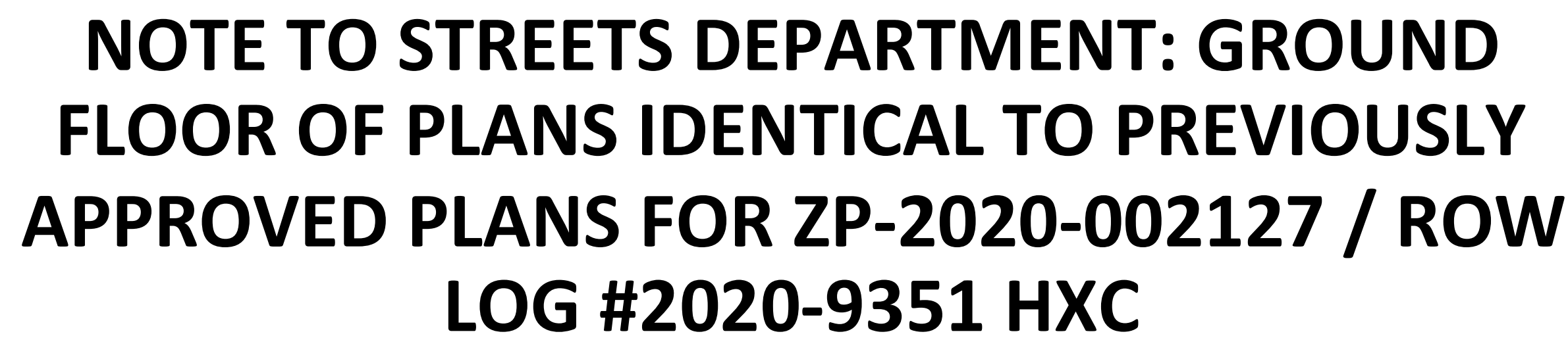




- | | | |
|----|---|--|
| 1. | THIS PLAN REFERENCES A PLAN BY: | |
| | A. SURVEY: | MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD
PHILADELPHIA, PA 19103 |
| | ENTITLED: | ALTA/ACSM LAND TITLE SURVEY. FILE 20001403A |
| | DATED: | 06-23-15 |
| 2. | EQUITABLE OWNER: | |
| | 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
15 S 19TH STREET, SUITE 300
PHILADELPHIA, PA 19103 | |
| 3. | SITE DATA: | |
| | 113 S. 19TH STREET
OPAH 88-2-1723-06 | 1822 CHESTNUT STREET
OPAH 88-1563000 |
| | 115-117 S. 19TH STREET
OPAH 88-2-1725-50 | 1824 CHESTNUT STREET
OPAH 88-1563500 |
| | 119 S. 19TH STREET
OPAH 88-2-1725-50 | |
| | 121 S. 19TH STREET
OPAH 88-2-1277-00 | |

<u>AREAS AND DIMENSIONS</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
MIN. LOT AREA:	N/A	21,555 SF (6 LOTS) (0.494 AC) U.S.S.
	N/A	21,462 SF (0.492 AC) P.D.S.

RESIDENTIAL GFA (NEW CONSTRUCTION)	NO LIMIT	305,634 SF
RESIDENTIAL GFA (EXIST. BUILDING)	NO LIMIT	16,296 SF
RETAIL GFA (EXISTING BUILDING)	NO LIMIT	20,201 SF
RETAIL GFA (NEW CONSTRUCTION)	NO LIMIT	9,979 SF

FLOOR AREA RATIO:	257,544 SF (1,200%)
FAR MIXED-INCOME	321,930 SF (1,500%) [1] 321,930 SF (1,500%)*
USING BONUS (MODERATE INCOME)	

MIN. LOT WIDTH:	N/A	N/A
FRONT YARD SETBACK:	N/A	0 FT
SIDE YARD SETBACK:	0 FT	0 FT
REAR YARD SETBACK:	N/A	0 FT
MAX. HEIGHT:	NO LIMIT	61'1'-2" FT

BULK & MASSING CONTROLS	OPTION A OR B	OPTION B
	100% MAX COVERAGE	UP TO 65': 98.72%
	75% MAX COVERAGE	UP TO 300': 42.54%
	50% MAX COVERAGE	UP TO 500': 32.42%

VEHICLE PARKING SPACES:	<u>REQUIRED</u>	<u>PROPOSED</u>
PARKING SPACES	81	81**

[1] MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 21,462 SQ. FT. LOT AREA X 3.0 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 64,386 SQ. FT. BONUS FLOOR AREA; 64,386 SQ. FT. X \$25 (MODERATE INCOME FACTOR) = \$1,609,650

* CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-202 (4)

*** 0.3 VEHICLE PARKING SPACES PER RESIDENTIAL DWELLING UNIT (270 PROPOSED UNITS) - SPACES TO BE PROVIDED OFF SITE IN ACCORDANCE WITH SECTION 14-802(9) - THE OFFSITE PARKING FACILITY IS LOCATED AT 112 S. 19TH STREET WITH A TOTAL TRAVEL DISTANCE OF 647 FEET.

BICYCLE PARKING: (CLASS 1A ON ACCESSIBLE ROUTE)		
RESIDENTIAL: (1/3 OF 270 PROPOSED UNITS)	90 SPACES	90 SPACES
OTHER USES: (7,501-20,000 SF)	2 SPACES	2 SPACES
OTHER USES: (OVER 20,000 SF, 1/ 10,000 SF)	2 SPACES	2 SPACES
TOTAL:	94 SPACES	94 SPACES

LOADING REQUIREMENTS:		
RESIDENTIAL: 200,001-500,000 SF	2 SPACES	2 SPACES
RETAIL USE <40,000 SF	0 SPACES	0 SPACES
TOTAL=	<u>2 SPACES</u>	<u>2 SPACES</u>

8. MASER CONSULTING, INC BUSINESS PRIVILEGE NUMBER IS 305518

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

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

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

12. PLAN PREPARED AS PER INSTRUCTIONS OF 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC

13. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.

14. TRASH PICK UP WILL BE VIA A PRIVATE HAULER.

15. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.

16. PWD ERSA TRACKING NUMBER: FY21-KEAN-6080-01

17. EXISTING CONCRETE CURB AND SIDEWALK ALONG 19TH STREET AND SANSOM STREET TO BE REPLACED AS SHOWN ON THE PLAN

18. THIS PROPERTY IS PREDOMINATELY LOCATED IN FLOOD HAZARD ZONE X (UNSHADED)- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, AS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 4207570183G, AND LAST REVISED JANUARY 17, 2007.

19. OFF-SITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 14-802(9)

20. 113 S. 19TH STREET, 115-117 S. 19TH STREET, 119 S. 19TH STREET, 121 S. 19TH STREET, 1822 CHESTNUT STREET, AND 1824 CHESTNUT STREET TO BE TREATED AS ONE LOT FOR ZONING PURPOSES PURSUANT TO A UNITY OF USE ZONING LOT DECLARATION AGREEMENT. OFF SITE PARKING LOCATION AS PER KEY MAP ON THIS SHEET.

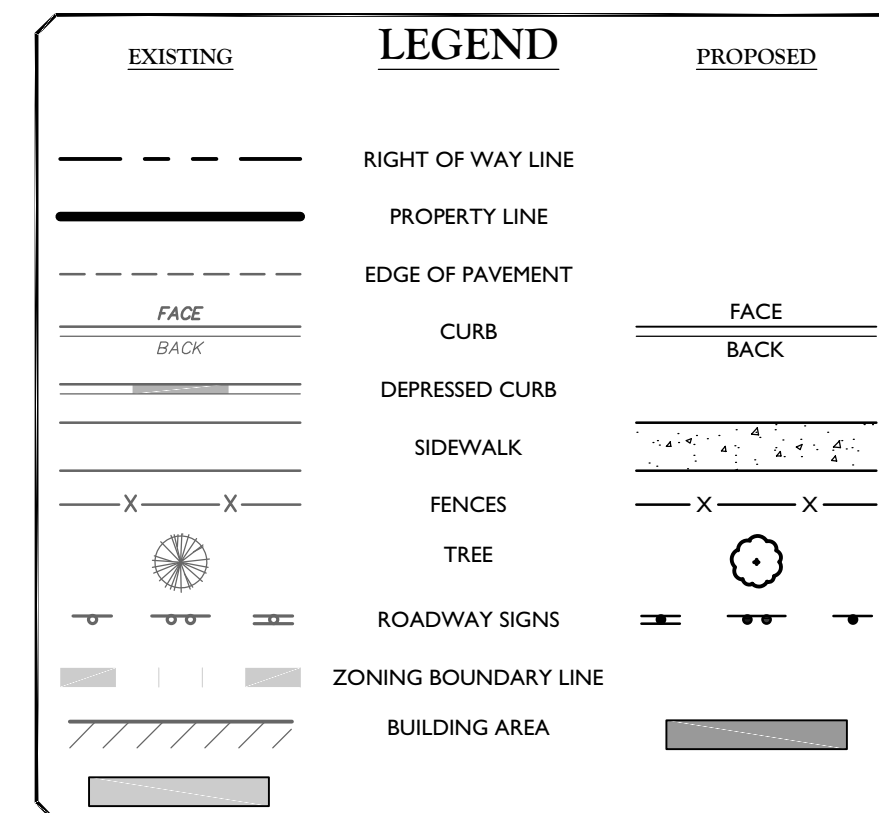
21. PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-703.

22. LANDSCAPING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-705.

23. LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.

24. AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES, IF WARRANTED.

25. LOADING AREAS FOR BUILDING MUST HAVE FLAGGER-ASSISTED BACK-UP DURING LOADING OPERATIONS.

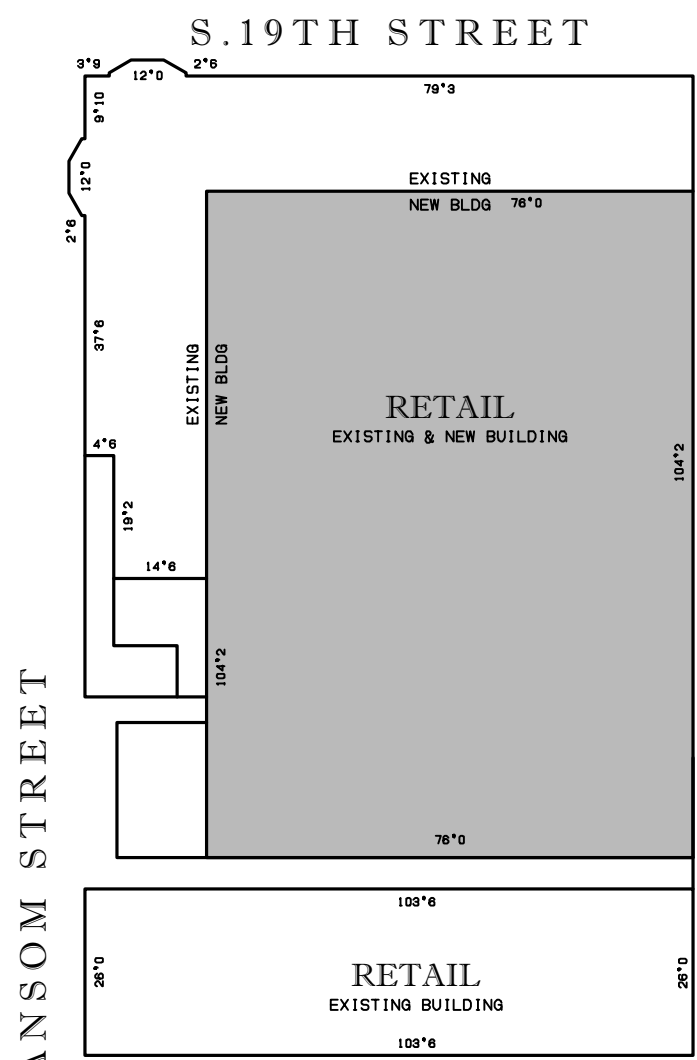


ROW LOG # : 2020-9351

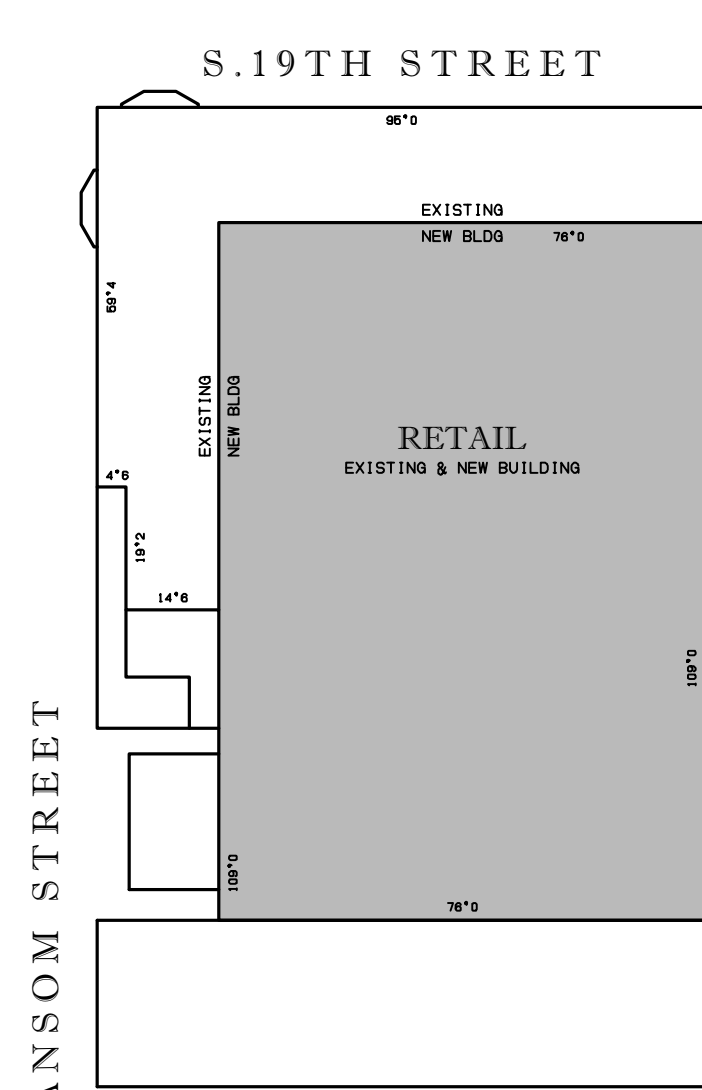




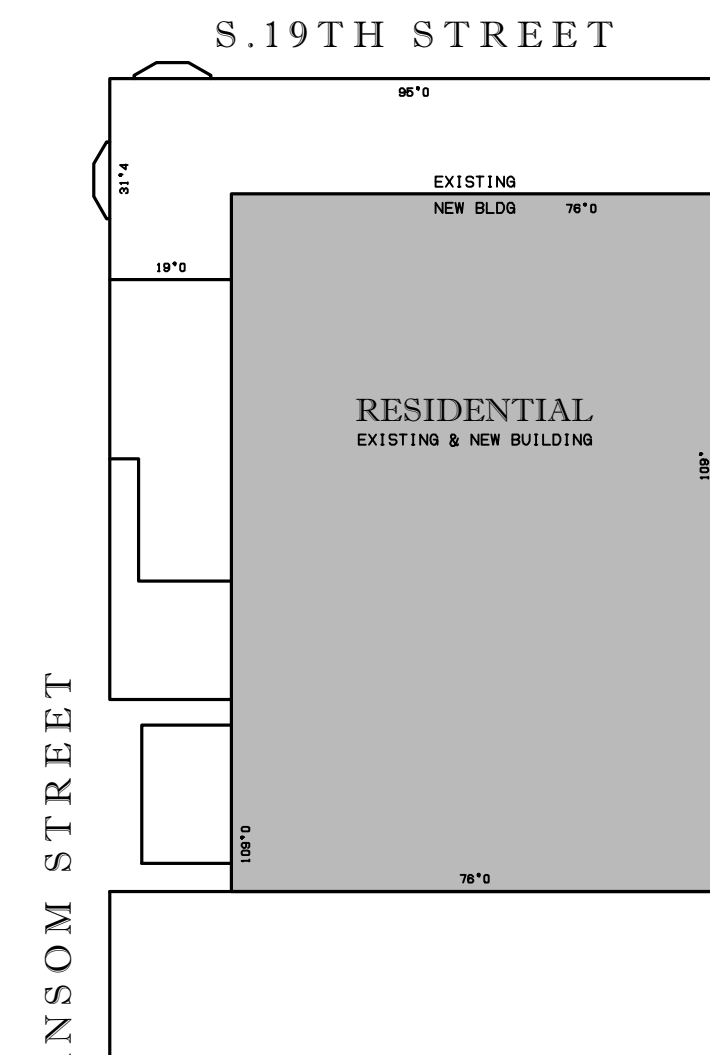
Floor 1



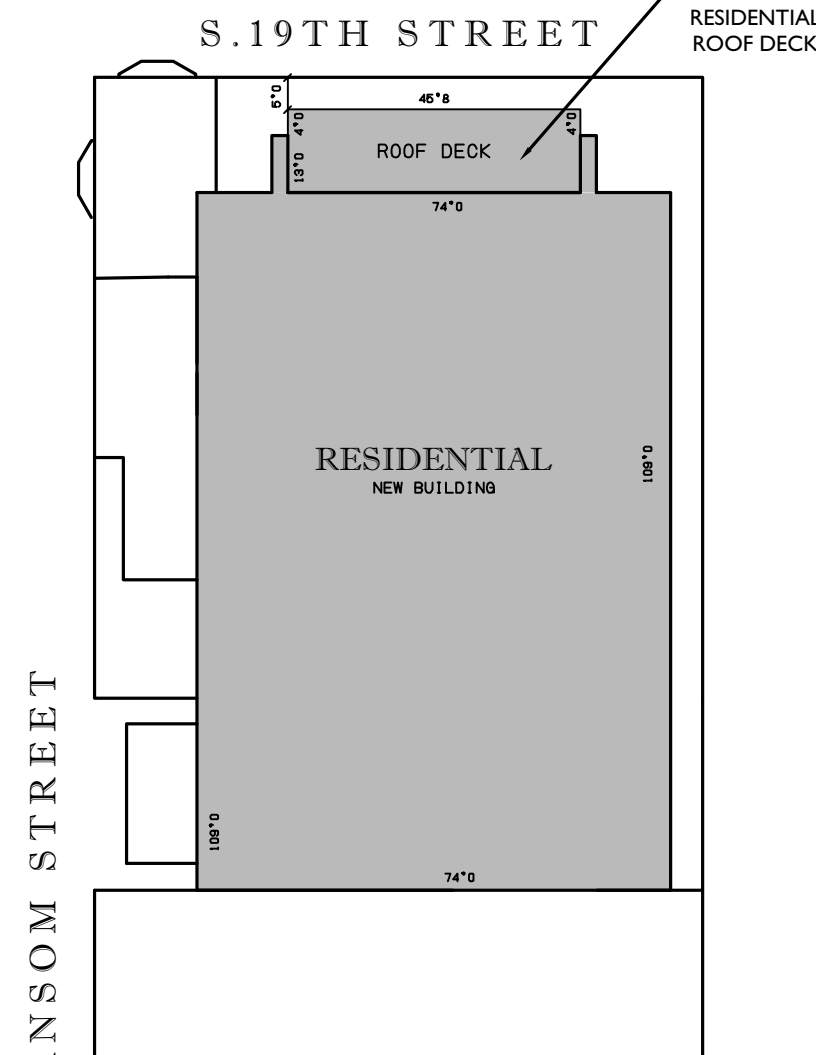
Floor 2



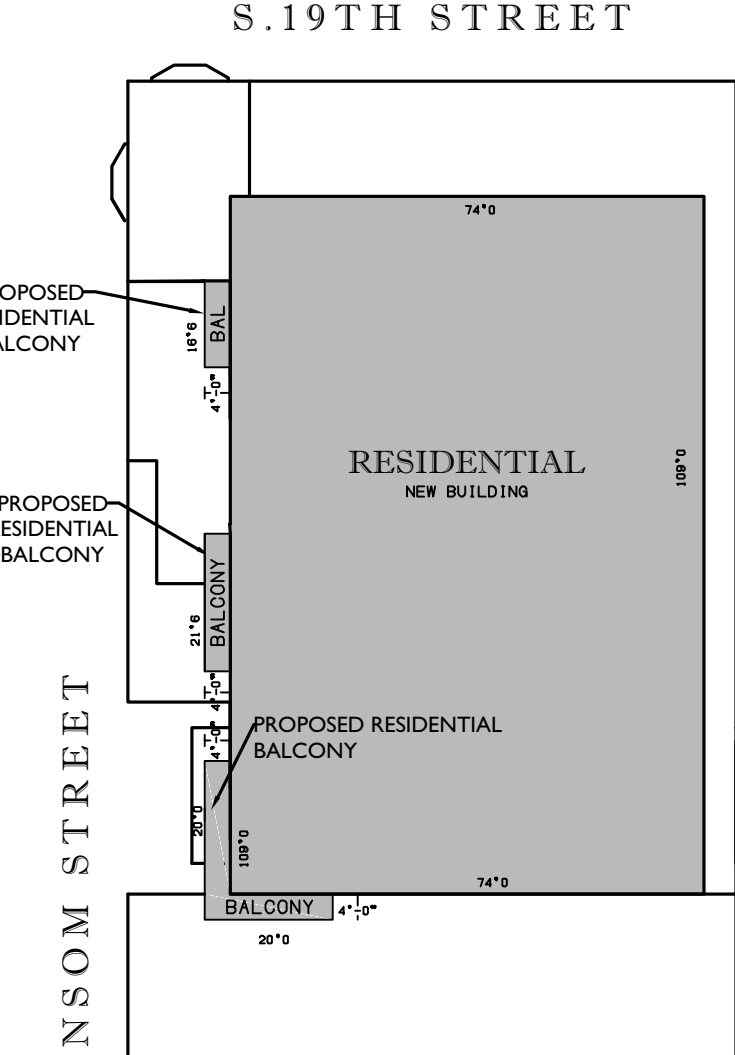
Floor 3



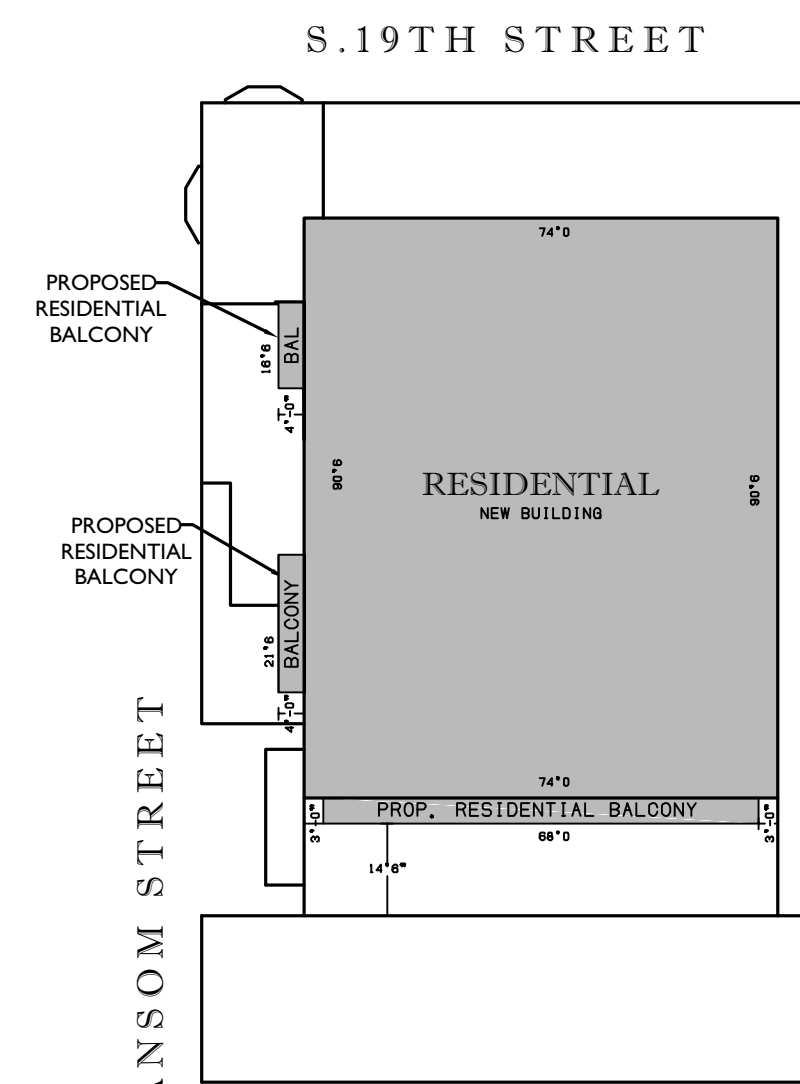
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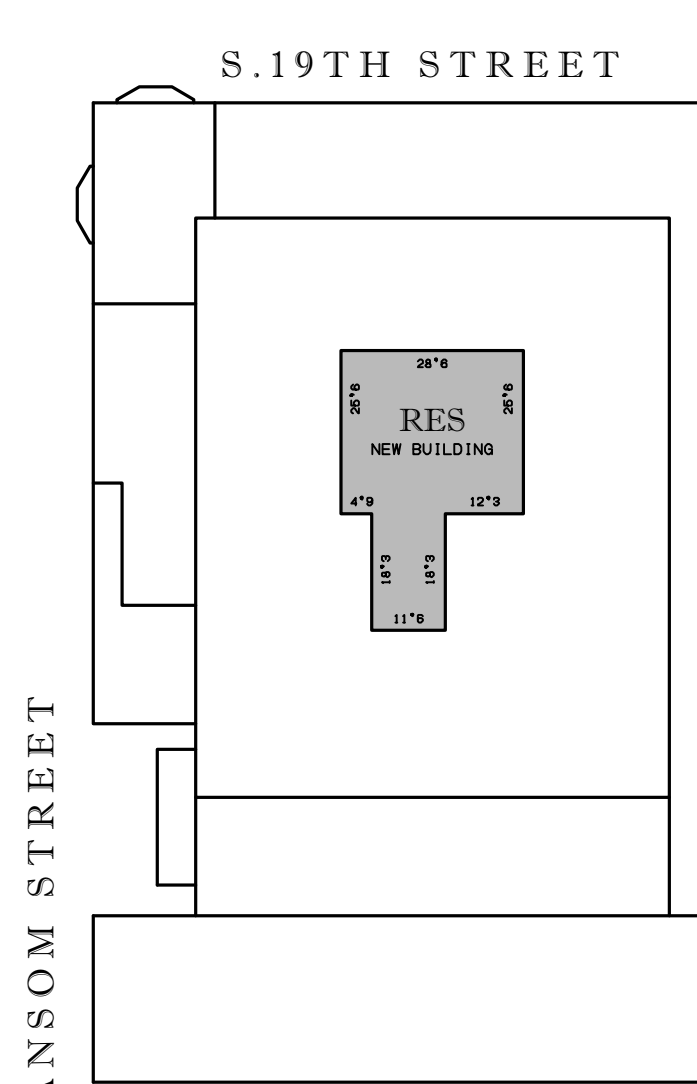
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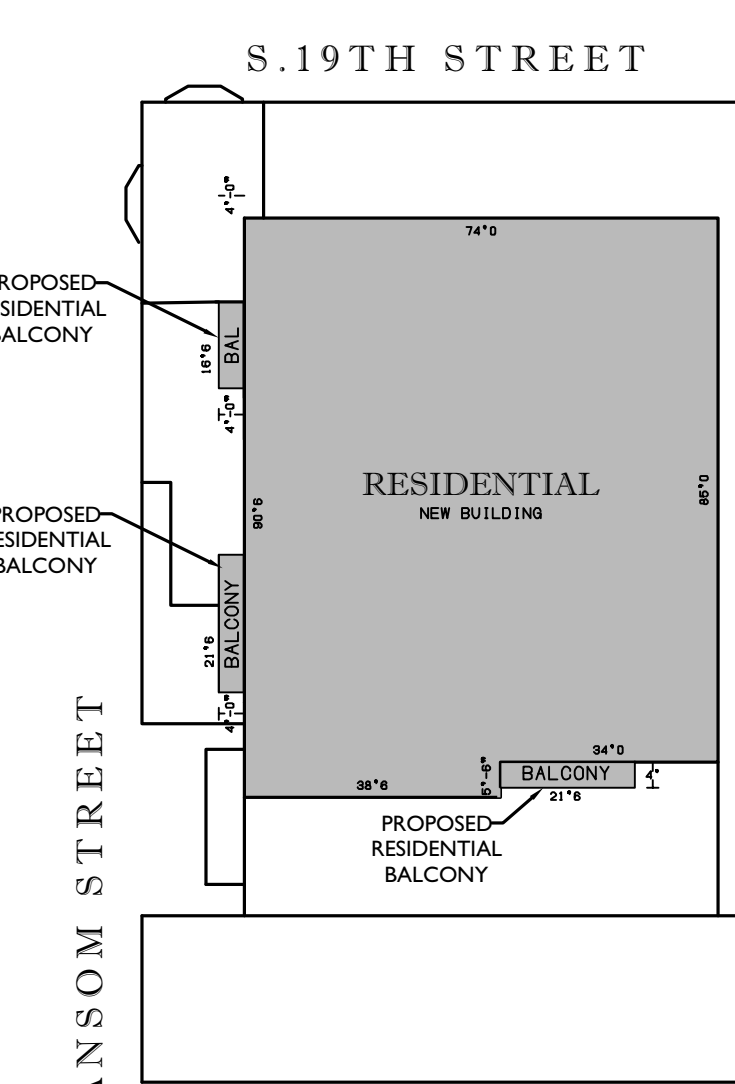
Floor 6-27



