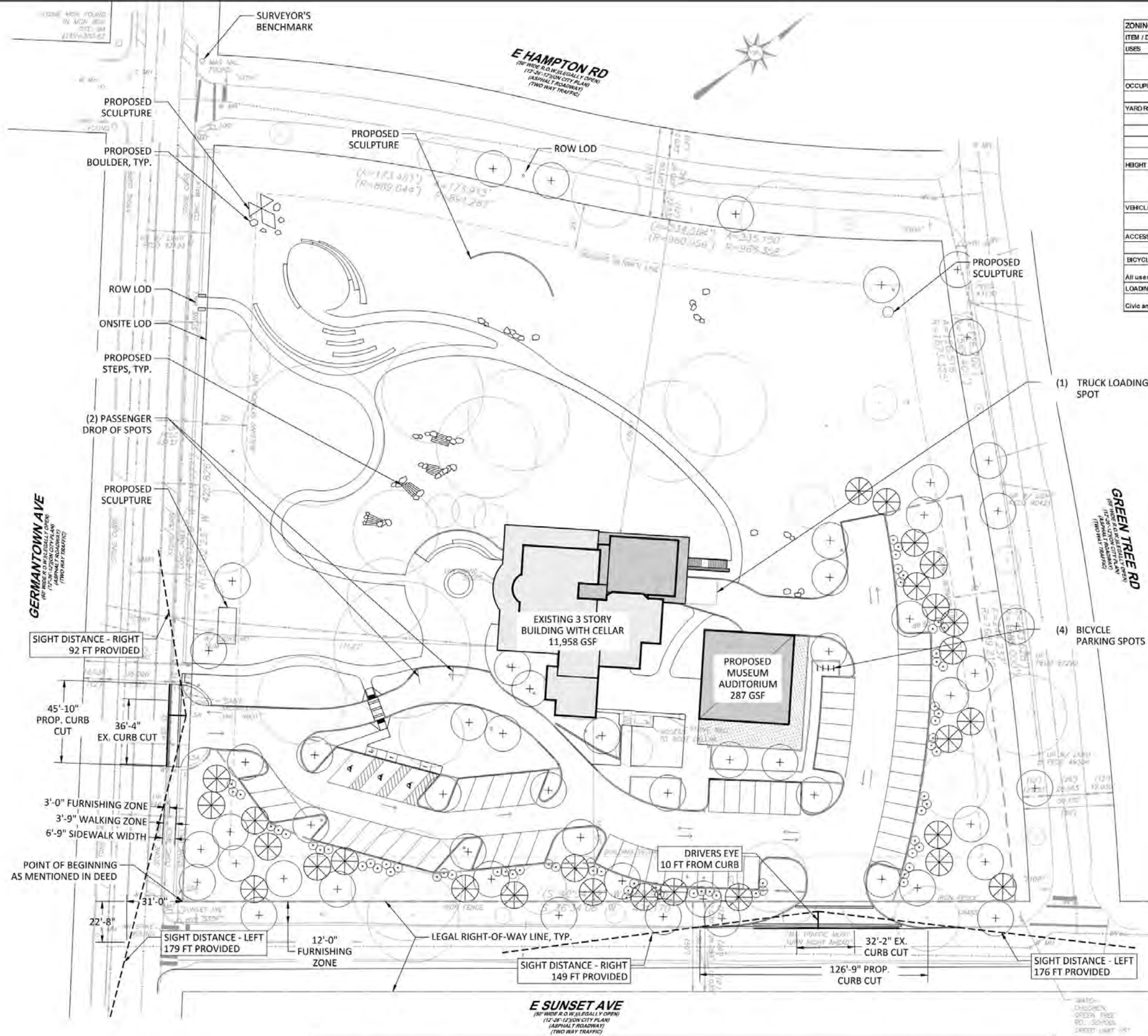
SHEET 6 OF 6



# STREETS APPLICATION



**DRAFT**



STREET FRONTAGE	FROM	TO	COMPLETE STREET TYPE	SIDEWALK WIDTH (Required/Existing/Proposed)	WALKING ZONE WIDTH (Required/Existing/Proposed)	MAX. BUILDING ZONE WIDTH (Required/Existing/Proposed)	MIN. FURNISHING ZONE WIDTH (Required/Existing/Proposed)
GERMANTOWN AVE	E SUNSET RD	E HAMPTON RD	URBAN ARTERIAL	12'-6"-9"/6'-9"	6'-3"-9"/3'-9"	0'/0'/0'	4'/3'/3'
E SUNSET AVE*	GERMANTOWN AVE	GREEN TREE RD	LOWER DENSITY RESIDENTIAL	10'/0'/0'	5'/0'/0'	0'/0'/0'	3'-6"/12'/12'

