

ARCHITECT OF RECORD
SAP Architectural Services LLC
285 Washington Street
Somerville, MA 02143
617.936.3482
Sara Ann Logan
slogan@vbc.co

DESIGNER
VBC | Studio
285 Washington Street
Somerville, MA 02143
617.936.3482
Steven Albert
spalbert@vbc.co

MODULAR MANUFACTURER
VBC Berwick PA
499 West 3rd Street
Berwick, PA 18603
Helena Lidelow
hlidelow@vbc.co

SITE STRUCTURAL ENGINEER
Con Shaffer Engineering
52 Pennsylvania Ave
Malvern, PA 19355
610.450.6588
Chris Con
ccon@conshaffer.com
Stuart Riesner
sriesner@conshaffer.com

MEP ENGINEER
Vanguard Engineering
1406 N Main Suite 107
Meridian, ID 83642
208.841.2781
Tyson McCall
tyson@v-engineering.com
Sean Drake
sean@v-engineering.com

ELECTRICAL ENGINEER
Atlas Engineering, PLLC
14 Joy Ln
Santa Fe, NM 87508
505.795.1992
Christopher J Williams
chris@atlasengineering-nm.com

FP ENGINEER
K&E Fire Protection Corp
14 Plaza Nine
Manalapan, NJ 07726
208.841.2781
732.303.1177

CIVIL ENGINEER
Stantec Engineering
1500 Spring Garden Suite 1100
Philadelphia, PA 19130-4067
215.665.7000
Kevin Smith
Kevin.Smith@stantec.com

ROOF STRUCTURAL ENGINEER
Lochsa Engineering
201 N Maple Grove Rd Suite 100
Boise, ID 83704
208.342.7168
Jared Keller
Jared.Keller@lochsa.com
David Butler
David.Butler@lochsa.com