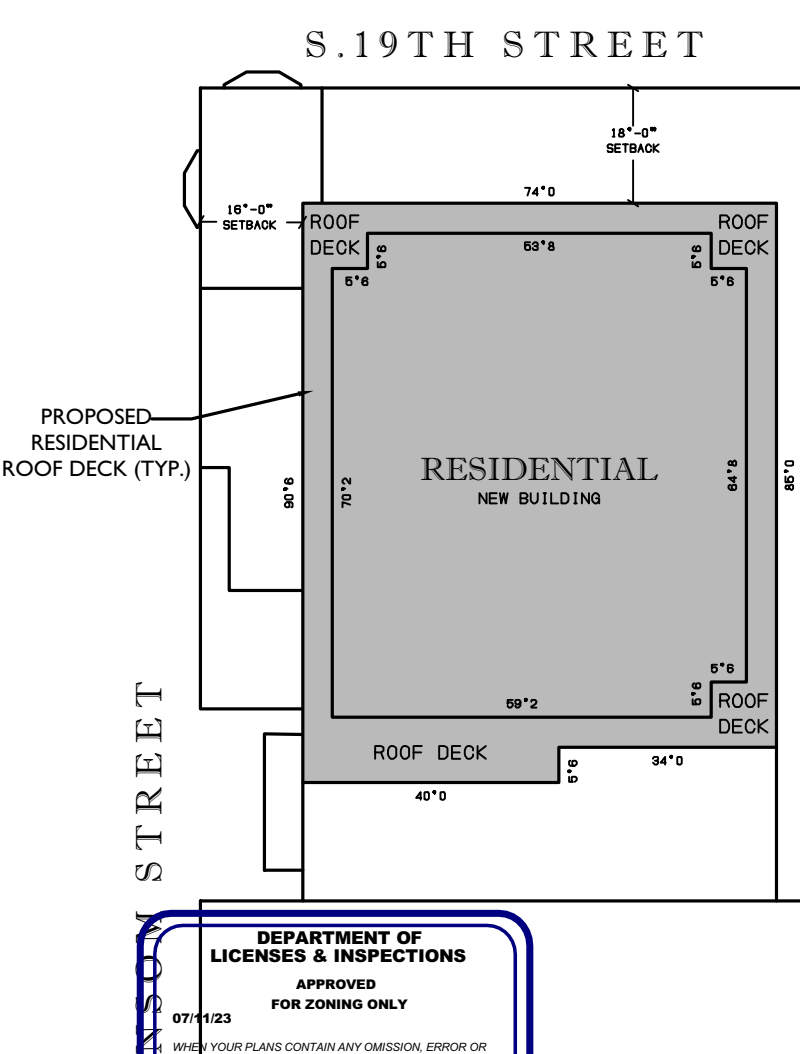
Floor 28



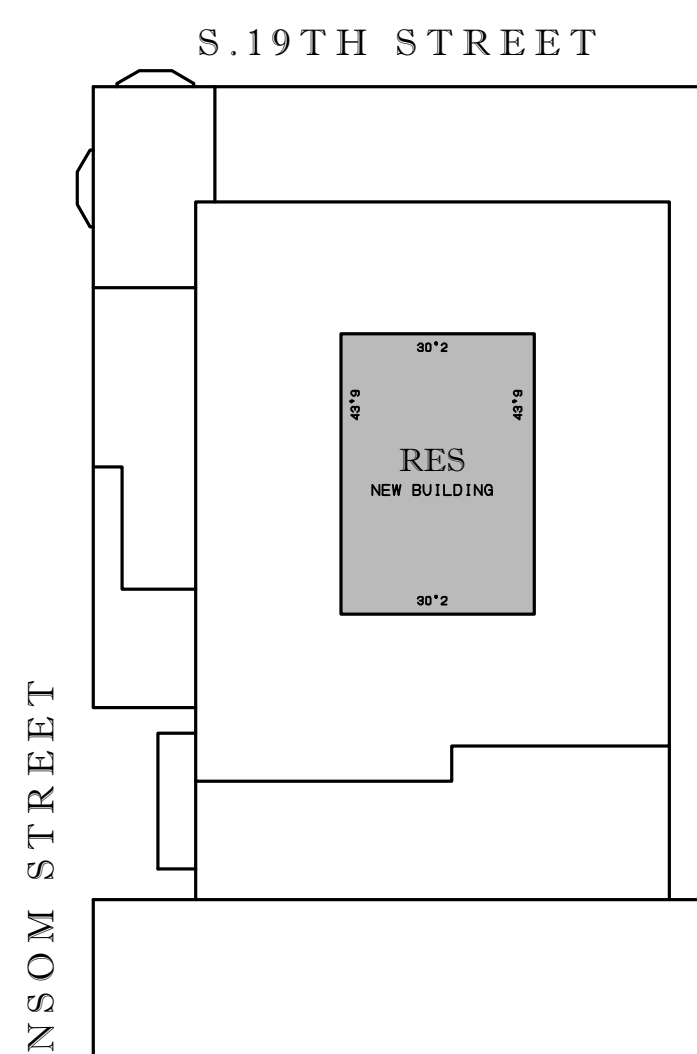
Floor 29



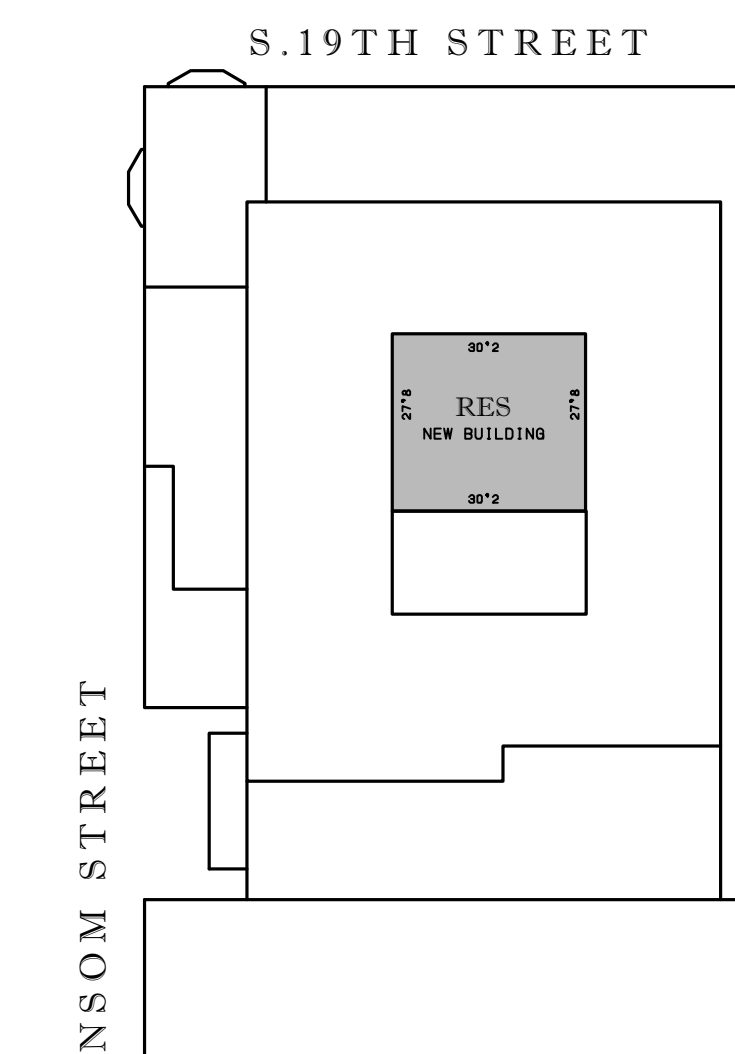
Floor 30-51



Floor 52



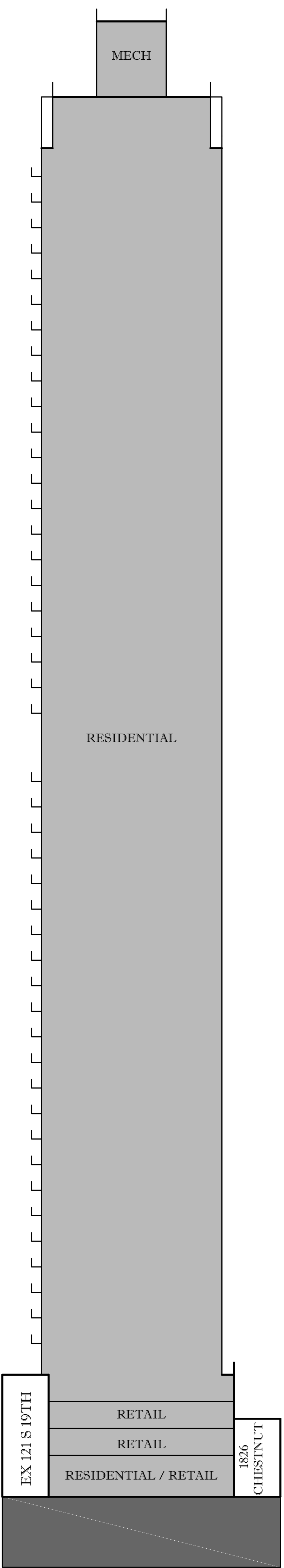
Floor 53/Mech



Floor 54/MECH

NOTE TO STREETS DEPARTMENT: GROUND FLOOR OF PLANS IDENTICAL TO PREVIOUSLY APPROVED PLANS FOR ZP-2020-002127 / ROW LOG #2020-9351 HXC

- PARAMET EL. 611'2 +
- ROOF EL. 608'2 +
- 54TH FLOOR EL. 598'2 +
- PARAMET EL. 590'1 +
- 53RD FLOOR EL. 575'1 +
- PARAMET EL. 569'1 +
- 52ND FLOOR EL. 564'1 +
- 51ST FLOOR EL. 542'5 +
- 50TH FLOOR EL. 531'11 +
- 49TH FLOOR EL. 521'5 +
- 48TH FLOOR EL. 510'11 +
- 47TH FLOOR EL. 500'5 +
- 46TH FLOOR EL. 489'11 +
- 45TH FLOOR EL. 479'5 +
- 44TH FLOOR EL. 468'11 +
- 43RD FLOOR EL. 458'5 +
- 42ND FLOOR EL. 447'11 +
- 41ST FLOOR EL. 437'5 +
- 40TH FLOOR EL. 426'11 +
- 39TH FLOOR EL. 416'5 +
- 38TH FLOOR EL. 405'11 +
- 37TH FLOOR EL. 395'5 +
- 36TH FLOOR EL. 384'11 +
- 35TH FLOOR EL. 374'5 +
- 34TH FLOOR EL. 363'11 +
- 33RD FLOOR EL. 353'5 +
- 32ND FLOOR EL. 342'11 +
- 31ST FLOOR EL. 332'5 +
- 30TH FLOOR EL. 321'11 +
- 29TH FLOOR EL. 308'2 +
- 28TH FLOOR EL. 293'11 +
- 27TH FLOOR EL. 283'5 +
- 26TH FLOOR EL. 272'11 +
- 25TH FLOOR EL. 262'5 +
- 24TH FLOOR EL. 251'11 +
- 23RD FLOOR EL. 241'5 +
- 22ND FLOOR EL. 230'11 +
- 21ST FLOOR EL. 220'5 +
- 20TH FLOOR EL. 209'11 +
- 19TH FLOOR EL. 209'5 +
- 18TH FLOOR EL. 188'11 +
- 17TH FLOOR EL. 178'5 +
- 16TH FLOOR EL. 167'11 +
- 15TH FLOOR EL. 157'5 +
- 14TH FLOOR EL. 146'11 +
- 13TH FLOOR EL. 136'5 +
- 12TH FLOOR EL. 125'11 +
- 11TH FLOOR EL. 115'5 +
- 10TH FLOOR EL. 104'11 +
- 9TH FLOOR EL. 94'5 +
- 8TH FLOOR EL. 83'11 +
- 7TH FLOOR EL. 73'5 +
- 6TH FLOOR EL. 62'11 +
- PARAMET EL. 55'1 +
- 5TH FLOOR EL. 50'1 +
- 4TH FLOOR EL. 39'0 +
- 3RD FLOOR EL. 28'0 +
- 2ND FLOOR EL. 17'0 +
- LOBBY GROUND FLOOR EL. 0'0 +



BUILDING SECTION LOOKING WEST

BUILDING SECTION LOOKING WEST

N.T.S.

FLOOR PLATES

SCALE: N.T.S.

Colliers

Engineering & Design

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Doing Business as **MASER**

811 Know what's below. Call before you dig. FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION	REV	DATE	DESCRIPTION
1	04/29/21	MAB	REV PER CLIENT COMMENTS	1	04/29/21	REV PER CLIENT COMMENTS
2	08/22/21	MAB	REV PER CLIENT COMMENTS	2	08/22/21	REV PER CLIENT COMMENTS
3	03/05/22	MAB	REV PER CLIENT COMMENTS	3	03/05/22	REV PER CLIENT COMMENTS
4	08/17/22	MAB	REV PER CLIENT COMMENTS	4	08/17/22	REV PER CLIENT COMMENTS
5	10/06/22	MAB	REV PER CLIENT COMMENTS	5	10/06/22	REV PER CLIENT COMMENTS

REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION	
1	06/02/20	AGG	REV PER CLIENT COMMENTS	1	06/02/20	REV PER CLIENT COMMENTS
2	07/06/20	TP	REV PER CLIENT COMMENTS	2	07/06/20	REV PER CLIENT COMMENTS
3	08/19/20	UC	REV PER CLIENT COMMENTS	3	08/19/20	REV PER CLIENT COMMENTS
4	08/17/20	MAB	REV PER CLIENT COMMENTS	4	08/17/20	REV PER CLIENT COMMENTS
5	09/10/20	MAB	REV PER CLIENT COMMENTS	5	09/10/20	REV PER CLIENT COMMENTS
6	11/06/20	MAB	REV PER CLIENT COMMENTS	6	11/06/20	REV PER CLIENT COMMENTS
7	02/19/21	MAB	REV PER CLIENT COMMENTS	7	02/19/21	REV PER CLIENT COMMENTS
8	03/24/21	MAB	REV PER CLIENT COMMENTS	8	03/24/21	REV PER CLIENT COMMENTS
9	04/09/21	MAB	REV PER CLIENT COMMENTS	9	04/09/21	REV PER CLIENT COMMENTS
10	05/05/21	MAB	REV PER CLIENT COMMENTS	10	05/05/21	REV PER CLIENT COMMENTS

RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN
FOR
19S PARTNERS LLC & CHES 18 PARTNERS, LLC

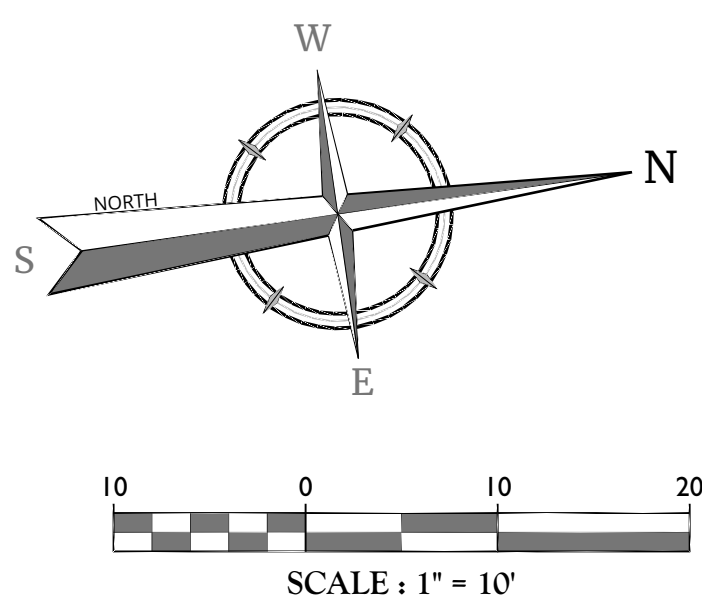
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
113-121 S. 19TH ST & 1822-24 CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

PHILADELPHIA
2 Penn Center, Suite 222
1500 Park Boulevard
Philadelphia, PA, 19102
Phone: 215.861.5021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN DATE: 06/04/20 DRAWN BY: TP CHECKED BY: RC
PROJECT NUMBER: 200014033A DRAWING NAME: C-2ZONE

SHEET TITLE:
FLOOR PLATES & PARKING DIAGRAM

SHEET NUMBER:
2 of 2



NOTE TO STREETS DEPARTMENT: GROUND FLOOR OF PLANS IDENTICAL TO PREVIOUSLY APPROVED PLANS FOR ZP-2020-002127 / ROW LOG #2020-9351 HXC

GENERAL NOTES:

- THIS PLAN REFERENCES A PLAN BY:
 - SURVEY: MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD
PHILADELPHIA, PA 19103
ALTA/ACSM LAND TITLE SURVEY. FILE 20001403A
06-23-15
 - EQUITABLE OWNER: 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
110 S. 19TH STREET, SUITE 300
PHILADELPHIA, PA 19103
- SITE DATA:
 - 113 S. 19TH STREET
OP# 88-2-1723-06
 - 1822 CHESTNUT STREET
OP# 88-1563000
 - 115-117 S. 19TH STREET
OP# 88-2-1725-50
 - 1824 CHESTNUT STREET
OP# 88-1563500
 - 119 S. 19TH STREET
OP# 88-2-1725-50
 - 121 S. 19TH STREET
OP# 88-2-1277-00

4. ZONING DATA: ZONED: CMX-5 CENTER CITY CORE COMMERCIAL MIXED USE

AREAS AND DIMENSIONS	REQUIRED	PROVIDED
MIN. LOT AREA:	N/A	21,555 SF (6 LOTS) (0.494 AC) U.S.S. 21,462 SF (0.492 AC) P.D.S.

RESIDENTIAL GFA (NEW CONSTRUCTION)	NO LIMIT	305,634 SF
RESIDENTIAL GFA (EXIST. BUILDING)	NO LIMIT	16,296 SF
RETAIL GFA (EXISTING BUILDING)	NO LIMIT	20,201 SF
RETAIL GFA (NEW CONSTRUCTION)	NO LIMIT	9,979 SF

FLOOR AREA RATIO:	257,544 SF (1,200%)	321,930 SF (1,500%) [1] 321,930 SF (1,500%)*
3.0 FAR MIXED-INCOME HOUSING BONUS (MODERATE INCOME)		

MIN. LOT WIDTH:	N/A	N/A
FRONT YARD SETBACK:	N/A	0 FT
SIDE YARD SETBACK:	0 FT	0 FT
REAR YARD SETBACK:	N/A	0 FT
MAX. HEIGHT:	NO LIMIT	611'-2" FT

BULK & MASSING CONTROLS	OPTION A OR B UP TO 65': 98.72% 75% MAX COVERAGE UP TO 300': 42.54% 50% MAX COVERAGE UP TO 500': 32.42%	OPTION B UP TO 65': 98.72% UP TO 300': 42.54% UP TO 500': 32.42%
-------------------------	--	---

- VEHICLE PARKING SPACES:

	REQUIRED	PROPOSED
PARKING SPACES	71	71**

[1] MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 21,462 SQ. FT. LOT AREA X 3.0 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 64,386 SQ. FT. BONUS FLOOR AREA; 64,386 SQ. FT. X \$25 (MODERATE INCOME FACTOR) = \$1,609,650

* CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-202 (4)

** 0.3 VEHICLE PARKING SPACES PER RESIDENTIAL DWELLING UNIT (236 PROPOSED UNITS). SPACES TO BE PROVIDED OFF SITE IN ACCORDANCE WITH SECTION 14-802(9) - THE OFFSITE PARKING FACILITY IS LOCATED AT 112 S. 19TH STREET WITH A TOTAL TRAVEL DISTANCE OF 647 FEET.

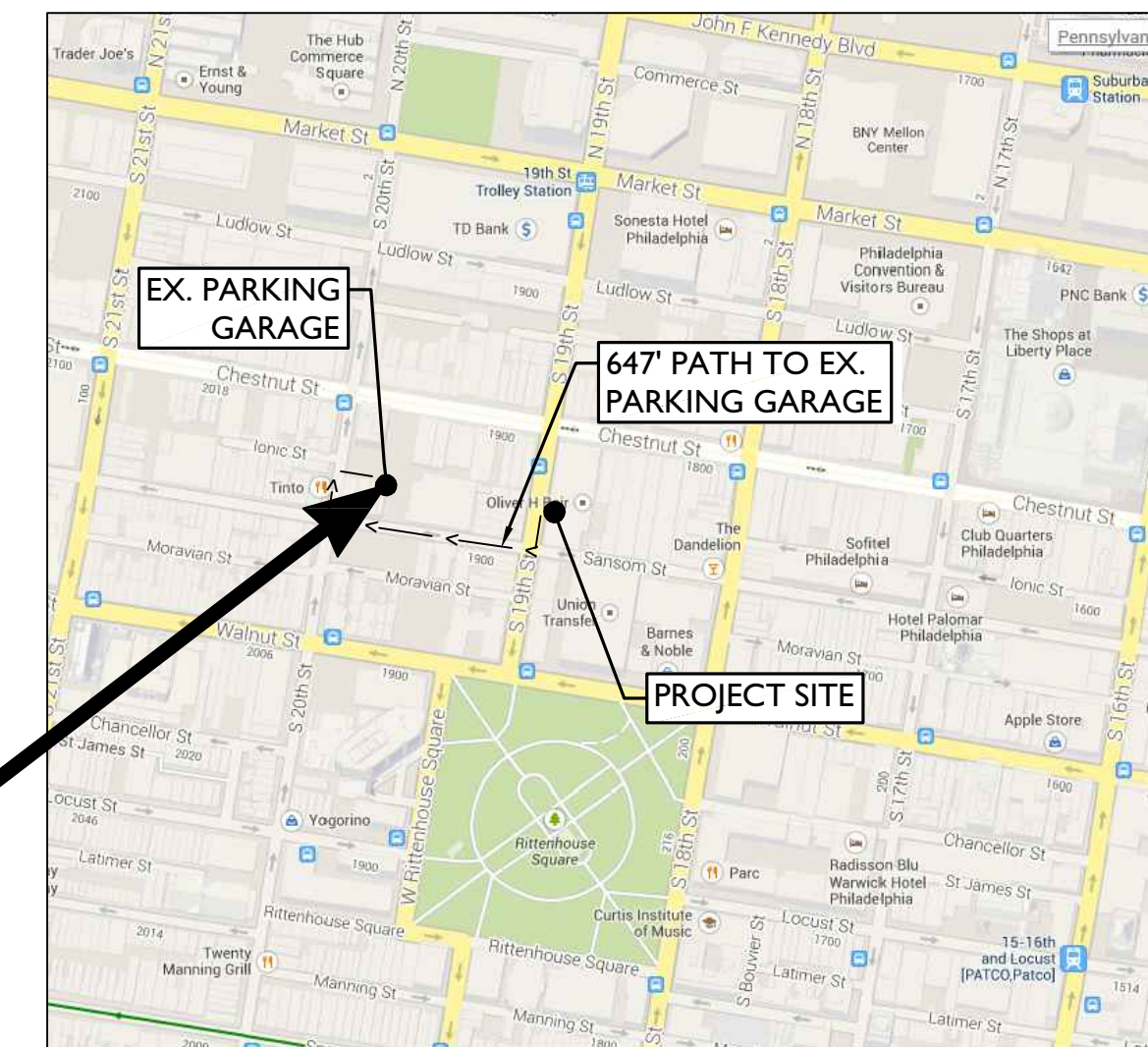
- BICYCLE PARKING: (CLASS 1A ON ACCESSIBLE ROUTE)

RESIDENTIAL: (1/2 OF 236 PROPOSED UNITS)	79 SPACES	79 SPACES
OTHER USES: (7,501-20,000 SF)	2 SPACES	2 SPACES
OTHER USES: (OVER 20,000 SF, 1/10,000 SF)	2 SPACES	2 SPACES
TOTAL:	83 SPACES	83 SPACES
- LOADING REQUIREMENTS:

RESIDENTIAL: 200,001-500,000 SF	2 SPACES	2 SPACES
RETAIL USE <40,000 SF	0 SPACES	0 SPACES
TOTAL:	2 SPACES	2 SPACES
- MASER CONSULTING, INC BUSINESS PRIVILEGE NUMBER IS 305518.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENTS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- PLAN PREPARED AS PER INSTRUCTIONS OF 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- TRASH PICK UP WILL BE VIA A PRIVATE HAULER.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
- PWD ERS TRACKING NUMBER: FY21-KEAN-6080-01
- EXISTING CONCRETE CURB AND SIDEWALK ALONG 19TH STREET AND SANSON STREET TO BE REPLACED AS SHOWN ON THE PLAN.
- THIS PROPERTY IS PREDOMINATELY LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, AS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 42075701839, AND LAST REVISED JANUARY 17, 2007.
- OFF-SITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 14-802(9).
- 113 S. 19TH STREET, 115-117 S. 19TH STREET, 119 S. 19TH STREET, 121 S. 19TH STREET, 1822 CHESTNUT STREET, AND 1824 CHESTNUT STREET TO BE TREATED AS ONE LOT FOR ZONING PURPOSES PURSUANT TO A UNITY OF USE ZONING LOT DECLARATION AGREEMENT. OFF SITE PARKING LOCATION AS PER KEY MAP ON THIS SHEET.
- PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-705.
- LANDSCAPING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-705.
- LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.
- AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES, IF WARRANTED.
- LOADING AREAS FOR BUILDING MUST HAVE FLAGGER-ASSISTED BACK-UP DURING LOADING OPERATIONS.



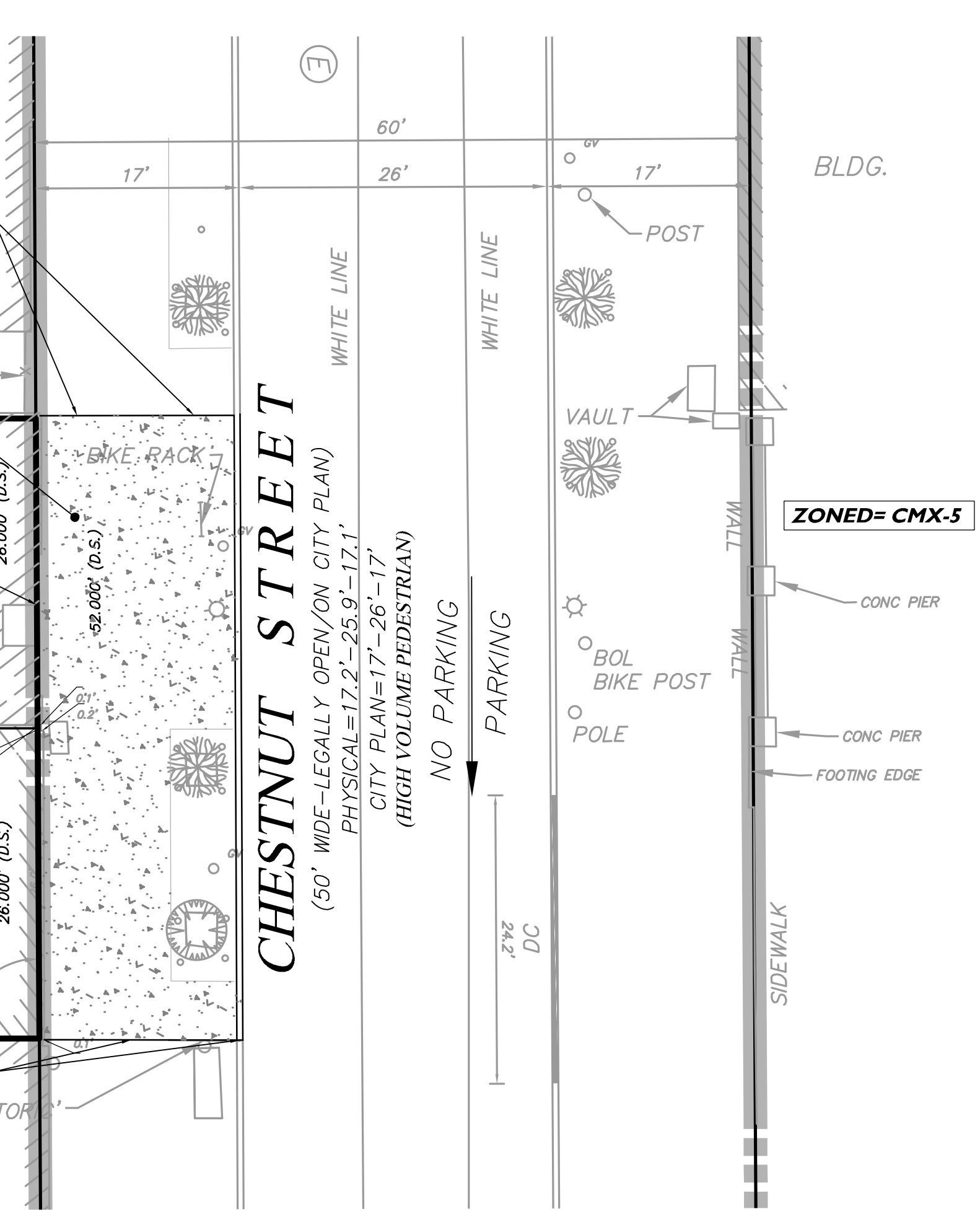
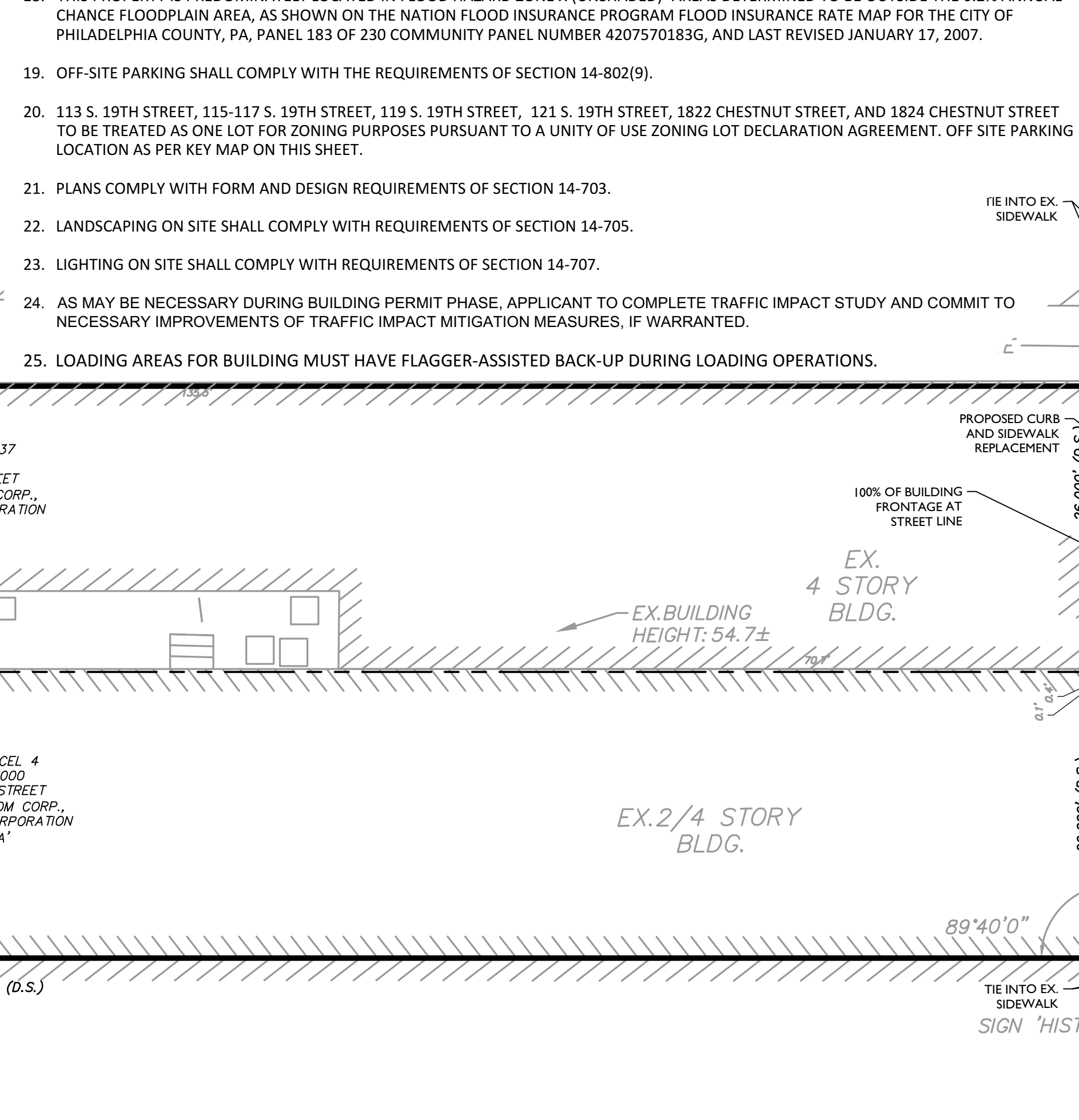
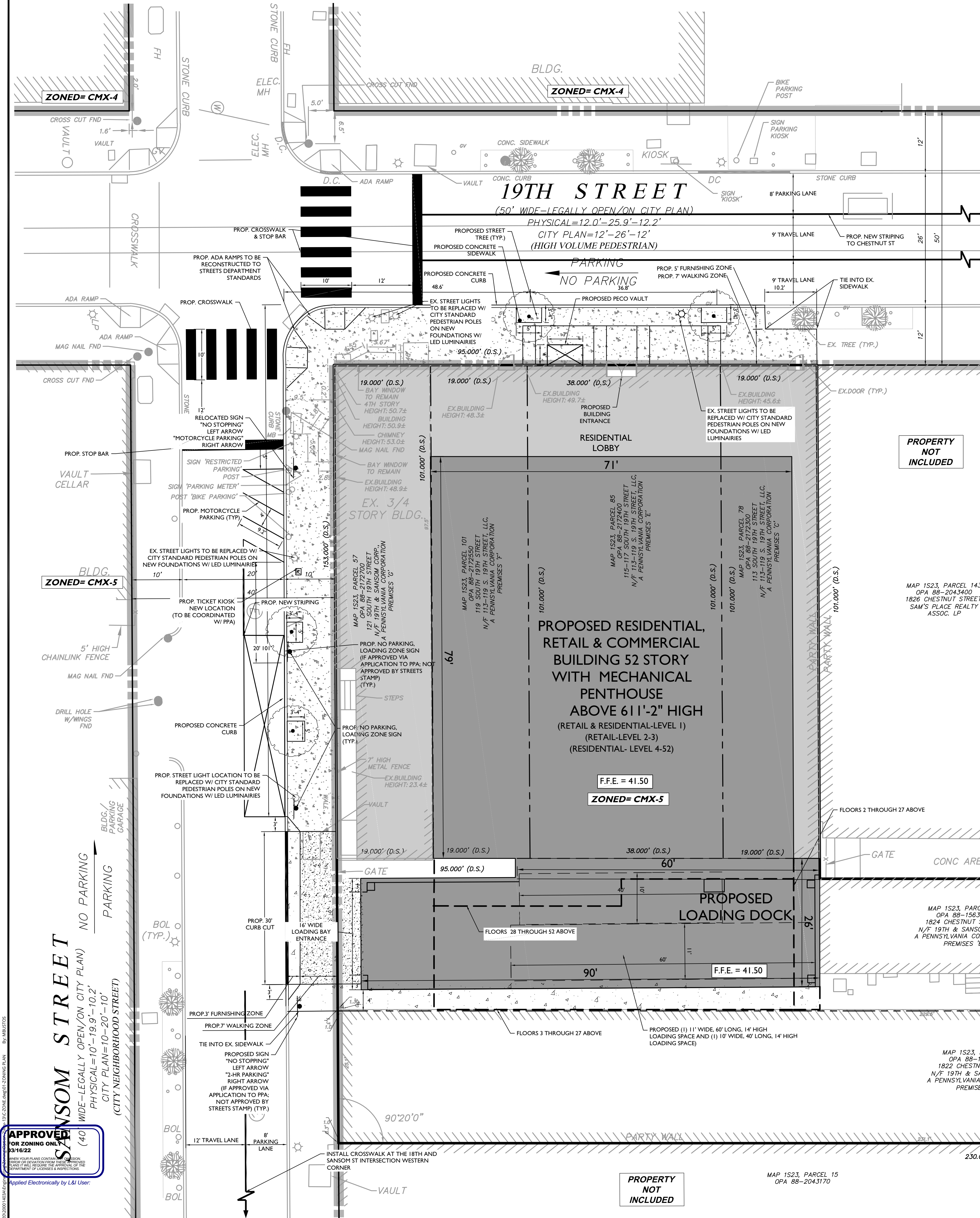
LOCATION MAP
SCALE: 1" = 400'



OFF-SITE PARKING KEY MAP
SCALE: 1" = 400'

EXISTING		PROPOSED	
---	RIGHT OF WAY LINE	---	RIGHT OF WAY LINE
---	PROPERTY LINE	---	PROPERTY LINE
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CURB	---	CURB
---	DEPRESSED CURB	---	DEPRESSED CURB
---	SIDEWALK	---	SIDEWALK
---	FENCES	---	FENCES
---	TREE	---	TREE
---	ROADWAY SIGNS	---	ROADWAY SIGNS
---	ZONING BOUNDARY LINE	---	ZONING BOUNDARY LINE
---	BUILDING AREA	---	BUILDING AREA

ROW LOG #: 2020-9351



Engineering & Design

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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	04/29/21	REVISED COMMENTS	MAB	MAB
2	06/22/21	REVISED COMMENTS	MAB	MAB
3	08/03/21	REVISED COMMENTS	MAB	MAB

RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN

FOR

19S PARTNERS LLC & CHES 18 PARTNERS, LLC

RESIDENTIAL AND COMMERCIAL DEVELOPMENT

113-121 S. 19TH ST & 1822-24 CHESTNUT STREET, PHILADELPHIA, PA 19103

ROW LOG #2020-9351

PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.3021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/04/20	TP	RC

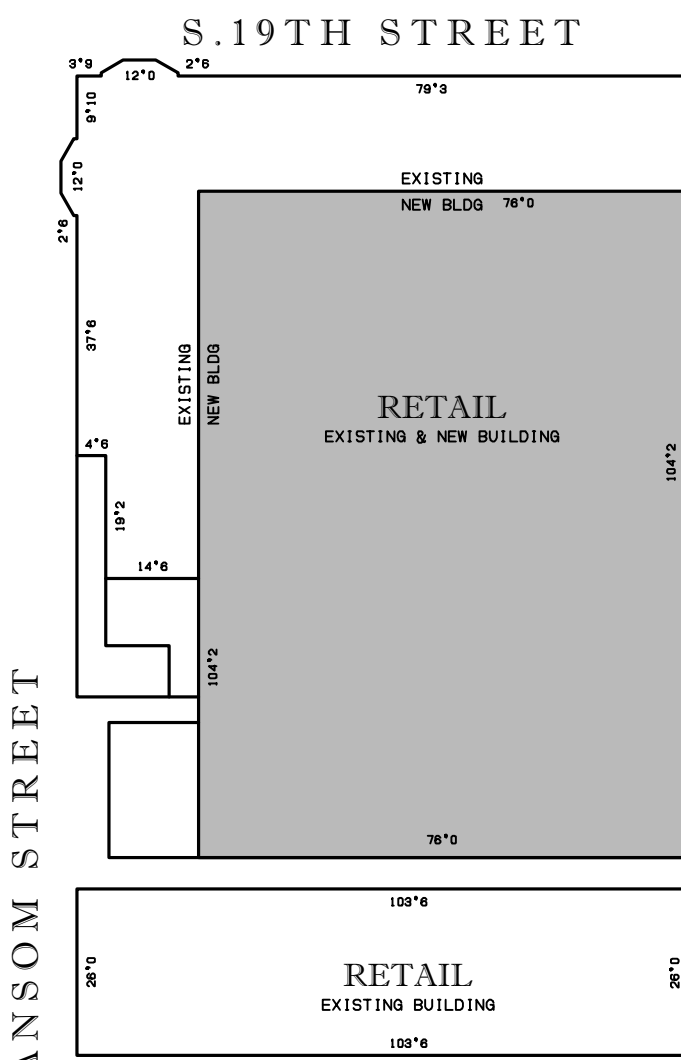
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20001403A	C-ZONE

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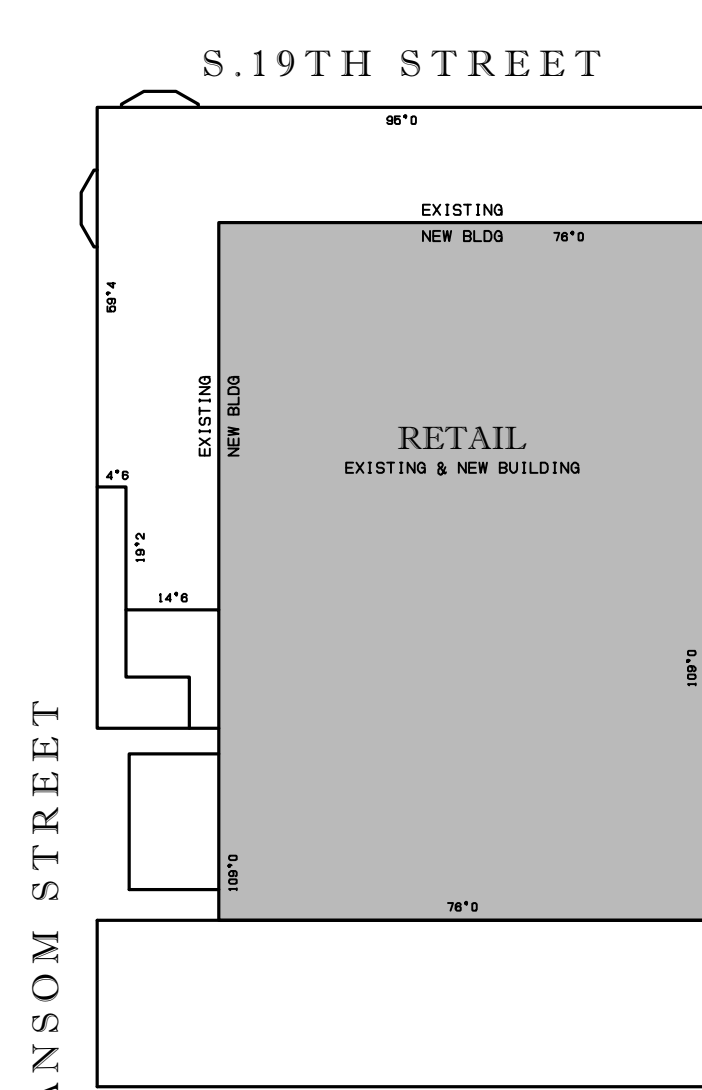
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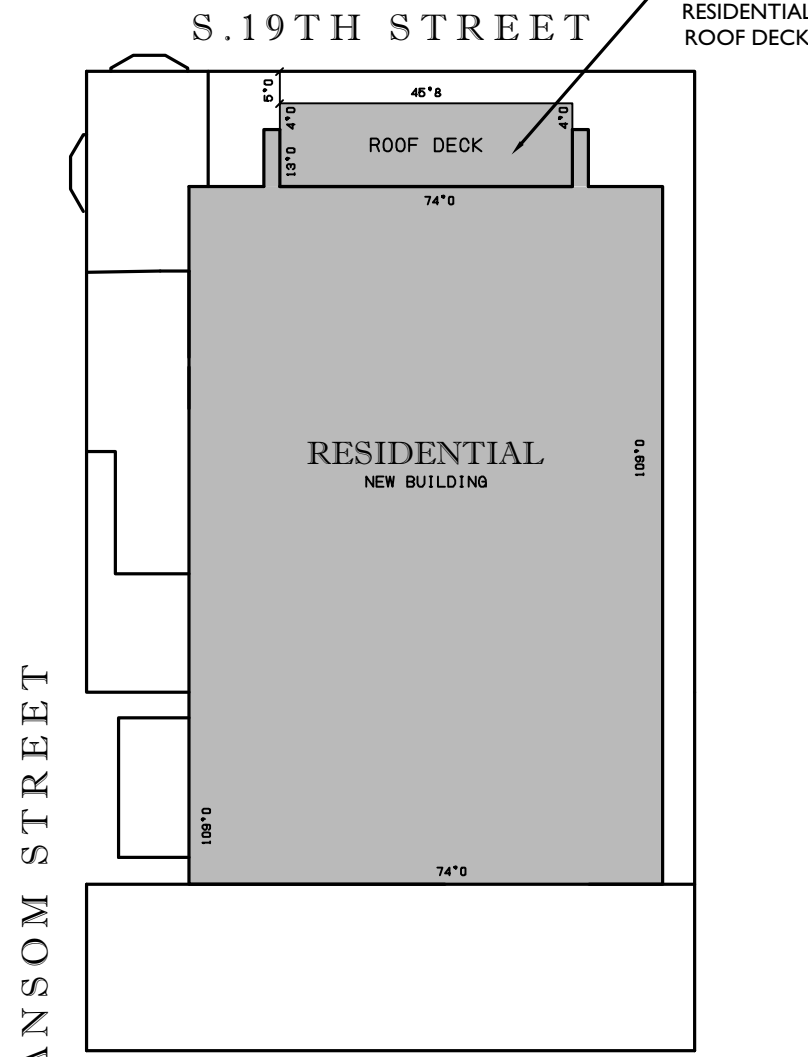
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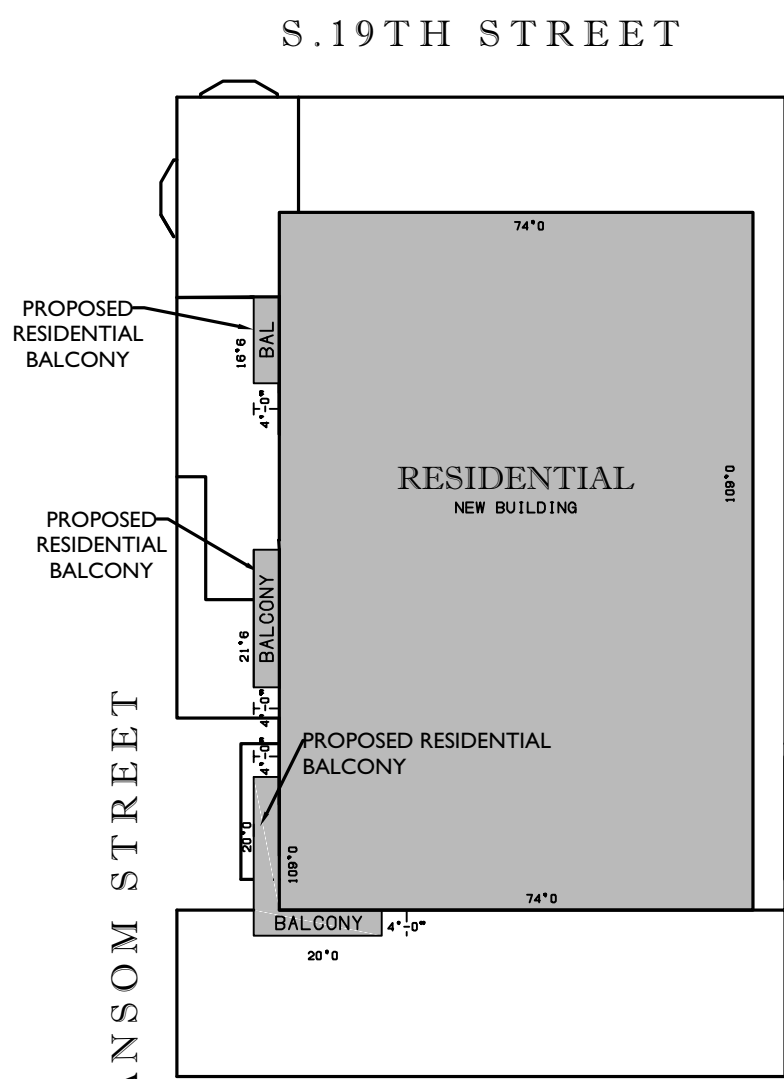
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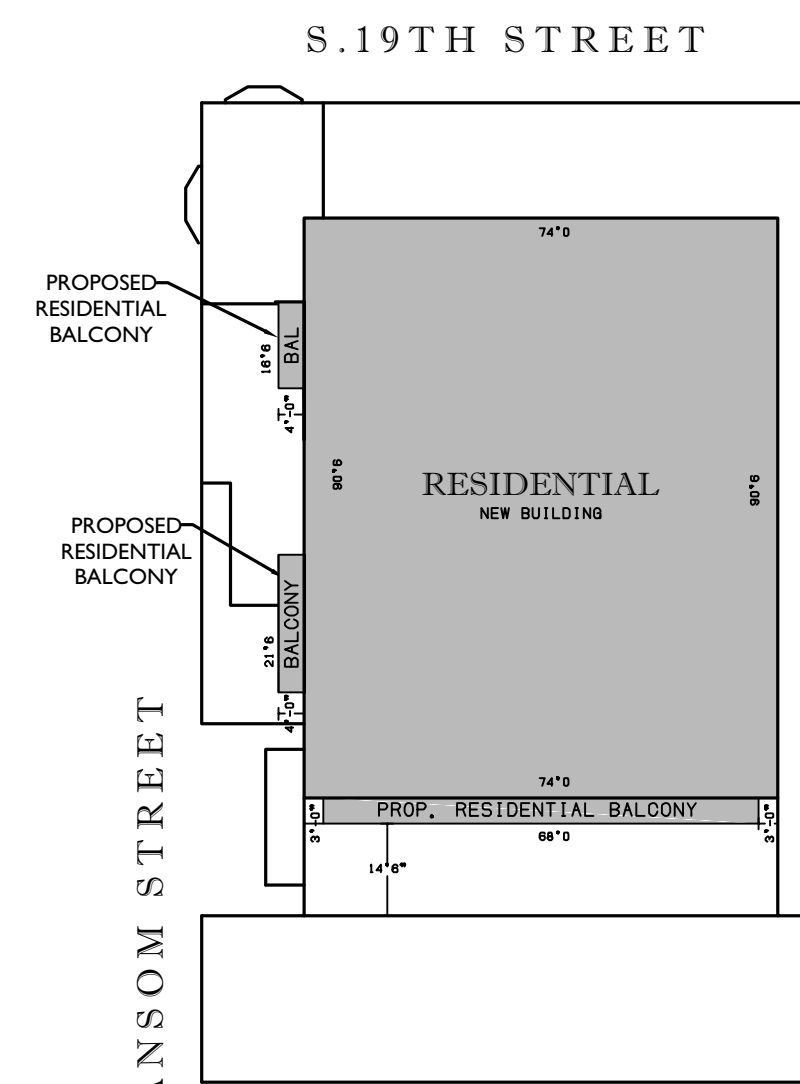
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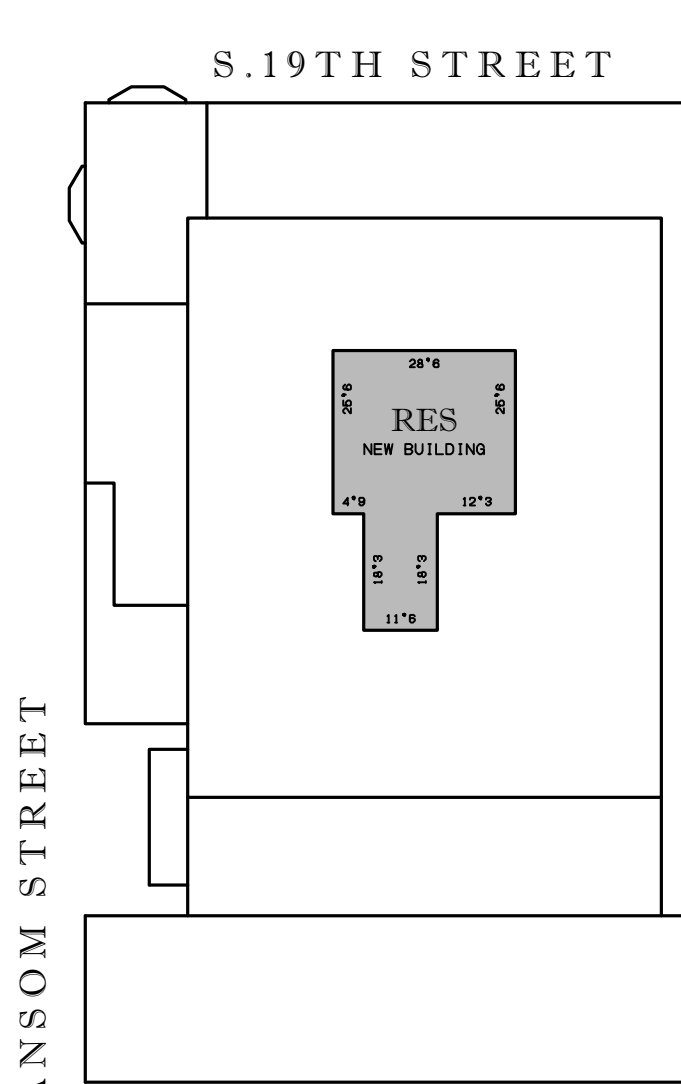
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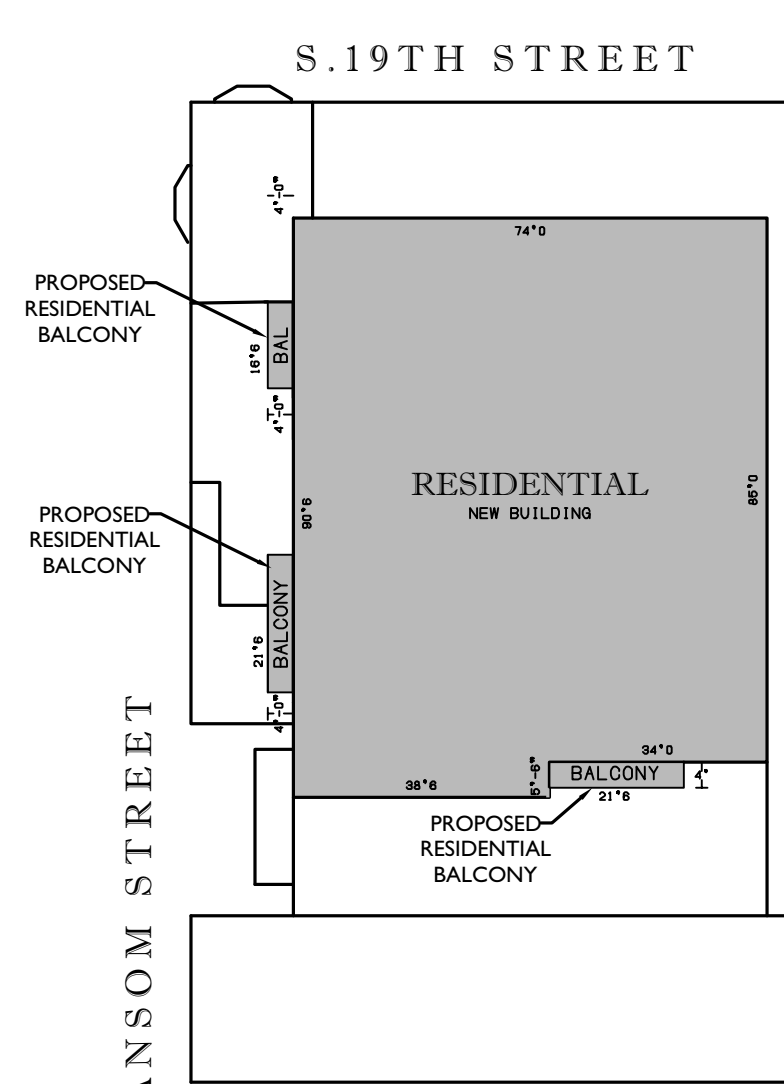
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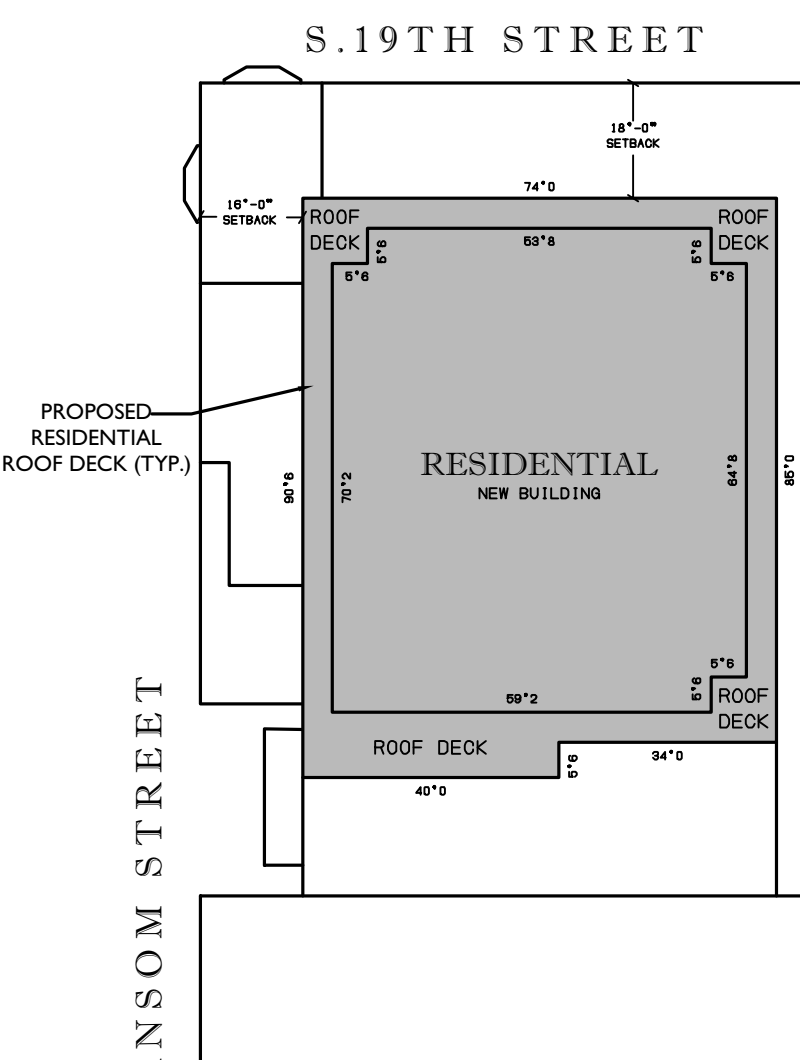
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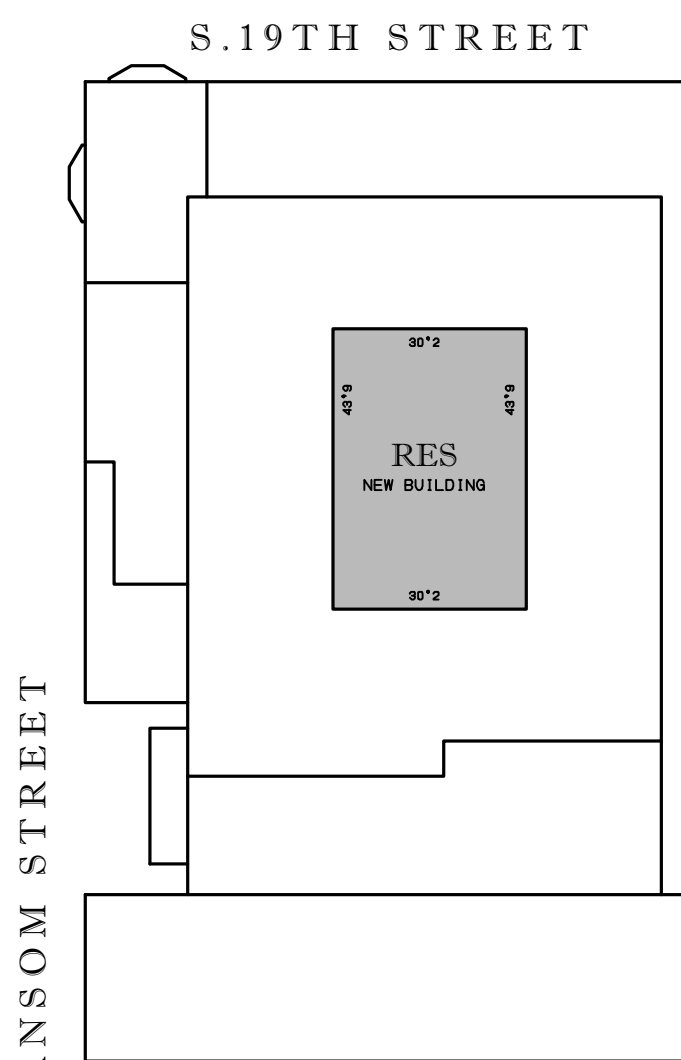
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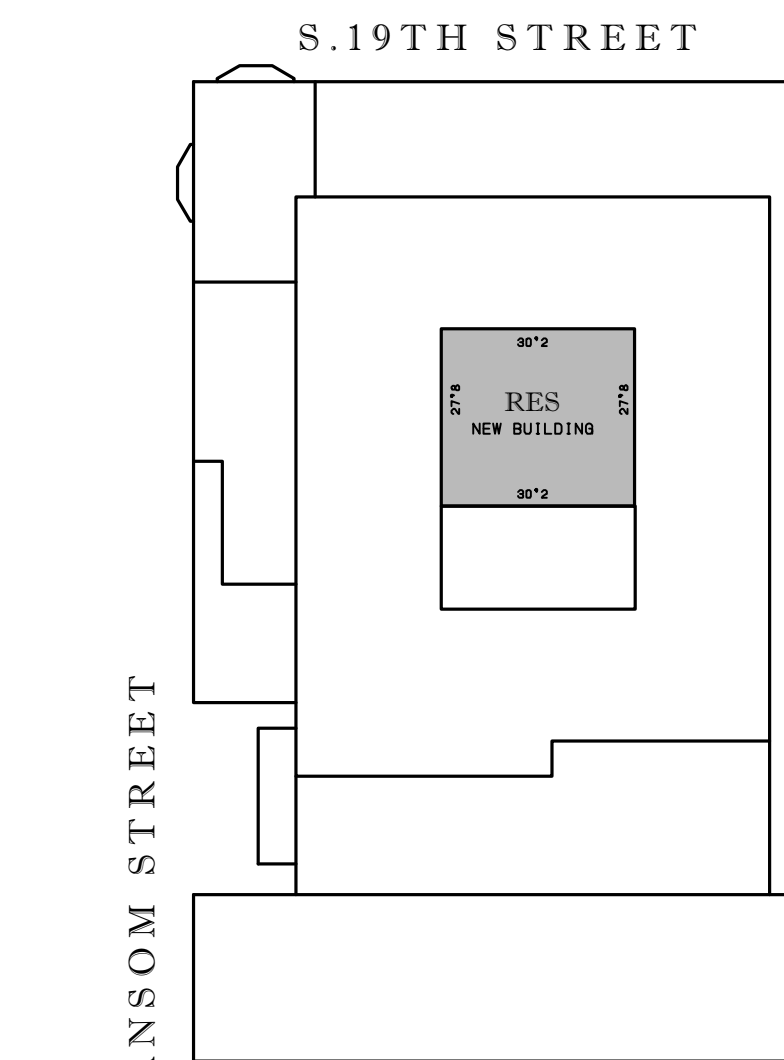
Floor 30-51



Floor 52



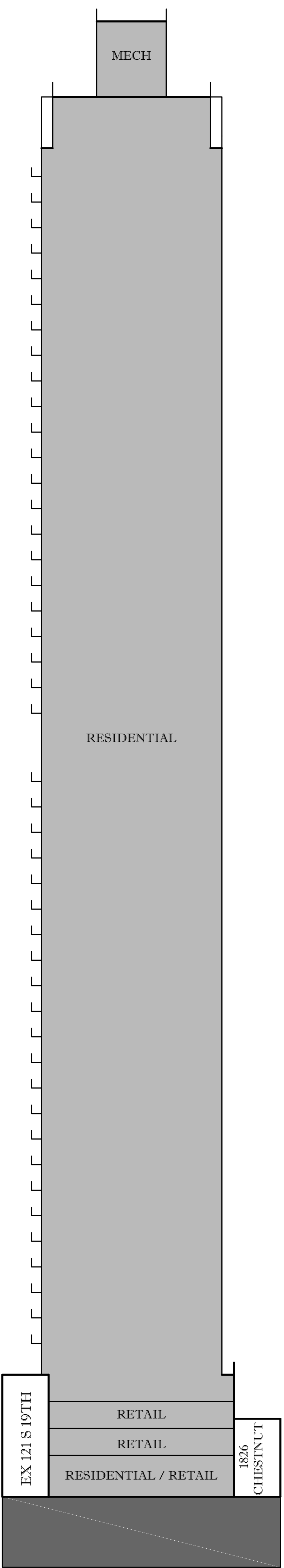
Floor 53/Mech



Floor 54/MECH

NOTE TO STREETS DEPARTMENT: GROUND FLOOR OF PLANS IDENTICAL TO PREVIOUSLY APPROVED PLANS FOR ZP-2020-002127 / ROW LOG #2020-9351 HXC

- PARAMET EL. 611'2 +
- ROOF EL. 608'2 +
- 54TH FLOOR EL. 586'2 +
- PARAPET EL. 580'1 +
- 53RD FLOOR EL. 575'1 +
- PARAPET EL. 559'1 +
- 52ND FLOOR EL. 554'1 +
- 51ST FLOOR EL. 542'5 +
- 50TH FLOOR EL. 531'11 +
- 49TH FLOOR EL. 521'5 +
- 48TH FLOOR EL. 510'11 +
- 47TH FLOOR EL. 500'5 +
- 46TH FLOOR EL. 489'11 +
- 45TH FLOOR EL. 479'5 +
- 44TH FLOOR EL. 468'11 +
- 43RD FLOOR EL. 458'5 +
- 42ND FLOOR EL. 447'11 +
- 41ST FLOOR EL. 437'5 +
- 40TH FLOOR EL. 426'11 +
- 39TH FLOOR EL. 416'5 +
- 38TH FLOOR EL. 405'11 +
- 37TH FLOOR EL. 395'5 +
- 36TH FLOOR EL. 384'11 +
- 35TH FLOOR EL. 374'5 +
- 34TH FLOOR EL. 363'11 +
- 33RD FLOOR EL. 353'5 +
- 32ND FLOOR EL. 342'11 +
- 31ST FLOOR EL. 332'5 +
- 30TH FLOOR EL. 321'11 +
- 29TH FLOOR EL. 308'2 +
- 28TH FLOOR EL. 299'11 +
- 27TH FLOOR EL. 289'5 +
- 26TH FLOOR EL. 272'11 +
- 25TH FLOOR EL. 262'5 +
- 24TH FLOOR EL. 251'11 +
- 23RD FLOOR EL. 241'5 +
- 22ND FLOOR EL. 230'11 +
- 21ST FLOOR EL. 220'5 +
- 20TH FLOOR EL. 209'11 +
- 19TH FLOOR EL. 209'5 +
- 18TH FLOOR EL. 188'11 +
- 17TH FLOOR EL. 178'5 +
- 16TH FLOOR EL. 167'11 +
- 15TH FLOOR EL. 157'5 +
- 14TH FLOOR EL. 146'11 +
- 13TH FLOOR EL. 136'5 +
- 12TH FLOOR EL. 125'11 +
- 11TH FLOOR EL. 115'5 +
- 10TH FLOOR EL. 104'11 +
- 9TH FLOOR EL. 94'5 +
- 8TH FLOOR EL. 83'11 +
- 7TH FLOOR EL. 73'5 +
- 6TH FLOOR EL. 62'11 +
- PARAPET EL. 55'1 +
- 5TH FLOOR EL. 50'1 +
- 4TH FLOOR EL. 39'0 +
- 3RD FLOOR EL. 28'0 +
- 2ND FLOOR EL. 17'0 +
- LOBBY GROUND FLOOR EL. 0'0 +



BUILDING SECTION LOOKING WEST

BUILDING SECTION LOOKING WEST

N.T.S.