\*NO EXISTING OR PROPOSED SIDEWALK ON E SUNSET AVE

### LEGEND

 EXISTING BUILDING  
 PROPOSED BUILDING

ZONING CODE REFERENCES					
ITEM / DESCRIPTION		CODE SECTION	REQUIRED / PERMITTED		PROPOSED
USES					
		14-802-1	Single Family, Passive Recreation, Family Childcare, Community Garden		Museum, Accessory Cafe, Accessory Auditorium and Accessory Rink
OCCUPIED AREA-MAX					
	All Uses	14-701-1	30%	51,462 SF	7.06% 13,634 SF
YARD REGULATIONS					
	Minimum Front Yard	14-701-1	25 FT		169'-10"
	Side Yards Required	14-701-3	Not Applicable		
	Minimum Side Yards	14-701-3	Not Applicable		
	Minimum Rear Yard	14-701-3	Not Applicable		
HEIGHT & SETBACK REGULATIONS					
	Maximum Building Height	14-701-1	38 FT		Existing Building Height and Proposed Elevator Mechanical Tower - 44 FT 4-14 INCHES
VEHICLE PARKING					
	All Other Uses	14-802	1/1000 SF	16	80
ACCESSIBLE PARKING					
		14-802-4	3, INCLUDING 1 VAN		3, INCLUDING 1 VAN
BICYCLE PARKING					
	All uses except residential and public parking	14-804-1	2 for 7501-20,000 SF	2	2
LOADING BERTHS					
	Civic and Institutional	14-806	0 For less than 100,000 SF	0	1



- NOTES:

1. SITE BENCH MARK: STONE MONUMENT AT THE NORTHWESTERLY CORNER OF INTERSECTION OF GERMANTOWN AVE AND HAMPTON ROAD. BM ELEV. 300.82 (SET TO PHILADELPHIA DATUM)
2. HORIZONTAL DATUM BASED ON THE STATE PLANE COORDINATE SYSTEM FOR PENNSYLVANIA.
3. VERTICAL DATUM BASED ON CITY DATUM PER CITY PLANS.
4. BOTH PHILADELPHIA DISTRICT STANDARD FEET AND U.S. STANDARD FEET ARE SHOWN. 100.00" DISTRICT STANDARD = 100.250" U.S. STANDARD. DISTANCES INDICATED BY PARENTHESIS ( ) ARE PHILADELPHIA DISTRICT STANDARD FEET.
6. ALL DEDICATED RIGHT-OF-WAYS SHOWN. THERE ARE NO NON-DEDICATED RIGHT-OF-WAYS.
7. NO WORK IS BEING DONE WITHIN 5 FT OF EXISTING ADA RAMPS IN THE ROW, THEREFOR NO RAMP UPGRADES ARE REQUIRED.

## SITE SUMMARY

ZONING DISTRICT: RSD-3 RESIDENTIAL/RESIDENTIAL MIXED USE  
OVERLAYS:

WWO WISSAHICKON WATERSHED: CATEGORY 3  
OPEN SPACE AND NATURAL RESOURCES - STEEP SLOPE  
PROTECTION  
EDO EIGHTH DISTRICT OVERLAY

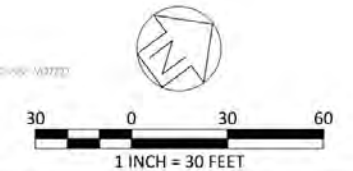
OPA ACCOUNT NUMBER:  
881451090

PROPERTY AREA TO REMAIN UNCHANGED:  
171,541 SF (3.94 AC)

**PARKING SUMMARY:**  
60 SPACES TOTAL  
3 HANDICAP  
57 NON-HANDICAP

EXISTING FEATURES LEGEND

- INDUSTRY/ROW LANE
- BUILDING SETBACK LANE
- MEDICAL CENTER LANE
- EIGHT FT. SIDEWALK
- FENCE
- GAS LANE
- WATER LANE
- OVERHEAD WALKWAY
- STORM DRAIN
- OVERHEAD DRAIN

[illegible]

