ZONING DATA

DISTRICT: INSTITUTIONAL DEVELOPMENT DISTRICT	
	REQUIRED / ALLOWED
MINIMUM LOT AREA:	3 ACRES
MAXIMUM OCCUPIED AREA:	70% (1,188,990 S.F. x 70% = 832,239 S.F.)
MAXIMUM GROSS FLOOR AREA:	400% (1,188,990 S.F. x 400% = 4,755,760 S.F.)
MINIMUM YARDS:	
FRONT:	NONE
SIDE:	NONE
REAR:	NONE
MAXIMUM BUILDING HEIGHT:	NONE
OFF-STREET PARKING	1 /4000 SF (727,368/4000 S.F. =182)

PROPOSED FREESTANDING SIGNAGE

SIGN DESIGNATION	QUANTITY OF PROPOSED	NO. OF FACES		ILLUMINATED		FACE SIZE		APPROX. TOTAL AREA (S.F.)
		ONE	TWO	YES	NO	WIDTH	HEIGHT	
TYPE 1	11		●	●		7'-0"	10'-0"	70
TYPE 3	3	●		●		7'-0"	10'-0"	70
TOTALS	14							980

PROPOSED BUILDING-MOUNTED SIGNAGE

SIGN DESIGNATION	QUANTITY OF PROPOSED	BUILDING DESIGNATION	ILLUMINATED		FACE SIZE		APPROX. TOTAL AREA (S.F.)
			YES	NO	WIDTH	HEIGHT	
TYPE 2A	1	I	●		50'-0"	12'-0"	600
TYPE 2B	5	I	●		50'-0"	3'-0"	150
TOTALS	6						1,350

EXISTING AND PROPOSED OCCUPIED AND GROSS FLOOR BUILDING AREAS

BUILDING (S)		EXISTING		PROPOSED		EXISTING + PROPOSED TOTALS	
DESIGNATION	BUILDING USE	OCCUPIED AREA	GROSS FLOOR AREA	OCCUPIED AREA	GROSS FLOOR AREA	OCCUPIED AREA	GROSS FLOOR AREA
LOCATION A	HOSPITAL – (FOUR STORIES)	149,640 S.F.*	449,151 S.F.*	-8,016 S.F.	-16,800 S.F.*	140,624 S.F.	432,351 S.F.*
LOCATION B	HOSPITAL – (THREE-STORY ADDITION)	9,567 S.F.	28,701 S.F.	0 S.F.	0 S.F.	9,567 S.F.	28,701 S.F.
LOCATION C	HOSPITAL (ONE-STORY OUTPATIENT SERVICES ADDITION)	9,500 S.F.±	9,500 S.F.±	0 S.F.	0 S.F.	9,500 S.F.±	9,500 S.F.±
LOCATION D	HOSPITAL (ONE-STORY ADDITION)	2,250 S.F	2,250 S.F.	0 S.F.	0 S.F.	2,250 S.F	2,250 S.F.
LOCATION E	HOSPITAL (FOUR-STORY ADDITION)	26,700 S.F.	100,200 S.F.	0 S.F.	0 S.F.	26,700 S.F.	100,200 S.F.
LOCATION F	PARKING STRUCTURE (FOUR STORIES)	57,800 S.F.	N/A	0 S.F.	N/A	57,800 S.F.	N/A
LOCATION G	TEMPORARY E.R. EXPANSION	7,250 S.F.	7,250 S.F.	-7,250 S.F.	-7,250 S.F.	0 S.F.	0 S.F.
LOCATION H	PARKING STRUCTURE (FOUR STORIES)	38,077 S.F.	N/A.	0 S.F.	0 S.F.	38,077 S.F.	N/A.
LOCATION I	NEW ED & OUTPATIENT SERVICES ADDITION (FIVE STORY ADDITION)	0 S.F.	0 S.F.	60,570 S.F.	152,966 S.F.	60,570 S.F.	152,966 S.F.
LOCATION J	NEW GARAGE	0 S.F.	0 S.F.	1,400 S.F.	1,400 S.F.	1,400 S.F.	1,400 S.F.
TOTALS		300,784 SF	597,052 S.F.	45,704 S.F.	130,316 S.F.	346,488 S.F.	727,368 S.F.