FLOOR PLATES

SCALE: N.T.S.

APPROVED FOR ZONING ONLY
03/16/22

Applied Electronically by L&J User:

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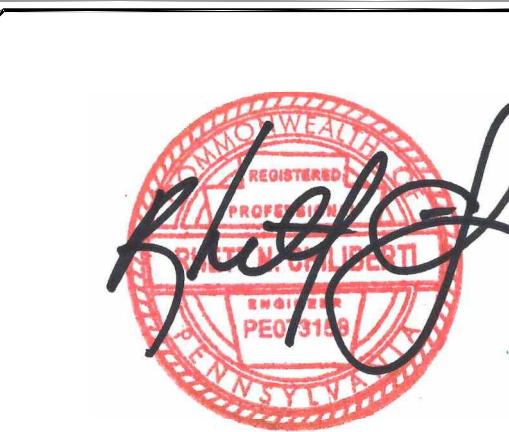
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RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN
FOR
19S PARTNERS LLC & CHES 18 PARTNERS, LLC

RESIDENTIAL AND COMMERCIAL DEVELOPMENT
113-121 S. 19TH ST & 1822-24 CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

PHILADELPHIA
2 Penn Center, Suite 222
1500 Park Boulevard
Philadelphia, PA, 19102
Phone: 215.861.5021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE: AS SHOWN
DATE: 06/04/20
PROJECT NUMBER: 20001403A
DRAWING NAME: C-ZONE

SHEET TITLE:
FLOOR PLATES & PARKING DIAGRAM

SHEET NUMBER:
2 of 2

Zoning Permit

Permit Number ZP-2021-002518

LOCATION OF WORK 115 S 19TH ST, Philadelphia, PA 19103-4905	PERMIT FEE \$2,104.00	DATE ISSUED 5/12/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5, CMX5, CMX5, CMX5, CMX5	

PERMIT HOLDER 19TH & SANSOM CORP	115 S 19TH ST PHILADELPHIA, PA 19103-
-------------------------------------	---------------------------------------

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR NEW CONSTRUCTION (ADDITION) OF AN ATTACHED BUILDING WITH RESIDENTIAL ROOF DECK AT THE 5TH AND 52ND FLOORS, 113 S. 19TH ST., 115-117 S. 19TH ST., 119 S. 19TH ST., 121 S. 19TH ST., 1822 CHESNUT ST., AND 1824 CHESNUT ST. PURSUANT TO A UNITY OF USE AGREEMENT AND UTILIZATION OF MIXED INCOME BONUS. SIZE AND LOCATION PER APPROVED PLAN. NO SIGNS ON THIS APPLICATION.

APPROVED USE(S) Residential - Household Living - Multi-Family
--

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(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.

Zoning Permit

Permit Number ZP-2021-002518

AMENDED AS OF 9.12.2024:

FOR A REDUCTION IN STRUCTURE HEIGHT & NUMBER OF STORIES, CHANGES TO BULKING & MASSING, AND A RECONFIGURATION OF RESIDENTIAL BALCONIES & ROOF DECKS.



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

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Zoning Permit

Permit Number ZP-2021-002518

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

115 S 19TH ST, Philadelphia, PA 19103-4905
121 S 19TH ST, Philadelphia, PA 19103-4905
1821 SANSOM ST, Philadelphia, PA 19103-4904
1822 CHESTNUT ST, Philadelphia, PA 19103-4902
1824 CHESTNUT ST, Philadelphia, PA 19103-4902

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TWO HUNDRED AND THIRTY-SIX (236) DWELLING UNITS) WITH SEVENTY-ONE (71) OFF-SITE PARKING SPACES LOCATED AT 112 S. 19TH ST. (DOCUMENTED UNDER PERMIT ZP-2020-009392), EIGHTY-THREE (83) BICYCLE PARKING SPACES, AND TWO (2) LOADING SPACES; VACANT COMMERCIAL SPACES ON PORTIONS OF 1ST, 2ND, AND 3RD FLOORS (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY). AMENDED AS OF 3.16.2022: FOR MINOR CHANGES OF FLOORS SETBACKS, AND THE CORRECTION OF THE NUMBER OF DWELLING UNITS. AMENDED AS OF 5.26.2023: FOR INCREASE IN THE: NUMBER OF DWELLING UNITS TO TWO HUNDRED SIXTY-EIGHT (268) DWELLING UNITS, EIGHTY-ONE (81) OFF-SITE PARKING SPACES LOCATED AT 112 S. 19TH ST. (DOCUMENTED UNDER PERMIT ZP-2023-005052), AND NINETY (90) BICYCLE PARKING SPACES. NO CHANGES TO THE BULK, MASS, HEIGHT, OR FLOOR AREA OF THE BUILDING. ALL PER THE AMENDED PLAN. AMENDED AS OF 6.1.2023; TO CORRECT THE PERMIT LANGUAGE FOR THE RIGHT NUMBER OF BICYCLE SPACES: FOR TWO HUNDRED SIXTY-EIGHT (268) DWELLING UNITS, EIGHTY-ONE (81) OFF-SITE PARKING SPACES LOCATED AT 112 S. 19TH ST. (DOCUMENTED UNDER PERMIT ZP-2023-005052), AND NINETY-FOUR (94) BICYCLE PARKING SPACES. NO CHANGES TO THE BULK, MASS, HEIGHT, OR FLOOR AREA OF THE BUILDING. ALL PER THE AMENDED PLAN. AMENDED AS OF 7.11.2023; TO DOCUMENT CORRECT NUMBER OF DWELLING UNITS: FOR TWO HUNDRED SEVENTY (270) DWELLING UNITS, EIGHTY-ONE (81) OFF-SITE PARKING SPACES LOCATED AT 112 S. 19TH ST. (DOCUMENTED UNDER PERMIT ZP-2023-005052), AND NINETY-FOUR (94) BICYCLE PARKING SPACES. NO CHANGES TO THE BULK, MASS, HEIGHT, OR FLOOR AREA OF THE BUILDING. ALL PER THE AMENDED PLAN. AMENDED AS OF 9.12.2024: FOR A NEW TOTAL OF TWO HUNDRED FIFTY-THREE (253) DWELLING UNITS WITH EIGHTY-NINE (89) BICYCLE PARKING SPACES. NO CHANGE TO PREVIOUSLY APPROVED EIGHTY-ONE (81) OFF-SITE PARKING SPACES FOR A RELOCATION OF THE PREVIOUSLY APPROVED TWO (2) OFF-STREET LOADING SPACES. AMENDED AS OF 3.07.2025: FOR AN INCREASE IN THE TOTAL NUMBER OF DWELLING UNITS TO TWO HUNDRED SIXTY FIVE (265) AND AN INCREASE IN ACCESSORY CLASS 1A BICYCLE PARKING SPACES TO NINETY THREE (93). NO OTHER CHANGES TO PRIOR APPROVALS THIS AMENDMENT.

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.

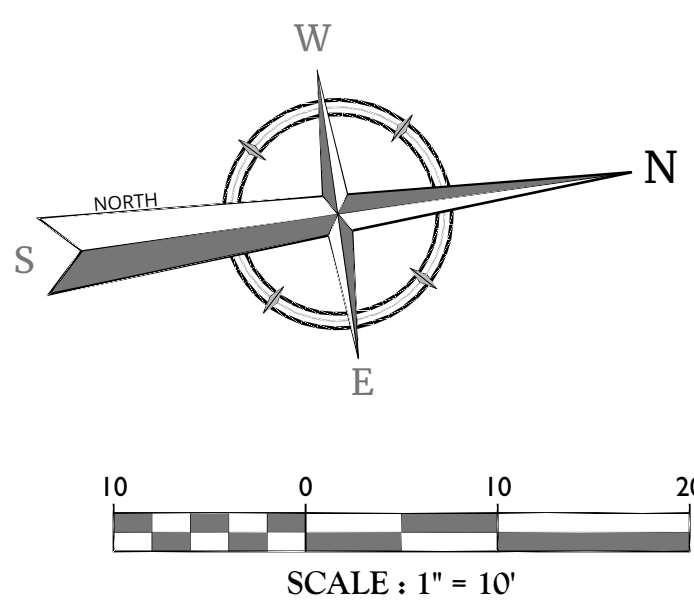


Zoning Permit

Permit Number ZP-2021-002518



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.



NOTE TO STREETS DEPARTMENT: GROUND FLOOR OF PLANS IDENTICAL TO PREVIOUSLY APPROVED PLANS FOR ZP-2020-002127 / ROW LOG #2020-9351 HXC

GENERAL NOTES:

- THIS PLAN REFERENCES A PLAN BY:
 - SURVEY: MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD
PHILADELPHIA, PA 19103
ALTA/ACSM LAND TITLE SURVEY. FILE 20001403A
06-23-15
 - EQUITABLE OWNER: 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
110 S. 19TH STREET, SUITE 300
PHILADELPHIA, PA 19103
 - SITE DATA: 113 S. 19TH STREET OPA# 88-2-1723-06 1822 CHESTNUT STREET OPA# 88-1563000
115-117 S. 19TH STREET OPA# 88-2-1725-50 1824 CHESTNUT STREET OPA# 88-1563500
119 S. 19TH STREET OPA# 88-2-1725-50
121 S. 19TH STREET OPA# 88-2-1277-00
- ZONING DATA: ZONED: CMX-5 CENTER CITY CORE COMMERCIAL MIXED USE

AREAS AND DIMENSIONS	REQUIRED	PROVIDED
MIN. LOT AREA:	N/A	21,555 SF (6 LOTS) (0.494 AC) U.S.S.
	N/A	21,462 SF (0.492 AC) P.D.S.

RESIDENTIAL GFA (NEW CONSTRUCTION)	NO LIMIT	305,634 SF
RESIDENTIAL GFA (EXIST. BUILDING)	NO LIMIT	16,296 SF
RETAIL GFA (EXISTING BUILDING)	NO LIMIT	20,201 SF
RETAIL GFA (NEW CONSTRUCTION)	NO LIMIT	9,979 SF

FLOOR AREA RATIO:	257,544 SF (1,200%)	321,930 SF (1,500%) [1] 321,930 SF (1,500%)*
3.0 FAR MIXED-INCOME HOUSING BONUS (MODERATE INCOME)		

MIN. LOT WIDTH:	N/A	N/A
FRONT YARD SETBACK:	N/A	0 FT
SIDE YARD SETBACK:	0 FT	0 FT
REAR YARD SETBACK:	N/A	0 FT
MAX. HEIGHT:	NO LIMIT	611'-2" FT

BULK & MASSING CONTROLS	OPTION A OR B UP TO 65': 98.72% 75% MAX COVERAGE UP TO 300': 42.54%	OPTION B UP TO 65': 98.72% UP TO 300': 42.54% UP TO 500': 32.42%
-------------------------	--	---

VEHICLE PARKING SPACES:	REQUIRED	PROPOSED
PARKING SPACES	81	81**

[1] MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 21,462 SQ. FT. LOT AREA X 3.0 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 64,386 SQ. FT. BONUS FLOOR AREA; 64,386 SQ. FT. X \$25 (MODERATE INCOME FACTOR) = \$1,609,650

* CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-202 (4)

** 0.3 VEHICLE PARKING SPACES PER RESIDENTIAL DWELLING UNIT (268 PROPOSED UNITS) SPACES TO BE PROVIDED OFF SITE IN ACCORDANCE WITH SECTION 14-802(9) - THE OFFSITE PARKING FACILITY IS LOCATED AT 121 S. 19TH STREET WITH A TOTAL TRAVEL DISTANCE OF 647 FEET.

6. BICYCLE PARKING: (CLASS 1A ON ACCESSIBLE ROUTE)		
RESIDENTIAL: (1/2 OF 268 PROPOSED UNITS)	90 SPACES	90 SPACES
OTHER USES: (7,501-20,000 SF)	2 SPACES	2 SPACES
OTHER USES: (OVER 20,000 SF, 1/10,000 SF)	2 SPACES	2 SPACES
TOTAL:	94 SPACES	94 SPACES

7. LOADING REQUIREMENTS:		
RESIDENTIAL: 200,001-500,000 SF	2 SPACES	2 SPACES
RETAIL USE <40,000 SF	0 SPACES	0 SPACES
TOTAL:	2 SPACES	2 SPACES

8. MASER CONSULTING, INC BUSINESS PRIVILEGE NUMBER IS 305518.

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

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

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

12. PLAN PREPARED AS PER INSTRUCTIONS OF 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC

13. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.

14. TRASH PICK UP WILL BE VIA A PRIVATE HAULER.

15. BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.

16. PWD ERS TRACKING NUMBER: FY21-KEAN-6080-01

17. EXISTING CONCRETE CURB AND SIDEWALK ALONG 19TH STREET AND SANSON STREET TO BE REPLACED AS SHOWN ON THE PLAN.

18. THIS PROPERTY IS PREDOMINATELY LOCATED IN FLOOD HAZARD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, AS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 42075701839, AND LAST REVISED JANUARY 17, 2007.

19. OFF-SITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 14-802(9).

20. 113 S. 19TH STREET, 115-117 S. 19TH STREET, 119 S. 19TH STREET, 121 S. 19TH STREET, 1822 CHESTNUT STREET, AND 1824 CHESTNUT STREET TO BE TREATED AS ONE LOT FOR ZONING PURPOSES PURSUANT TO A UNITY OF USE ZONING LOT DECLARATION AGREEMENT. OFF SITE PARKING LOCATION AS PER KEY MAP ON THIS SHEET.

21. PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-703.

22. LANDSCAPING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-705.

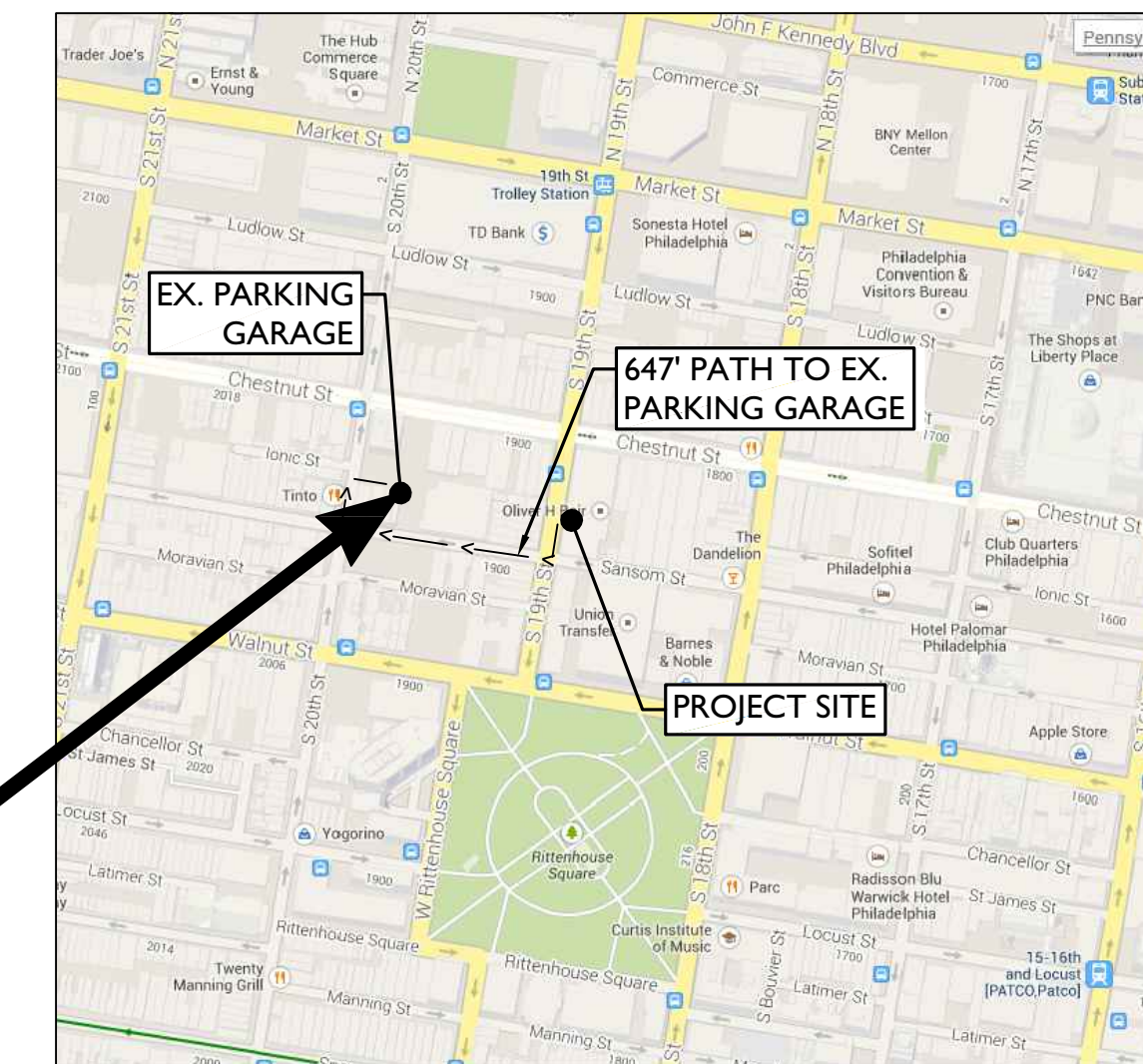
23. LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.

24. AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES, IF WARRANTED.

25. LOADING AREAS FOR BUILDING MUST HAVE FLAGGER-ASSISTED BACK-UP DURING LOADING OPERATIONS.



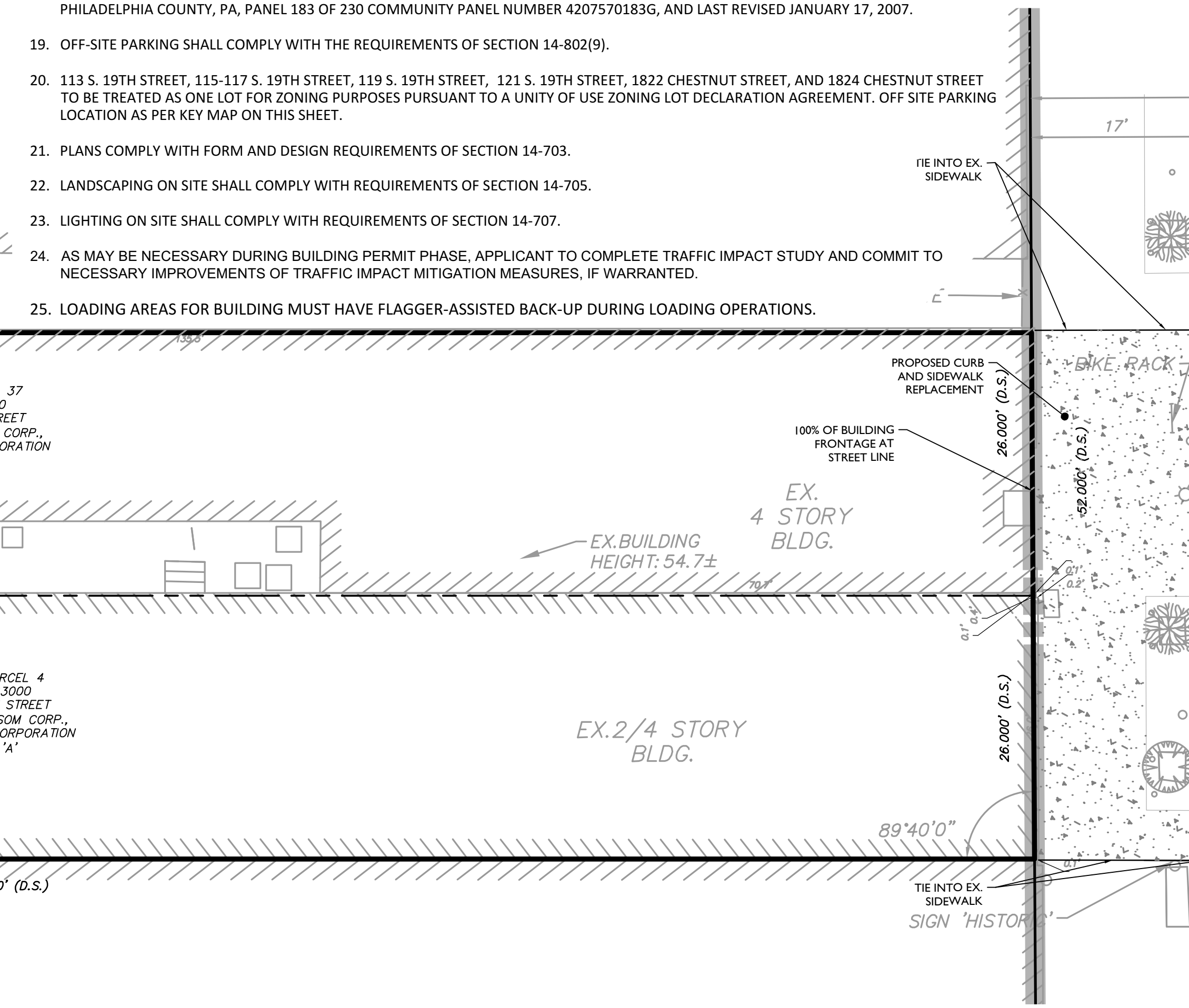
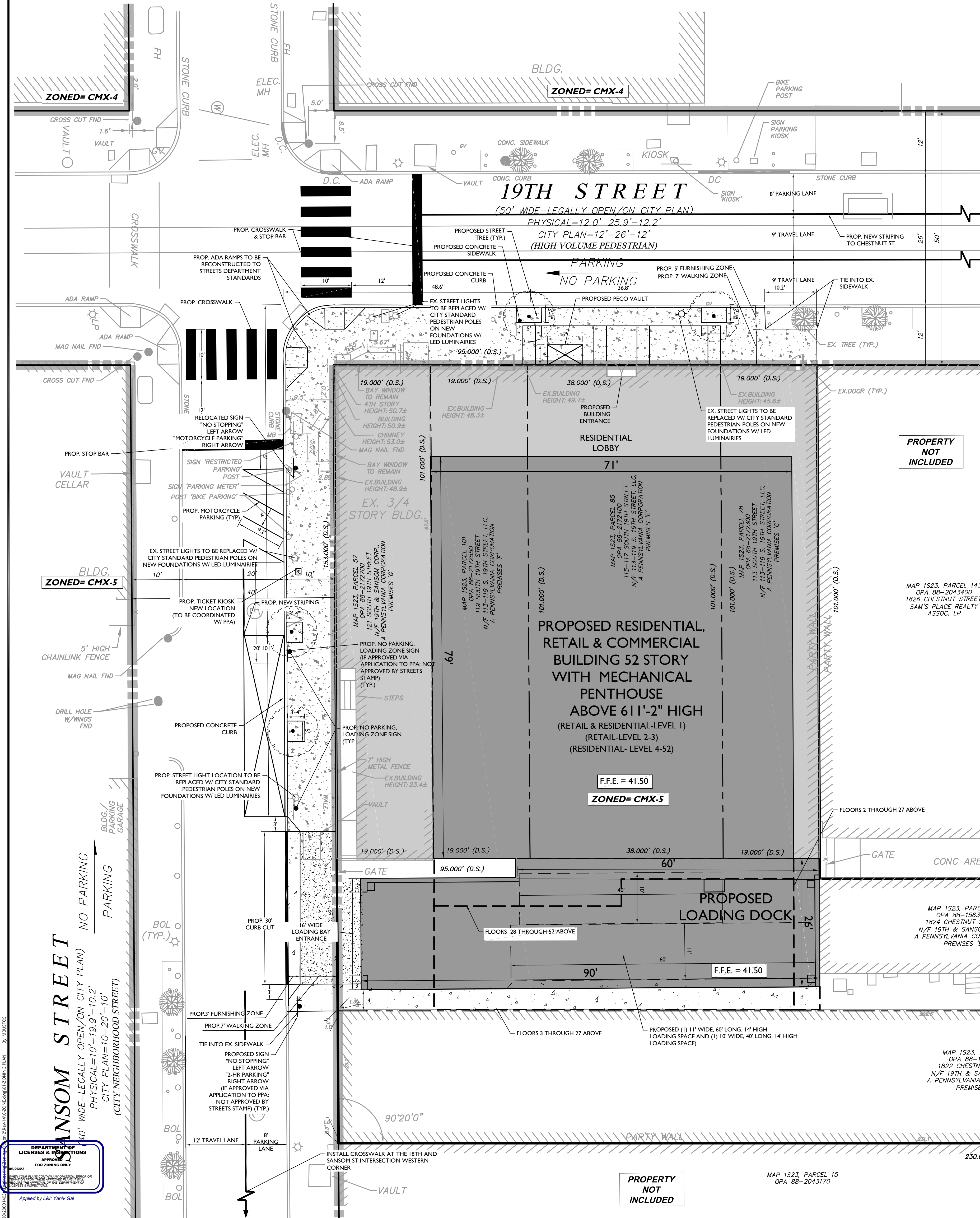
LOCATION MAP
SCALE: 1" = 400'



OFF-SITE PARKING KEY MAP
SCALE: 1" = 400'

EXISTING		PROPOSED	
---	RIGHT OF WAY LINE	---	RIGHT OF WAY LINE
---	PROPERTY LINE	---	PROPERTY LINE
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CURB	---	CURB
---	DEPRESSED CURB	---	DEPRESSED CURB
---	SIDEWALK	---	SIDEWALK
---	FENCES	---	FENCES
---	TREE	---	TREE
---	ROADWAY SIGNS	---	ROADWAY SIGNS
---	ZONING BOUNDARY LINE	---	ZONING BOUNDARY LINE
---	BUILDING AREA	---	BUILDING AREA

ROW LOG #: 2020-9351



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REV	DATE	DESCRIPTION	DRAWN BY	CHECKED BY
1	04/20/20	REVISED COMMENTS	MB	MB
2	04/20/20	REVISED COMMENTS	MB	MB
3	04/20/20	REVISED COMMENTS	MB	MB
4	04/20/20	REVISED COMMENTS	MB	MB
5	04/20/20	REVISED COMMENTS	MB	MB
6	04/20/20	REVISED COMMENTS	MB	MB
7	04/20/20	REVISED COMMENTS	MB	MB
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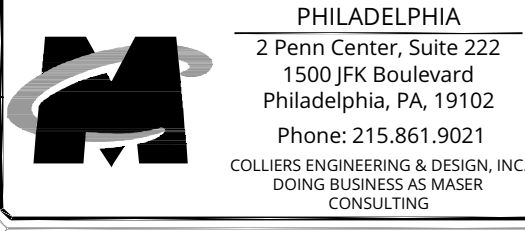


RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN

FOR
19S PARTNERS
LLC & CHES 18
PARTNERS, LLC

RESIDENTIAL AND
COMMERCIAL
DEVELOPMENT
113-121 S. 19TH ST & 1822-24
CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

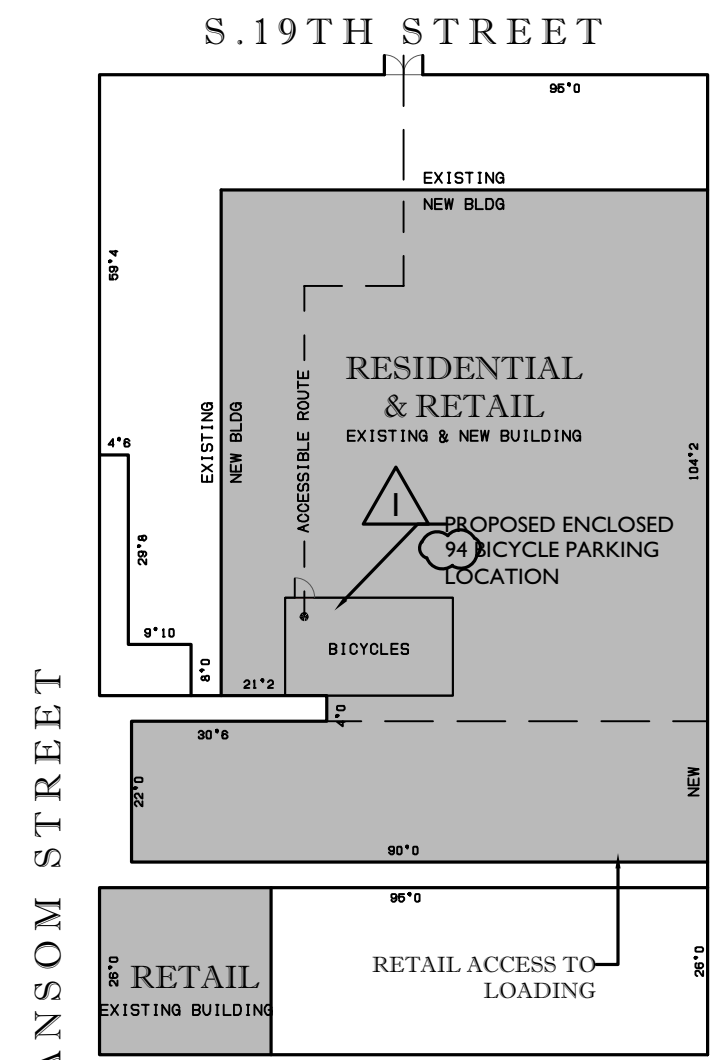


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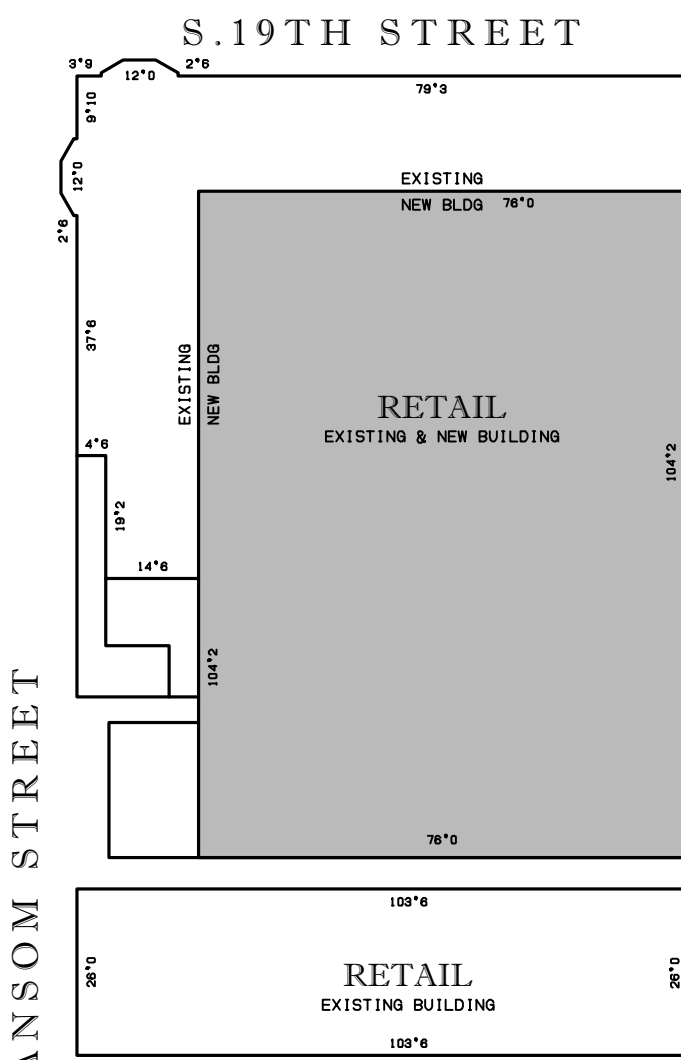
ZONING PLAN

SHEET NUMBER
1 of 2

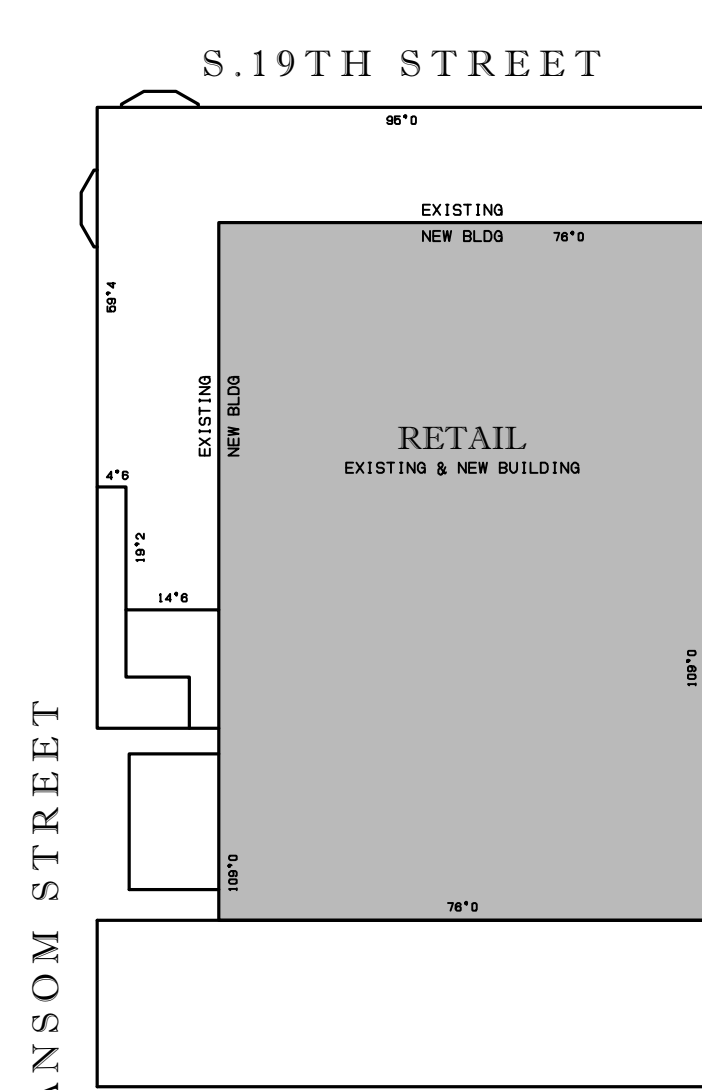
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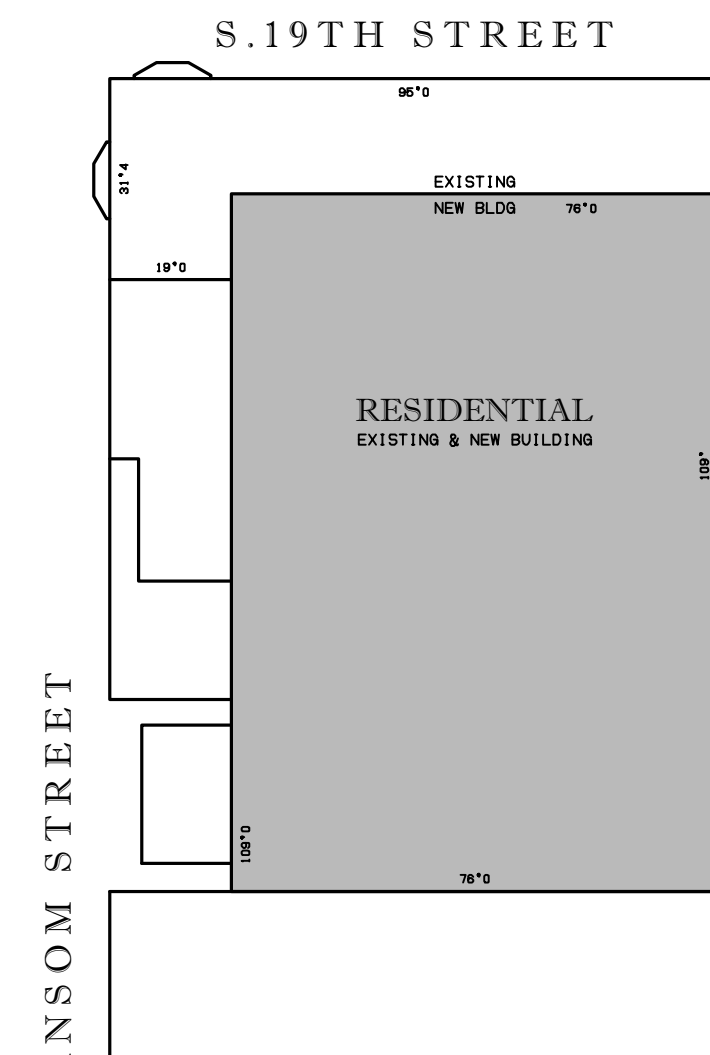
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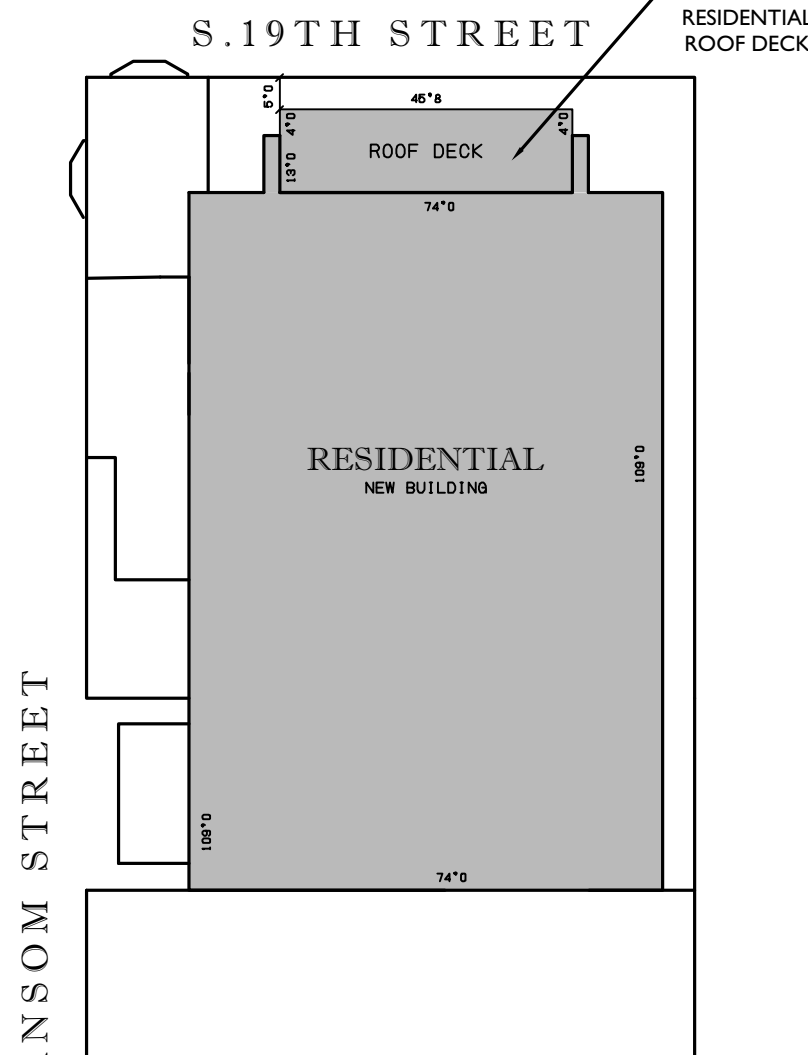
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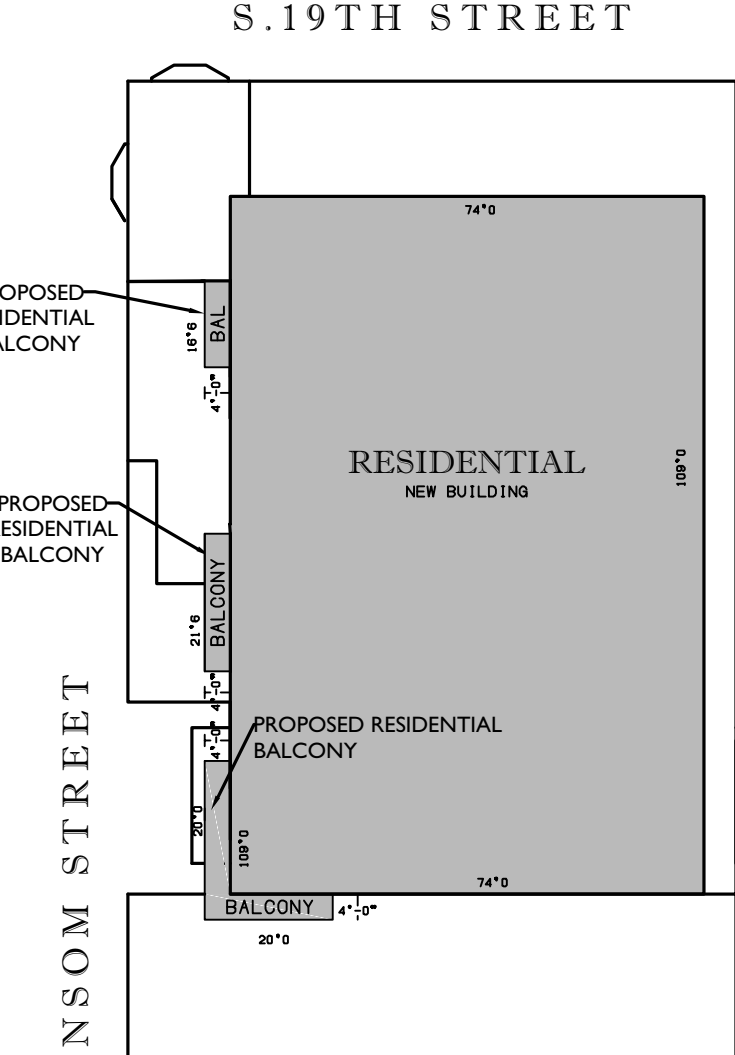
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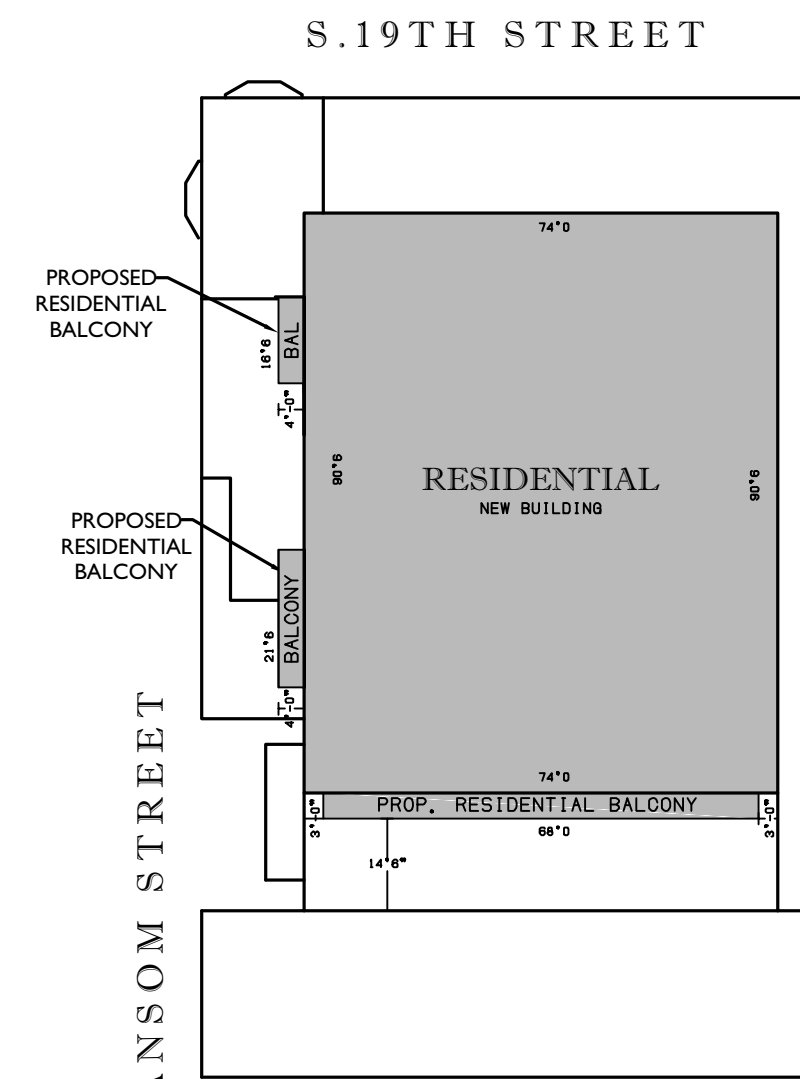
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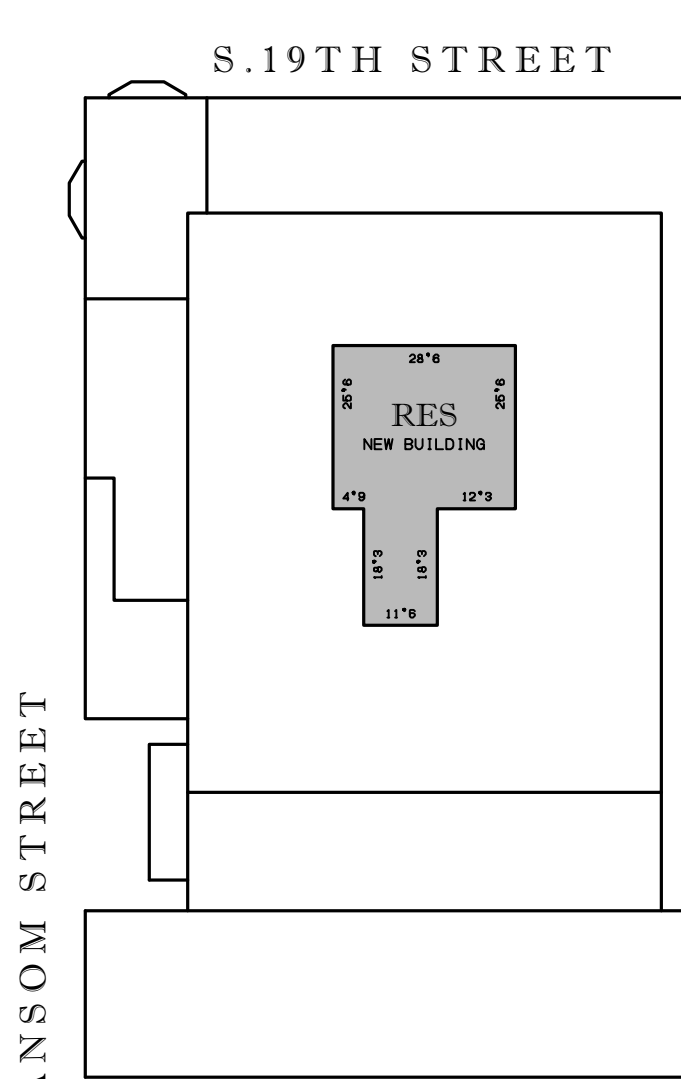
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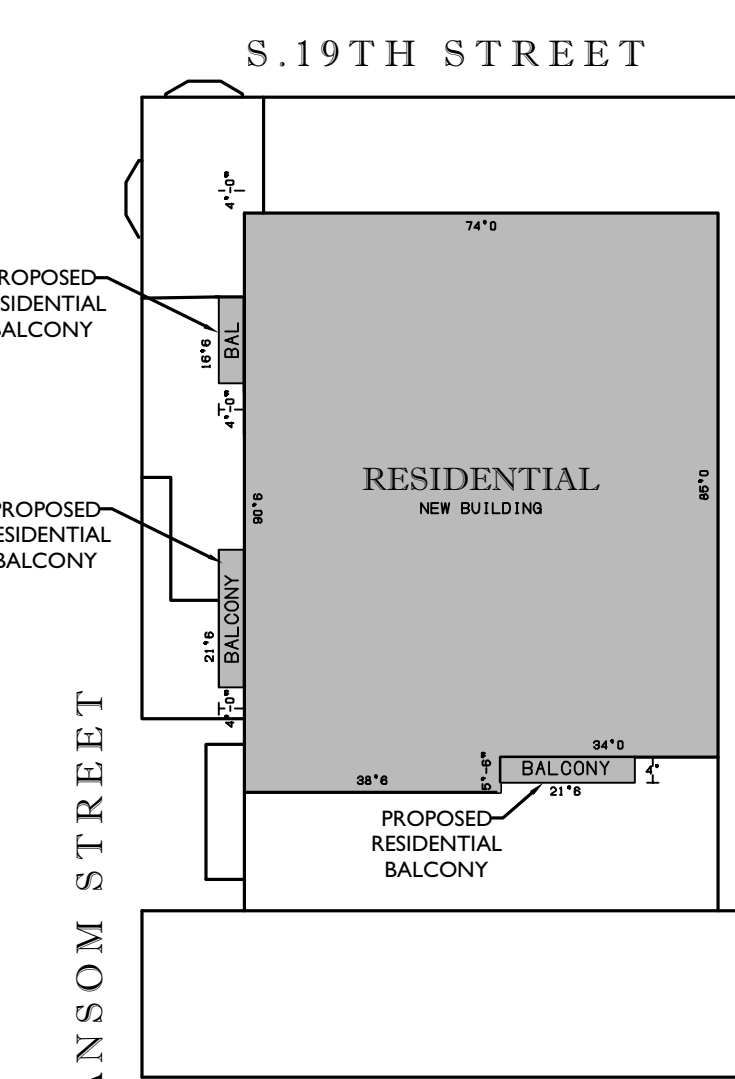
Floor 6-27



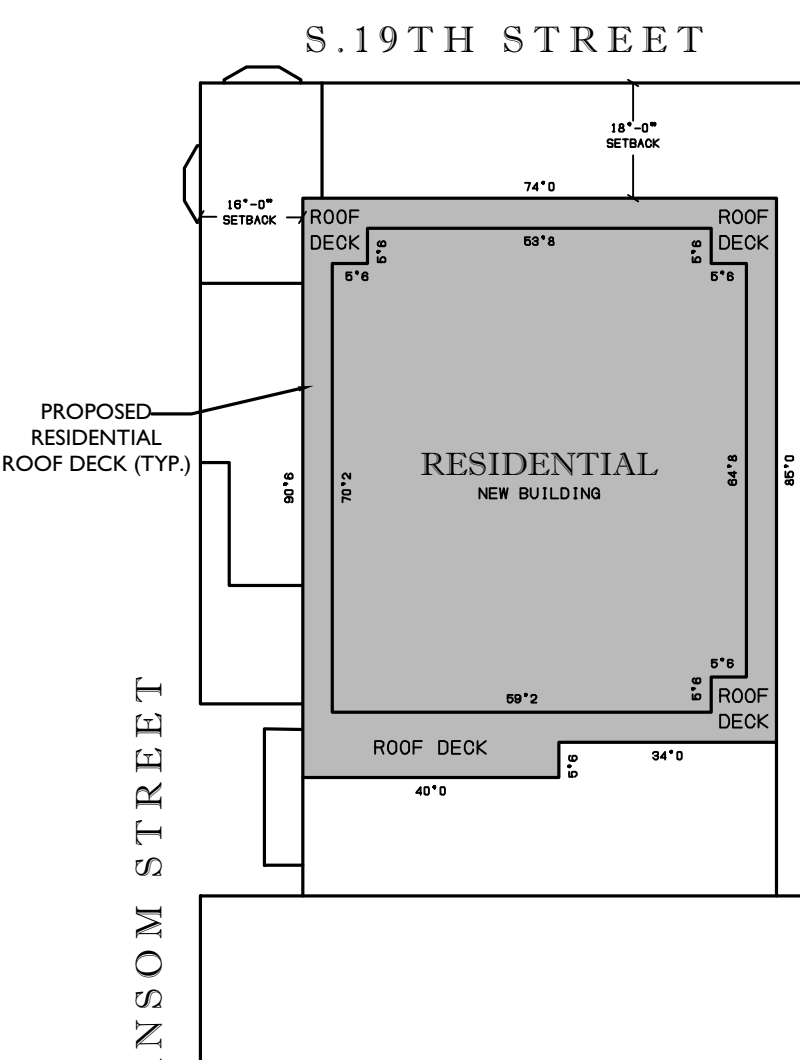
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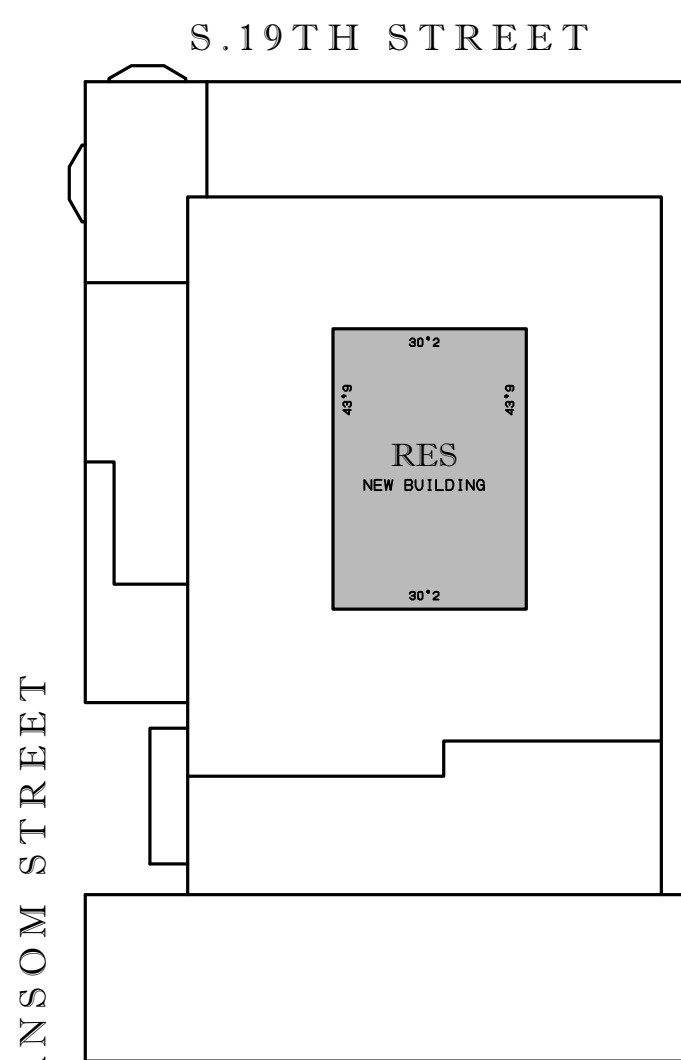
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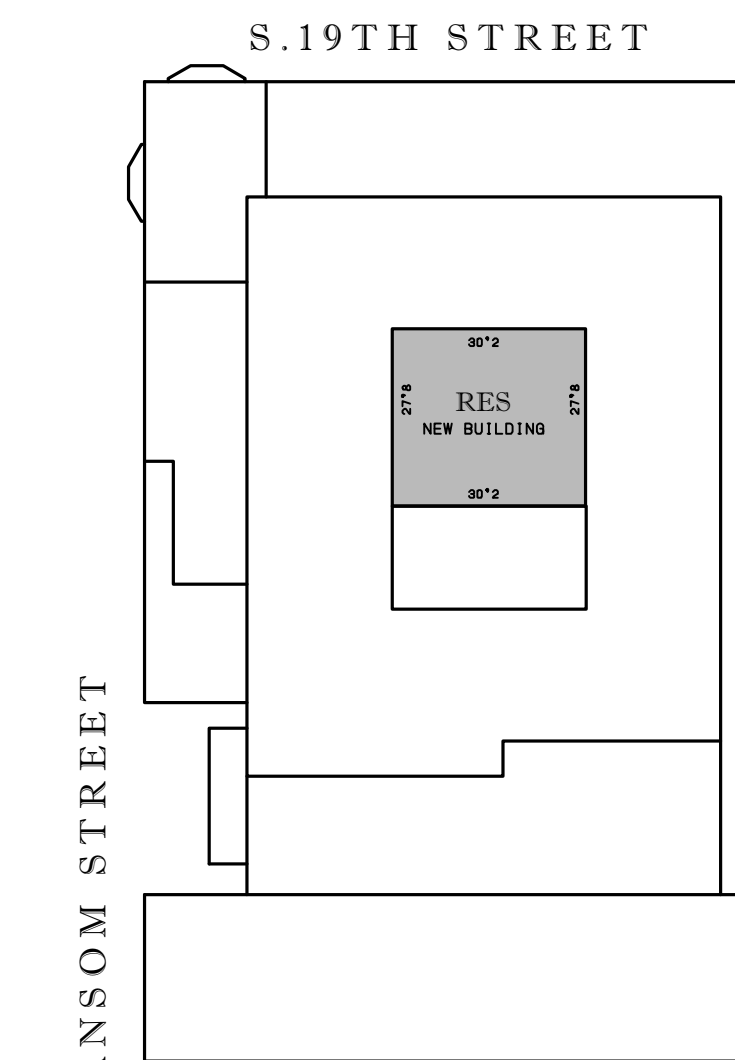
Floor 30-51



Floor 52



Floor 53/Mech



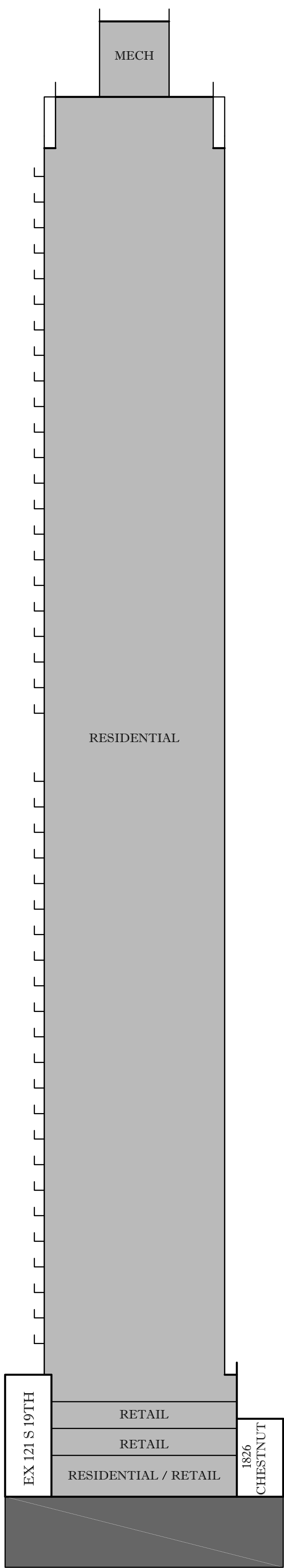
Floor 54/MECH

FLOOR PLATES

SCALE: N.T.S.

NOTE TO STREETS DEPARTMENT: GROUND FLOOR OF PLANS IDENTICAL TO PREVIOUSLY APPROVED PLANS FOR ZP-2020-002127 / ROW LOG #2020-9351 HXC

- PARAMET EL. 611'2 +
- ROOF EL. 606'2 +
- 54TH FLOOR EL. 566'2 +
- PARAPET EL. 560'1 +
- 53RD FLOOR EL. 575'1 +
- PARAPET EL. 559'1 +
- 52ND FLOOR EL. 554'1 +
- 51ST FLOOR EL. 542'5 +
- 50TH FLOOR EL. 531'11 +
- 49TH FLOOR EL. 521'5 +
- 48TH FLOOR EL. 510'11 +
- 47TH FLOOR EL. 500'5 +
- 46TH FLOOR EL. 489'11 +
- 45TH FLOOR EL. 479'5 +
- 44TH FLOOR EL. 468'11 +
- 43RD FLOOR EL. 458'5 +
- 42ND FLOOR EL. 447'11 +
- 41ST FLOOR EL. 437'5 +
- 40TH FLOOR EL. 426'11 +
- 39TH FLOOR EL. 416'5 +
- 38TH FLOOR EL. 405'11 +
- 37TH FLOOR EL. 395'5 +
- 36TH FLOOR EL. 384'11 +
- 35TH FLOOR EL. 374'5 +
- 34TH FLOOR EL. 363'11 +
- 33RD FLOOR EL. 353'5 +
- 32ND FLOOR EL. 342'11 +
- 31ST FLOOR EL. 332'5 +
- 30TH FLOOR EL. 321'11 +
- 29TH FLOOR EL. 308'2 +
- 28TH FLOOR EL. 293'11 +
- 27TH FLOOR EL. 283'5 +
- 26TH FLOOR EL. 272'11 +
- 25TH FLOOR EL. 262'5 +
- 24TH FLOOR EL. 251'11 +
- 23RD FLOOR EL. 241'5 +
- 22ND FLOOR EL. 230'11 +
- 21ST FLOOR EL. 220'5 +
- 20TH FLOOR EL. 209'11 +
- 19TH FLOOR EL. 209'5 +
- 18TH FLOOR EL. 188'11 +
- 17TH FLOOR EL. 178'5 +
- 16TH FLOOR EL. 167'11 +
- 15TH FLOOR EL. 157'5 +
- 14TH FLOOR EL. 146'11 +
- 13TH FLOOR EL. 136'5 +
- 12TH FLOOR EL. 125'11 +
- 11TH FLOOR EL. 115'5 +
- 10TH FLOOR EL. 104'11 +
- 9TH FLOOR EL. 94'5 +
- 8TH FLOOR EL. 83'11 +
- 7TH FLOOR EL. 73'5 +
- 6TH FLOOR EL. 62'11 +
- PARAPET EL. 55'1 +
- 5TH FLOOR EL. 50'1 +
- 4TH FLOOR EL. 39'0 +
- 3RD FLOOR EL. 28'0 +
- 2ND FLOOR EL. 17'0 +
- LOBBY GROUND FLOOR EL. 0'0 +



BUILDING SECTION LOOKING WEST

BUILDING SECTION LOOKING WEST

N.T.S.

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2	05/27/21	REVIEW COMMENTS	MAB		
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10	05/27/21	REVIEW COMMENTS	MAB		

REV	DATE	DESCRIPTION	BY	CHK	APP
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8	05/27/21	REVIEW COMMENTS	MAB		
9	05/27/21	REVIEW COMMENTS	MAB		
10	05/27/21	REVIEW COMMENTS	MAB		



RHETT N. CHILIBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL
ENGINEER - LICENSE NUMBER: PE73158

ZONING PLAN

FOR
19S PARTNERS
LLC & CHES 18
PARTNERS, LLC

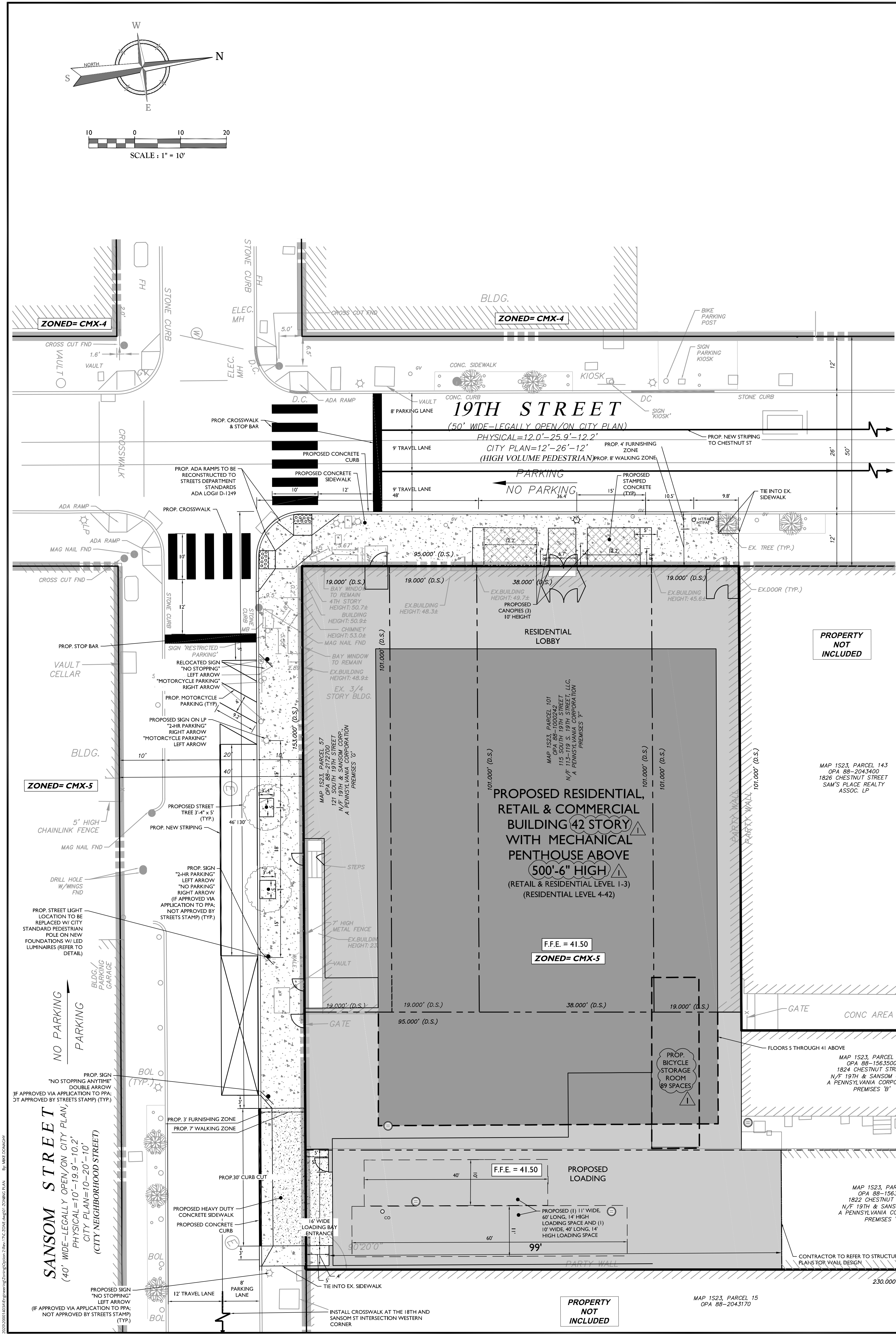
RESIDENTIAL AND
COMMERCIAL
DEVELOPMENT
113-121 S. 19TH ST & 1822-24
CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

PHILADELPHIA
2 Penn Center, Suite 222
1500 Park Boulevard
Philadelphia, PA, 19102
Phone: 215.861.5021
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER
CONSULTING

SCALE: AS SHOWN
DATE: 05/04/20
PROJECT NUMBER: 200014033A
DRAWING NAME: C-ZONE

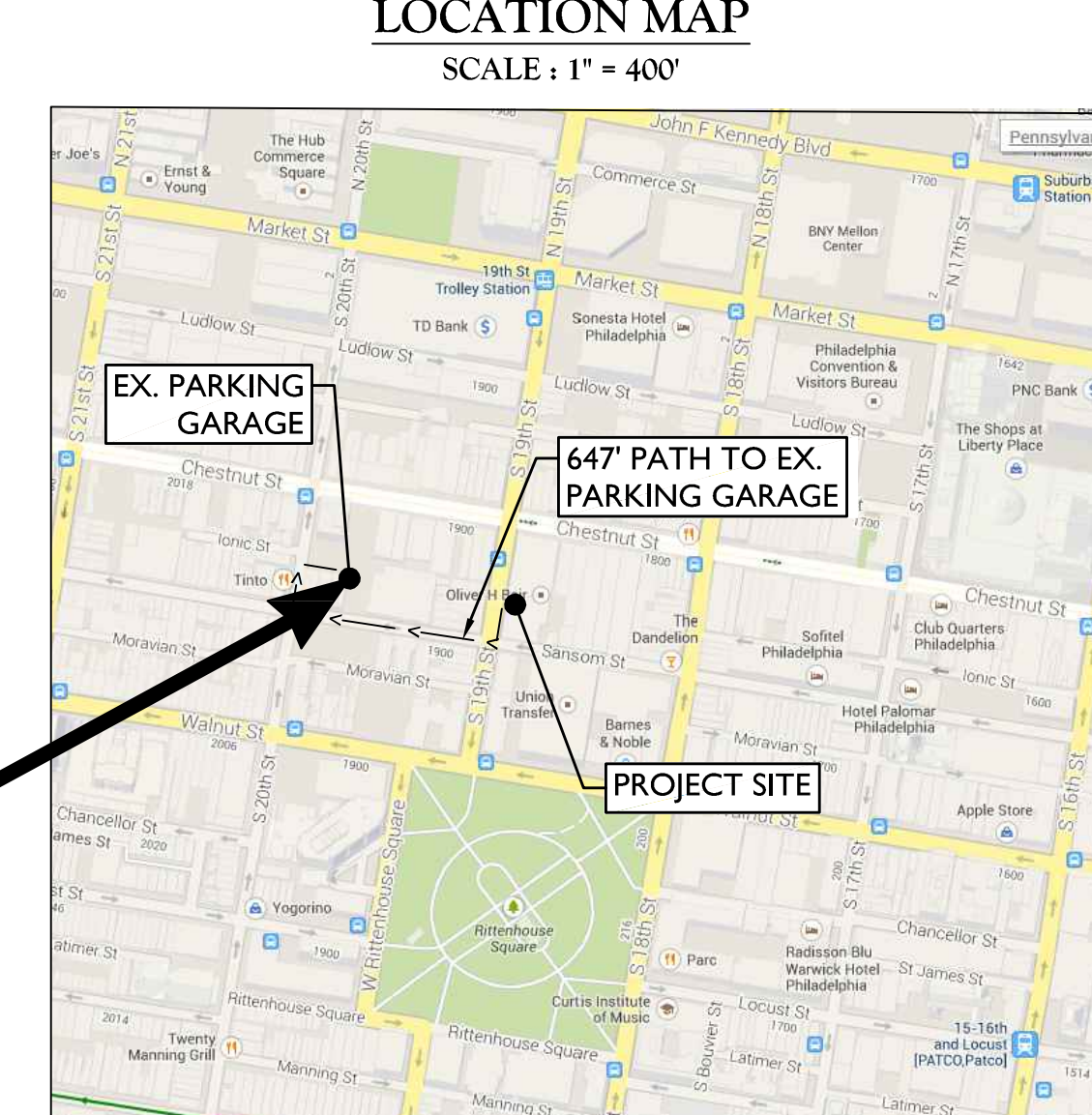
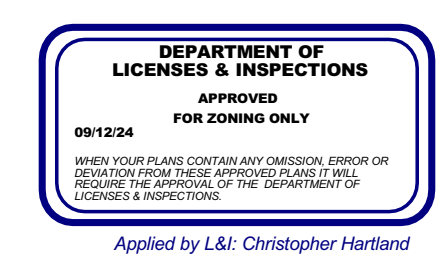
SHEET TITLE:
FLOOR PLATES &
PARKING DIAGRAM

SHEET NUMBER:
2 of 2



GENERAL NOTES:

- THIS PLAN REFERENCES A PLAN BY:
 - SURVEY: MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD
PHILADELPHIA, PA 19103
ALTA/ACSM LAND TITLE SURVEY. FILE 20001403A
DATE: 06-23-15
 - OWNER: 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
110 S. 19TH STREET, SUITE 300
PHILADELPHIA, PA 19103
 - SITE DATA: 1822 CHESTNUT STREET
OPA# 88-1000240
1821 SANSOM STREET
OPA# 88-1000270
1824 CHESTNUT STREET
OPA# 88-1000241
115 S. 19TH STREET
(F/K/A 113-119 S. 19TH)
OPA# 88-1000242
121 S. 19TH STREET
OPA# 88-2-1277-00
- ZONING DATA: ZONED: CMX-5 CENTER CITY CORE COMMERCIAL MIXED USE
AREAS AND DIMENSIONS
MIN. LOT AREA:
GFA (NEW CONSTRUCTION)
GFA (EXIST. BUILDING)
GFA (TOTAL)
FLOOR AREA RATIO:
3.0 FAR MIXED-INCOME HOUSING BONUS(1)
TOTAL FAR
MIN. LOT WIDTH:
FRONT YARD SETBACK:
SIDE YARD SETBACK:
REAR YARD SETBACK:
MAX. HEIGHT:
BULK & MASSING CONTROLS
VEHICLE PARKING SPACES:
PARKING SPACES
[1] MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 21,462 SQ. FT. LOT AREA X 3.0 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 64,386 SQ. FT. BONUS FLOOR AREA; 64,386 SQ. FT. X 525 (MODERATE INCOME FACTOR) = \$1,609,650
* CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-202 (4)
** 0.3 VEHICLE PARKING SPACES PER RESIDENTIAL DWELLING UNIT (253 PROPOSED UNITS) = SPACES TO BE PROVIDED OFF SITE IN ACCORDANCE WITH SECTION 14-802(9) - THE OFFSITE PARKING FACILITY IS LOCATED AT 112 S. 19TH STREET WITH A TOTAL TRAVEL DISTANCE OF 647 FEET.
BICYCLE PARKING
LOADING REQUIREMENTS:
TOTAL:
COLLIERS ENGINEERING AND DESIGN, INC BUSINESS PRIVILEGE NUMBER IS 305518.
ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENTS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
PLAN PREPARED AS PER INSTRUCTIONS OF 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
TRASH PICK UP WILL BE VIA A PRIVATE HAULER.
BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
PWD ERS TRACKING NUMBER: FY21-KEAN-6080-01
EXISTING CONCRETE CURB AND SIDEWALK ALONG 19TH STREET AND SANSOM STREET TO BE REPLACED AS SHOWN ON THE PLAN.
THIS PROPERTY IS PREMINENTLY LOCATED IN FLOOD HAZARD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, AS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 4207570183G, AND LAST REVISED JANUARY 17, 2007.
OFF-SITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 14-802(9).
113 S. 19TH STREET, 115-117 S. 19TH STREET, 119 S. 19TH STREET, 121 S. 19TH STREET, 1822 CHESTNUT STREET, AND 1824 CHESTNUT STREET TO BE TREATED AS ONE LOT FOR ZONING PURPOSES PURSUANT TO A UNITY OF USE ZONING LOT DECLARATION AGREEMENT. OFF SITE PARKING LOCATION AS PER KEY MAP ON THIS SHEET.
PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-703.
LANDSCAPING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-705.
LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.
AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES, IF WARRANTED.
LOADING AREAS FOR BUILDING MUST HAVE FLAGGER-ASSISTED BACK-UP DURING LOADING OPERATIONS.



Floor Level	GFA - Existing	GFA - New	Total GFA
1	1,761	2,285	4,046
2	2,719	1,510	4,229
3	4,867	10,469	15,336
4	3,303	10,041	13,344
5	0	7,884	7,884
6-22	0	134,028	134,028
23	0	5,491	5,491
24-35	0	94,608	94,608
36-40	0	33,580	33,580
41	0	4,798	4,798
42	0	4,289	4,289
43	0	0	0
44	0	0	0
	12,650	308,983	321,633

EXISTING		PROPOSED	
---	RIGHT OF WAY LINE	---	RIGHT OF WAY LINE
---	PROPERTY LINE	---	PROPERTY LINE
---	EDGE OF PAVEMENT	---	EDGE OF PAVEMENT
---	CURB	---	CURB
---	DEPRESSED CURB	---	DEPRESSED CURB
---	SIDEWALK	---	SIDEWALK
---	FENCES	---	FENCES
---	TREE	---	TREE
---	ROADWAY SIGNS	---	ROADWAY SIGNS
---	ZONING BOUNDARY LINE	---	ZONING BOUNDARY LINE
---	BUILDING AREA	---	BUILDING AREA

ROW LOG # : 2020-9351

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1500 JFK BOULEVARD
PHILADELPHIA, PA 19102
Phone: 215.861.3021
COLLIERS ENGINEERING & DESIGN, INC.
CONSULTING

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9	08/22/21	REV PRELIM COMMENTS	MAB	MAB
10	08/22/21	REV PRELIM COMMENTS	MAB	MAB

Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLANS
FOR
19S PARTNERS LLC & CHES 18 PARTNERS, LLC
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
113-121 S. 19TH ST & 1822-24 CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

PHILADELPHIA
2 PENN CENTER, SUITE 222
1500 JFK BOULEVARD
PHILADELPHIA, PA 19102
Phone: 215.861.3021
COLLIERS ENGINEERING & DESIGN, INC.
CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	06/04/20	TP	RC

PROJECT NUMBER:	DRAWING NAME:
20001403A	C-ZONE

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
1 of 2

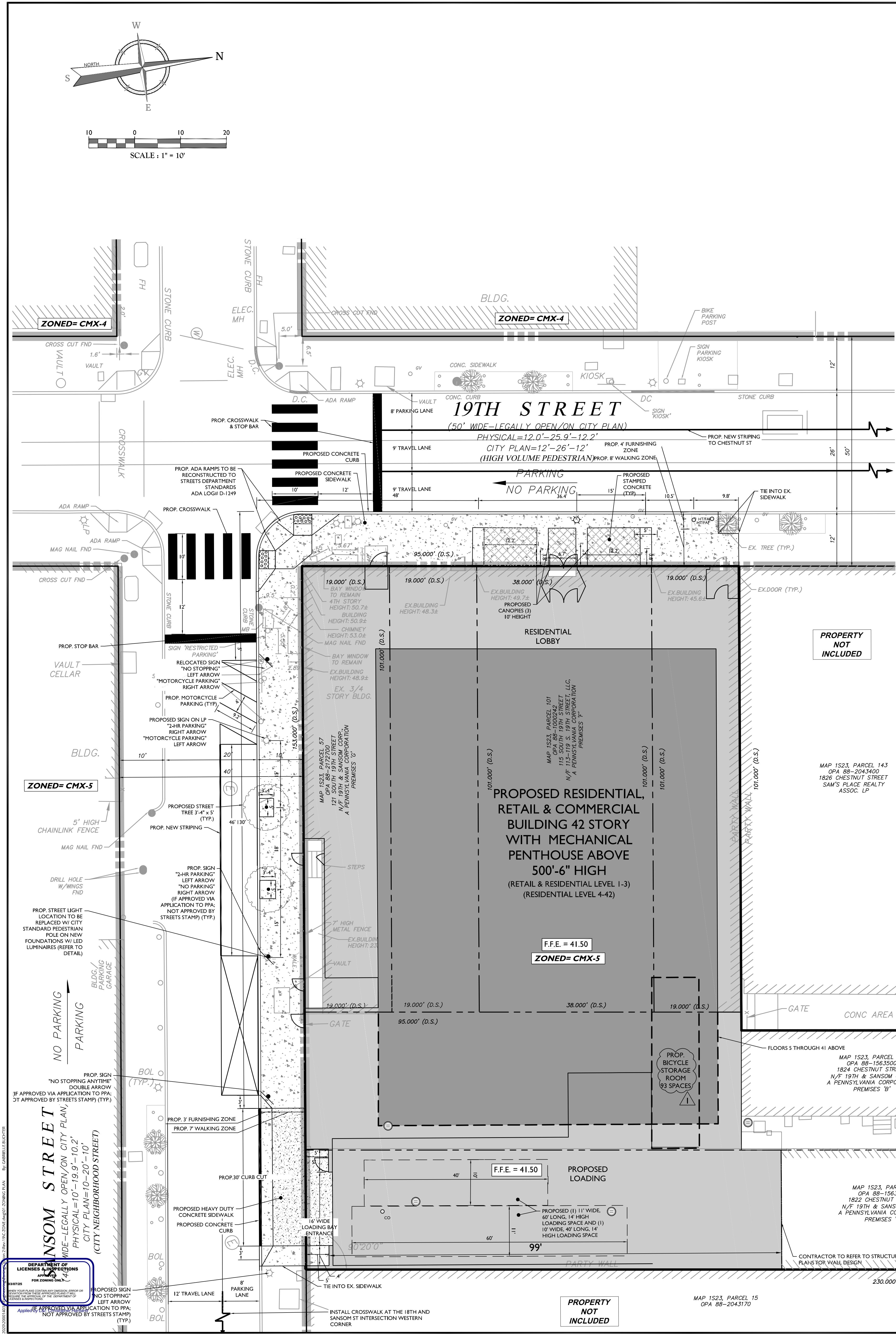
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SCALE: N.T.S.

N.T.S.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



GENERAL NOTES:

- THIS PLAN REFERENCES A PLAN BY:
 - SURVEY: MASER CONSULTING P.A.
2 PENN CENTER, SUITE 222
1500 JFK BLVD
PHILADELPHIA, PA 19103
ALTA/ACSM LAND TITLE SURVEY. FILE 20001403A
06-23-15
 - OWNER: 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
110 S. 19TH STREET, SUITE 300
PHILADELPHIA, PA 19103
 - SITE DATA: 1822 CHESTNUT STREET
OPA# 88-1000240 1821 SANSOM STREET
OPA # 88-2000070
1824 CHESTNUT STREET
OPA# 88-1000241
115 S. 19TH STREET
(F/K/A 113-119 S. 19TH)
OPA# 88-1000242
121 S. 19TH STREET
OPA# 88-2-1277-00
- ZONING DATA: ZONED: CMX-5 CENTER CITY CORE COMMERCIAL MIXED USE
AREAS AND DIMENSIONS
MIN. LOT AREA:

REQUIRED	N/A	PROVIDED	21,555 SF (5 LOTS) (0.494 AC) U.S.S. 21,462 SF (0.492 AC) P.D.S. 308,983 SF 12,650 SF 321,633 SF
GFA (NEW CONSTRUCTION)	NO LIMIT		
GFA (EXIST. BUILDING)	NO LIMIT		
GFA (TOTAL)			
FLOOR AREA RATIO:	257,544 SF (1,200%)		
3.0 FAR MIXED-INCOME HOUSING BONUS(1)	64,386 SF (300%)		
TOTAL FAR	321,930 SF (1,500%)	321,633 SF*	
MIN. LOT WIDTH:	N/A	N/A	
FRONT YARD SETBACK:	N/A	0 FT	
SIDE YARD SETBACK:	0 FT	0 FT	
REAR YARD SETBACK:	N/A	0 FT	
MAX. HEIGHT:	NO LIMIT	500'-6"	
BULK & MASSING CONTROLS	OPTION A OR B 100% MAX COVERAGE 75% MAX COVERAGE 50% MAX COVERAGE	OPTION B UP TO 65': 98.72% UP TO 300': 37.58% UP TO 500': 37.58%	
- VEHICLE PARKING SPACES:

PARKING SPACES	REQUIRED 80**	PROPOSED 81
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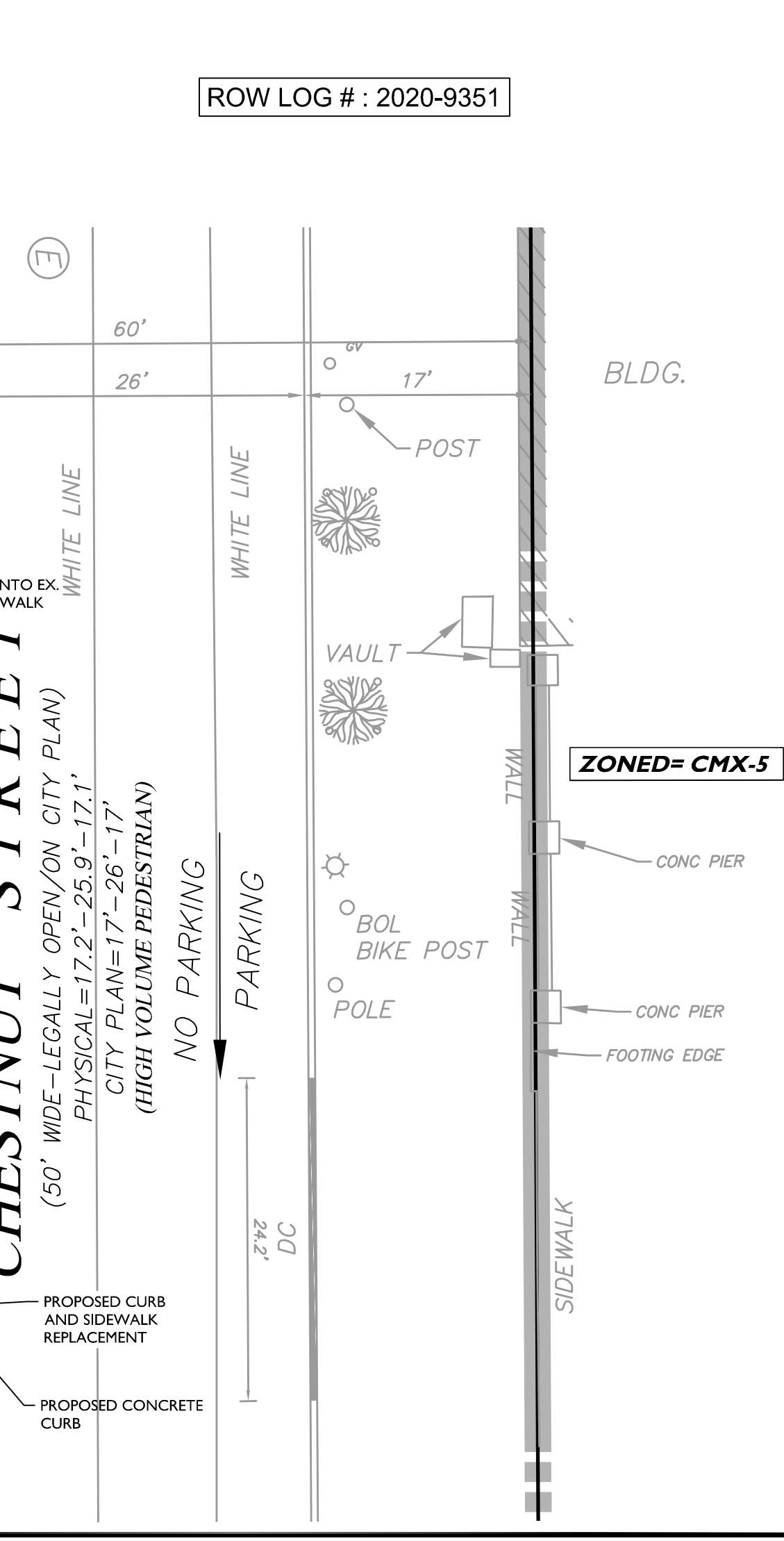
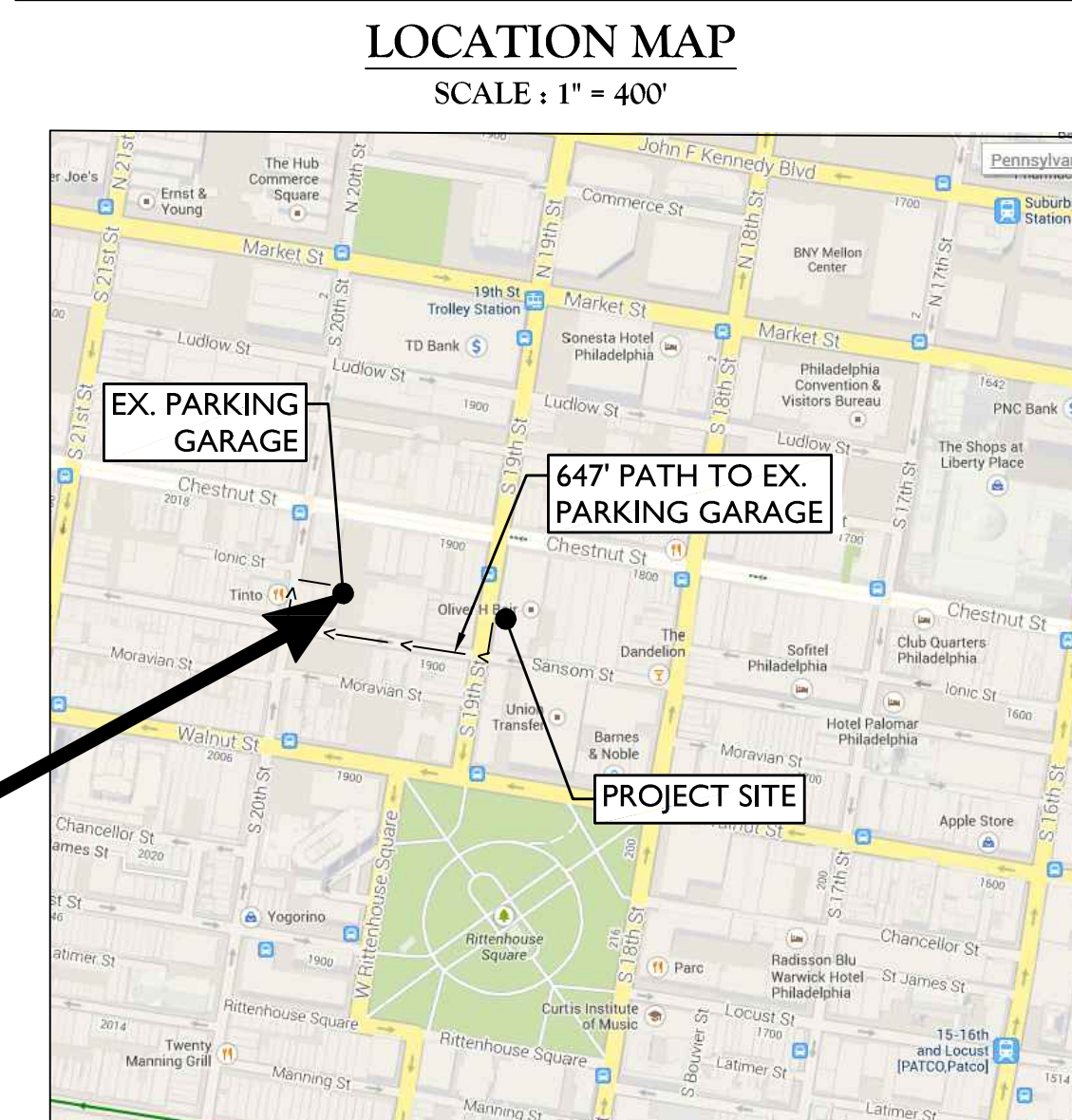
[1] MODERATE INCOME HOUSING BONUS PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7): 21,462 SQ. FT. LOT AREA X 3.0 MIXED INCOME HOUSING BONUS (MODERATE INCOME) = 64,386 SQ. FT. BONUS FLOOR AREA; 64,386 SQ. FT. X 525 (MODERATE INCOME FACTOR) = \$1,609,650

* CELLAR AND RETAIL FLOOR AREA EXCLUDED FROM TOTAL FLOOR AREA CALCULATION PER SECTION 14-202 (4)

** 0.3 VEHICLE PARKING SPACES PER RESIDENTIAL DWELLING UNIT (265 PROPOSED UNITS). SPACES TO BE PROVIDED OFF SITE IN ACCORDANCE WITH SECTION 14-802(9) - THE OFFSITE PARKING FACILITY IS LOCATED AT 112-5' 19TH STREET WITH A TOTAL TRAVEL DISTANCE OF 647 FEET.
- BICYCLE PARKING
(CLASS 1A ON ACCESSIBLE ROUTE)

REQUIRED	PROVIDED
RESIDENTIAL: (1/4 OF 265 PROPOSED UNITS)	89 SPACES
OTHER USES: (7,501-20,000 SF)	2 SPACES
OTHER USES: (OVER 20,000 SF)	2 SPACES
TOTAL:	93 SPACES
- LOADING REQUIREMENTS:

RESIDENTIAL: 200,001-500,000 SF	2 SPACES	2 SPACES
RETAIL USE <40,000 SF	0 SPACES	0 SPACES
TOTAL:	2 SPACES	2 SPACES
- COLLIERS ENGINEERING AND DESIGN, INC BUSINESS PRIVILEGE NUMBER IS 305518.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER DEPARTMENT (PWD), AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENTS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.
- PLAN PREPARED AS PER INSTRUCTIONS OF 19 S PARTNERS, LLC AND CHES 18 PARTNERS, LLC
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- TRASH PICK UP WILL BE VIA A PRIVATE HAULER.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMOLITION PERMIT APPLICATION AND GUIDELINES. THE OWNER MUST APPLY AND OBTAIN A DEMOLITION PERMIT.
- PWD ERS TRACKING NUMBER: FY21-KEAN-6080-01
- EXISTING CONCRETE CURB AND SIDEWALK ALONG 19TH STREET AND SANSOM STREET TO BE REPLACED AS SHOWN ON THE PLAN.
- THIS PROPERTY IS PREDOMINATELY LOCATED IN FLOOD HAZARD ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AREA, AS SHOWN ON THE NATION FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 4207570183G, AND LAST REVISED JANUARY 17, 2007.
- OFF-SITE PARKING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 14-802(9).
- 113 S. 19TH STREET, 115-117 S. 19TH STREET, 119 S. 19TH STREET, 121 S. 19TH STREET, 1822 CHESTNUT STREET, AND 1824 CHESTNUT STREET TO BE TREATED AS ONE LOT FOR ZONING PURPOSES PURSUANT TO A UNITY OF USE ZONING LOT DECLARATION AGREEMENT. OFF SITE PARKING LOCATION AS PER KEY MAP ON THIS SHEET.
- PLANS COMPLY WITH FORM AND DESIGN REQUIREMENTS OF SECTION 14-703.
- LANDSCAPING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-705.
- LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707.
- AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES, IF WARRANTED.
- LOADING AREAS FOR BUILDING MUST HAVE FLAGGER-ASSISTED BACK-UP DURING LOADING OPERATIONS.