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**CIVIL ENGINEER:**  
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NO.	DATE	REMARK
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\_\_\_\_\_

ISSUED FOR:  
STREETS PERMIT

STREETS PLAN

PROJECT:  
0224

WOODMERE ART MUSEUM  
ST. MICHAEL'S HALL  
3001 Germantown Ave.  
Philadelphia, PA 19118

Scale: 1" = 30'

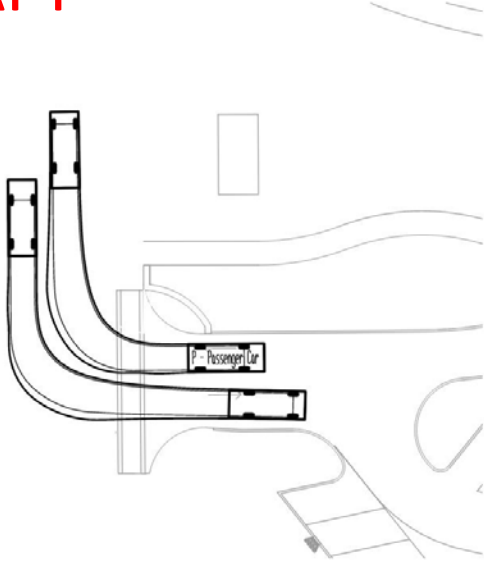
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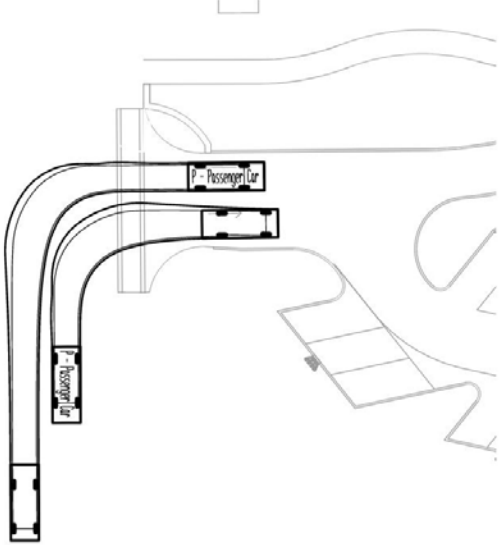
HEET 1 OF 3



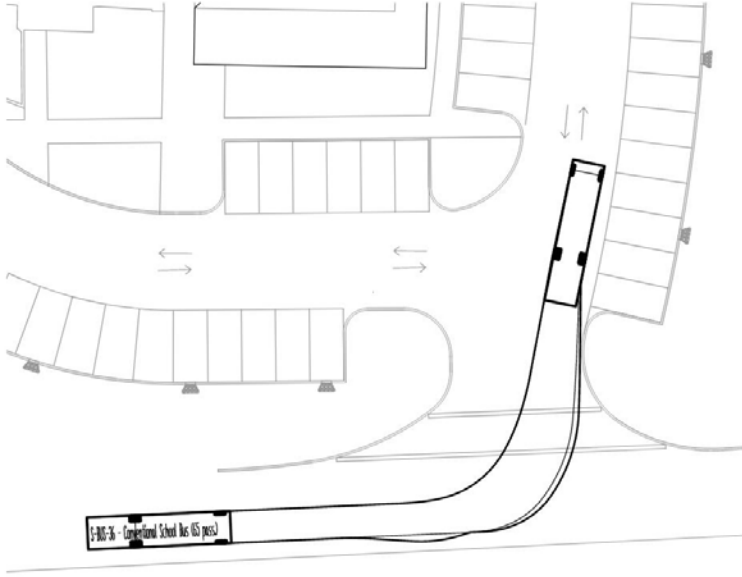
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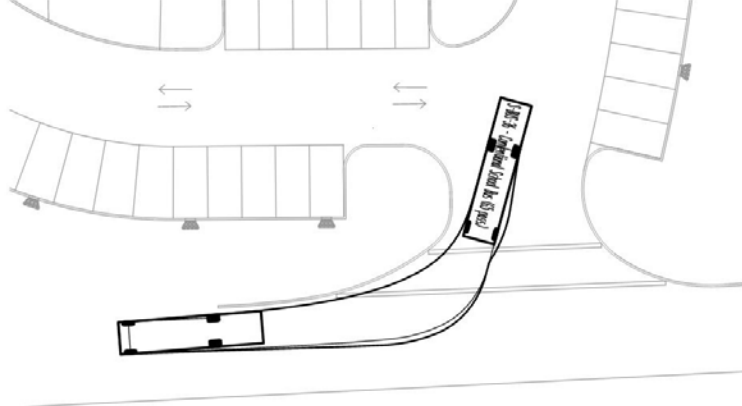
1 PLAN - GERMANTOWN AVENUE DRIVEWAY  
PASSENGER CAR LEFT-IN, RIGHT-OUT 1/2"=1'-0"