*INCLUDES MISCELLANEOUS ANCILLARY SITE STRUCTURES

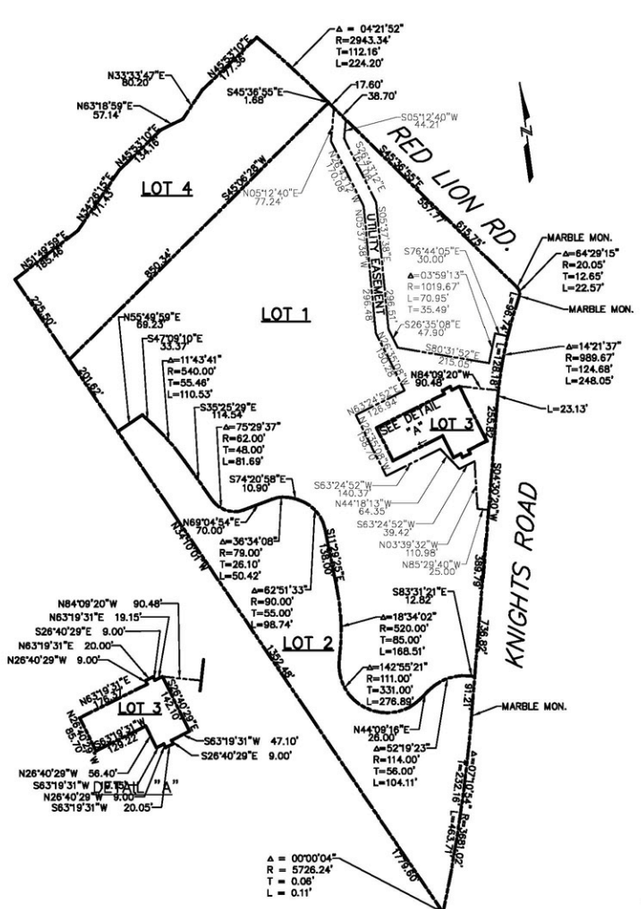
PARKING TABULATION

PARKING AREA #	EXISTING	PROPOSED	TOTAL
1 – MAIN HOSPITAL & OUTPATIENT	238 SPACES	------	238 SPACES
2 – PARKING GARAGE & AUXILIARY GROUND LOTS	1,192 SPACES	------	1,192 SPACES
3 – PHYSICIAN PARKING	57 SPACES	-14	43 SPACES
4 – EMERGENCY ROOM PARKING	39 SPACES	-24	15 SPACES
5 – EMERGENCY ROOM PARKING	18 SPACES	-18	0 SPACES
6 – WELLNESS CENTER & OUTPATIENT PARKING	36 SPACES	------	36 SPACES
7 – MANSION HOUSE & CANCER PARKING	131 SPACES	7	138 SPACES
8 – LOWER LOT/STAFF PARKING (GRAVEL AREA)	50 SPACES	------	50 SPACES
PARKING TOTALS	1,761 SPACES	-49 SPACES	1,712 SPACES

SITE STATISTICS

SOURCE: SUBDIVISION PLAN FOR FRANKFORD HOSPITAL–TORRESDALE CAMPUS
PREPARED FOR FRANKFORD HOSPITAL BY BARRY ISETT & ASSOCIATES, 5/1/86