REVISIONS

No.	Description	Date
-----	-------------	------

SITE SET

MAY 17, 2023

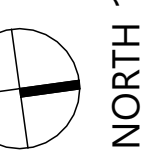
NORTH 13TH STREET

DRAWING NUMBER

A111

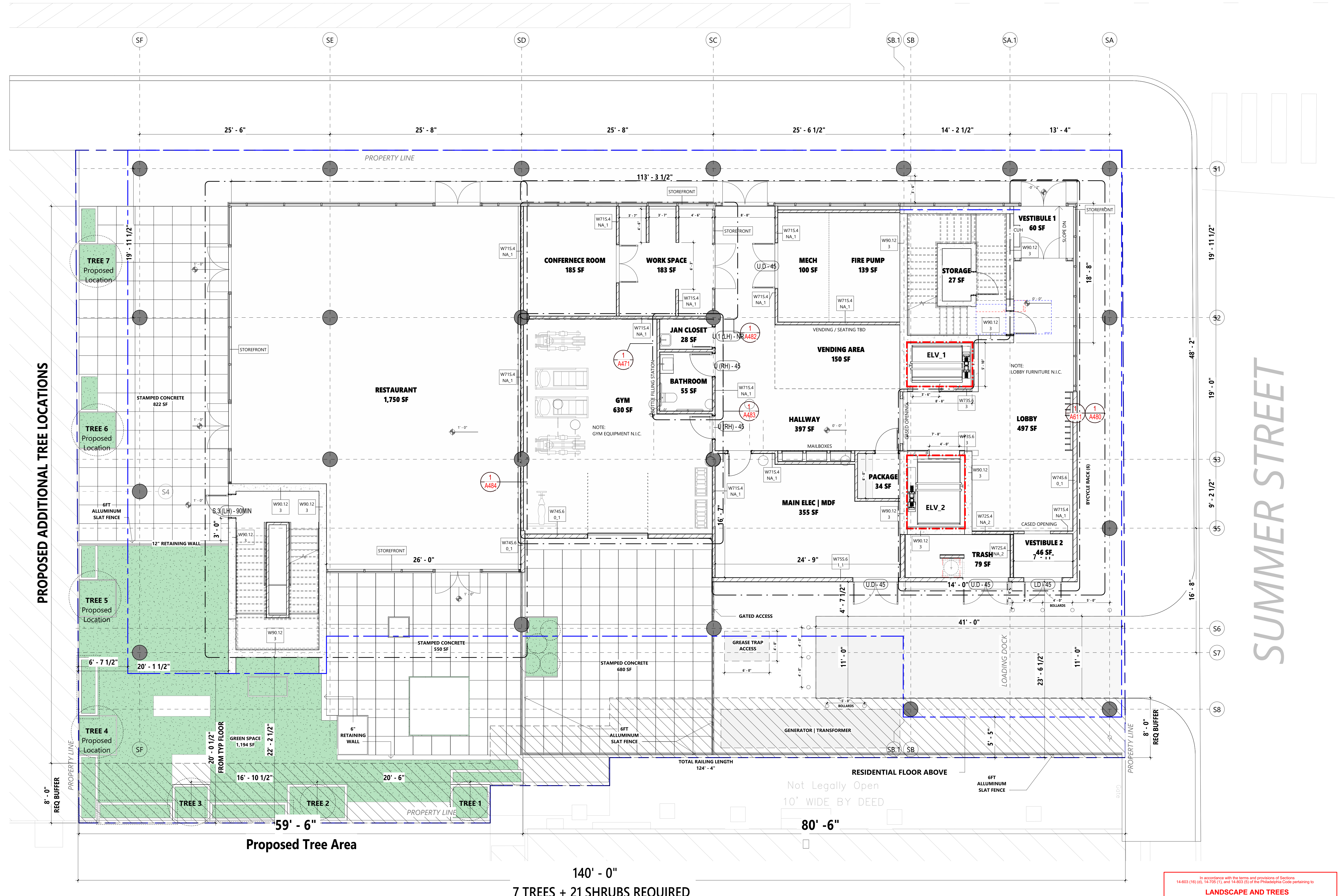
GROUND FLOOR KEY PLAN

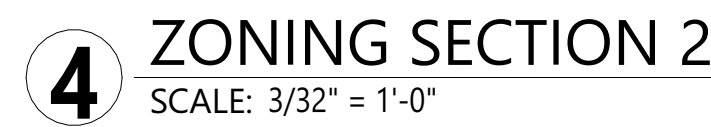
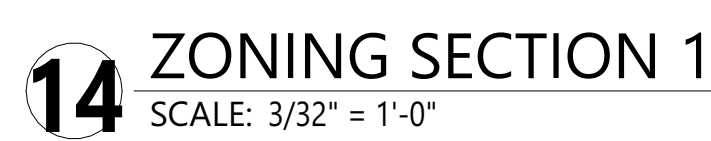
225-239 NORTH 13TH STREET
PHILADELPHIA, PA 19107



NORTH 13TH

SUMMER STREET





TOTAL GSF: 59,580 SF

Zoning Permit

Permit Number ZP-2022-012706

LOCATION OF WORK 225-39 N 13TH ST, Philadelphia, PA 19107-1629	PERMIT FEE \$1,804.00	DATE ISSUED 5/26/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER Genesis 225 N. 13th LLC	404 Saratoga Court Branchburg, New Jersey 08876
--	---

OWNER CONTACT 1 Vimal Kavuru	404 Saratoga Court, Branchburg, NJ 08876
---------------------------------	--

OWNER CONTACT 2	
-----------------	--

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

APPROVED DEVELOPMENT For the erection of a detached structure (w/roof access structures for maintenance purposes only; no roof deck), size and location as shown on plan/application.
--

APPROVED USE(S) Visitor Accommodations

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-2022-012706

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

225-39 N 13TH ST, Philadelphia, PA 19107-1629

ADDITIONAL USE DETAILS

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

For Visitor Accommodations (Eighty-One (81) Units) throughout and Vacant Commercial Space at the first floor, with six (6) bicycle parking spaces, and one (1) off-street loading space accessed from Summer Street; no signs on this permit.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement 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.