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Rhett N. Chiliberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLANS
FOR
19S PARTNERS
LLC & CHES 18
PARTNERS, LLC
RESIDENTIAL AND
COMMERCIAL
DEVELOPMENT
113-121 S. 19TH ST & 1822-24
CHESTNUT STREET,
PHILADELPHIA, PA 19103
ROW LOG #2020-9351

PHILADELPHIA
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA, 19102
Phone: 215.861.3621
COLLIERS ENGINEERING & DESIGN, INC.
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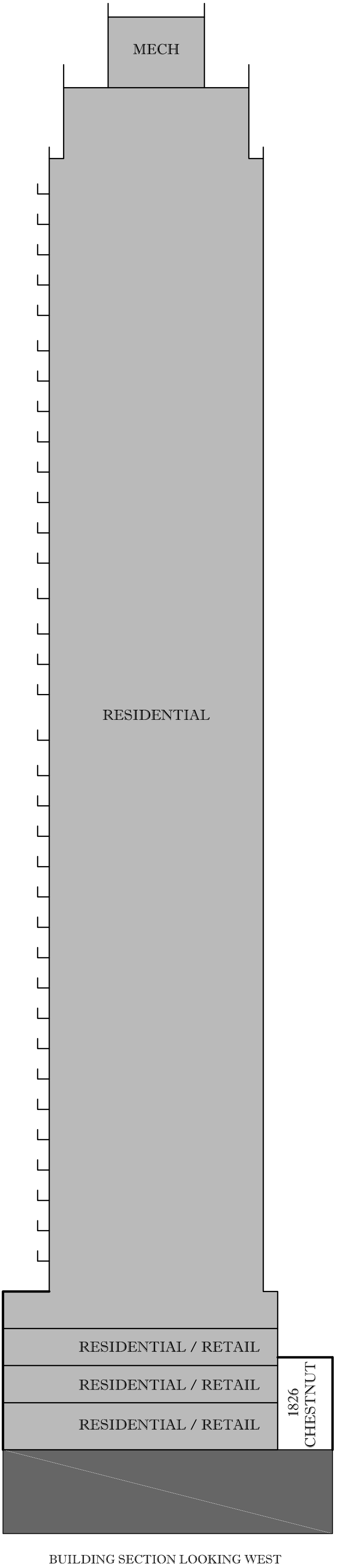
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AS SHOWN	05/04/20	TPP	RC

PROJECT NUMBER:	DRAWING NAME:
20001403A	C-ZONE

SHEET TITLE:
ZONING PLAN

SHEET NUMBER:
2 of 2

- PARAPET EL, 500' 08" +
- HIGH ROOF EL, 495' 10" +
- 44TH FLOOR EL, 483' 07" +
- PARAPET EL, 479' 04" +
- 43RD FLOOR EL, 471' 04" +
- 42ND FLOOR EL, 459' 01" +
- PARAPET EL, 450' 10" +
- 41ST FLOOR EL, 446' 10" +
- 40TH FLOOR EL, 434' 07" +
- 39TH FLOOR EL, 424' 01" +
- 38TH FLOOR EL, 413' 07" +
- 37TH FLOOR EL, 403' 01" +
- 36TH FLOOR EL, 392' 07" +
- 35TH FLOOR EL, 380' 04" +
- 34TH FLOOR EL, 369' 10" +
- 33RD FLOOR EL, 359' 04" +
- 32ND FLOOR EL, 348' 10" +
- 31ST FLOOR EL, 338' 04" +
- 30TH FLOOR EL, 327' 10" +
- 29TH FLOOR EL, 317' 04" +
- 28TH FLOOR EL, 306' 10" +
- 27TH FLOOR EL, 294' 07" +
- 26TH FLOOR EL, 282' 04" +
- 25TH FLOOR EL, 271' 10" +
- 24TH FLOOR EL, 261' 04" +
- 23RD FLOOR EL, 245' 07" +
- 22ND FLOOR EL, 239' 4" +
- 21ST FLOOR EL, 222' 10" +
- 20TH FLOOR EL, 212' 4" +
- 19TH FLOOR EL, 201' 10" +
- 18TH FLOOR EL, 191' 4" +
- 17TH FLOOR EL, 180' 10" +
- 16TH FLOOR EL, 170' 4" +
- 15TH FLOOR EL, 159' 10" +
- 14TH FLOOR EL, 149' 4" +
- 13TH FLOOR EL, 138' 10" +
- 12TH FLOOR EL, 128' 4" +
- 11TH FLOOR EL, 117' 10" +
- 10TH FLOOR EL, 107' 4" +
- 9TH FLOOR EL, 96' 10" +
- 8TH FLOOR EL, 86' 4" +
- 7TH FLOOR EL, 75' 10" +
- 6TH FLOOR EL, 65' 4" +
- PARAPET EL, 58' 10" +
- 5TH FLOOR EL, 54' 10" +
- 4TH FLOOR EL, 42' 0" +
- 3RD FLOOR EL, 29' 2" +
- 2ND FLOOR EL, 16' 4" +
- LOBBY GROUND FLOOR EL, 0' 0" +



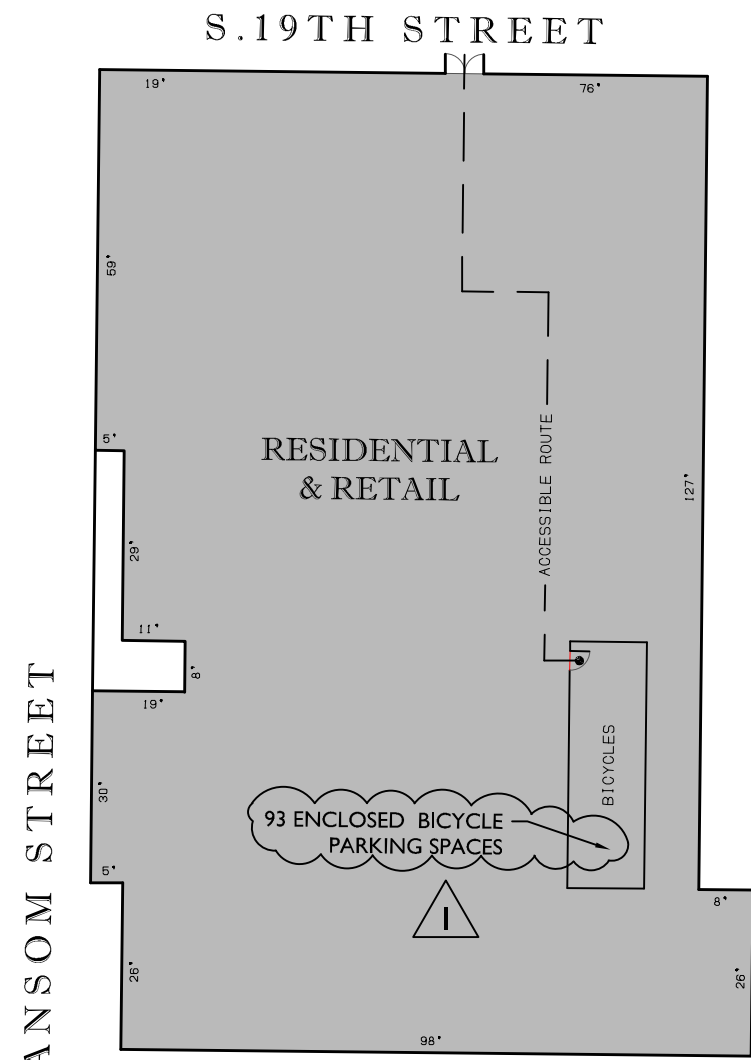
BUILDING SECTION LOOKING WEST

N.T.S.

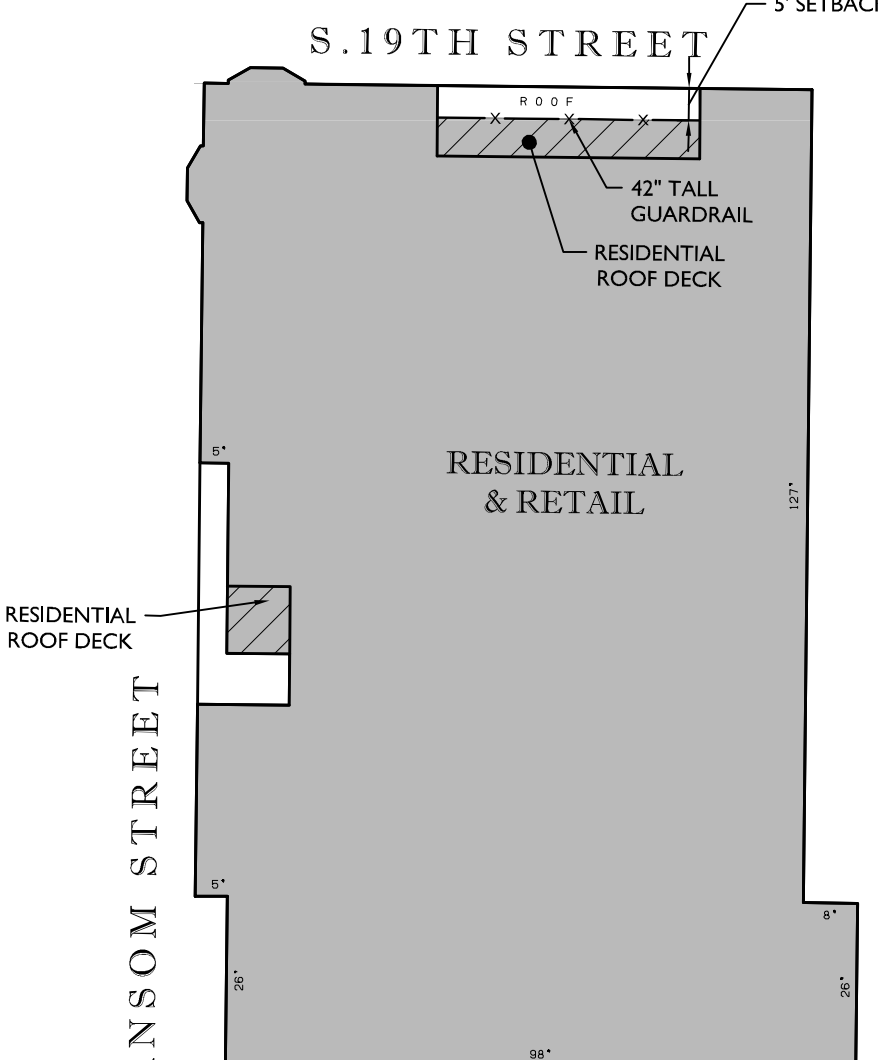
BUILDING SECTION LOOKING WEST

LEGEND

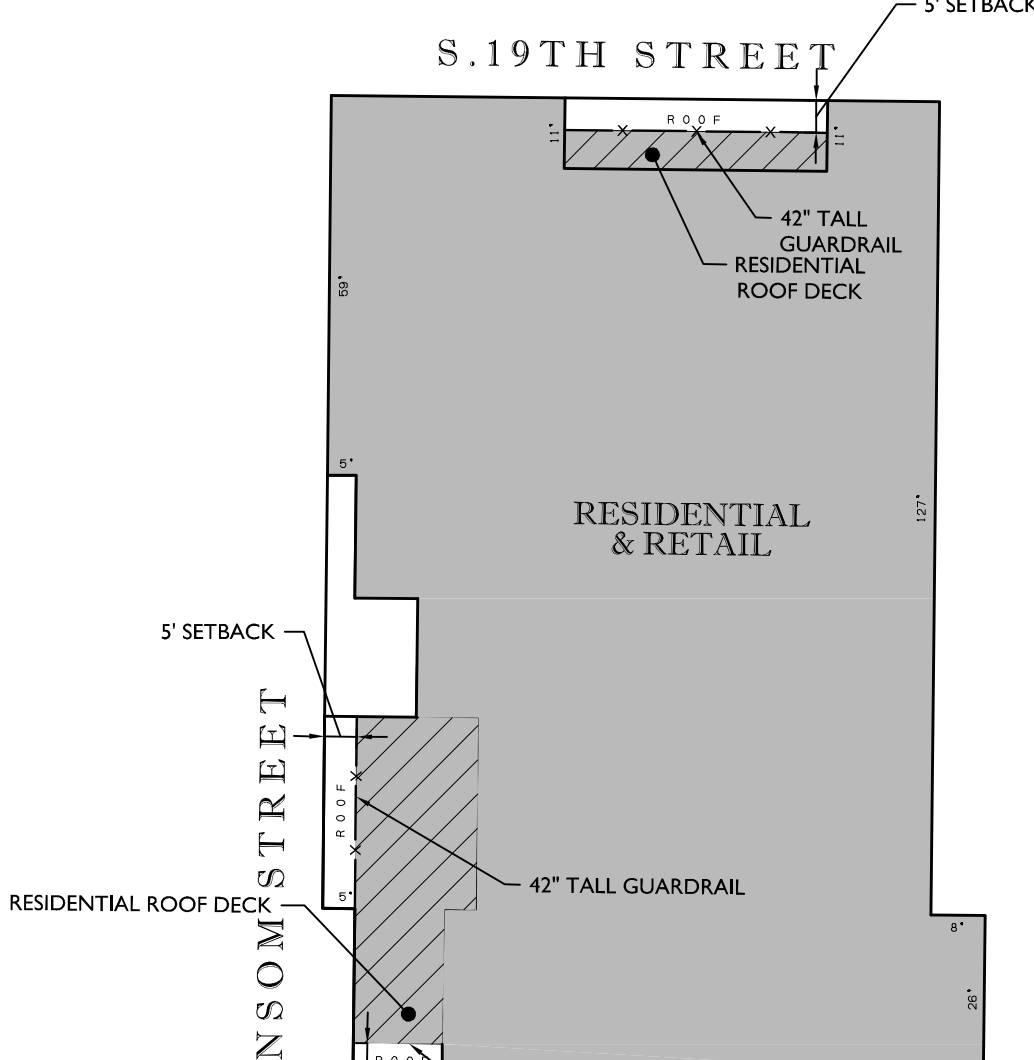
BUILDING AREA	
ROOF DECK	
42" HANDRAIL	



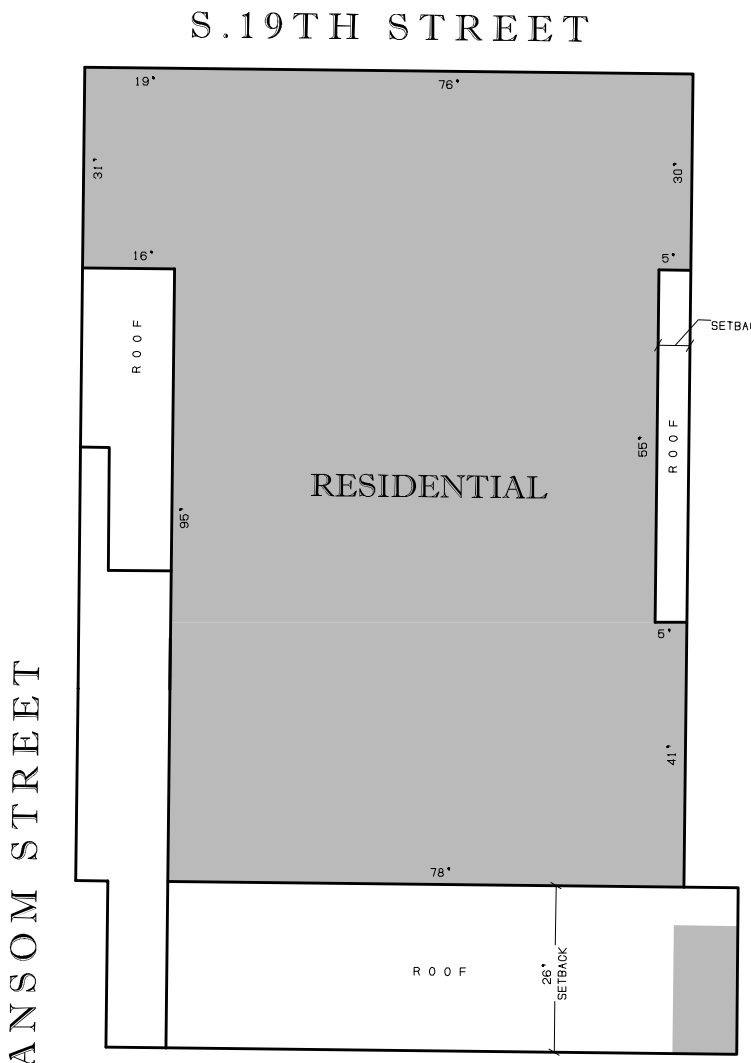
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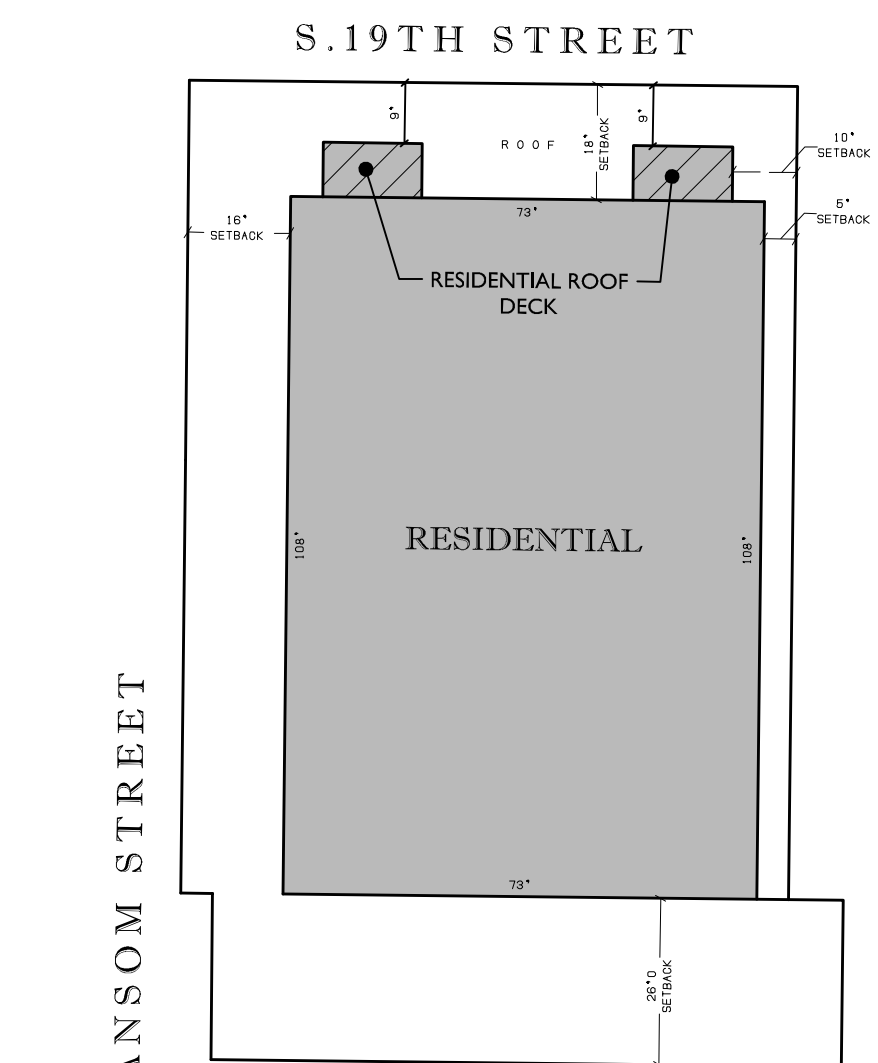
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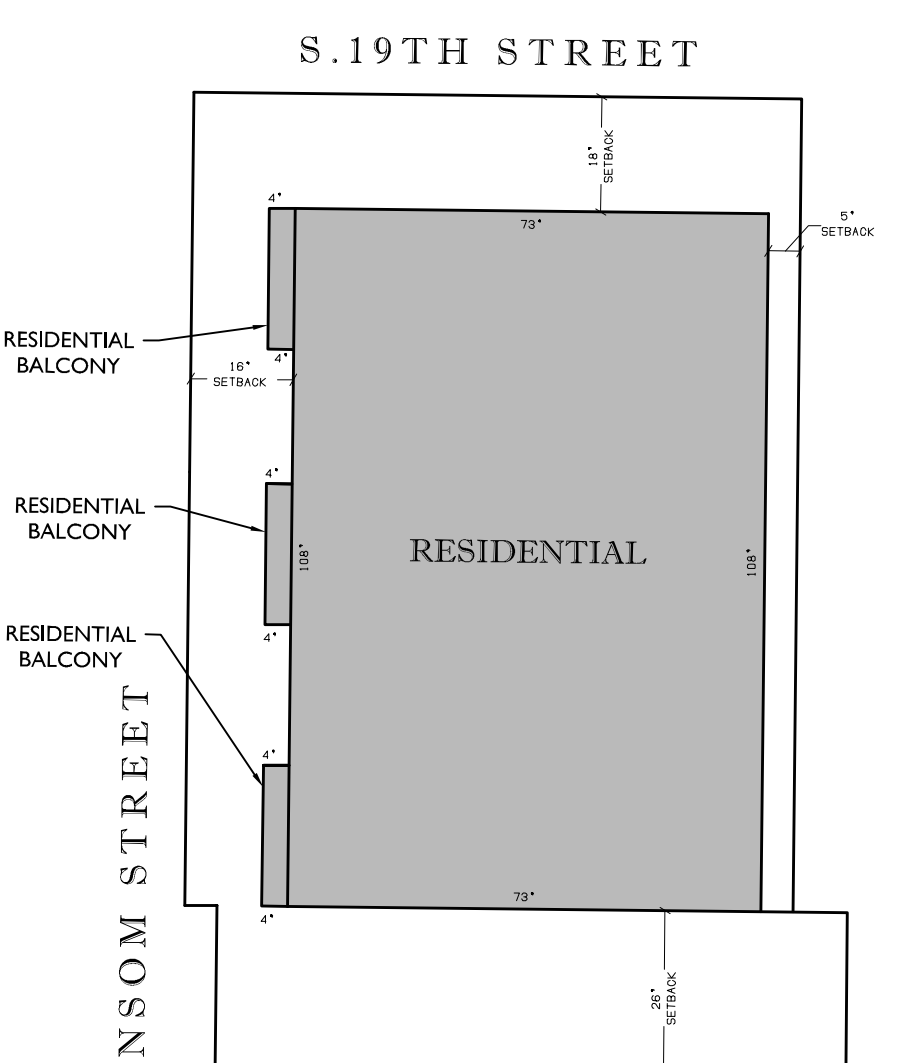
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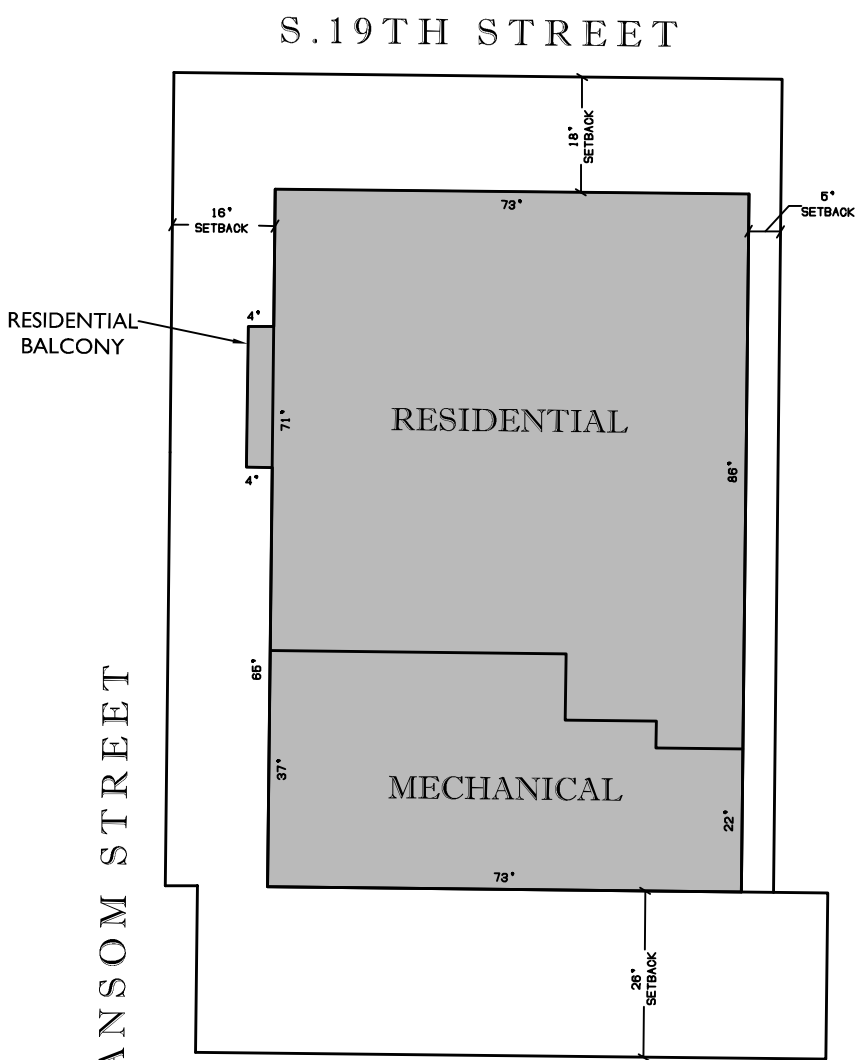
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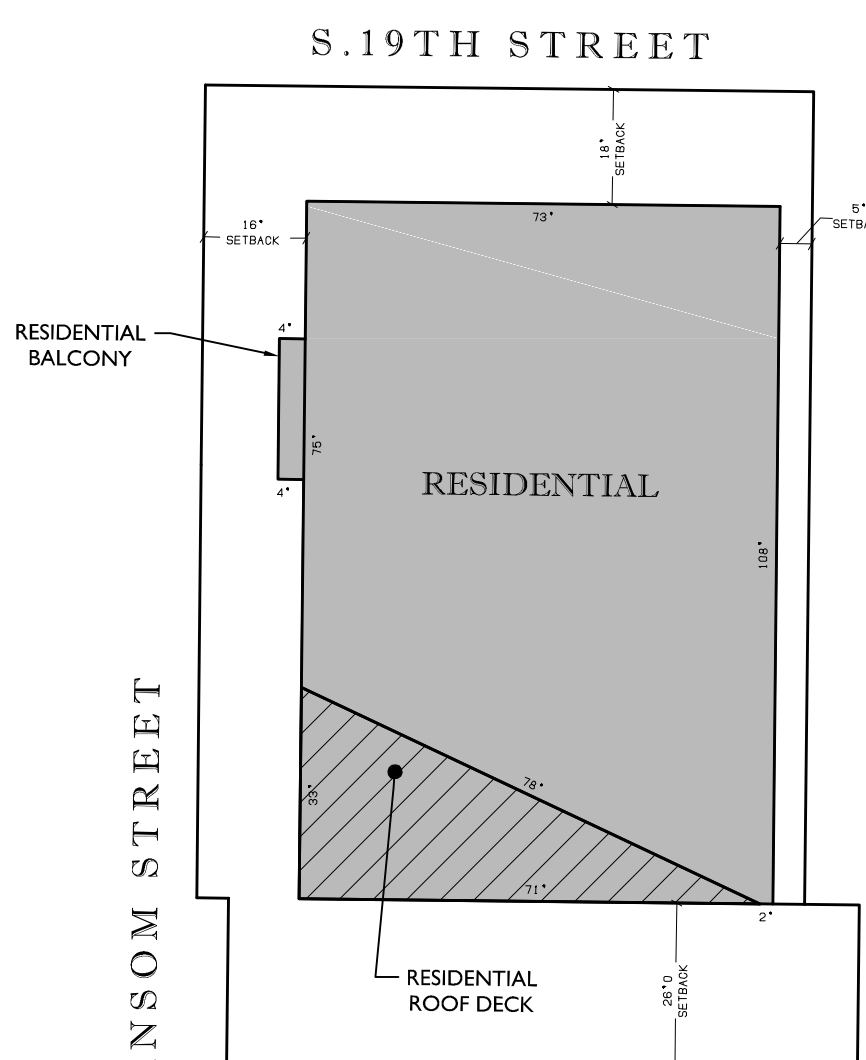
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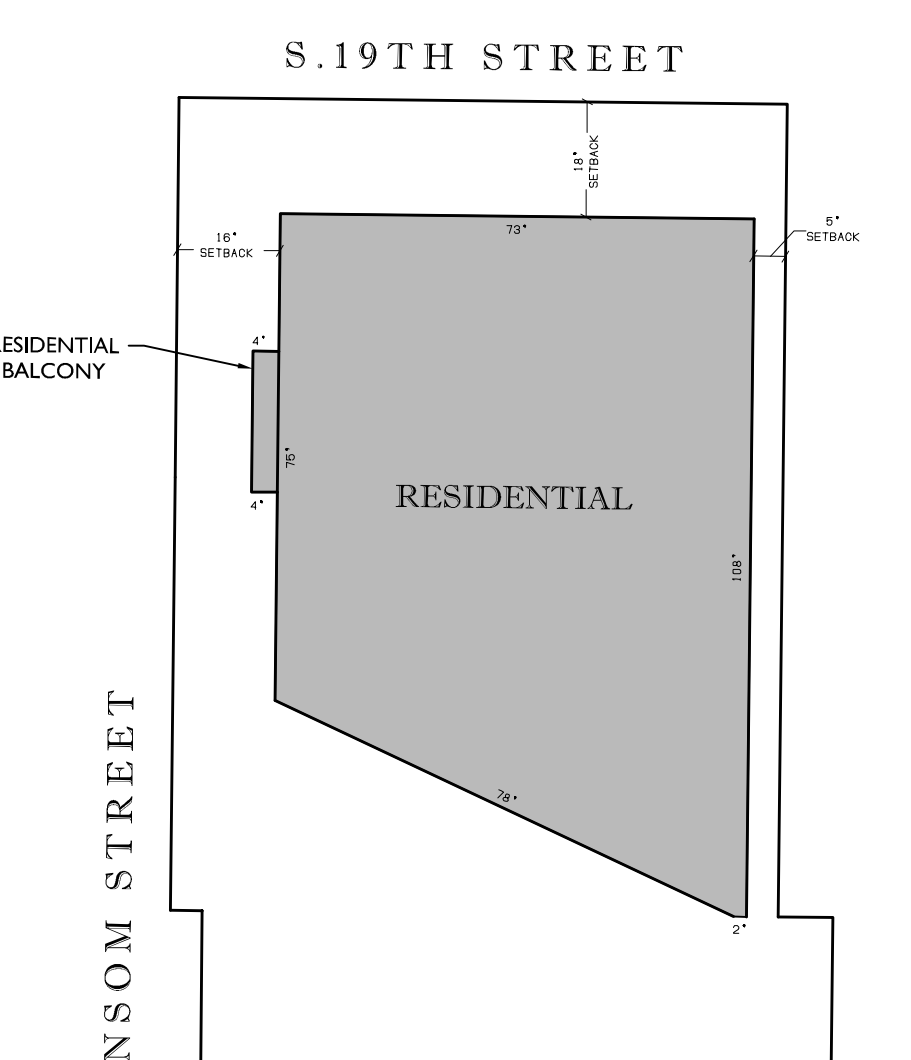
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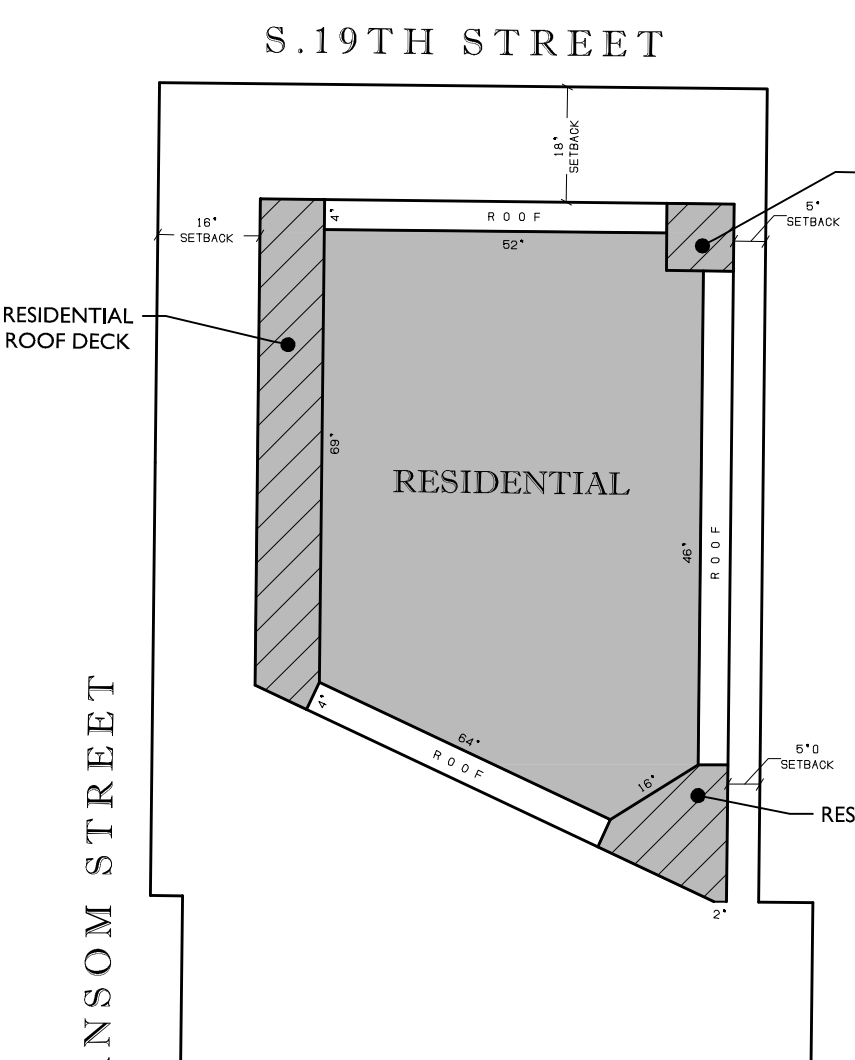
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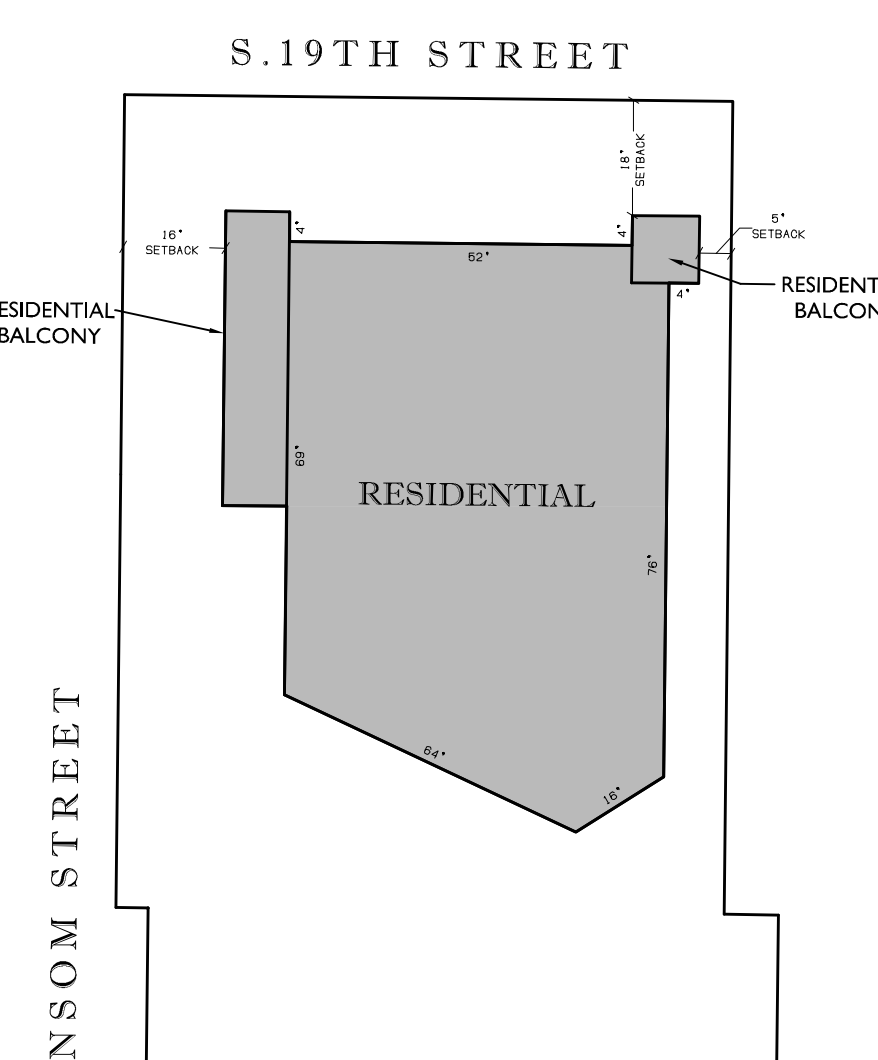
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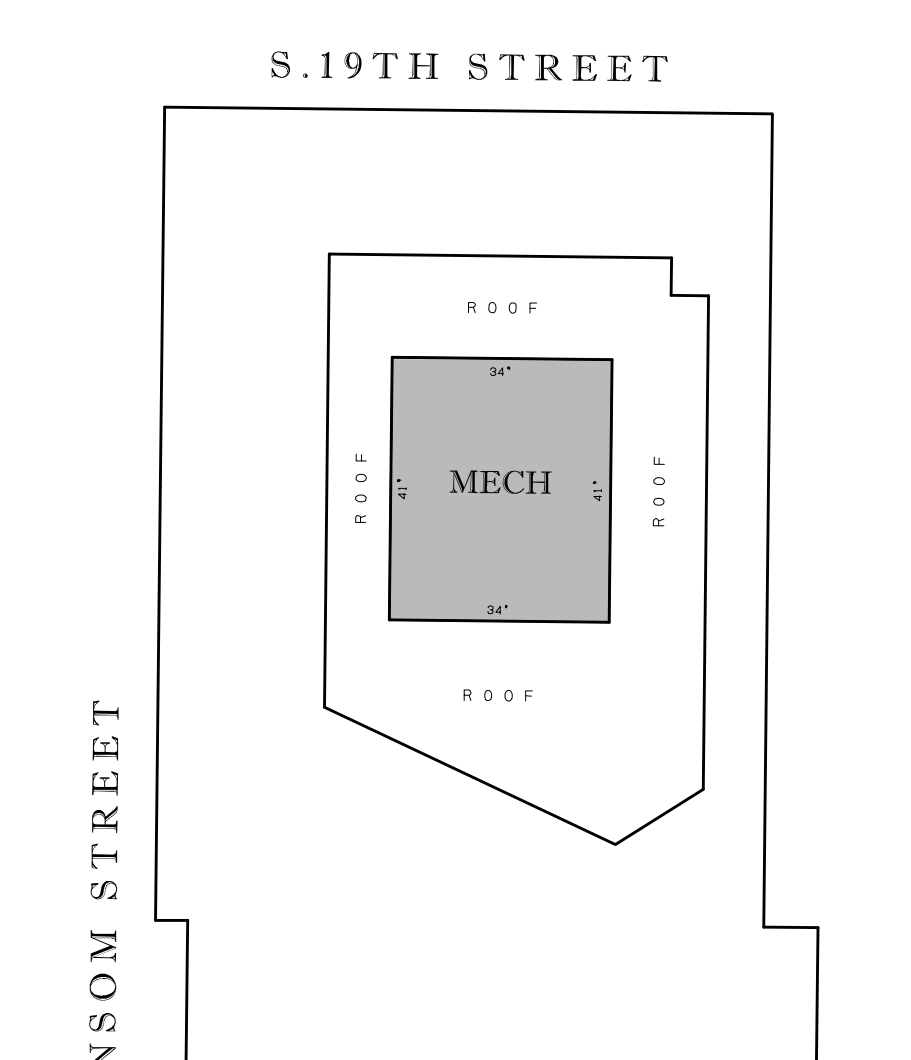
Floor 37-40