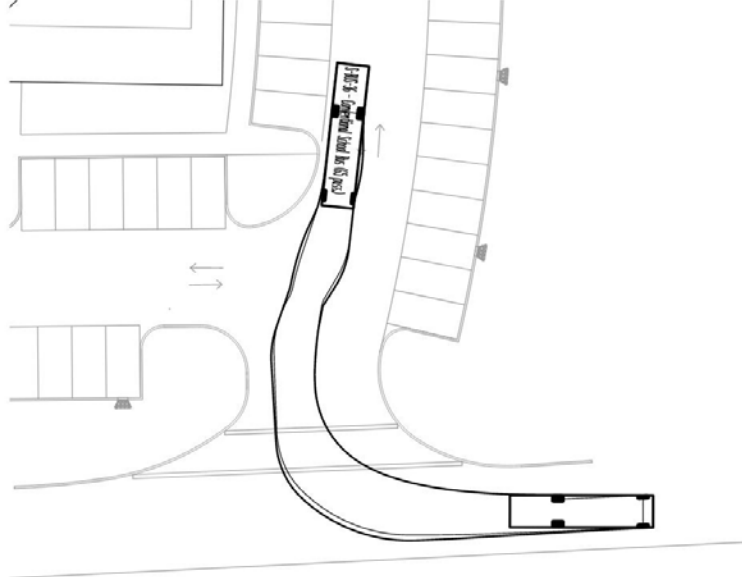
2 PLAN - GERMANTOWN AVENUE DRIVEWAY  
PASSENGER CAR RIGHT-IN, LEFT-OUT 1/2"=1'-0"



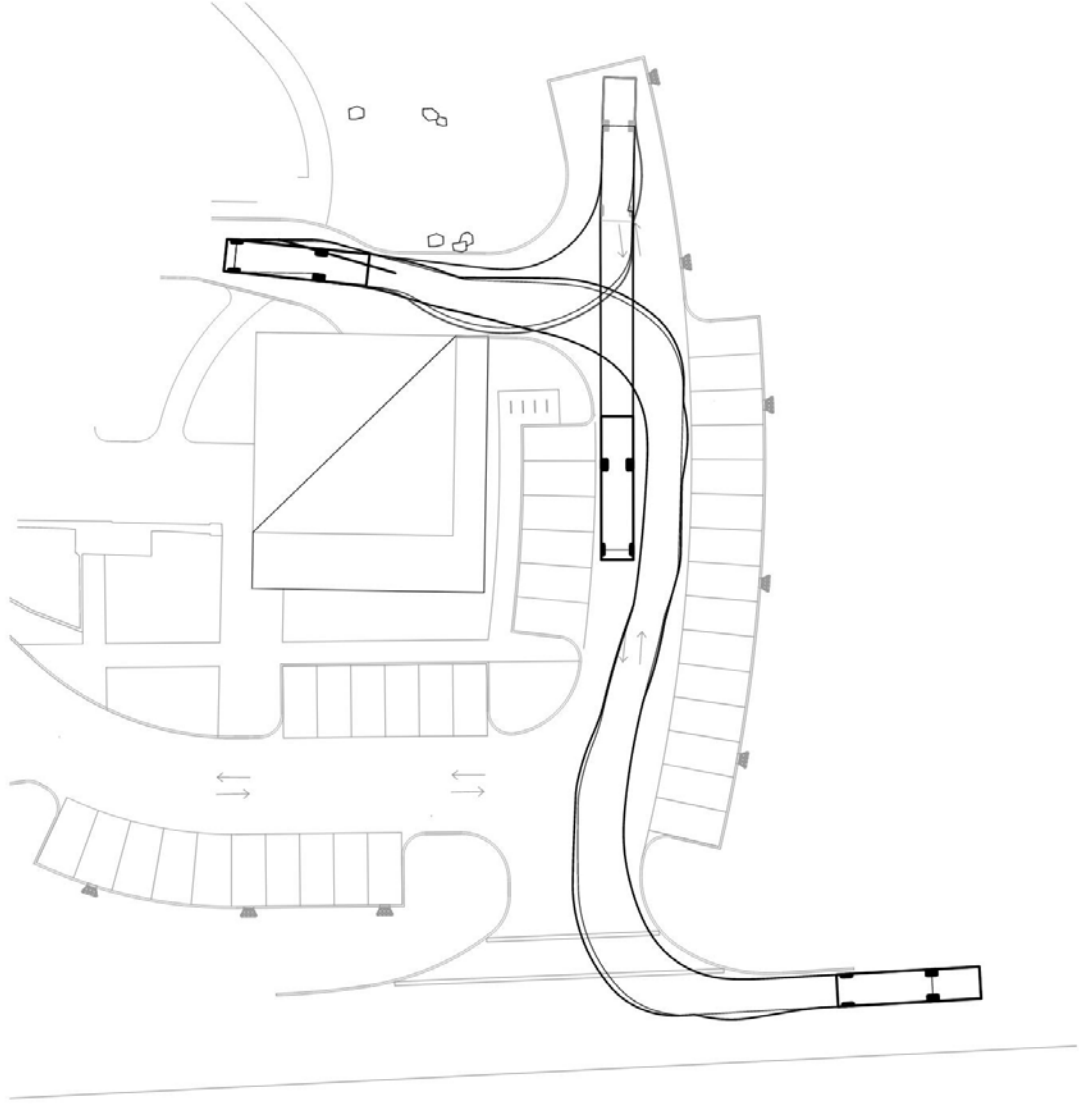
3 PLAN - SUNSET AVENUE DRIVEWAY  
SCHOOL BUS LEFT-IN 1/2"=1'-0"