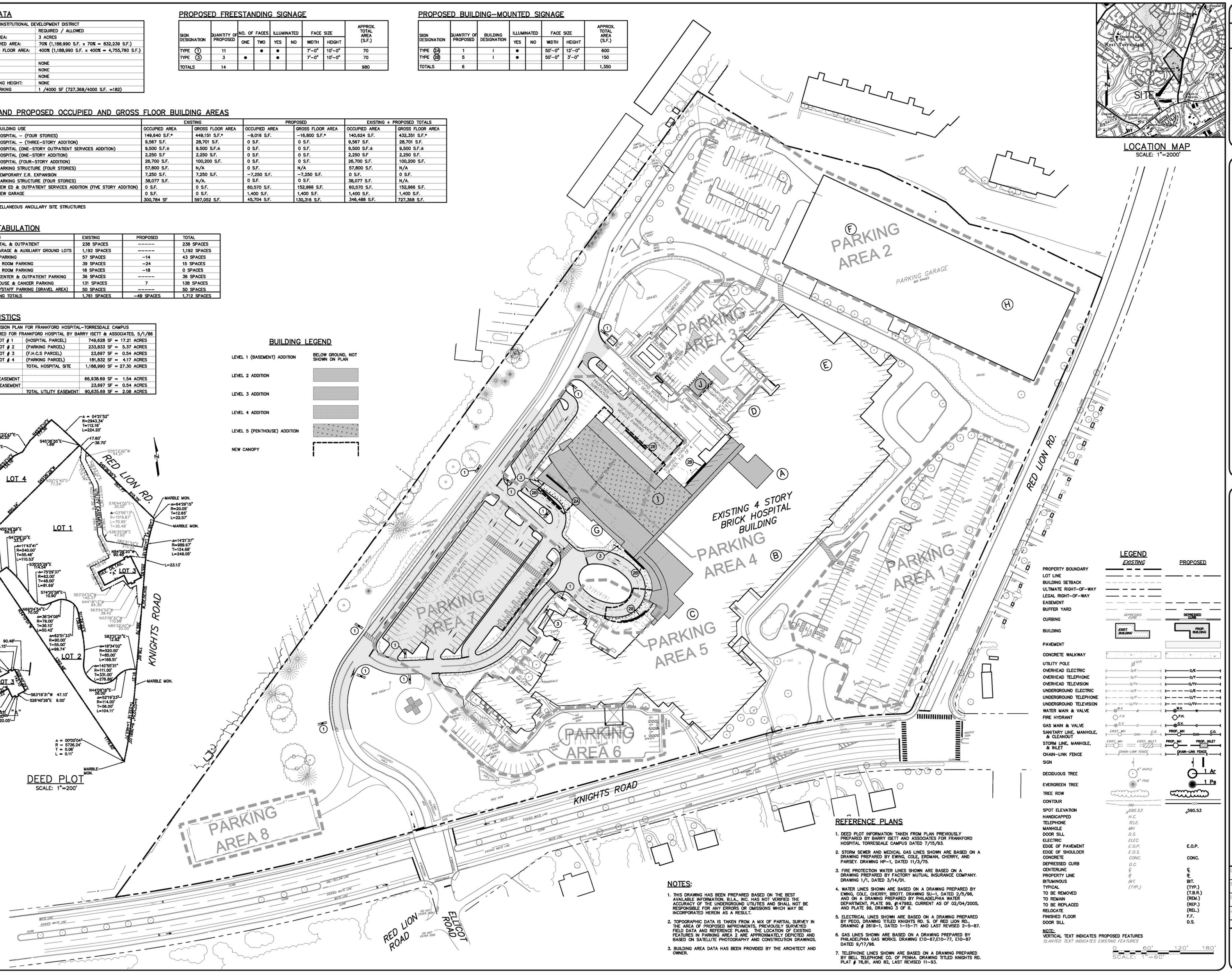
LOT AREAS:	LOT # 1	(HOSPITAL PARCEL)	749,628 SF = 17.21 ACRES
	LOT # 2	(PARKING PARCEL)	233,833 SF = 5.37 ACRES
	LOT # 3	(F.H.C.S PARCEL)	23,697 SF = 0.54 ACRES
	LOT # 4	(PARKING PARCEL)	181,832 SF = 4.17 ACRES
		TOTAL HOSPITAL SITE	1,188,990 SF = 27.30 ACRES
LOT# 1 UTILITY EASEMENT			66,938.69 SF = 1.54 ACRES
LOT# 3 UTILITY EASEMENT			23,697 SF = 0.54 ACRES
		TOTAL UTILITY EASEMENT	90,635.69 SF = 2.08 ACRES



DEED PLOT
SCALE: 1"=200'

BUILDING LEGEND

LEVEL 1 (BASEMENT) ADDITION	BELOW GROUND, NOT SHOWN ON PLAN
LEVEL 2 ADDITION	
LEVEL 3 ADDITION	
LEVEL 4 ADDITION	
LEVEL 5 (PENTHOUSE) ADDITION	
NEW CANOPY	



LOCATION MAP
SCALE: 1"=2000'

LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
BUILDING SETBACK		
ULTIMATE RIGHT-OF-WAY		
LEGAL RIGHT-OF-WAY		
EASEMENT		
BUFFER YARD		
CURBING	DEPRESSED CURB	DEPRESSED CURB
BUILDING	EXIST. BUILDING	PROP. BUILDING
PAVEMENT		
CONCRETE WALKWAY		
UTILITY POLE	U.P.	
OVERHEAD ELECTRIC	O/E	O/E
OVERHEAD TELEPHONE	O/T	O/T
OVERHEAD TELEVISION	O/TV	O/TV
UNDERGROUND ELECTRIC	U/E	U/E
UNDERGROUND TELEPHONE	U/T	U/T
UNDERGROUND TELEVISION	U/TV	U/TV
WATER MAIN & VALVE	W.V.	W.V.
FIRE HYDRANT	F.H.	F.H.
GAS MAIN & VALVE	G.V.	G.V.
SANITARY LINE, MANHOLE, & CLEANOUT	EXIST. MH — SAN — C.O.	PROP. MH — SAN — C.O.
STORM LINE, MANHOLE, & INLET	EXIST. MH — EXIST. INLET	PROP. MH — PROP. INLET
CHAIN-LINK FENCE	CHAIN-LINK FENCE	CHAIN-LINK FENCE
SIGN		1 Ar
DECIDUOUS TREE	6" MAPLE	1 Pa
EVERGREEN TREE	6" PINE	
TREE ROW		
CONTOUR	590	590
SPOT ELEVATION	×590.53	×590.53
HANDICAPPED	H.C.	
TELEPHONE	TELE.	
MANHOLE	MH	
DOOR SILL	D.S.	
ELECTRIC	ELEC.	
EDGE OF PAVEMENT	E.O.P.	E.O.P.
EDGE OF SHOULDER	E.O.S.	
CONCRETE	CONC.	CONC.
DEPRESSED CURB	D.C.	
CENTERLINE	℄	℄
PROPERTY LINE	℞	℞
BITUMINOUS	BIT.	BIT.
TYPICAL	(TYP.)	(TYP.)
TO BE REMOVED		(T.B.R.)
TO REMAIN		(REM.)
TO BE REPLACED		(REP.)
RELOCATE		(REL.)
FINISHED FLOOR		F.F.
DOOR SILL		D.S.