Floor 41



Floor 42



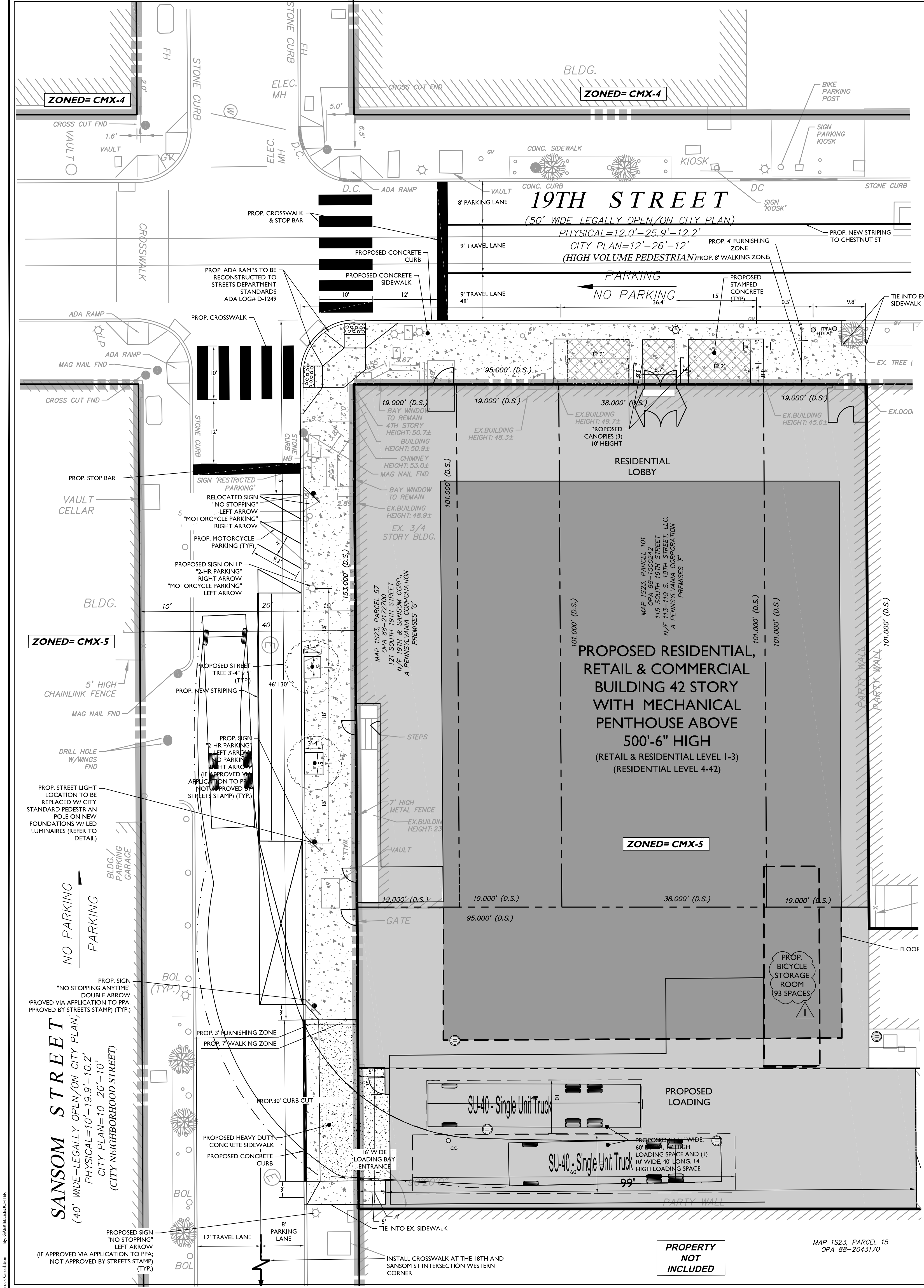
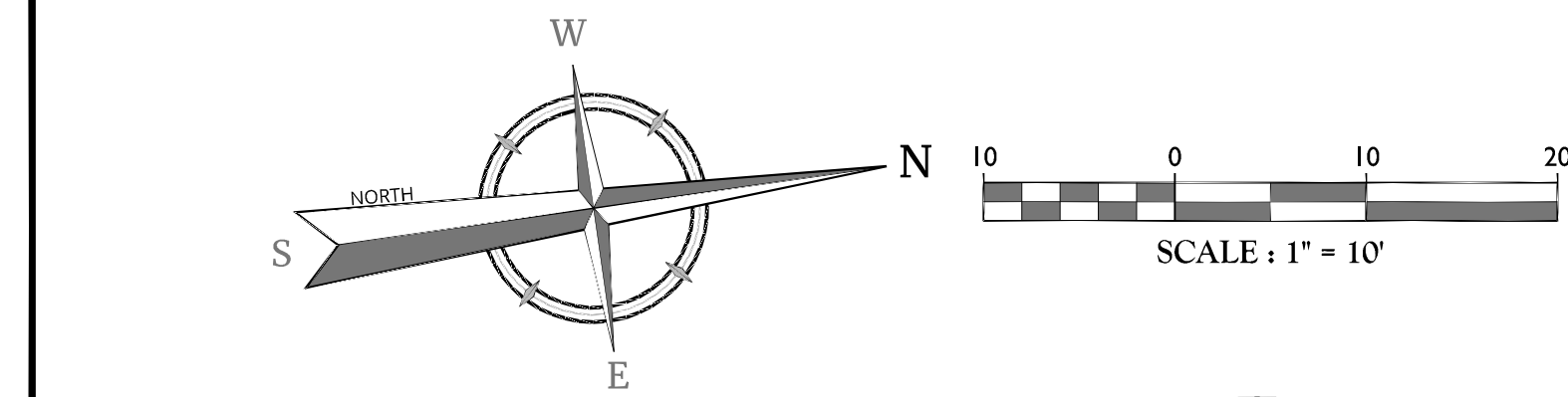
Floor 43-44

FLOOR PLATES

SCALE: N.T.S.

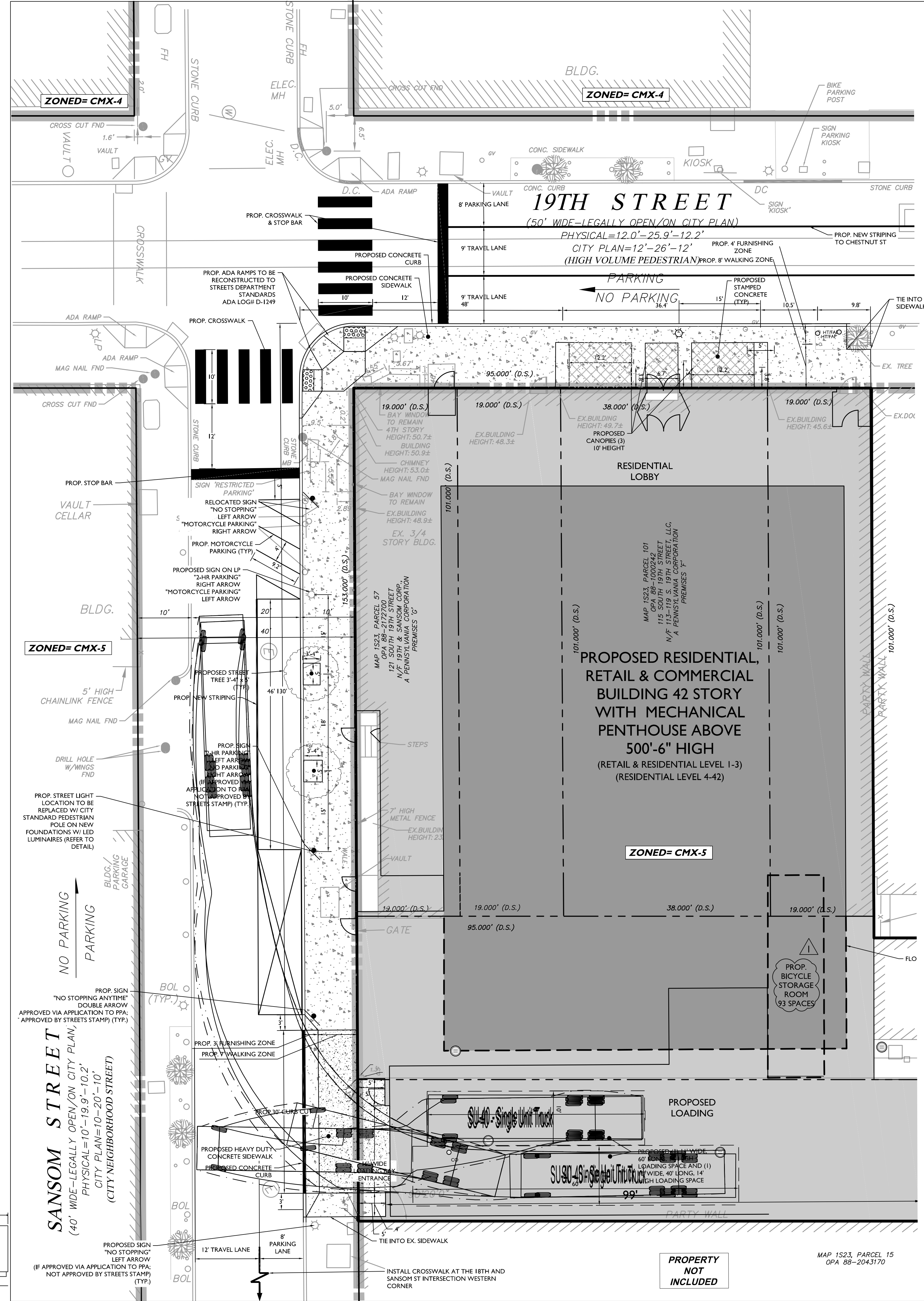
DEPARTMENT OF
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APPROVED FOR CONSTRUCTION
05/04/20
APPROVED BY: [Signature]
APPROVED FOR CONSTRUCTION
05/04/20
APPROVED BY: [Signature]

Applied by L&L Christopher Hartland



SU-40 - Single Unit Truck
Overall Length 39.500ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 1.367ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Max Steering Angle (Virtual) 31.80°

SU-40 - SINGLE UNIT TRUCK PROFILE



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Rhett Nemetz Chilbert
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE073158
COLLIERS ENGINEERING & DESIGN, INC.

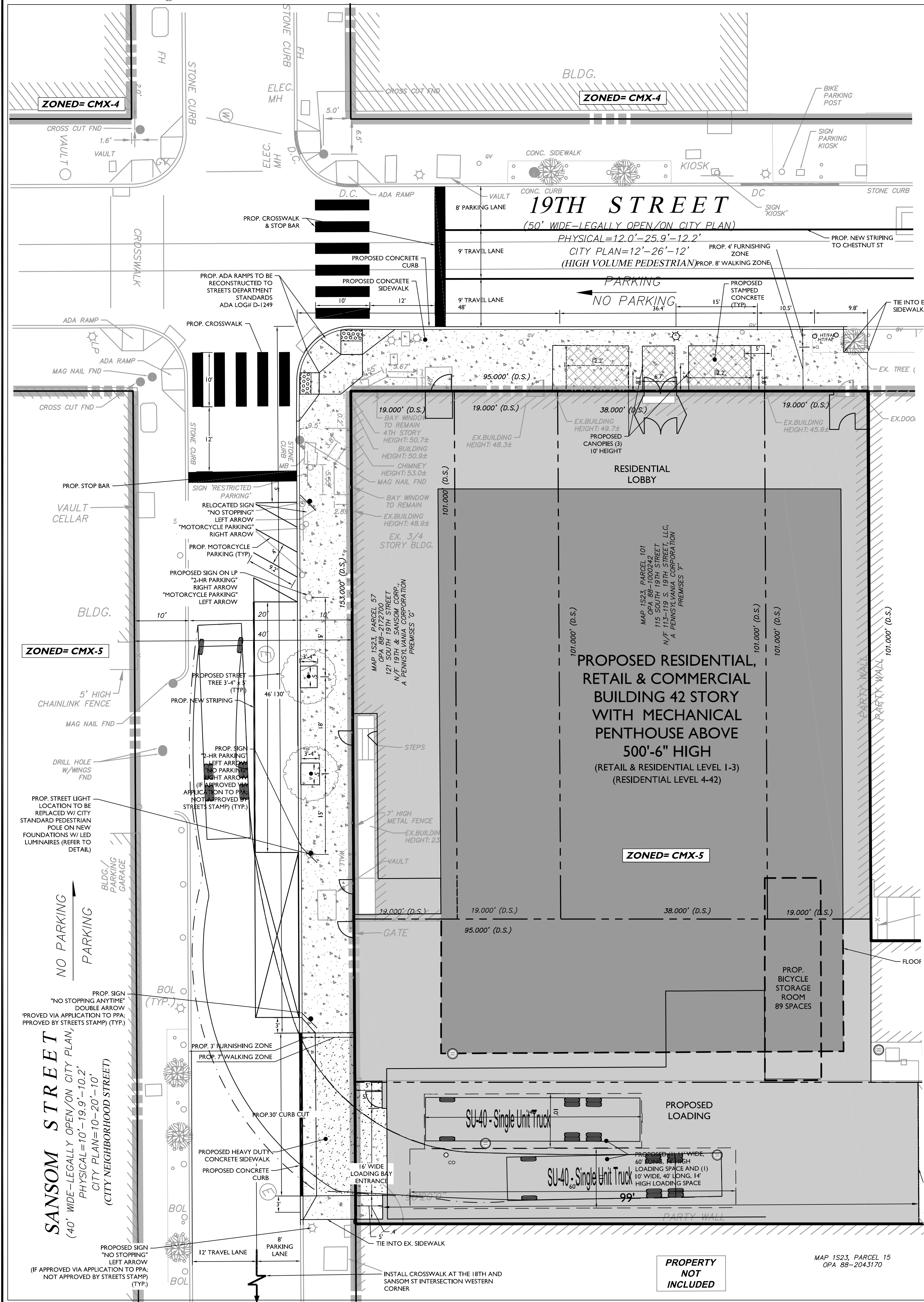
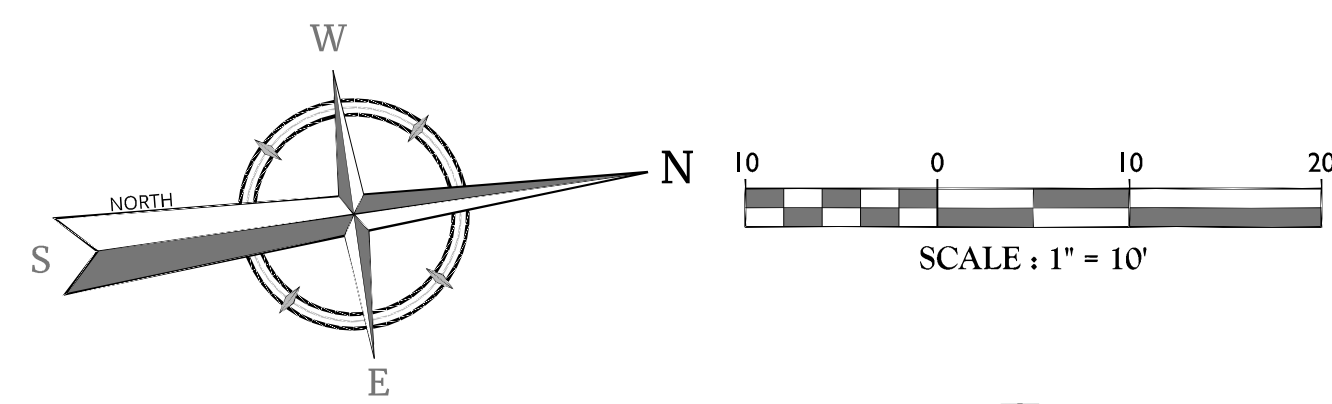
TRUCK CIRCULATION
EXHIBIT PLAN
FOR
19S PARTNERS
LLC & CHES 18
PARTNERS, LLC
RESIDENTIAL AND
COMMERCIAL
DEVELOPMENT
113-121 S. 19TH ST & 1822-24
CHESTNUT ST,
PHILADELPHIA PA, 19103
ROW LOG#2020-9351

PHILADELPHIA OFFICE
2 Penn Center
Suite 222
1500 PK Boulevard
Philadelphia, PA 19102
Phone: 215.561.9021
Fax: 215.977.3887

SCALE: AS SHOWN DATE: 08/17/20 DRAWN BY: HMB CHECKED BY: RNC
PROJECT NUMBER: 30001403A DRAWING NAME: C-ZONE

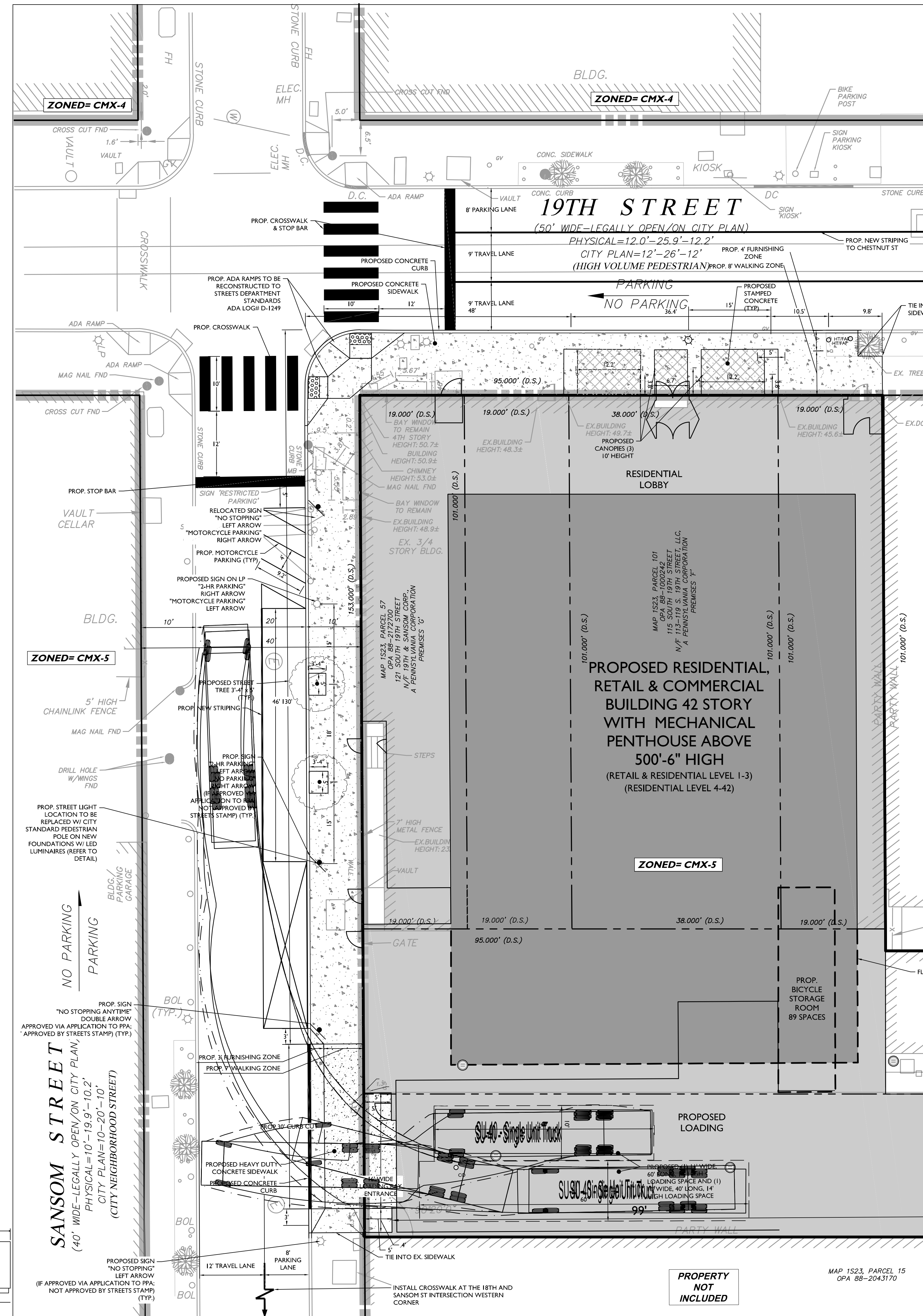
SHEET TITLE: TRUCK CIRCULATION EXHIBIT
SHEET NUMBER: 1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SU-40 - Single Unit Truck	39.500ft
Overall Length	8.000ft
Overall Width	1.367ft
Overall Body Height	8.000ft
Min Body Ground Clearance	5.00ft
Track Width	31.80°
Lock-to-lock time	
Max Steering Angle (Virtual)	

SU-40- SINGLE UNIT TRUCK PROFILE



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State of N.J. C.O.A.: 24GA27986500

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Rhett Nemetz Chilberti
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER
LICENSE NUMBER: PE07318
COLLIERS ENGINEERING & DESIGN, INC.

TRUCK CIRCULATION EXHIBIT PLAN
FOR
19S PARTNERS LLC & CHES 18 PARTNERS, LLC
RESIDENTIAL AND COMMERCIAL DEVELOPMENT
113-121 S. 19TH ST & 1822-24 CHESTNUT ST,
PHILADELPHIA PA, 19103
ROW LOG#2020-9351

PHILADELPHIA OFFICE
2 Penn Center
Suite 222
1500 FK Boulevard
Philadelphia, PA 19103
Phone: 215.561.9021
Fax: 215.977.3887

SCALE	DATE	DRAWN BY	CHECKED BY
AS SHOWN	08/17/20	PHAB	RNC
PROJECT NUMBER	DRAWING NAME		
30001-003A	C-ZONE		

SHEET TITLE:
TRUCK CIRCULATION EXHIBIT

SHEET NUMBER:
1 of 1