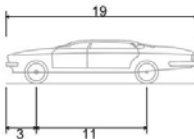
4 PLAN - SUNSET AVENUE DRIVEWAY  
SCHOOL BUS RIGHT-OUT 1/2"=1'-0"



5 PLAN - SUNSET AVENUE DRIVEWAY  
SCHOOL BUS LEFT-OUT 1/2"=1'-0"

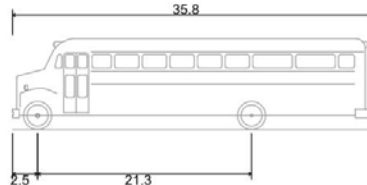


6 PLAN - SUNSET AVENUE DRIVEWAY  
SCHOOL BUS RIGHT-IN AND PULL-IN AND BACK-OUT OF LOADING AREA 1/2"=1'-0"



P - Passenger Car	
Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

7 PROFILE - PASSENGER CAR  
N.T.S.



S-BUS-36 - Conventional School Bus (65 pass.)	
Overall Length	35.800ft
Overall Width	8.000ft
Overall Body Height	9.063ft
Min Body Ground Clearance	1.184ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	37.60°

8 PROFILE - SCHOOL BUS  
N.T.S.



TURNING PLAN - SHEET 1

PROJECT:

0024

WOODMERE ART MUSEUM  
ST. MICHAEL'S HALL  
0001 Germantown Ave.  
Philadelphia, PA 19118

DATE:

APRIL 22, 2022

SCALE:

AS NOTED

DWG BY:

MD/AM

PROJ NO:

0024-SMH

SEAL + SIGNATURE:

2 OF 3

SHEET OF 3

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ZONING CODE:

BALLARD SPAHR

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REVISION

NO.