NOTE:
VERTICAL TEXT INDICATES PROPOSED FEATURES
SLANTED TEXT INDICATES EXISTING FEATURES

0 60' 120' 180'
SCALE: 1"=60'

REFERENCE PLANS

1. DEED PLOT INFORMATION TAKEN FROM PLAN PREVIOUSLY PREPARED BY BARRY ISETT AND ASSOCIATES FOR FRANKFORD HOSPITAL TORRESDALE CAMPUS DATED 7/15/93.
2. STORM SEWER AND MEDICAL GAS LINES SHOWN ARE BASED ON A DRAWING PREPARED BY EWING, COLE, ERDMAN, CHERRY, AND PARSEY. DRAWING HF-1, DATED 11/3/75.
3. FIRE PROTECTION WATER LINES SHOWN ARE BASED ON A DRAWING PREPARED BY FACTORY MUTUAL INSURANCE COMPANY. DRAWING 1/1, DATED 3/14/01.
4. WATER LINES SHOWN ARE BASED ON A DRAWING PREPARED BY EWING, COLE, CHERRY, BROTT. DRAWING SU-1, DATED 2/5/96, AND ON A DRAWING PREPARED BY PHILADELPHIA WATER DEPARTMENT, PLATE 99, #147982. CURRENT AS OF 02/04/2005, AND PLATE 99, DRAWING 3 OF 6.
5. ELECTRICAL LINES SHOWN ARE BASED ON A DRAWING PREPARED BY PECO, DRAWING TITLED KNIGHTS RD. S. OF RED LION RD., DRAWING # 2619-1, DATED 1-15-71 AND LAST REVISED 2-5-87.
6. GAS LINES SHOWN ARE BASED ON A DRAWING PREPARED BY PHILADELPHIA GAS WORKS. DRAWING E10-67,E10-77, E10-97 DATED 9/17/96.
7. TELEPHONE LINES SHOWN ARE BASED ON A DRAWING PREPARED BY BELL TELEPHONE CO. OF PENNA. DRAWING TITLED KNIGHTS RD. PLAT # 76,81, AND 82, LAST REVISED 11-93.

NOTES:

1. THIS DRAWING HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION. B.I.A., INC. HAS NOT VERIFIED THE ACCURACY OF THE UNDERGROUND UTILITIES AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY BE INCORPORATED HEREIN AS A RESULT.
2. TOPOGRAPHIC DATA IS TAKEN FROM A MIX OF PARTIAL SURVEY IN THE AREA OF PROPOSED IMPROVMENTS, PREVIOUSLY SURVEYED FIELD DATA AND REFERENCE PLANS. THE LOCATION OF EXISTING FEATURES IN PARKING AREA 2 ARE APPROXIMATELY DEPICTED AND BASED ON SATELLITE PHOTOGRAPHY AND CONSTRCUTION DRAWINGS.
3. BUILDING AREA DATA HAS BEEN PROVIDED BY THE ARCHITECT AND OWNER.

REVISIONS	DATE	BY
1. ZONING DATA REVISION	11/8/11	PTS

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IDD MASTER PLAN
for
ARIA HEALTH – TORRESDALE CAMPUS
10800 KNIGHTS ROAD, PHILADELPHIA, PA

DATE: 11/03/11	DSGN.: PTS
SCALE: 1"=60'	CHK.:
DRAWN: DFG	APPRD.: JAM
JOB: 1010110.000	P. MGR.: JAM

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F.B. N-90, PG. 58

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