DATE

REMARK

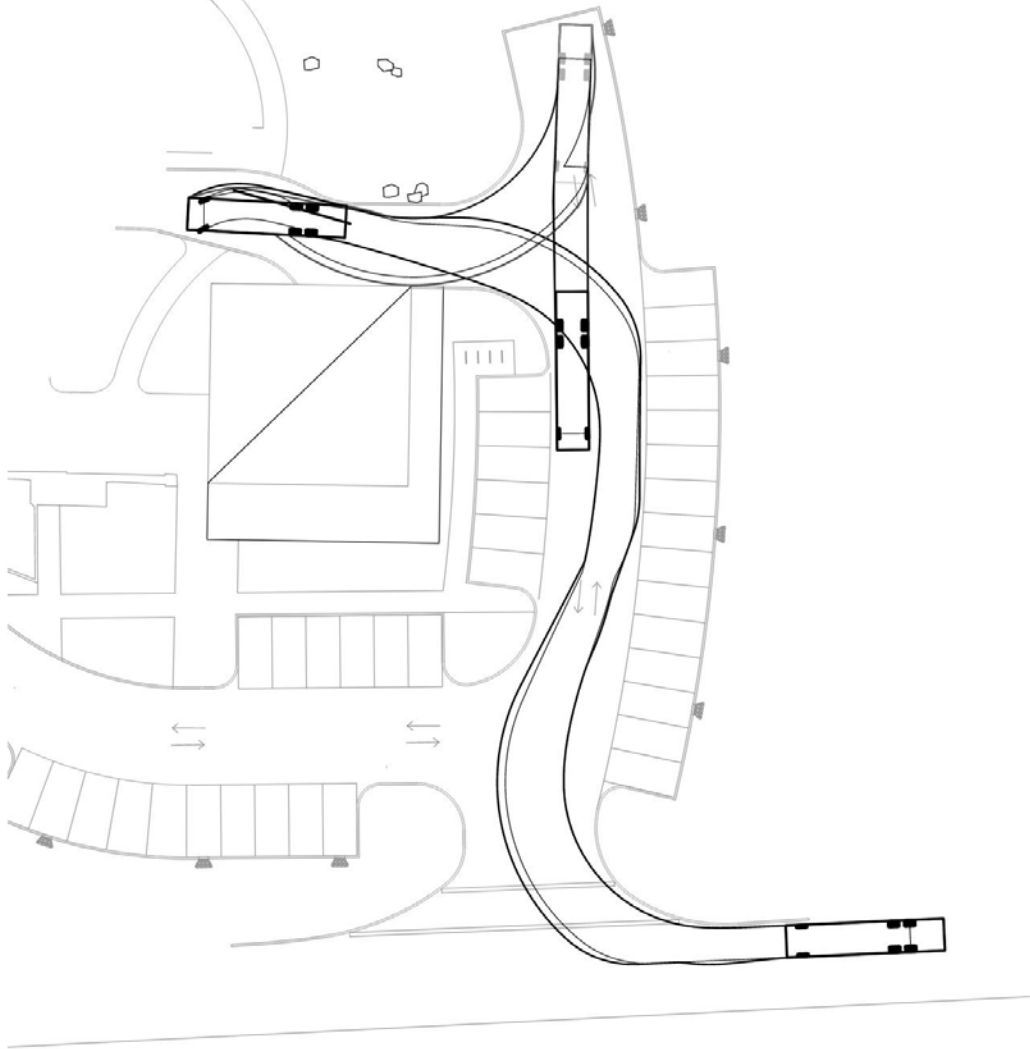
ISSUED FOR:

STREETS PERMIT

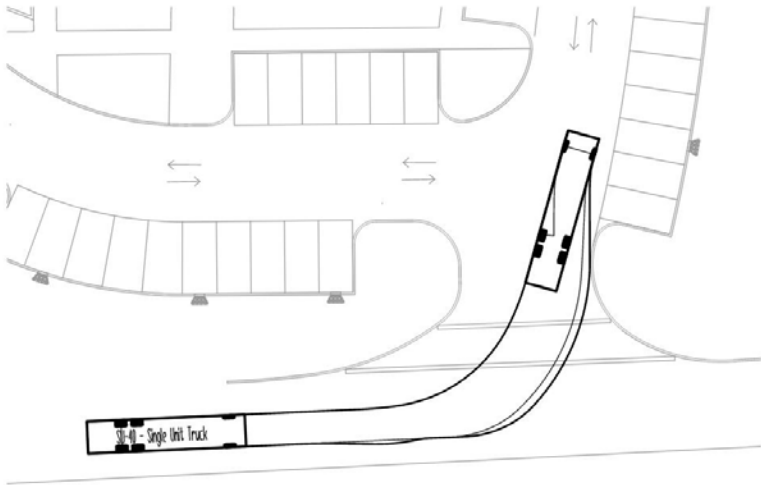
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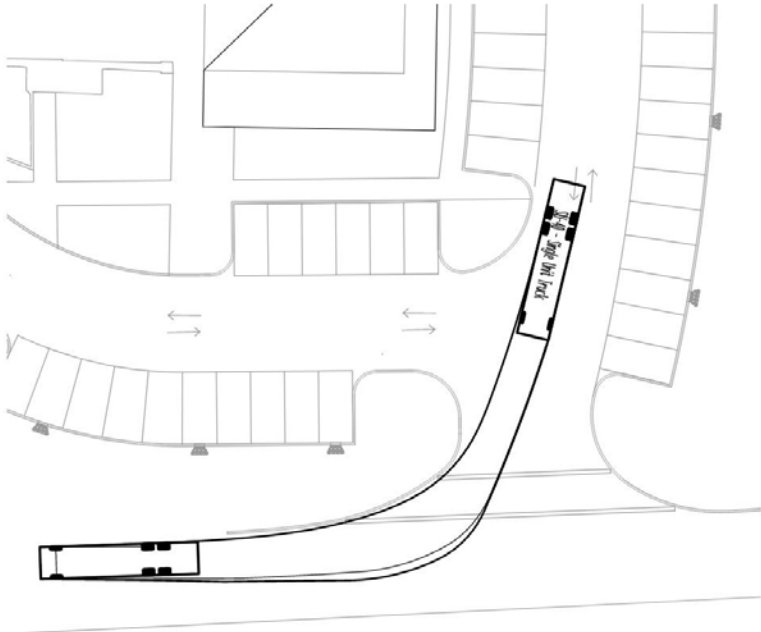
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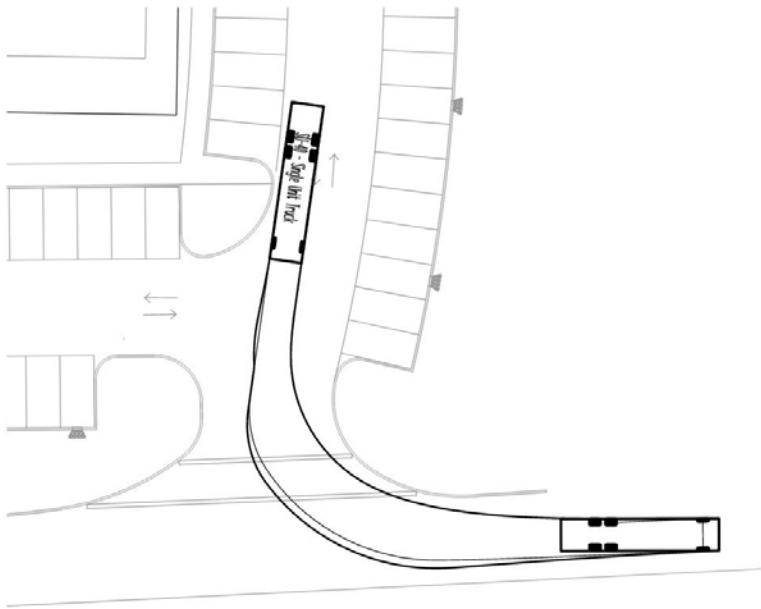
1 PLAN - SUNSET AVENUE DRIVEWAY  
SU-40 RIGHT-IN AND PULL-IN AND BACK-OUT OF LOADING AREA 1/2"=1'-0"



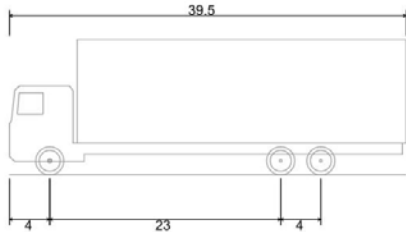
2 PLAN - SUNSET AVENUE DRIVEWAY  
SU-40 LEFT-IN 1/2"=1'-0"



3 PLAN - SUNSET AVENUE DRIVEWAY  
SU-40 RIGHT-OUT 1/2"=1'-0"



4 PLAN - SUNSET AVENUE DRIVEWAY  
SU-40 LEFT-OUT 1/2"=1'-0"



SU-40 - Single Unit Truck  
Overall Length  
Overall Width  
Overall Body Height  
Min Body Ground Clearance  
Track Width  
Lock-to-lock time  
Max Steering Angle (Virtual)

39.500ft  
8.000ft  
13.500ft  
1.367ft  
8.000ft  
5.00s  
31.80°

5 PROFILE - SU-40  
N.T.S.



TURNING PLAN - SHEET 2

PROJECT: 0224  
WOODMERE ART MUSEUM  
ST. MICHAEL'S HALL  
0001 Germantown Ave.  
Philadelphia, PA 19118

Date: APRIL 22, 2022  
Scale: AS NOTED  
Drawn By: MD/AM  
Proj No: 0224-SMH

SEAL + SIGNATURE: