

Zoning Permit

Permit Number ZP-2024-012351

LOCATION OF WORK 2301 JOHN F KENNEDY BLVD, Philadelphia, PA 19103-1556	PERMIT FEE \$1,456.00	DATE ISSUED 1/8/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER 2301 JFK BOULEVARD ASSOCIATES LLC	C/O PMC PROPERTY GROUP INC 1608 WALNUT STREET STE 2301 JFK BOULEVARD ASSOCIATES LLC PHILADELPHIA PA 19103
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OWNER CONTACT 1 Ron Caplan	1608 Walnut Street, Suite 1400, Philadelphia, PA 19103
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR A CHANGE TO PREVIOUSLY APPROVED STRUCTURE HEIGHT (SEE ZP-2023-012669) FOR A NEW TOTAL HEIGHT OF 309' 6" AS PER APPROVED PLANS.
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APPROVED USE(S) Office - Business and Professional; 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.

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Permit Number ZP-2024-012351

ORIGINAL APPROVAL: FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. WITH ACCESSORY BALCONIES, ACCESSORY ROOF DECK STRUCTURES, AND ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY), ACCESSORY RESIDENTIAL TERRACE, AND BELOW-GRADE ACCESSORY PARKING. SIZES AND LOCATIONS AS SHOWN ON THE APPLICATION / PLANS.



APPROVED USE(S)

Office - Business and Professional; 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2301 JOHN F KENNEDY BLVD, Philadelphia, PA 19103-1556

ADDITIONAL USE DETAILS

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

NO CHANGE TO PREVIOUSLY APPROVED USES PER ZP-2023-012669. ORIGINAL APPROVAL: BUSINESS & PROFESSIONAL OFFICES AND MULTI-FAMILY HOUSEHOLD LIVING (THREE HUNDRED AND THIRTEEN (313) DWELLING UNITS) WITH FOURTEEN (14) ON-SITE BELOW-GRADE ACCESSORY PARKING SPACES, INCLUDING TWO (2) ACCESSIBLE SPACES (ONE (1) VAN ACCESSIBLE), TEN (10) AUTO-SHARE SPACES, TWO (2) COMPACT VEHICLE SPACES, THIRTY-THREE (33) OFF-SITE PARKING SPACES (AT 2201 JFK AND 30 N 23RD), ONE-HUNDRED AND TWENTY-TWO (122) CLASS 1A BICYCLE SPACES, TWO (2) LOADING SPACES, AND THREE (3) RESERVOR SPACES.

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.

ABBREVIATIONS

TC	TOP OF CURB
G	GUTTER
TW	TOP OF WALL
T.I.	TOP OF INLET
L.S.	LIGHT STANDARD
PH	FIRE HYDRANT
TS	TRAFFIC SIGN
SB	STOP BOX
LT	TROLLEY MACHINE
PM	PARKING METER
HP	HIGH PRESSURE
CD	CELLAR DOOR
SP	STAND PIPE
RC	RAIN CONDUCTOR
TL	TRAFFIC LIGHT
PR	PIER
ST	BELL TELEPHONE
PECO	PECO ENERGY COMPANY
V	SEWER VENT (FRESH AIR INTAKE)
K	KEYSTONE TELEPHONE
SEPTA	SOUTHEASTERN PENNSYLVANIA TRANSIT AUTHORITY
HR	HANDICAP RAMP
STEAM	STEAM
CR	CARD READER
WU	WESTERN UNION
E.M.	ELECTRIC METER
U.P.	UTILITY POLE
F/O	FIBER OPTIC

LEGEND

0.5	IN.
0.4	IN.
0.6	IN.
10.80	IN.
0.00843	IN.
12	IN.
1	IN.

SEWER, MANHOLE, INVERT ELEVATION
WATER MAIN, VALVE
GAS MAIN, VALVE
CONFIRMED CITY PLAN CURB ELEVATION
CONFIRMED CITY PLAN CURB GRADIENT
12" TREE
CHANGE OF CURB TYPE
FENCE

PROPOSED FEATURES

TURF OR PLANTED AREA
HEAVY DUTY ASPHALT PAVING
CONCRETE PAVING
BRICK PAVING

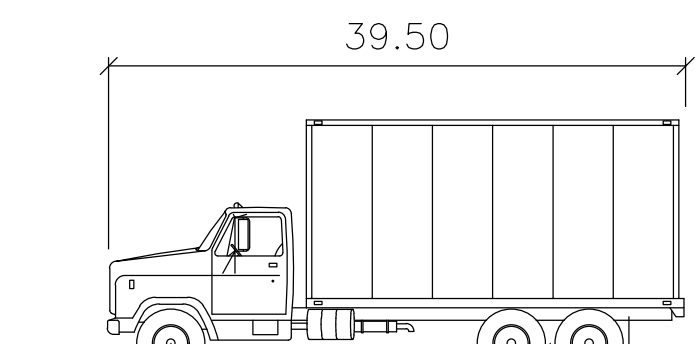
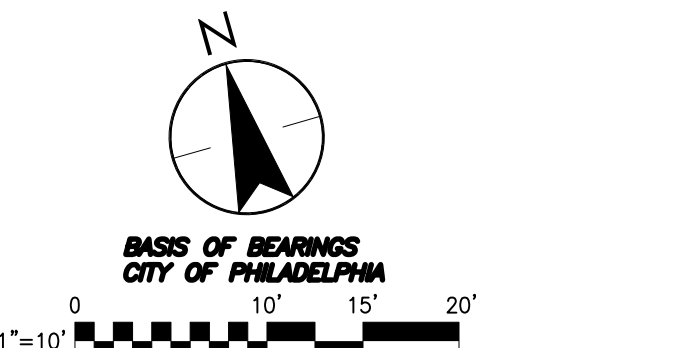
PROPOSED PARKING SPACE

PROPOSED ADA PARKING SPACE
PROPOSED VAN ACCESSIBLE ADA PARKING SPACE
PROPOSED AUTO SHARE PARKING SPACE

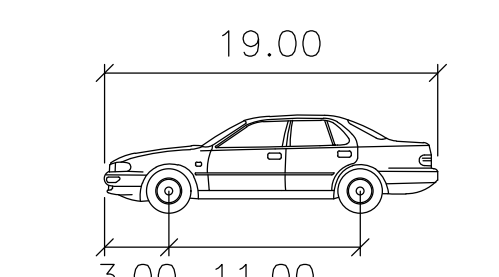
PROPOSED BUILDING FEATURES

BUILDING LIMIT AT GROUND LEVEL (SOLID TONE)
BUILDING LIMIT AT UPPER LEVELS (DASHED TONE)
BALCONY/TERRACE DECK LOCATION (SOLID HATCH)
DOOR LOCATION
BUILDING STRUCTURE ABOVE (DASHED/SHADING/BALCONY AS NOTED)

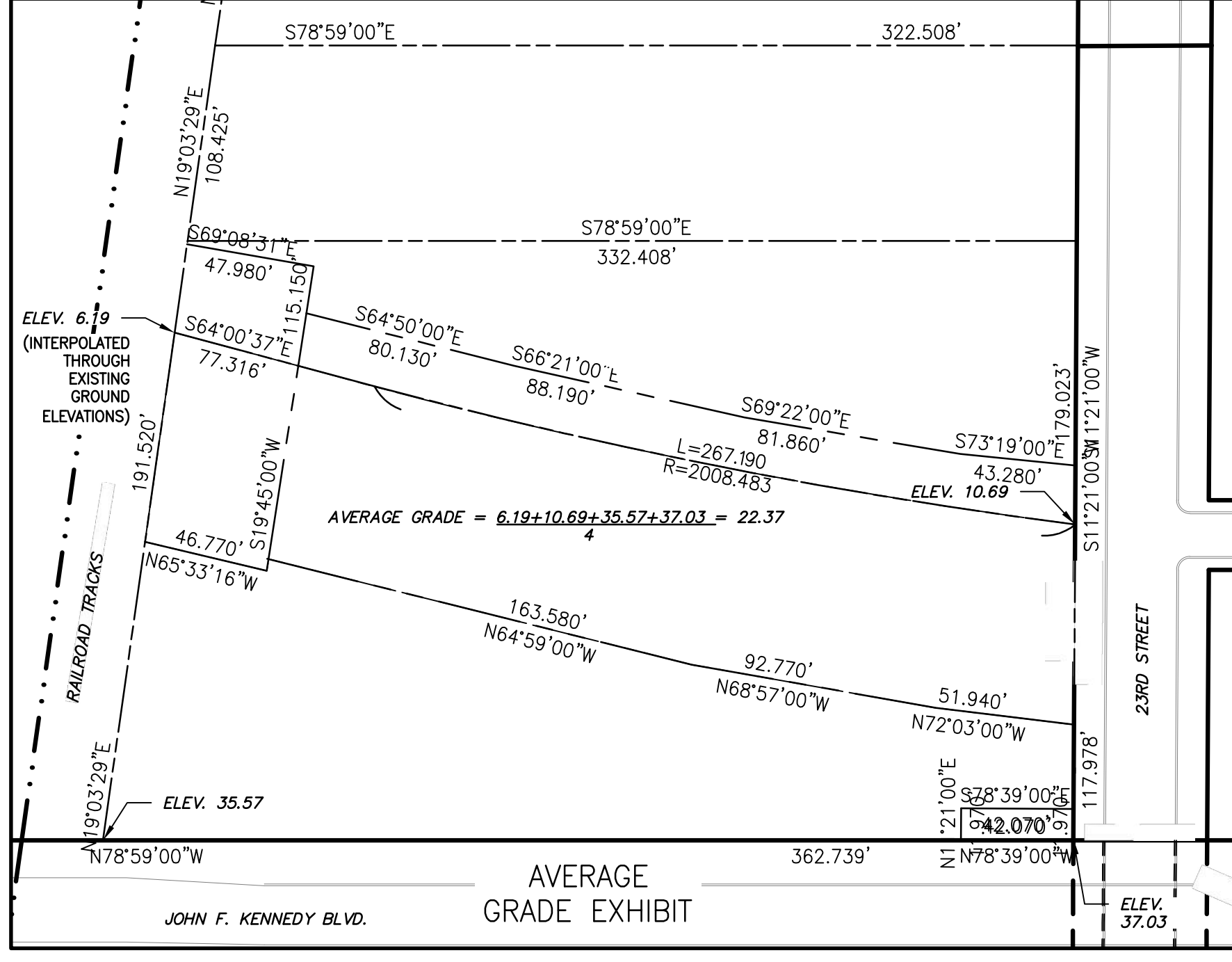
Level	Use	Residential Use	Residential Units	Amenity	Mach/BOH (enclosed)	Mach/BOH	Parking/Loading
B1	N 23rd Street (Parking)	14,348	9	3,334	4,562	8,098	17,533
1	Unim. Lobby	14,823	33	-	-	-	-
2	Residential Units	13,328	15	-	-	-	-
3	Residential Units	13,328	15	-	-	-	-
4	Residential Units	13,328	15	-	-	-	-
5	Residential Units	13,328	15	-	-	-	-
6	Residential Units	13,328	15	-	-	-	-
7	Residential Units	13,328	15	-	-	-	-
8	Residential Units	13,328	15	-	-	-	-
9	Residential Units	13,328	15	-	-	-	-
10	Residential Units	13,328	15	-	-	-	-
11	Residential Units	13,328	15	-	-	-	-
12	Residential Units	13,328	15	-	-	-	-
13	Residential Units	13,328	15	-	-	-	-
14	Residential Units	13,328	15	-	-	-	-
15	Residential Units	13,328	15	-	-	-	-
16	Residential Units	13,328	15	-	-	-	-
17	Residential Units	13,328	15	-	-	-	-
18	Residential Units	13,328	15	-	-	-	-
19	Residential Units	13,328	15	-	-	-	-
20	Residential Units	13,328	15	-	-	-	-
21	Residential Units	13,328	15	-	-	-	-
22	Amenity	9,528	6	2,405	377	2,888	-
23	Mechanical	291,829	313	5,719	6,559	11,046	17,533
Subtotal							
Total GSF		326,127					
Total FAR		304,107					



Width	8.00
Track	8.00
Lock to Lock Time	6.0
Steering Angle	31.8



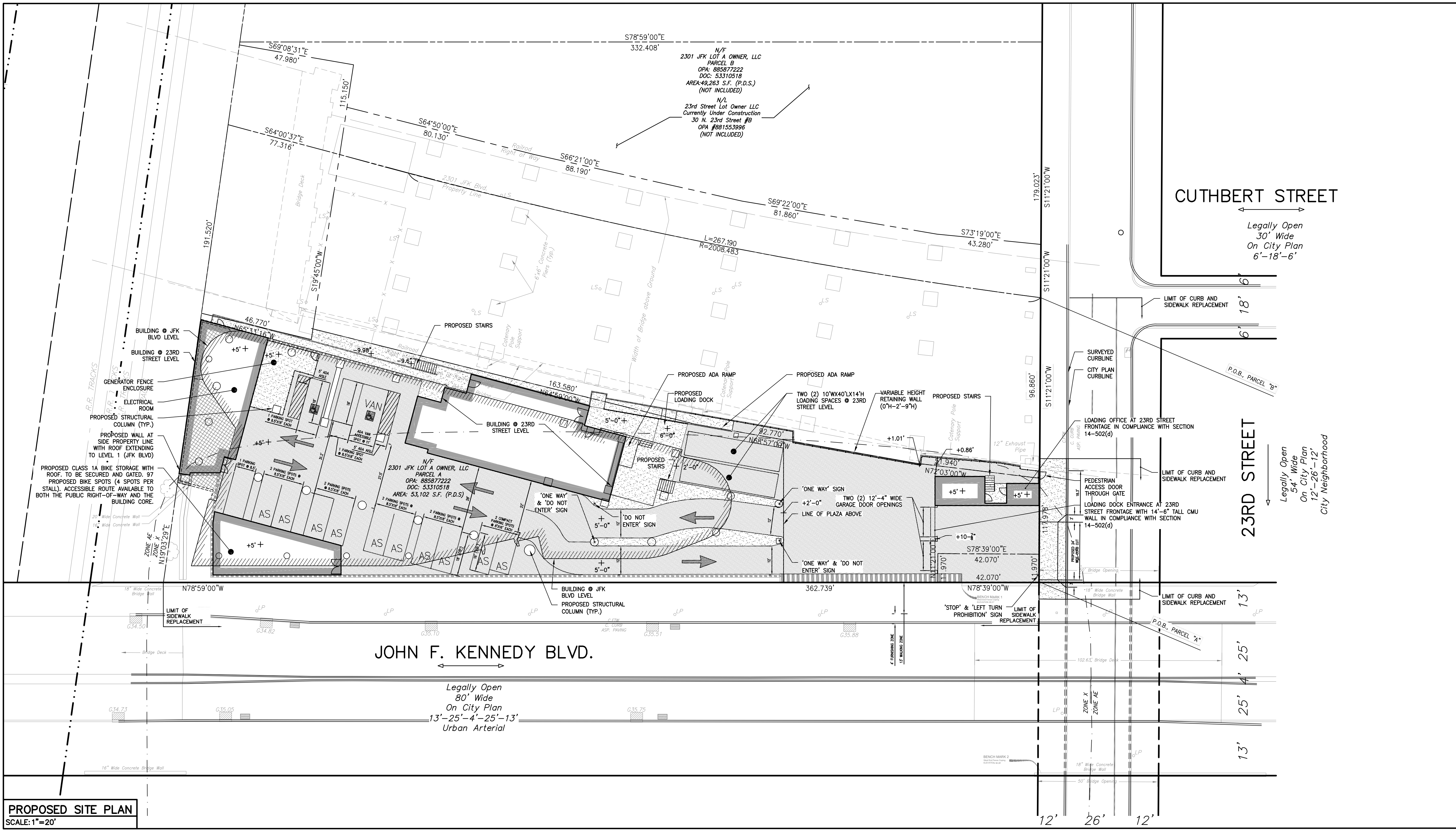
Width	8.00
Track	6.00
Lock to Lock Time	6.0
Steering Angle	31.6



Per Philadelphia Code Section 14-803.2a - Driveway Aisle Tabulation		
TOTAL PARKING AREA	DRIVING AREA S.F.	DRIVING AISLE PERCENTAGE
6,416	3,423	53%

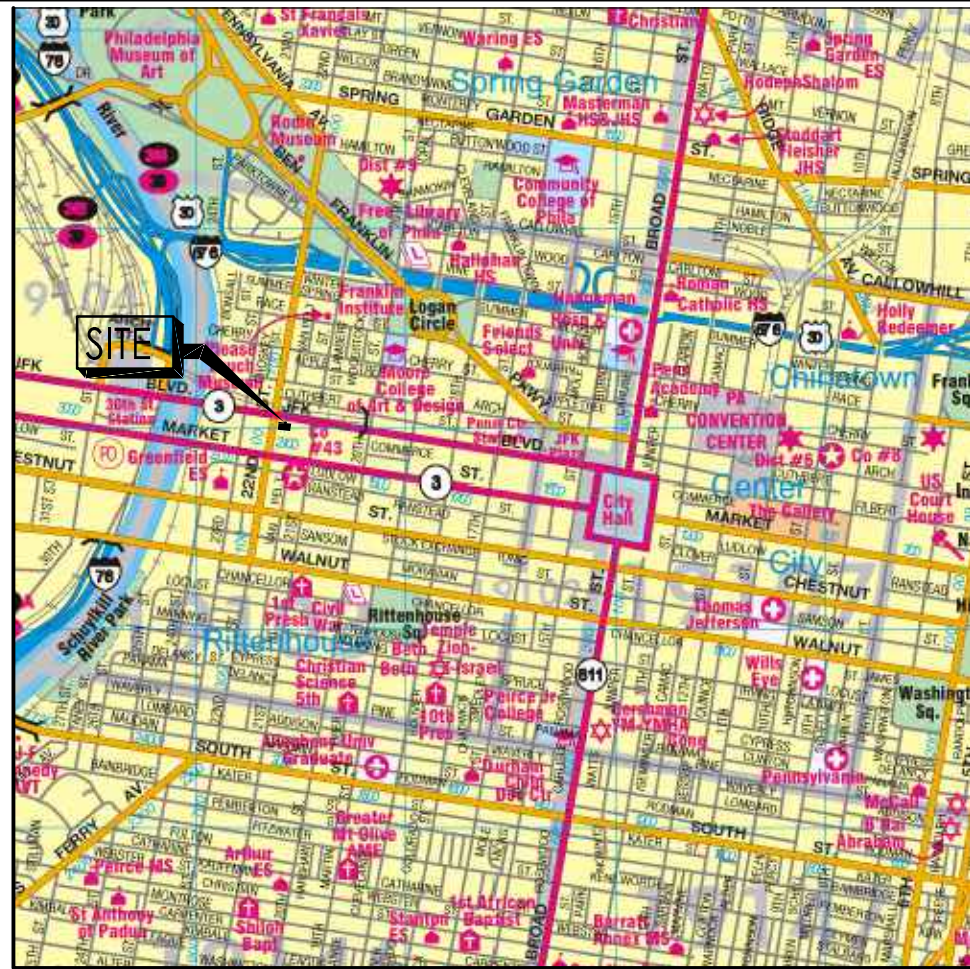
OFF-SITE PARKING NOTE:

OFF-SITE PARKING PROVIDED AT 2201 JFK (OPA #B84352882)
 ACCESS FROM JFK LEVEL WALK APPROXIMATELY 250' EAST TO EXISTING RAMP ALONG JFK WALK DOWN RAMP AND TURN LEFT ON N. 23RD STREET, TURN LEFT ON CUTHBERT STREET TO ACCESS OFF-SITE PARKING AT 2201 JFK. (EASTERN SIDE OF LOT)
 OFF-SITE PARKING PROVIDED AT 30 N. 23RD STREET (OPA #B81553996)
 ACCESS FROM 23RD STREET LEVEL WALK APPROXIMATELY 130' NORTH ALONG 23RD STREET SIDEWALK FROM JFK INTERSECTION TO ACCESS OFF-SITE PARKING AT 30 N. 23RD STREET. (EASTERN SIDE OF LOT)

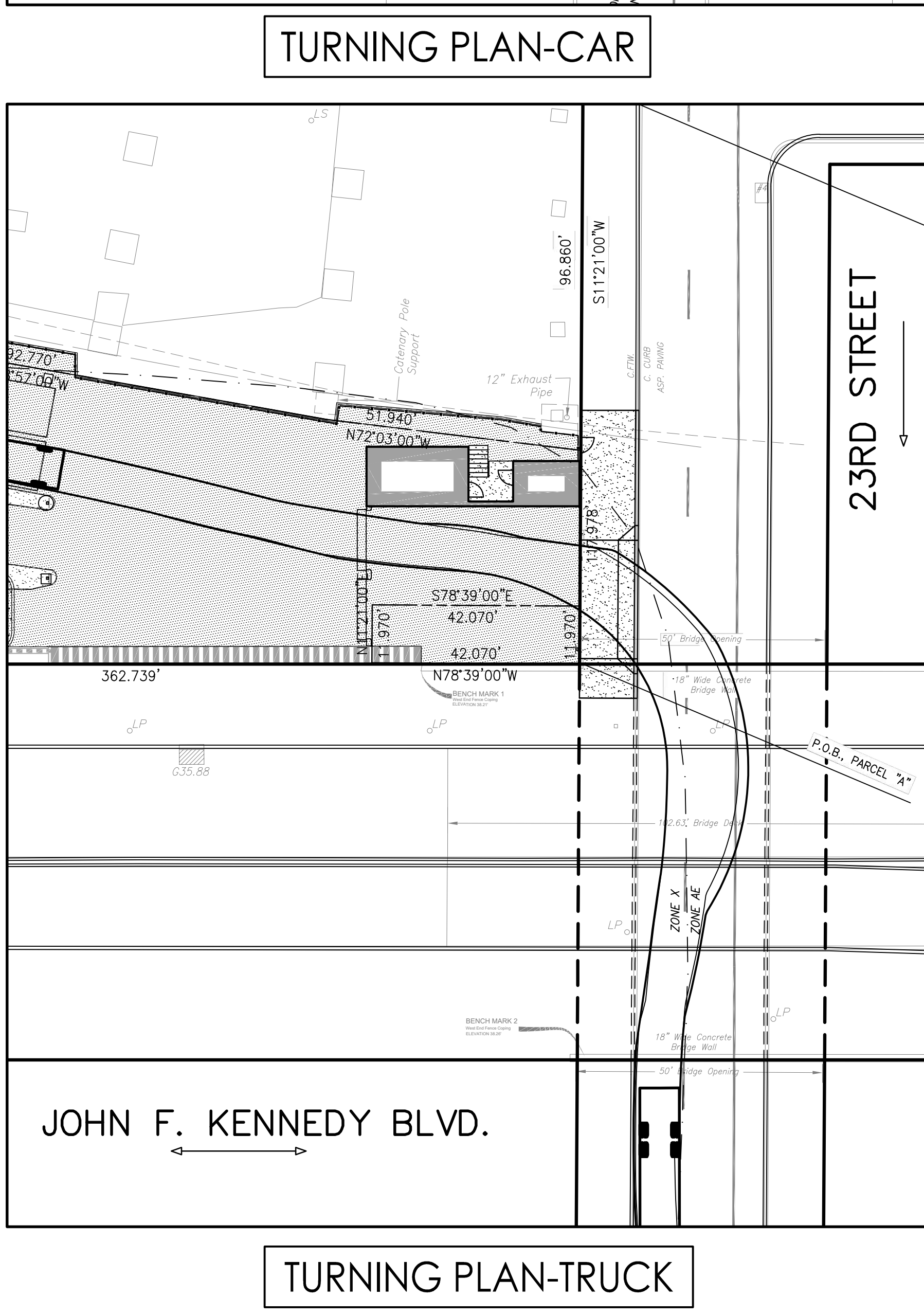
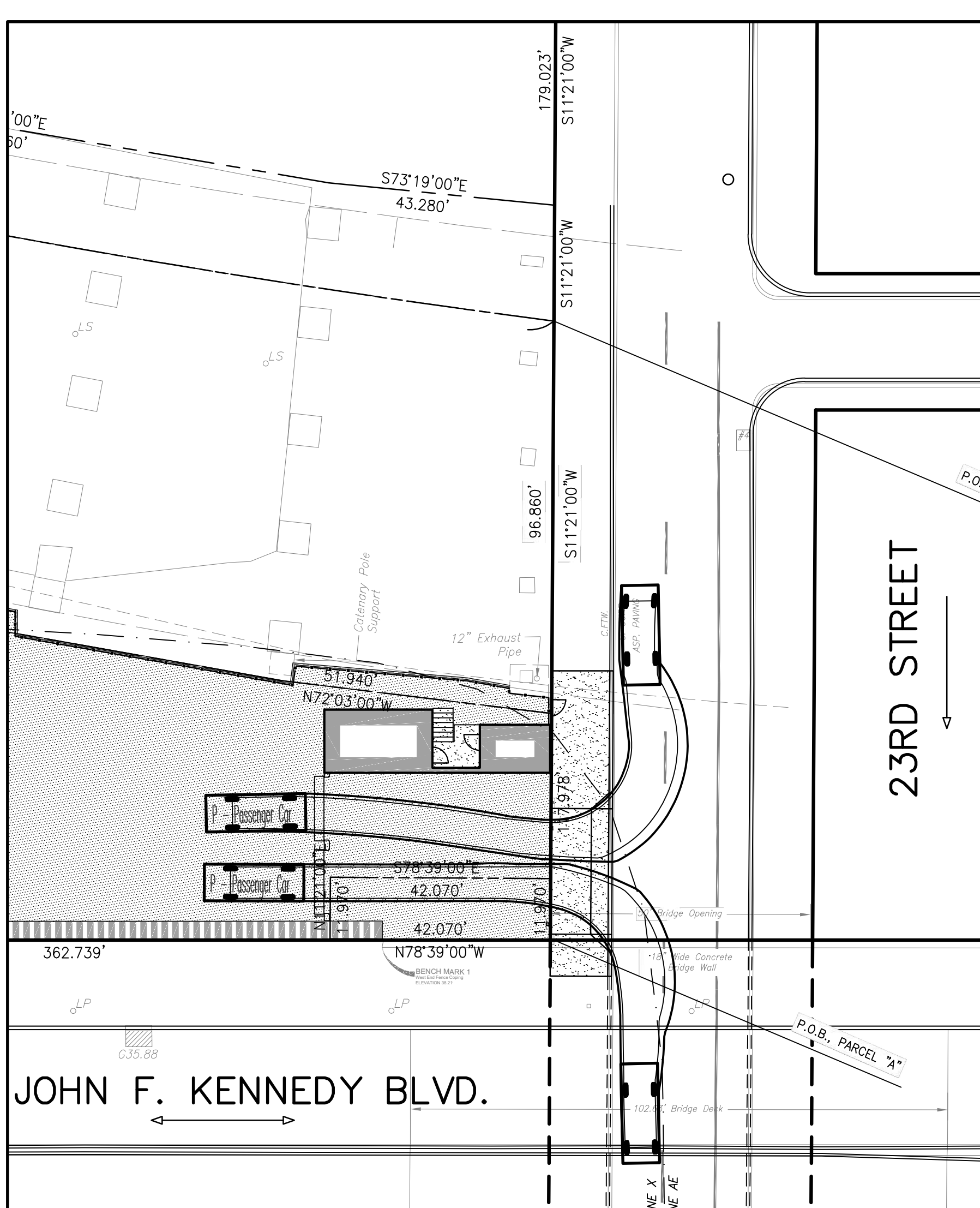


STREETS DEPARTMENT NOTES:

- THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE AS FOLLOWS:
 - CONSTRUCTION ITEMS: PENNDOT PUBLICATION 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
 - STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DESIGN SPECIFICATIONS
 - TRAFFIC SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DESIGN SPECIFICATIONS
 - STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNDOT ROADWAY CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY
- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE-CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE-CALL SYSTEM NO.'S 2020106035, 2020106036, 2020106097, 2020106070, 2020106073, WARD #8.
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE 2ND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON TEM #4-1540.
- PERMITS FOR BOLLARDS, CURB & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK TO BE PAID UNDER ITEM # 4-1041 AT A COST OF \$845 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS DESIGN & CONSTRUCTION AT (215) 681-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
- ALL PROPOSED CURB AND SIDEWALK TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- THE PROPOSED CURB CUTS WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH STREETS DEPARTMENT STANDARDS.
- ALL DRIVEWAYS CROSSING PUBLIC SIDEWALKS SHALL COMPLY WITH SECTION 14-803.4(b)(1)(a).
- PER PHILADELPHIA COMPLETE STREETS:
 - 23RD STREET IS A CITY NEIGHBORHOOD STREET AND REQUIRES A 6'-WIDE WALKING ZONE AND A 4'-WIDE MAX. FURNISHING ZONE
 - JOHN F. KENNEDY BOULEVARD IS AN URBAN ARTERIAL STREET AND REQUIRES A 6'-WIDE WALKING ZONE AND 4'-WIDE MAX. FURNISHING ZONE.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- EXISTING INFORMATION TAKEN FROM A PLAN BY TCI CONSULTING ENGINEERS TITLED "2301-25 JFK BOULEVARD AND 60 NORTH 23RD STREET, DATED 4-3-2017, LATEST REVISION 7-13-2017, ALSO A PLAN BY TCI CONSULTING ENGINEERS TITLED "NATASION LAND TITLE SURVEY", DATED 6-17-2015.



LOCATION MAP



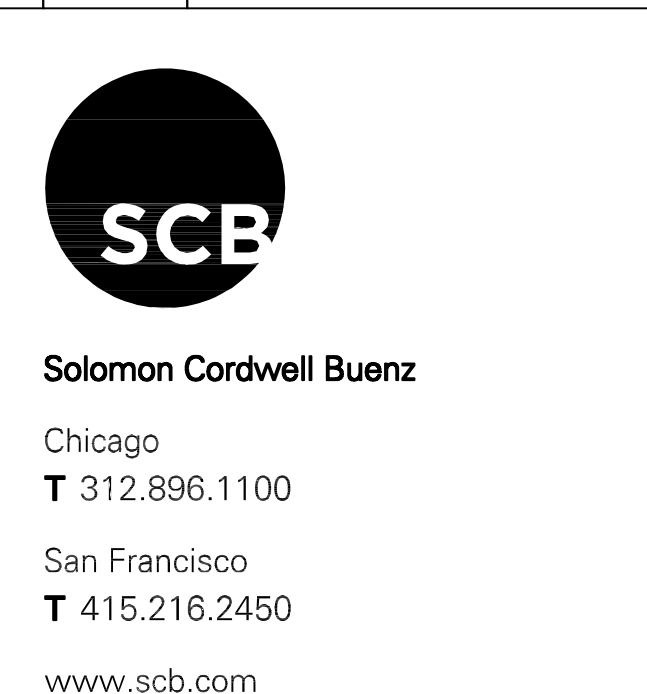
GENERAL NOTES:

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONFORMANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- THIS SURVEY PLAN IS THE RESULT OF A FIELD TOPOGRAPHIC SURVEY PERFORMED BY STANTEC CONSULTING SERVICES INC., IN JUNE OF 2023. BENCHMARKS AS SHOWN ON PLAN WITHOUT THE BENEFIT OF A TITLE REPORT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED OMC-3.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARDS OF MEASURE WITHIN THE CITY OF PHILADELPHIA DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE, WITH A CONVERSION FACTOR OF 1.0037' US=1.000' IS.
- CURB GRADIENTS TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 307 DATED JANUARY 17, 1989
 - DEEDS FURNISHED BY CLIENT.
- ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
- UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
- ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL WALKS, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 28,000 SF IN THE SCHUYLKILL RIVER WATERSHED. (ERSA TRACKING NO. #P702-JFKB-5991-01)
- PER PHILADELPHIA CODE SECTION 14-803-2A, 25% OF A PROPOSED PARKING AREA IS REQUIRED TO BE RESERVED FOR BIKES AND BICYCLES. 50% HAS BEEN RESERVED FOR THIS PROPOSED DEVELOPMENT.
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT WAD TO ANY OTHER USER OF SAID DISCREPANCIES.
- COPYRIGHT 2024 - ALL RIGHTS RESERVED - STARTED: NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING, OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.
- ONE-CALL DATE: 2020/04/15



Stantec Consulting Services Inc.
 1500 Spring Garden, Suite 1100
 Philadelphia PA 19130
 Tel: 215.655.7000
 www.stantec.com

NO.	DATE	DESCRIPTION
11	2024.12.02	REV. ZONING PACKAGE, TOP FLOORS, REV. #1
10	2024.10.30	REV. ZONING PACKAGE, TOP FLOORS
9	2024.01.05	REV. ZONING PACKAGE #1, REV. #1
8	2023.11.03	REV. ZONING PACKAGE #1
7	2020.09.09	PER LAI COMMENTS
6	2020.09.01	REVISED ZONING PACKAGE
5	2020.06.24	PER LAI COMMENTS
4	2020.06.15	PER LAI COMMENTS
3	2020.06.05	PER STREETS COMMENTS
2	2020.05.08	PER PCPC COMMENTS
1	2020.04.28	ZONING PACKAGE



2301 JFK BOULEVARD
 ASSOCIATES, LLC
 2301 JOHN F KENNEDY BLVD

PHILADELPHIA, PA

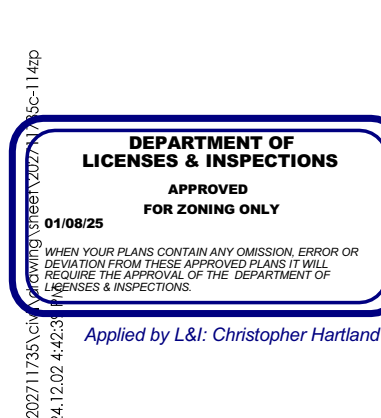
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ZONING PLAN

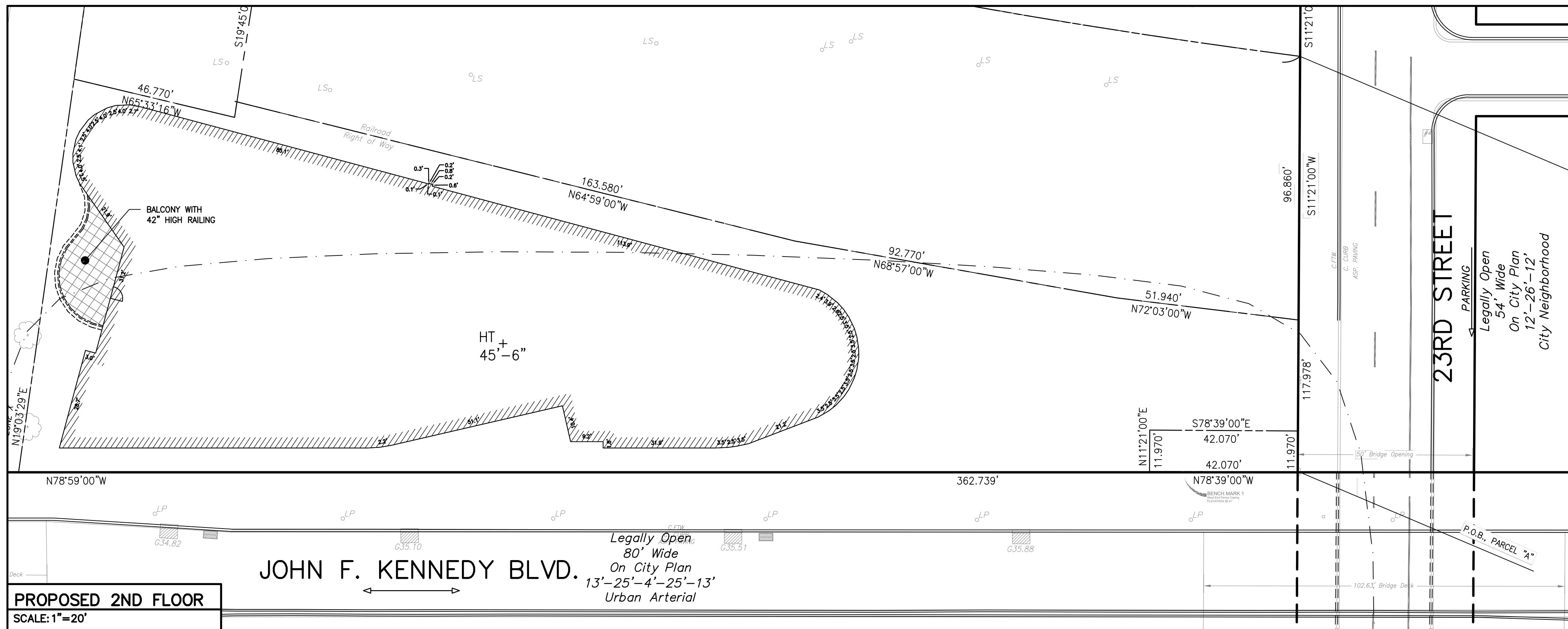
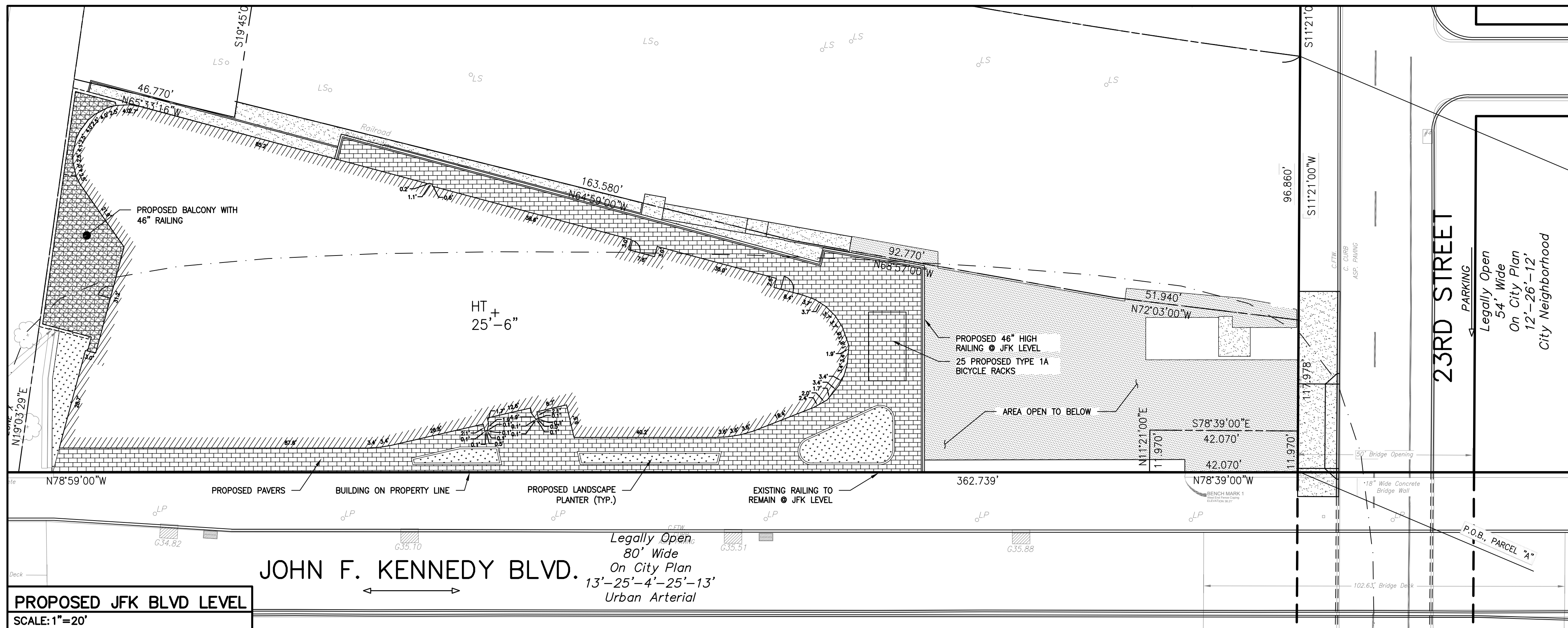
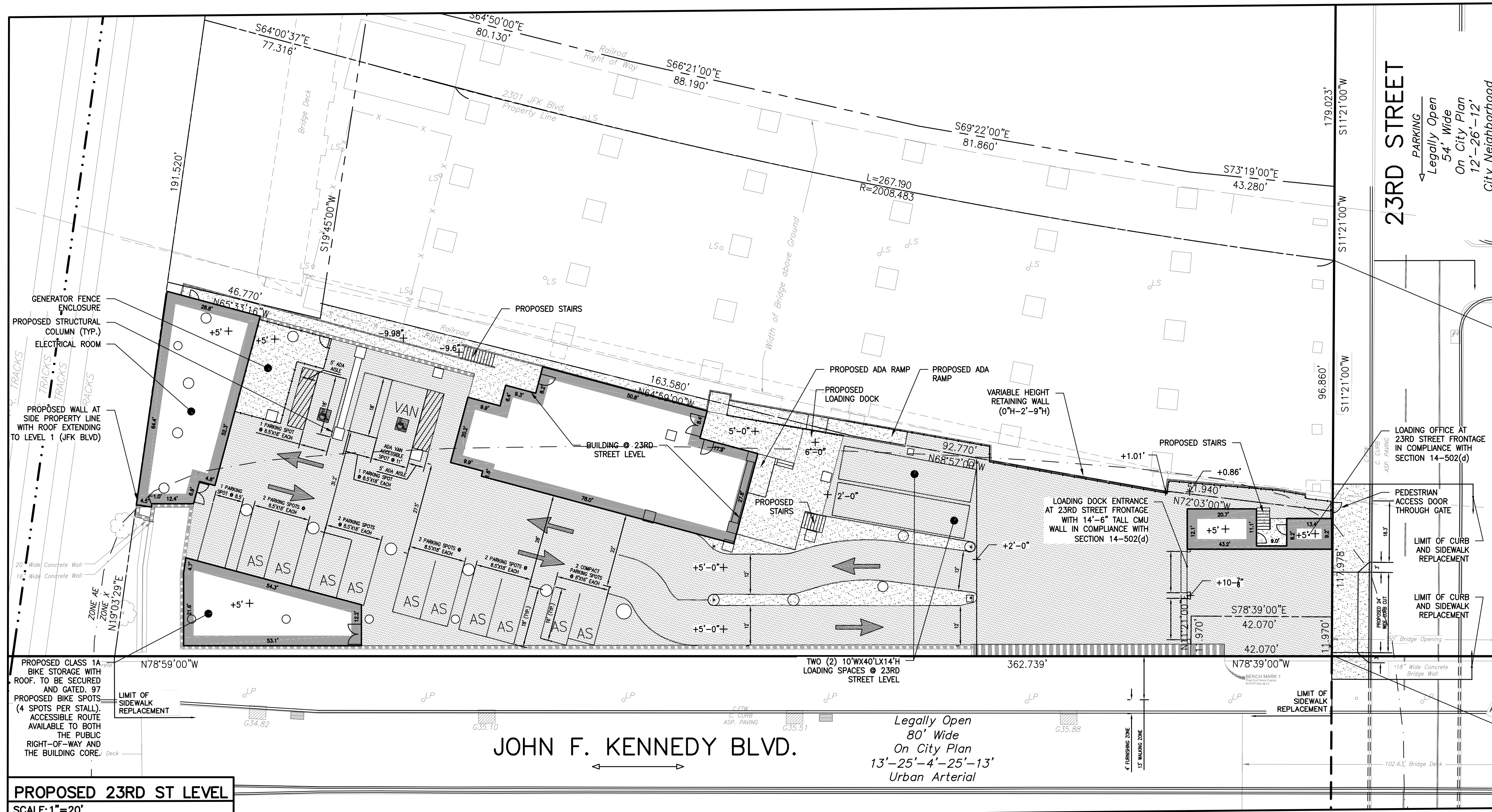
Drawn By: KAL Checked By: ERW

Project Number: 202711735

Sheet Number: 21.00



	TURF OR PLANTED AREA
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVING
	BRICK PAVING

[illegible]

Now what's below.
Call before you dig.

SERIAL#: 20201060325
1060358, 20201060697,
20201060703
-CALL DATE: 2020/04/15



Stantec

Stantec Consulting Services Inc
1500 Spring Garden, Suite 1100
Philadelphia PA 19130
Tel: 215.665.7000
www.stantec.com

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8	2023.11.03	REV. ZONING PACKAGE #1
7	2020.09.09	PER L&I COMMENTS
6	2020.09.01	REVISED ZONING PACKAGE
5	2020.06.24	PER L&I COMMENTS
4	2020.06.15	PER L&I COMMENTS
3	2020.06.05	PER STREETS COMMENTS
2	2020.05.08	PER PCPC COMMENTS
1	2020.04.28	ZONING PACKAGE
NO.	DATE	DESCRIPTION



Solomon Cordwell

Chicago
T 312.806.1100

San Francisco

T 415.216.2450

www.scb.com

**2301 JFK BOULEVARD
ASSOCIATES, LLC
2301 JOHN F KENNEDY BLVD**

PHILADELPHIA, PA

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ZONING PLAN

Drawn By: _____ Checked By: _____

KAL ERW

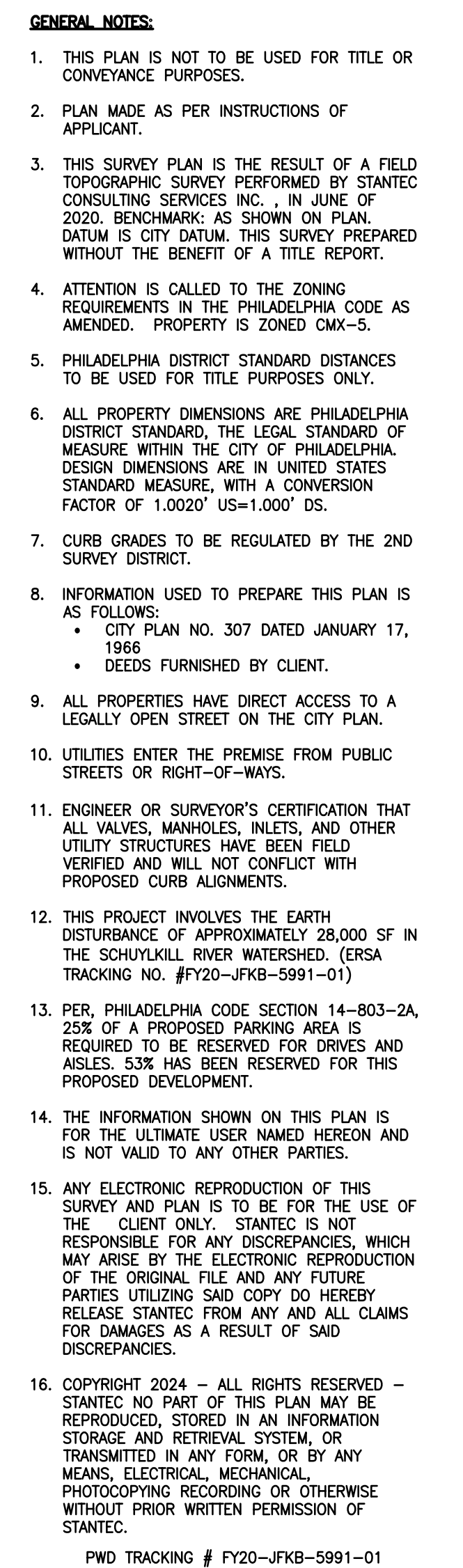
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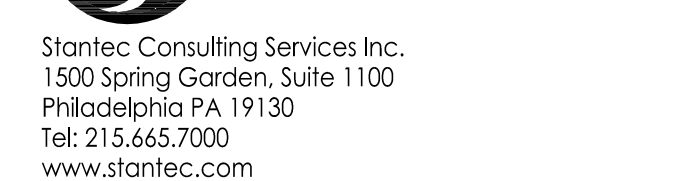
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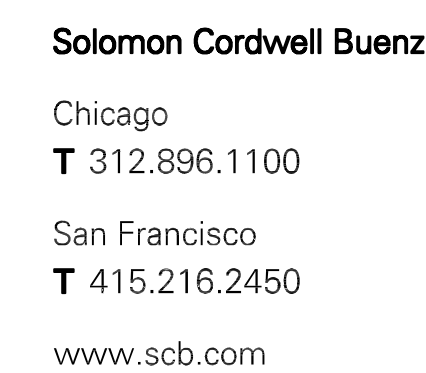
Diagram illustrating the location of a building limit at ground level (solid tone), building limit at upper levels (cross hatch), balcony/terrace deck location (square hatch), door location, and building structure above (bay/awning/balcony as noted).



SERIAL#: 20201060325
20201060356, 20201060697
20201060703
ONE-CALL DATE: 2020/04/1



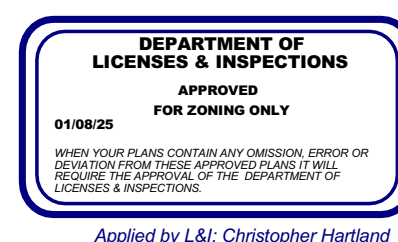
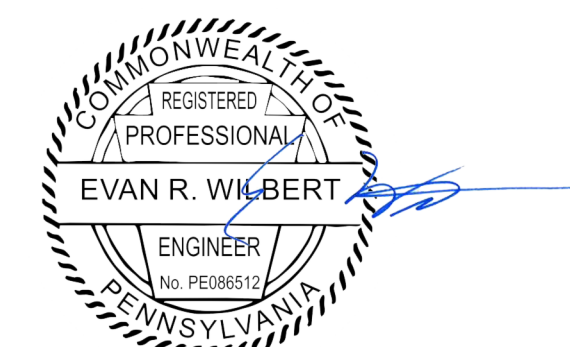
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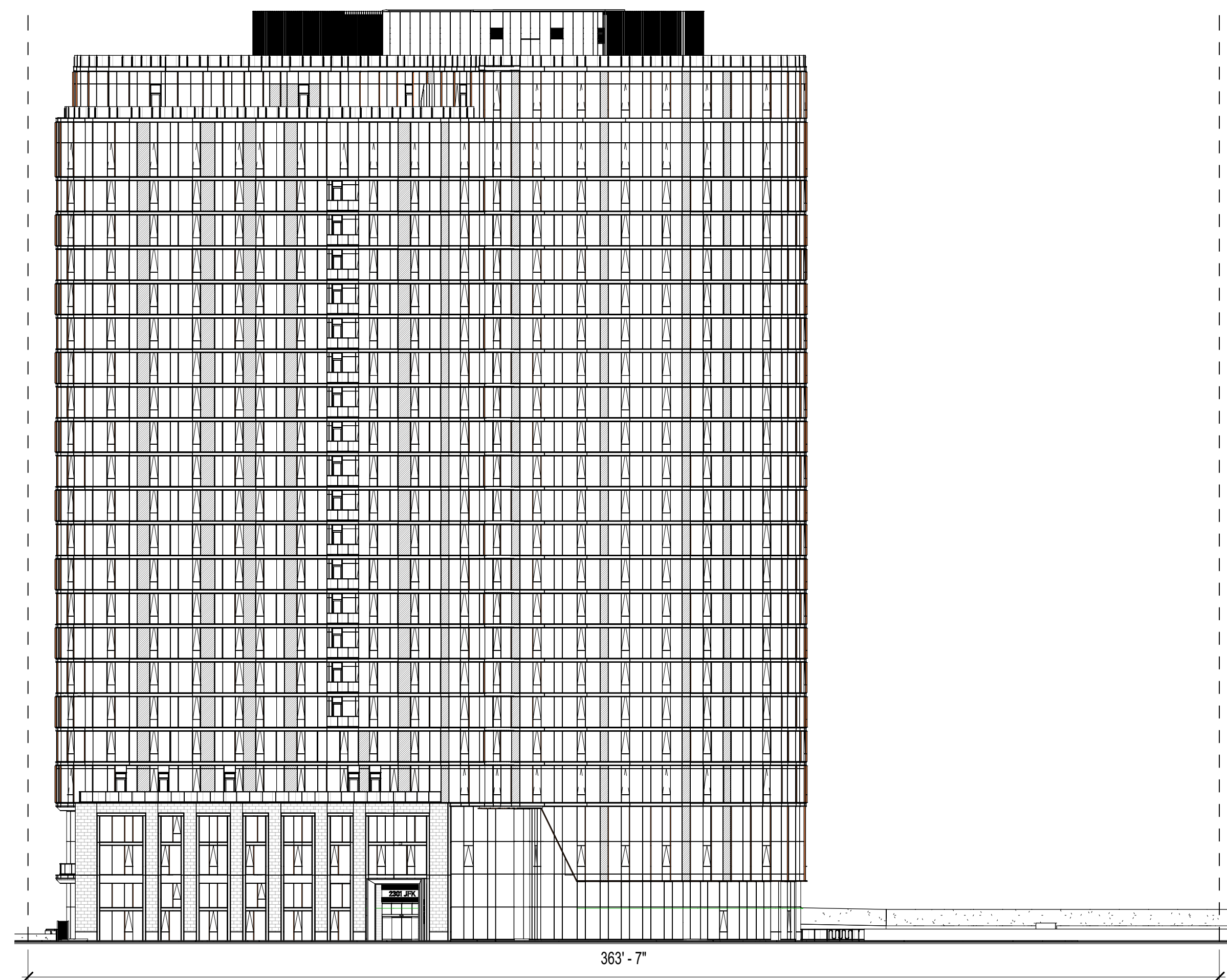


PHILADELPHIA, PA

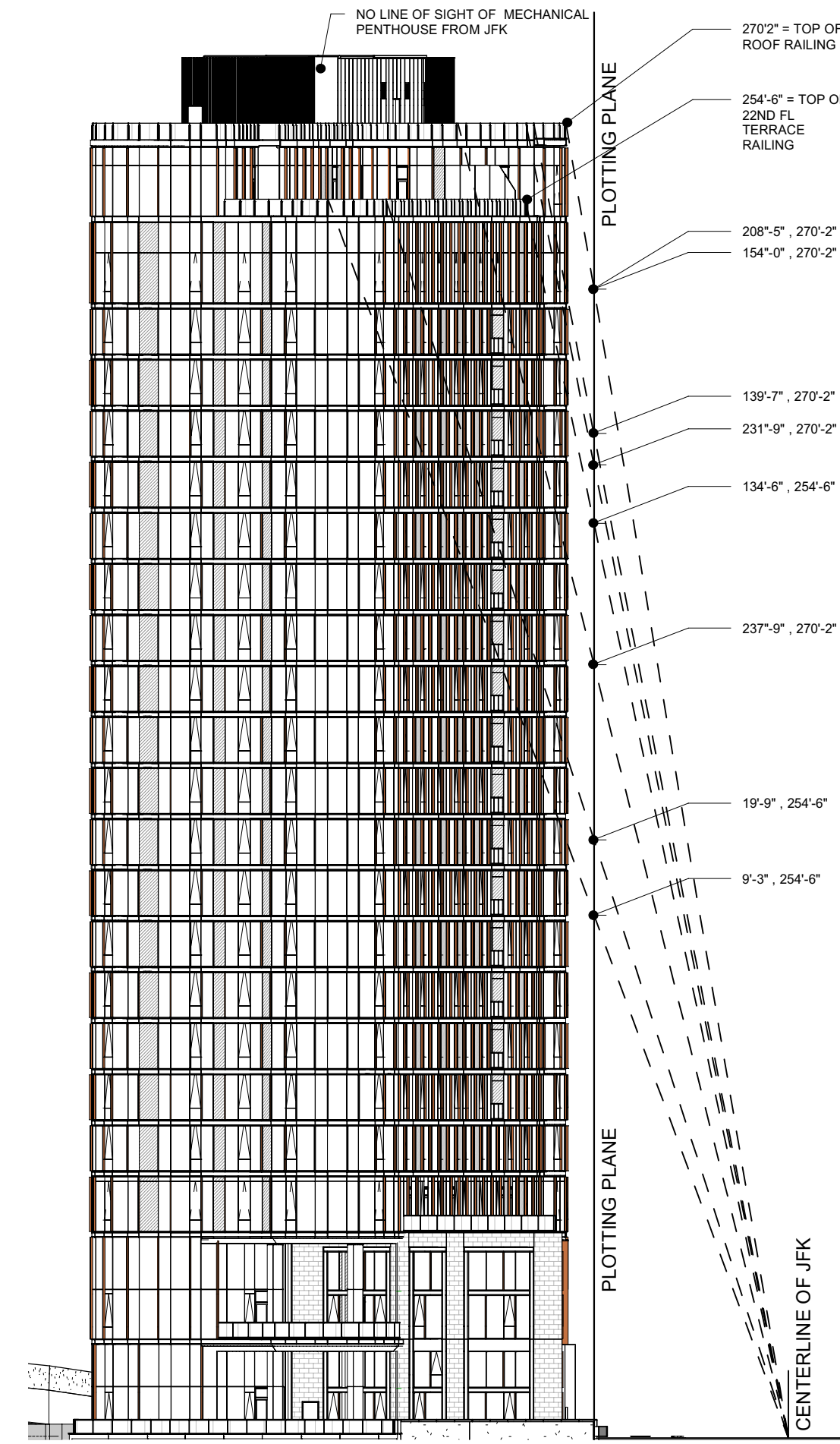
Drawn By: KAL	Checked By: ERW
Project Number:	202711735

Sheet Number: **Z1.02**





7 SKY PLANE STUDY - ELEVATION ALIGNED WITH JFK
SCALE: 1" = 30'-0"



6 SKY PLANE STUDY - PLOT PLANE
SCALE: 1" = 30'-0"

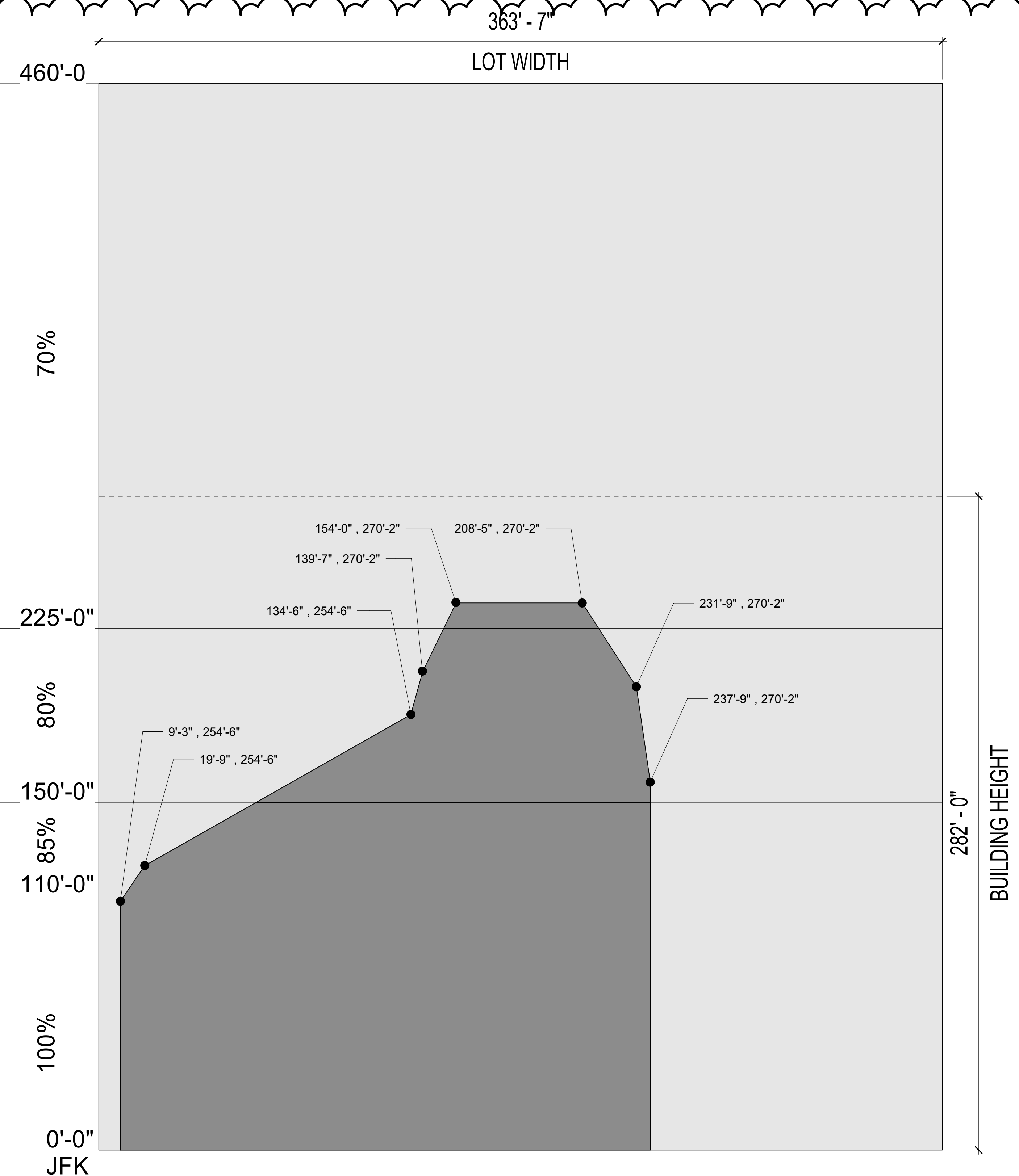
85,442 SF (SITE AREA)
667 SF BUILDING AREA
0.08% BLOACKAGE

27,269 SF (SITE AREA)
8,299 SF BUILDING AREA
30.4% BLOACKAGE

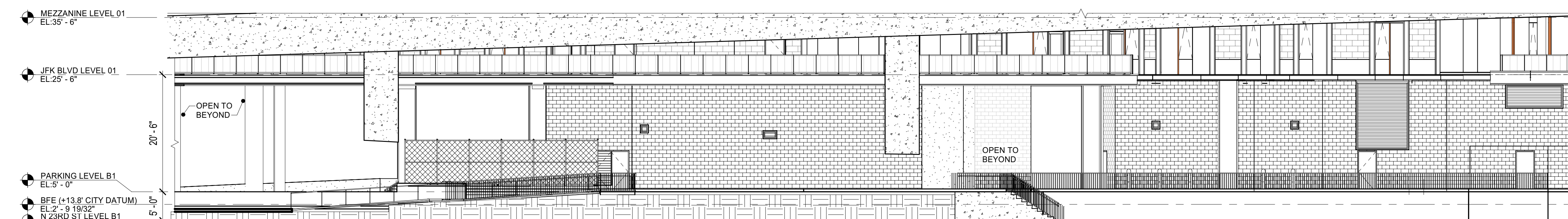
14,543 SF (SITE AREA)
8,117 SF BUILDING AREA
55.8% BLOACKAGE

39,994 SF (SITE AREA)
25,132 SF BUILDING AREA
62.8% BLOACKAGE

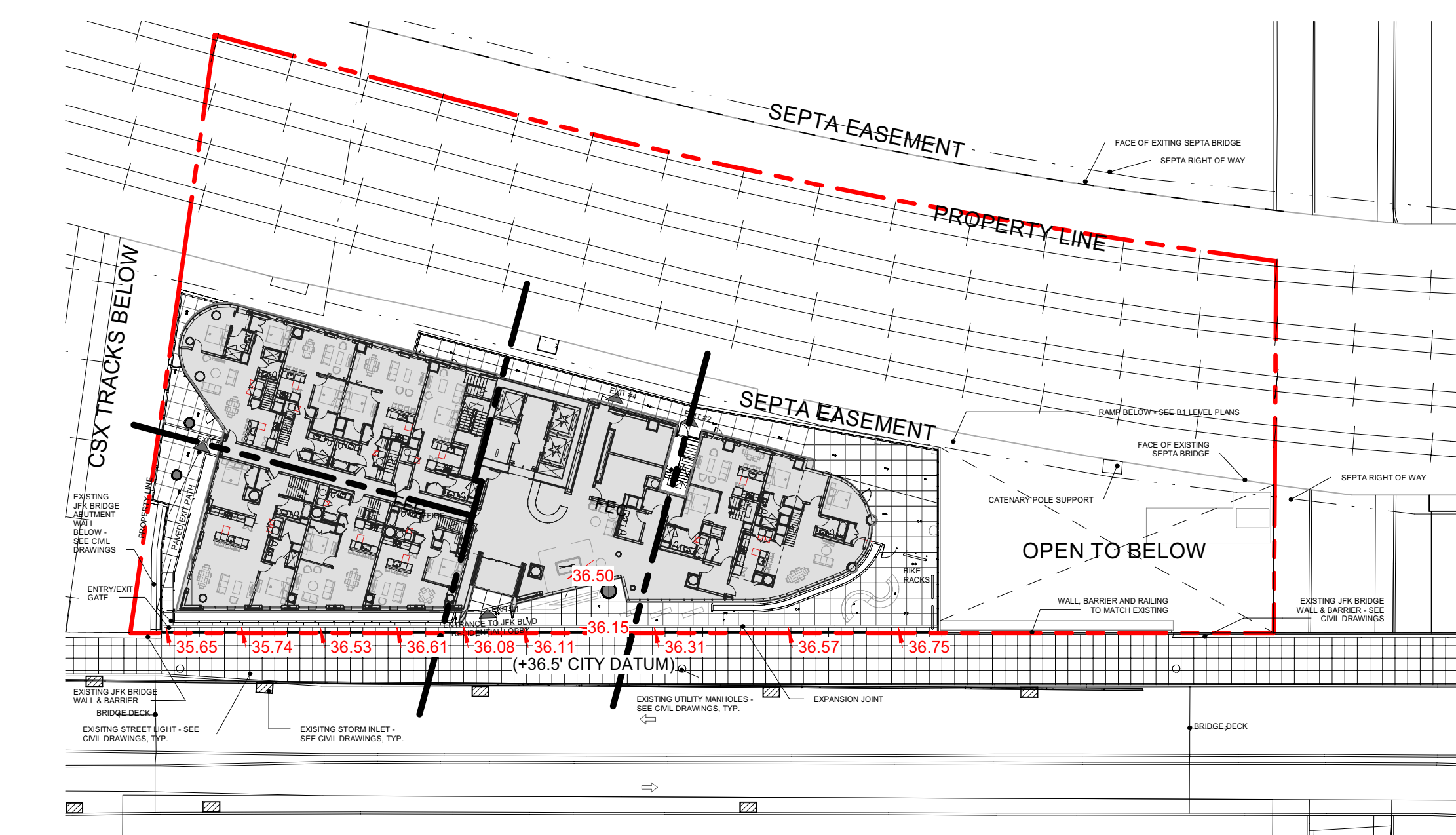
3 SKY PLANE STUDY - DIAGRAM
SCALE: 1" = 30'-0"



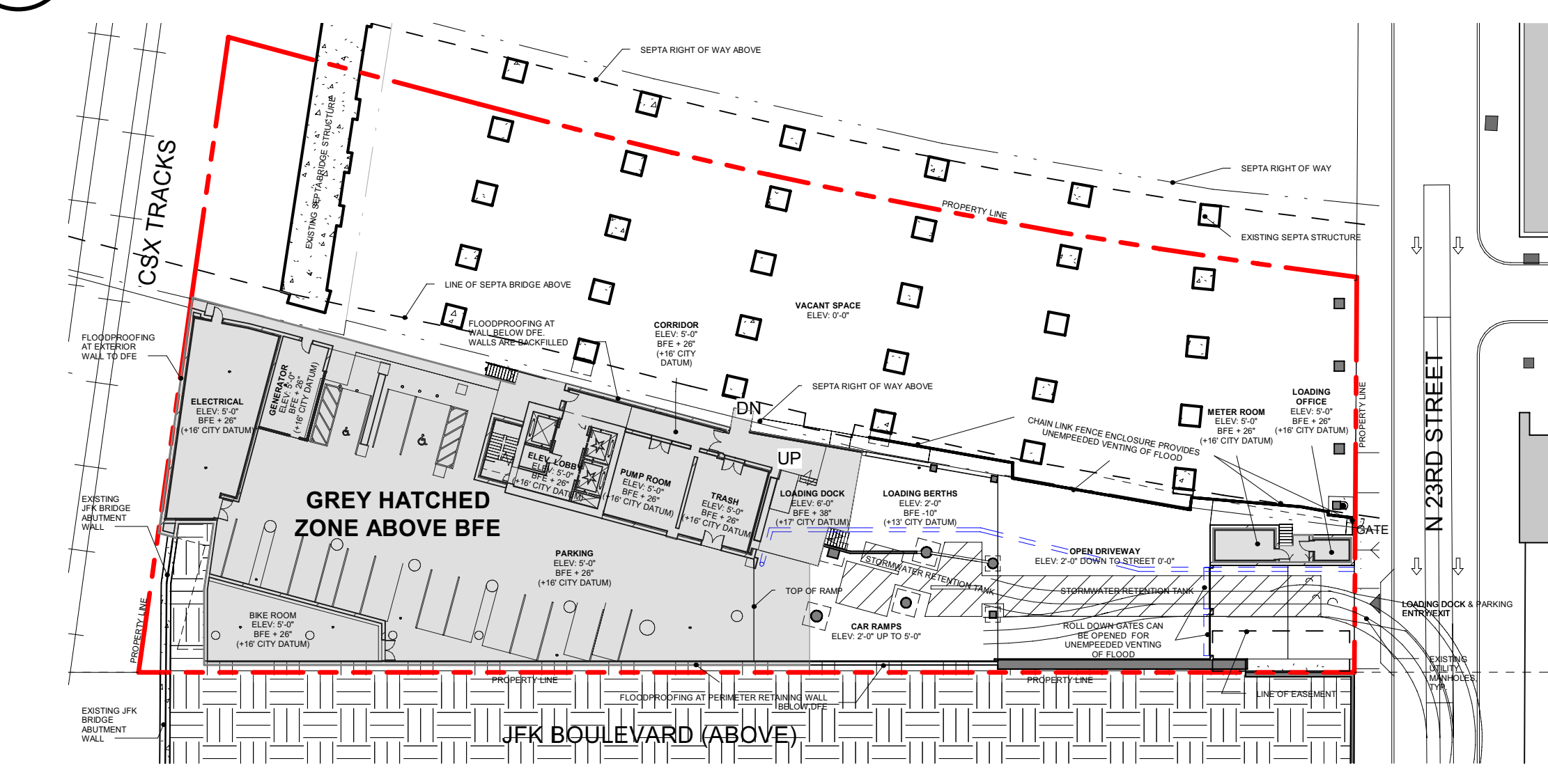
5 23RD STREET PARKING ENTRY ELEVATION - WEST
SCALE: 3/32" = 1'-0"



4 B1 ELEVATION UNDER SEPTA BRIDGE - NORTH
SCALE: 3/32" = 1'-0"



2 SITE PLAN (JFK BLVD)
SCALE: 1" = 40'-0"



1 SITE PLAN LEVEL B1 (N 23RD ST)
SCALE: 1" = 40'-0"

BASE FLOOD ELEVATION (BFE) = +13.8' CITY DATUM
REGULATORY FLOOD ELEVATION:
(PRE-BFE+18") = 15.3' CITY DATUM
AVERAGE GROUND ELEVATION (AGE):
(RE = 8") = 16.0' CITY DATUM
ELEVATION CONVERSION:
CITY DATUM = NGVD-29 = 5.81

NO.	DATE	DESCRIPTION
A	12.18.2024	ZONING UPDATE

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SITE PLANS AND
SKYPLANE
DIAGRAMS

Drawn By:
VS
Checked By:
AS/VS
Project Number:
2020015
Sheet Number:
Z1.04

TC	TOP OF CURB
G	GUTTER
TW	TOP OF WALL
TI	TOP OF INLET
L.S.	LIGHT STANDARD
PH	PIPE HYDRANT
TS	TRAFFIC SIGN
SB	STOP BOX
TM	TICKET MACHINE
LT	LIGHT
TP	TROLLEY POLE
HP	HIGH PRESSURE
PM	PARKING METER
CD	CELLAR DOOR
SP	STAND PIPE
RC	RAIN CONDUCTOR
TL	TRAFFIC LIGHT
PR	PIER
BT	BELL TELEPHONE
TECO	TELEPHONE ENERGY COMPANY
V	SEWER VENT (FRESH AIR INTAKE)
KT	KEYSTONE TELEPHONE
SEPTA	SOUTHERN PENNSYLVANIA TRANSIT AUTHORITY
HR	HANDICAP RAMP
ST	STEAM
MR	MAGNETIC READER
WU	WESTERN UNION
E	ELECTRIC METER
U.P.	UTILITY POLE
F.O.	FIBER OPTIC

$\bigcirc^S$ INV.
 $\bigcirc^W$
 $\bigcirc^G$
 10.80CP
 .00843
 .12"
 ⊥

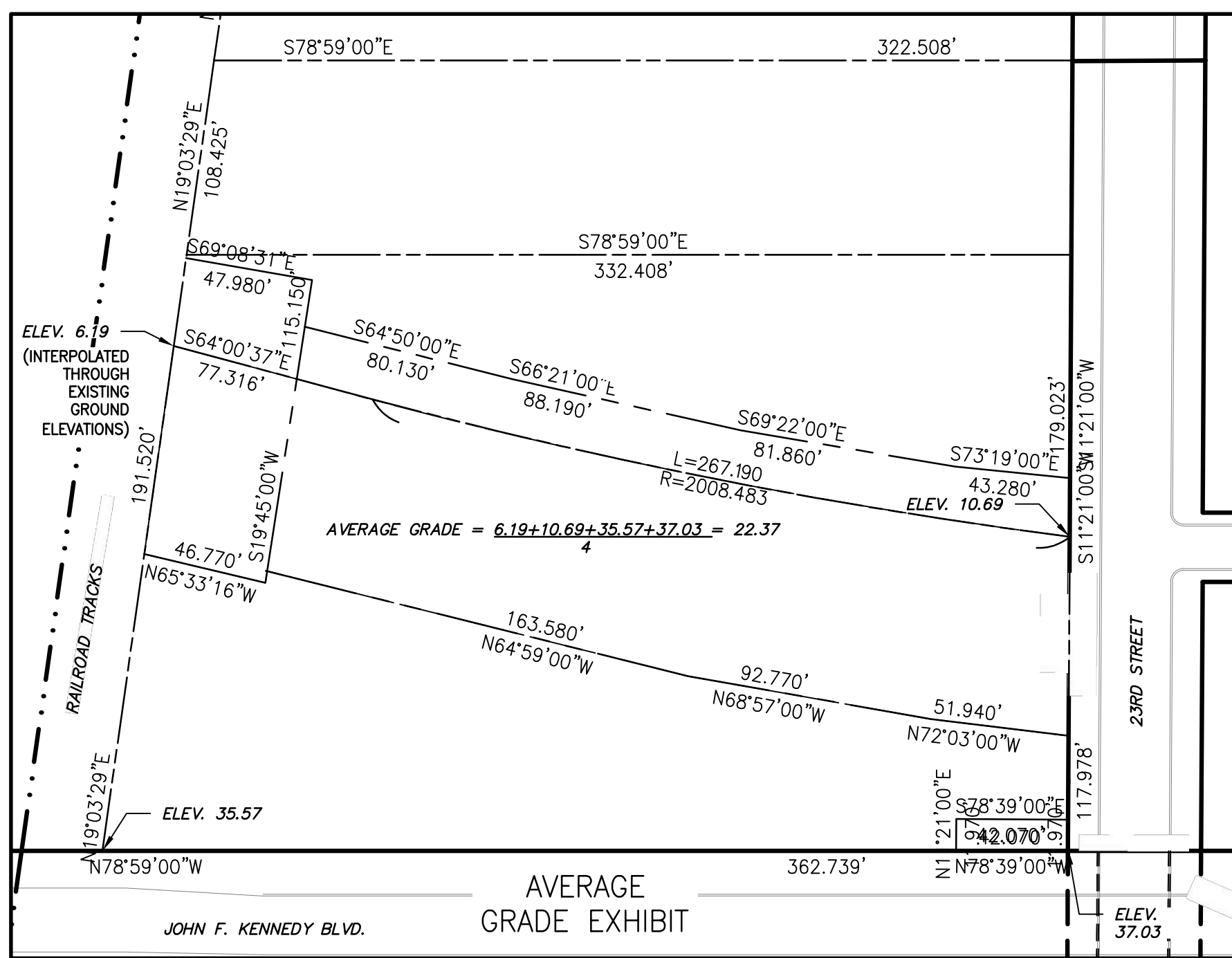
The diagram illustrates four different paving materials, each shown in a rectangular section with a corresponding label to its right:

- Turf or Planted Area:** Represented by a rectangular area filled with small, irregular shapes, suggesting grass or plants.
- Heavy Duty Asphalt Paving:** Represented by a rectangular area filled with a dense, stippled pattern, indicating a textured surface.
- Concrete Paving:** Represented by a rectangular area divided into four equal square sections by vertical lines, suggesting a grid or joint pattern.
- Brick Paving:** Represented by a rectangular area divided into a grid of squares, with each square further subdivided into smaller squares, mimicking a brick pattern.

Diagram illustrating the proposed ADA parking spaces:

- PROPOSED ADA PARKING SPACE
- PROPOSED VAN ACCESSIBLE ADA PARKING SPACE
- PROPOSED AUTO SHARE PARKING SPACE

Diagram illustrating the location of building structure above bay/awning/balcony as notified. The diagram shows a cross-section of a building with a balcony. The building limit at ground level is indicated by a solid line. The building limit at upper levels is indicated by a cross-hatch pattern. The balcony/terrace deck location is indicated by a square hatch pattern. The door location is indicated by a circle. The building structure above the bay/awning/balcony is indicated by a solid line.



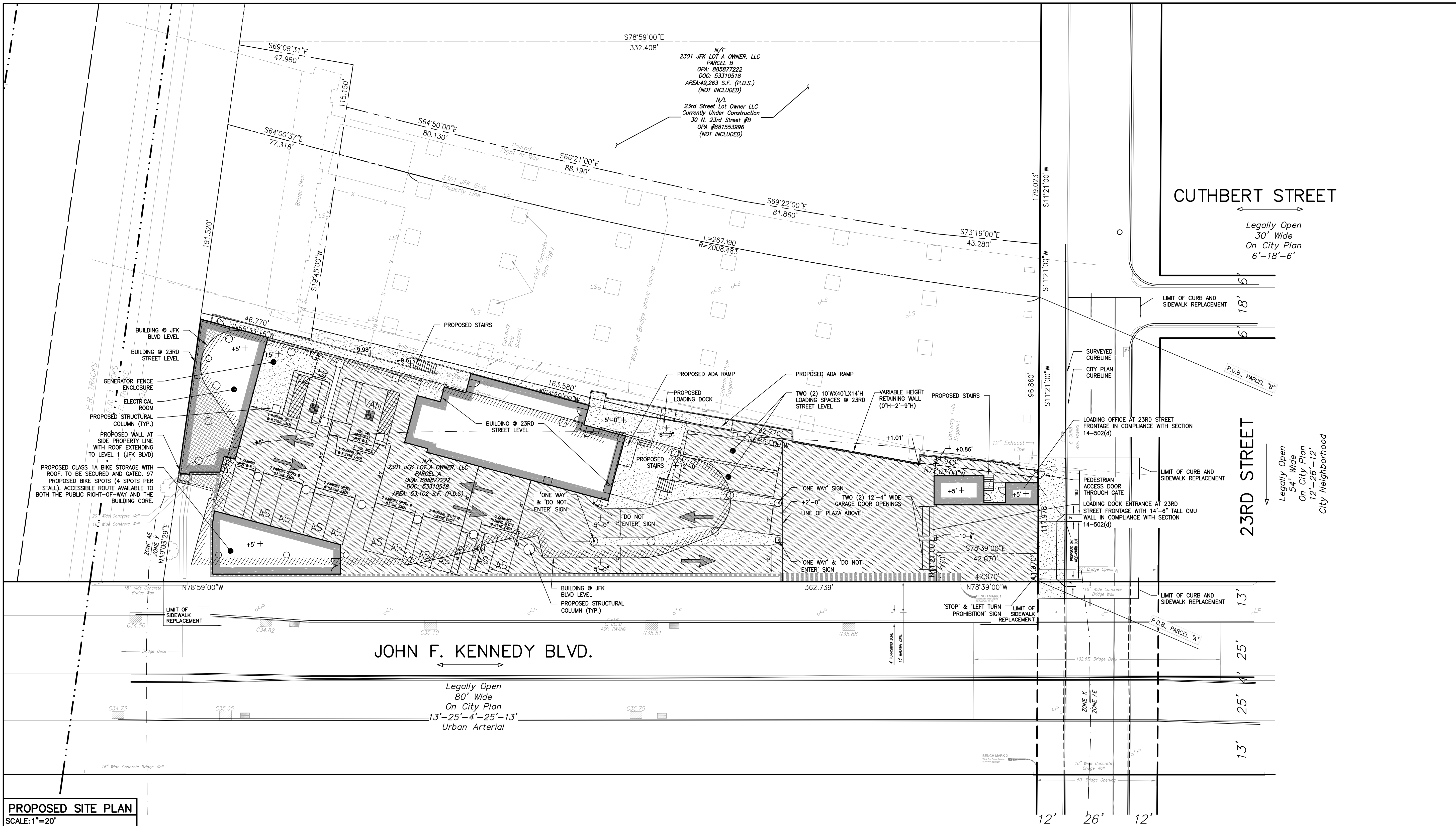
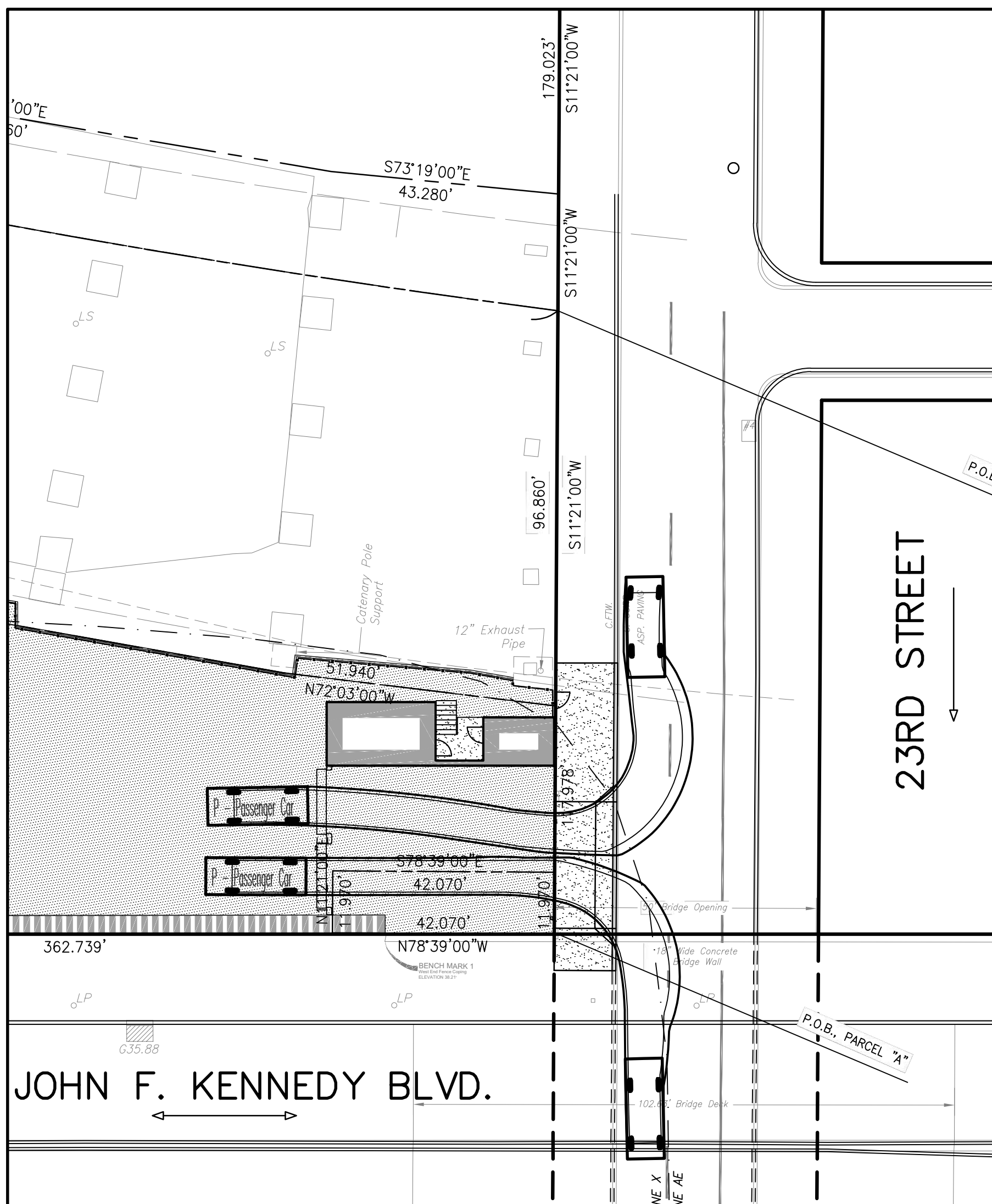
OFF-SITE PARKING NOTE:

OFF-SITE PARKING PROVIDED AT 2201 JFK (OPA #884352892)

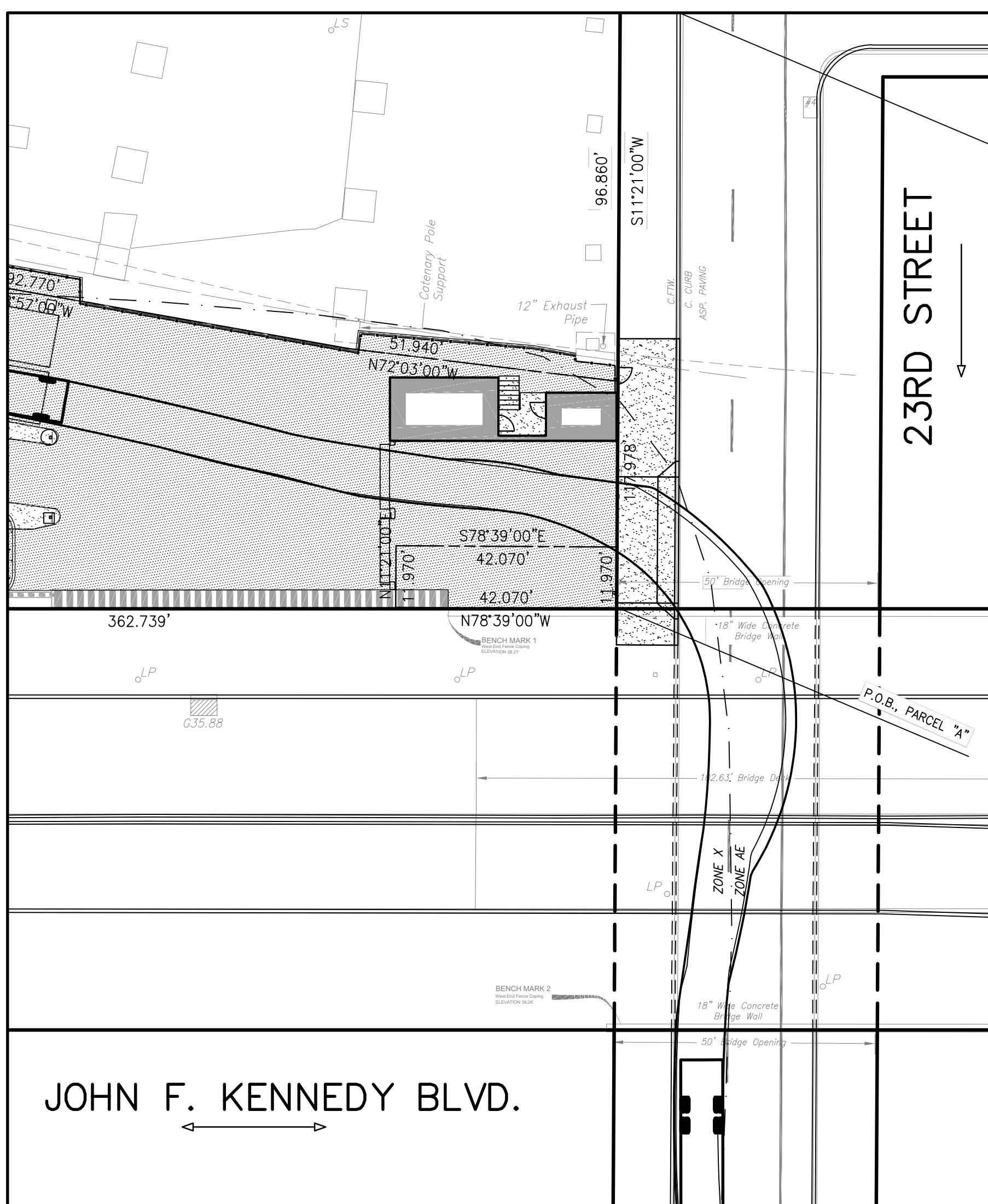
ACCESS FROM JFK LEVEL: WALK APPROXIMATELY 255' EAST TO EXISTING RAMP ALONG JFK. WALK DOWN RAMP AND TURN LEFT ON N. 22ND STREET. TURN LEFT ON CUTHBERT STREET TO ACCESS OFF-SITE PARKING AT 2201 JFK. (EASTERN SIDE OF LOT)

OFF-SITE PARKING PROVIDED AT 30 N. 23RD STREET (OPA #881553996)

ACCESS FROM 23RD STREET LEVEL: WALK APPROXIMATELY 138' NORTH ALONG 23RD STREET SIDEWALK FROM JFK INTERSECTION TO ACCESS OFF-SITE PARKING AT 30 N 23RD STREET. (EASTERN SIDE OF LOT)

[illegible]

TURNING PLAN-CAR



TURNING PLAN-TRUCK

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE BY PER INSTRUCTIONS OF APPLICANT.
3. THIS SURVEY PLAN IS THE RESULT OF A FIELD SURVEY AND SURVEY PERFORMED BY STATISTICAL CONSULTING SERVICES INC. IN JUNE OF 2006. THE SURVEY IS BASED ON THE DATA IN THE DATUM IS CITY DATUM. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED BY ORDINANCE 2006-0005.
5. PHILADELPHIA DISTRICT SURVEY DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
6. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE. THE DIMENSIONS OF PHILADELPHIA, DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE, WITH A CONVERSION FACTOR OF 1.00020" SURV-1.0000" DS.
7. CURB GRASSES TO BE REGULATED BY THE ZONING CODE.
8. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - a. CITY PLAN NO. 307 DATED JANUARY 17, 1968
 - b. DEEDS FURNISHED BY CLIENT.

3. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
4. UTILITIES ENTER THE PREMISES FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
5. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL EXISTING UTILITIES AND OTHER PUBLIC UTILITY STRUCTURES HAVE BEEN FIELD LOCATED AND SHOWN TO NOT INTERFERE WITH PROPOSED CURB ALIGNMENTS.
6. THIS PROJECT INVOLVES THE REMOVAL OF DISTURBANCE OF APPROXIMATELY 28,000 SF OF EXISTING ASPHALT DRIVEWAY AND TRUCK TRACKING NO. #P270-1986-9991-01.
7. PER PHILADELPHIA CODE SECTION 14-2603-2.25% OF A PROPOSED PARKING AREA IS TO BE SET ASIDE FOR BICYCLES AND WHEELCHAIRS AND ASILES-53% HAS BEEN RESERVED FOR THIS PURPOSE.
8. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERETIN AND IS NOT VALID TO ANY OTHER PARTIES.
9. ANY ELECTRONIC REPRODUCTION OF THIS INFORMATION TO ANY OTHER PARTY OR USE OF ANY CLIENT LOGO, STATEMENT OR ANY OTHER ALLEGED LOGO, STATEMENT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY BE THE RESULT OF A REPRODUCTION OF THE ORIGINAL FILE, AND ANY FUTURE REPRODUCTION OF THIS INFORMATION. RELEASE STATEMENT FROM ANY AND ALL CLAIMS OF INFRINGEMENT, WHICH MAY BE THE RESULT OF SMO DISCREPANCIES.

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MEANS, ELECTRICAL, MECHANICAL,
PHOTOCOPYING RECORDING OR OTHERWISE
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PWD TRACKING # FY20-JFKB-5991-01



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SERIAL#: 20201060325
20201060356, 20201060697,
20201060703
ONE-CALL DATE: 2020/04/15



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1500 Spring Garden, Suite 1100
Philadelphia PA 19130
Tel: 215.665.7000
www.stantec.com

11	2024.12.02	REV. ZONING PACKAGE, TOP FLOORS, REV. #1
10	2024.10.30	REV. ZONING PACKAGE, TOP FLOORS
9	2024.01.05	REV. ZONING PACKAGE #1, REV. #1
8	2023.11.03	REV. ZONING PACKAGE #1
7	2020.09.09	PER L&I COMMENTS
6	2020.09.01	REVISED ZONING PACKAGE
5	2020.06.24	PER L&I COMMENTS
4	2020.06.15	PER L&I COMMENTS
3	2020.06.05	PER STREETS COMMENTS
2	2020.05.08	PER PCPC COMMENTS
1	2020.04.28	ZONING PACKAGE
NO.	DATE	DESCRIPTION



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ASSOCIATES, LLC
2301 JOHN F KENNEDY BLVD**

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ZONING PLAN

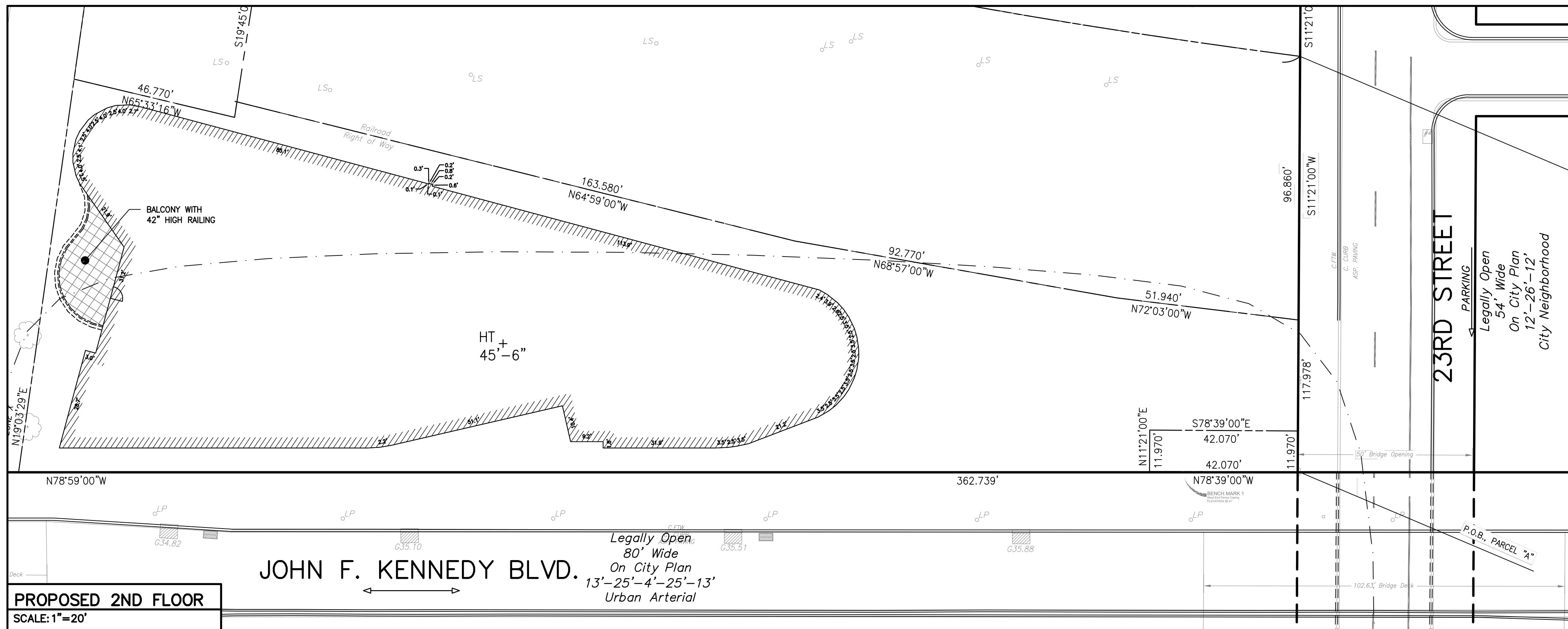
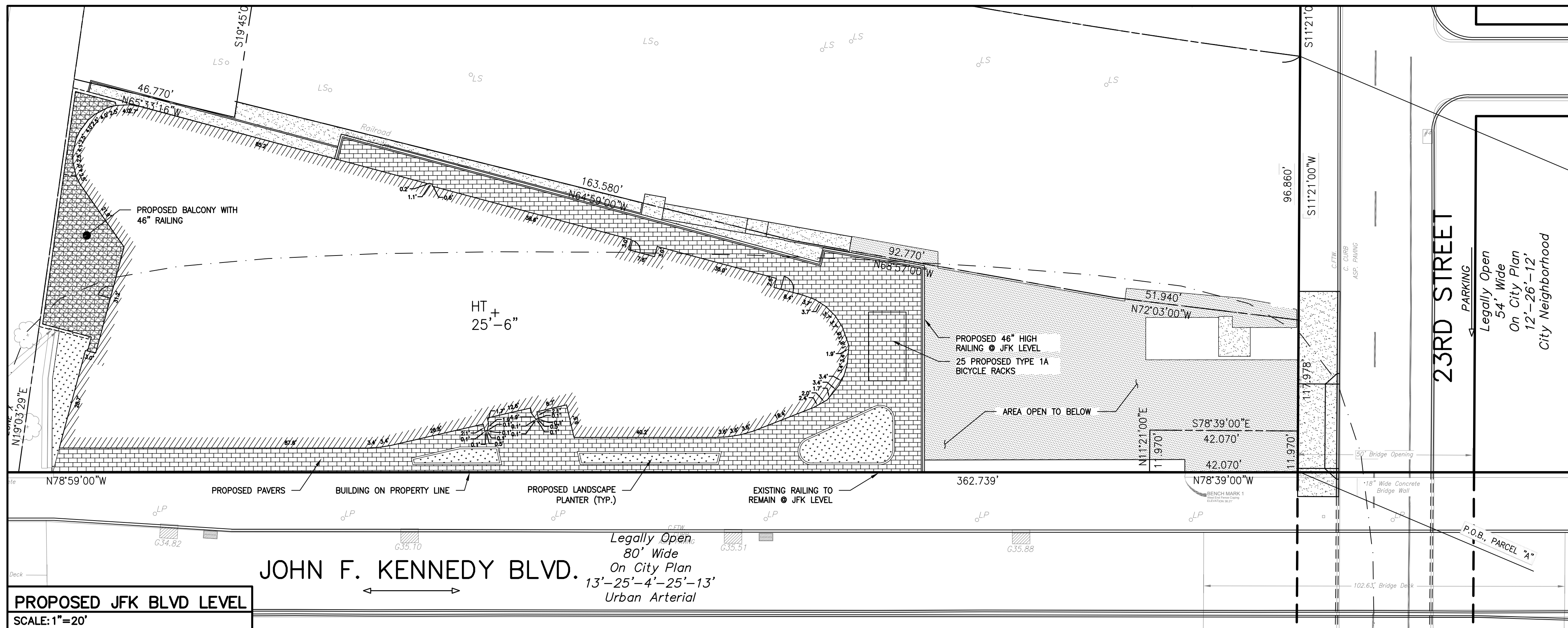
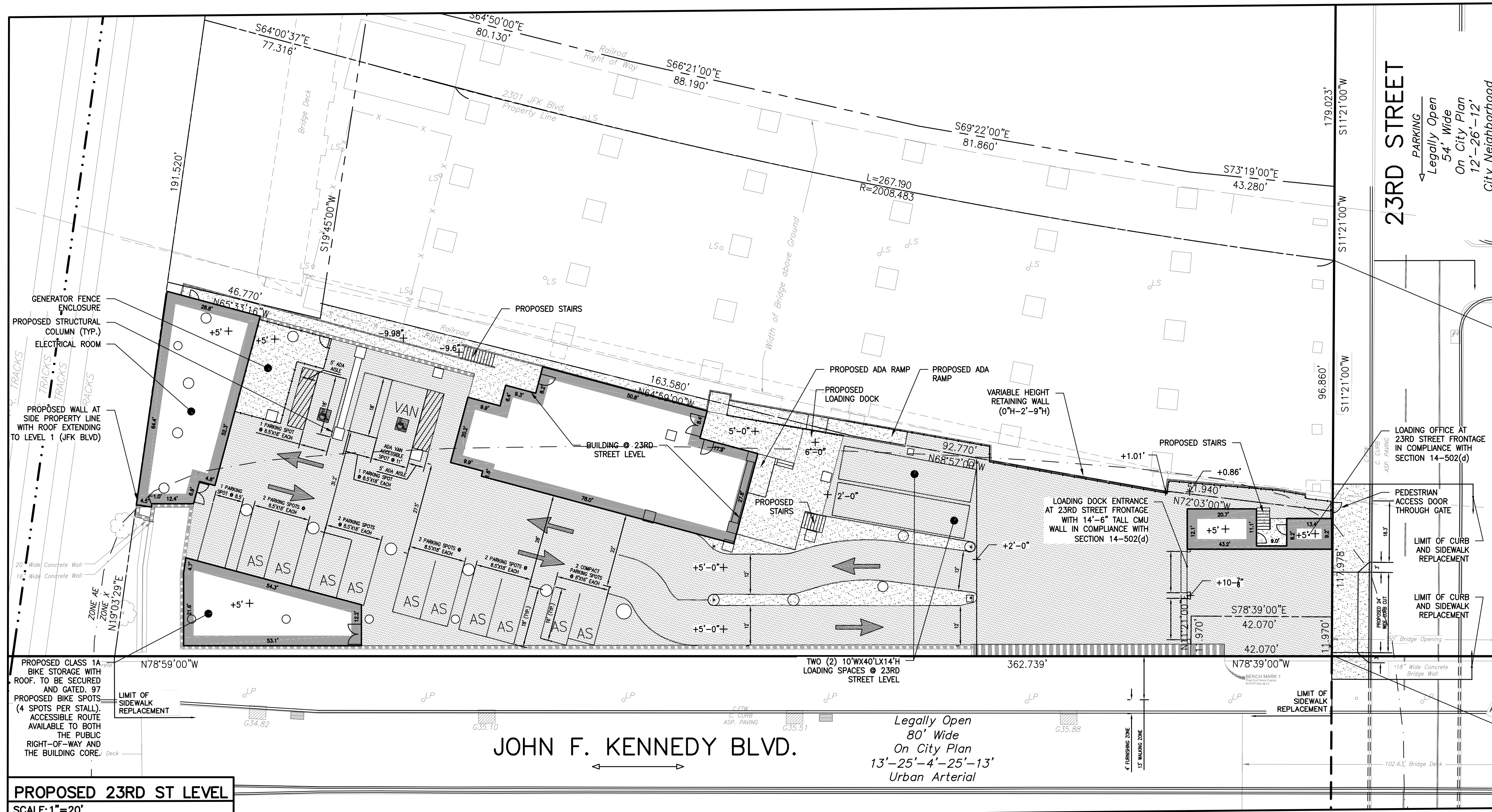
Drawn By: KAL
Checked By: ERW

Project Number: 202711735

Sheet Number: 710

Z1.00

	TURF OR PLANTED AREA
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVING
	BRICK PAVING



THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.

2. PLAN MADE FOR PER INSTRUCTIONS OF CLIENT.

3. THIS SURVEY PLAN IS THE RESULT OF A FIELD TOPOGRAPHIC SURVEY PERFORMED BY STATISTICAL SURVEYING INC. IN THE CITY OF PHILADELPHIA, 2020. BEENCHMARK: AS SHOWN ON PLAN.

4. THIS PLAN IS THE PROPERTY OF STATISTICAL SURVEYING INC. AND IS NOT TO BE REPRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.

4. ATTENTION IS CALLED TO THE ZONING ORDINANCES OF THE CITY OF PHILADELPHIA AS AMENDED. PROPERTY IS ZONED COM-2.

5. PHILADELPHIA DISTRICT STANDARD DIMENSIONS ARE TO BE OBSERVED FOR TITLE PURPOSES.

6. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD FEET, MEASURED WITH A PRESSION FORCE OF 1,000.027 NEWTONS.

7. CURB GRADIENTS TO BE REGULATED BY THE 2ND AND 3RD ORDINANCES OF THE CITY OF PHILADELPHIA.

8. INFORMATION USED TO PREPARE THIS PLAN IS, AS FOLLOWS:

PLAN NO. 307 DATE JANUARY 17, 1966.

DEEDS FURNISHED BY CLIENT.

ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGAL EGRESS STREET ON THE PLAN.

10. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.

11. ENGINEER OR SURVEYOR'S CERTIFICATION THAT THE PLAN IS CORRECT, IN ACCORDANCE WITH TITLE STRUCTURES HAVE BEEN OBTAINED FROM THE CITY OF PHILADELPHIA. THE CITY WILL NOT CONSENT TO PROPOSED CURB ADJUSTMENTS.

12. THIS PROJECT INVOLVES THE EARTH REMOVAL OF APPROXIMATE 100,000.00 CUBIC FT. IN THE SCHUPLER CURVE SECTION, 14-8033-20.

13. PER PHILADELPHIA CODE INTERSECTION 14-8033-20, A PROPOSED PARKING AREA IS REQUIRED TO BE RESERVED FOR BICYCLES AND WHEELS. 52% HAS BEEN PROVIDED BASED ON THIS REQUIREMENT.

14. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREIN AND IS NOT VALID TO ANY OTHER PARTIES.

15. ANY AND ALL REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF THE CLIENT ONLY. STATISTICS IS NOT RESPONSIBLE FOR ANY REPRODUCTION WHICH MAY BE MADE BY THE ELECTRONIC REPRODUCTION OF ANY PART OF THIS PLAN. ANY PARTIES OBTAINING SAID COPY DO HEREBY RELEASE STATISTICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID REPRODUCTION.

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PNO TRACKING # P120-43959-091-01



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1060356, 20201080697,
20201080703
-CALL DATE: 2020/04/15



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Tel: 215.665.7000
www.stantec.com

11	2024.12.02	REV. ZONING PACKAGE, TOP FLOORS, REV. #1
10	2024.10.30	REV. ZONING PACKAGE, TOP FLOORS
9	2024.01.05	REV. ZONING PACKAGE #1, REV. #1
8	2023.11.03	REV. ZONING PACKAGE #1
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6	2020.09.01	REVISED ZONING PACKAGE
5	2020.06.24	PER L&I COMMENTS
4	2020.06.15	PER L&I COMMENTS
3	2020.06.05	PER STREETS COMMENTS
2	2020.05.08	PER PCPC COMMENTS
1	2020.04.28	ZONING PACKAGE
NO.	DATE	DESCRIPTION



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ZONING PLAN

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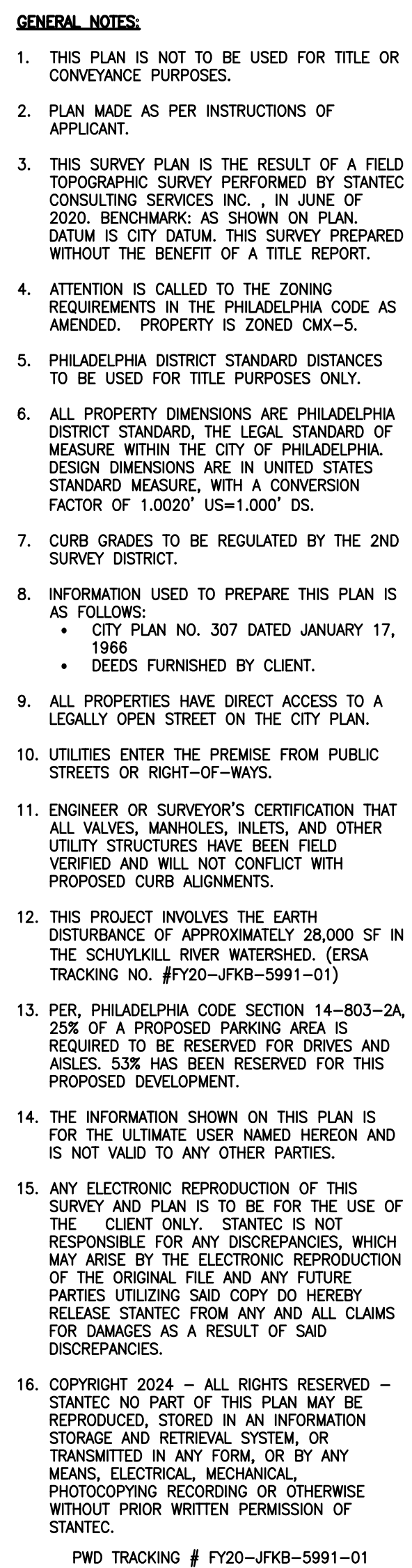
KAL ERW

Project Number: 202711735

Sheet Number: **Z1.01**



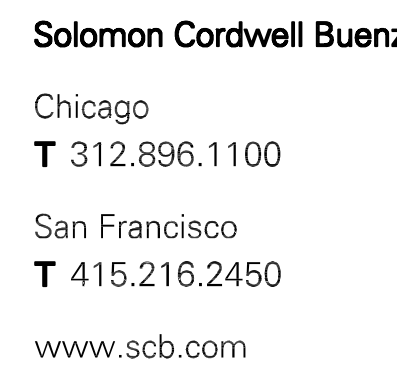
Diagram illustrating the location of a building limit at ground level (solid tone), building limit at upper levels (cross hatch), balcony/terrace deck location (square hatch), door location, and building structure above (bay/awning/balcony as noted).



SERIAL#: 20201060325
20201060356, 20201060697
20201060703
ONE-CALL DATE: 2020/04/1



11	2024.12.02	REV. ZONING PACKAGE, TOP FLOORS, REV. #1
10	2024.10.30	REV. ZONING PACKAGE, TOP FLOOR
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1	2020.04.28	ZONING PACKAGE
NO.	DATE	DESCRIPTION

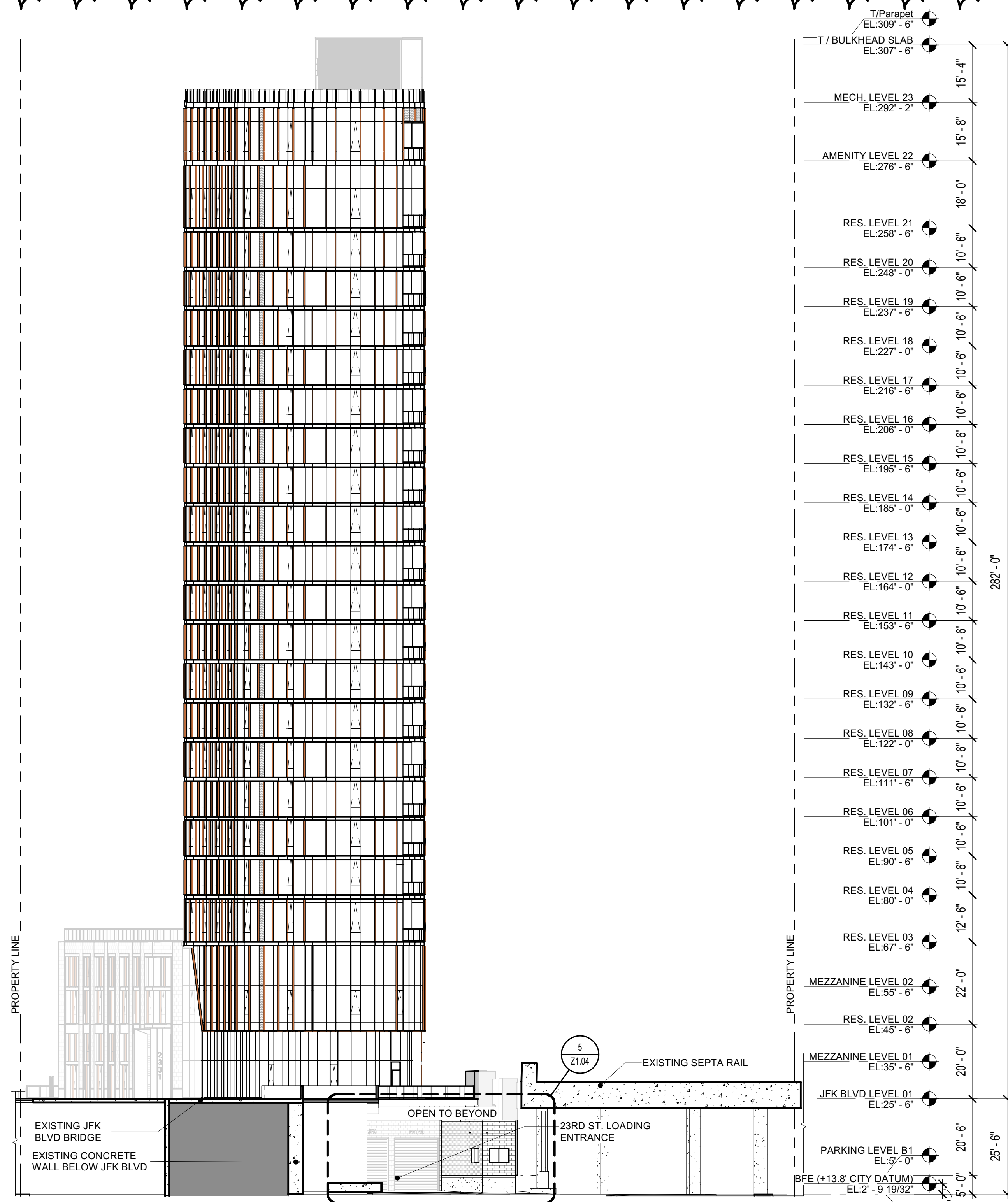


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Project Number:	202711735

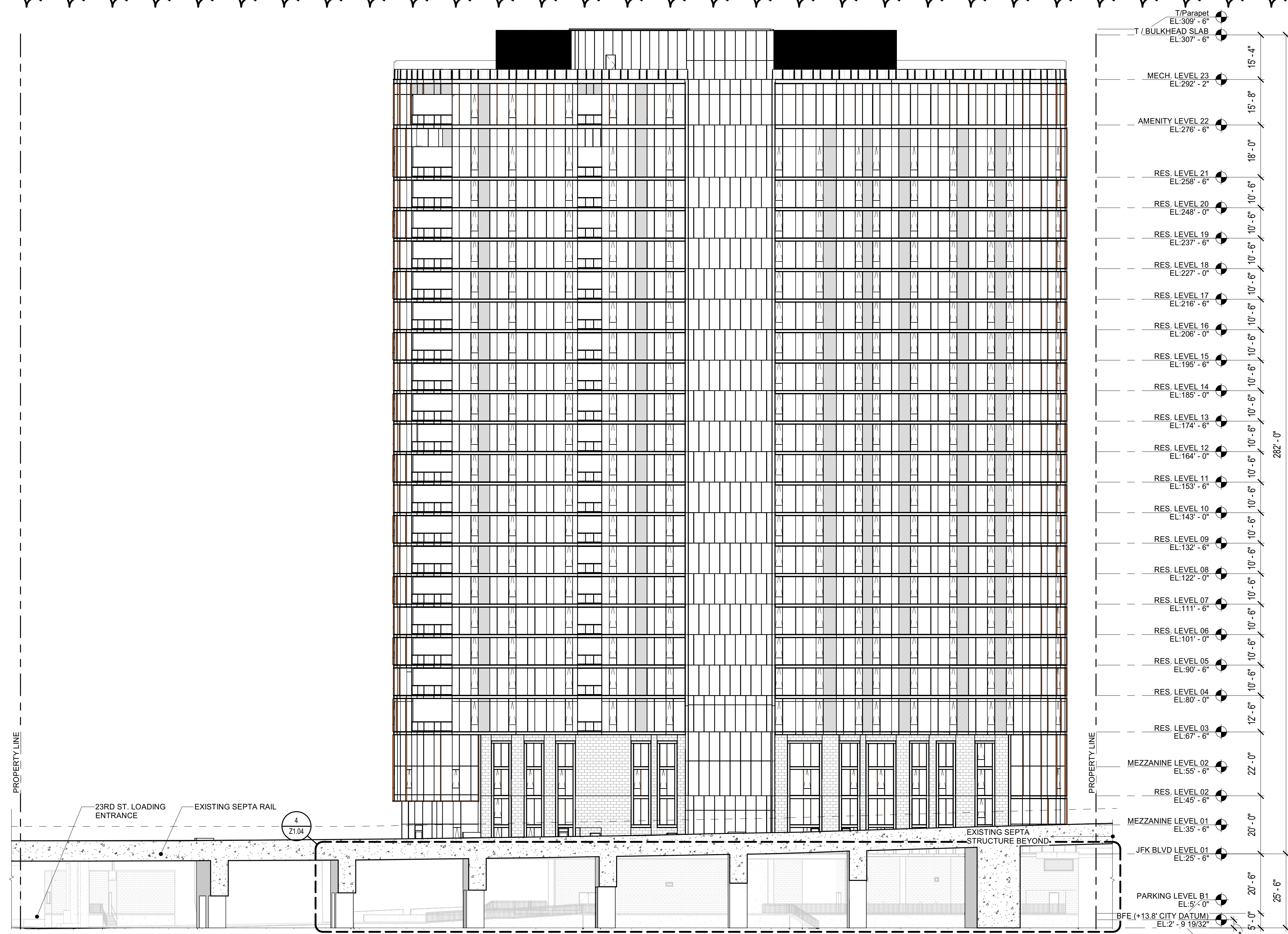
Sheet Number: **Z1.02**





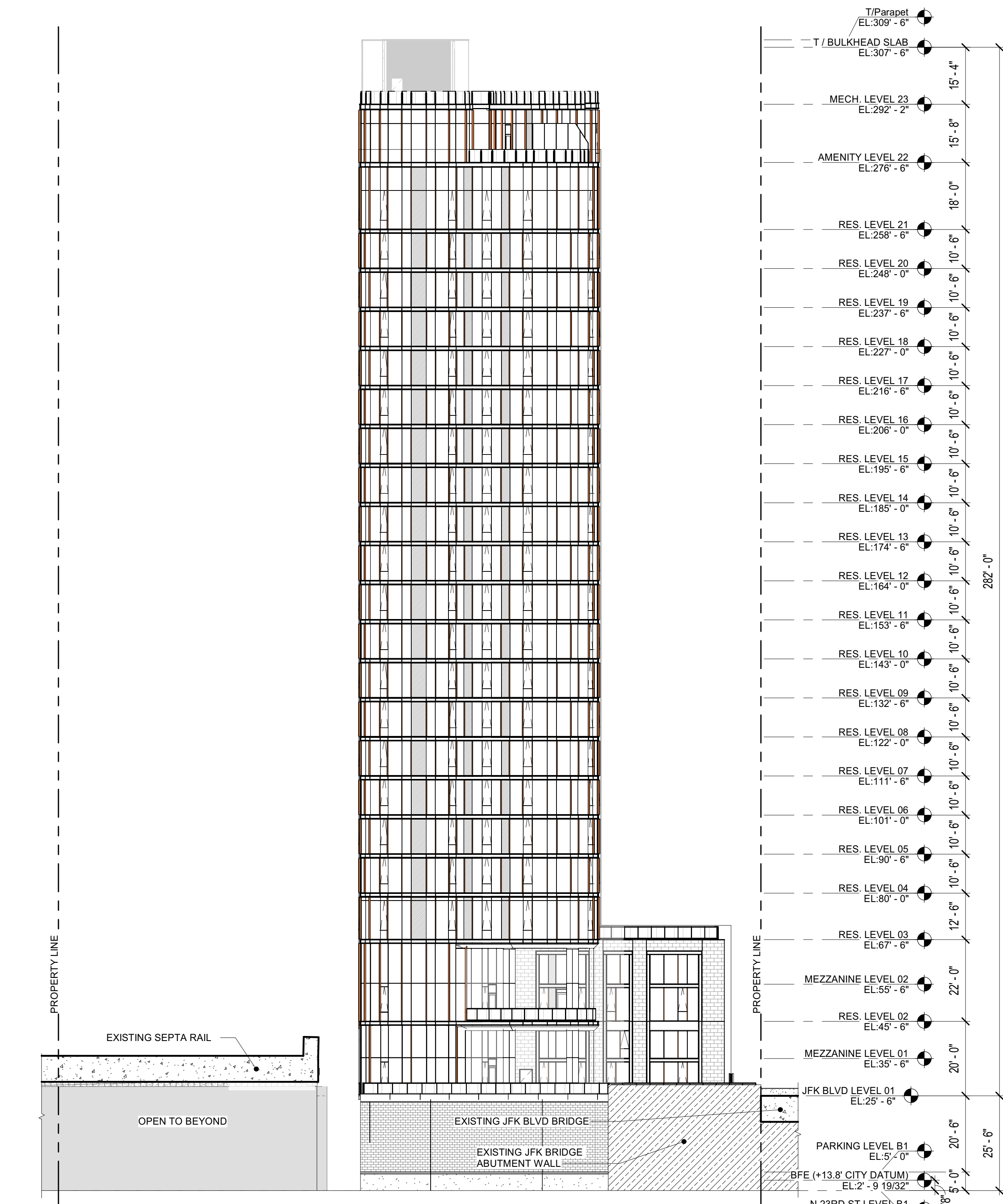
4 EAST ELEVATION

SCALE: 1" = 20'-0"



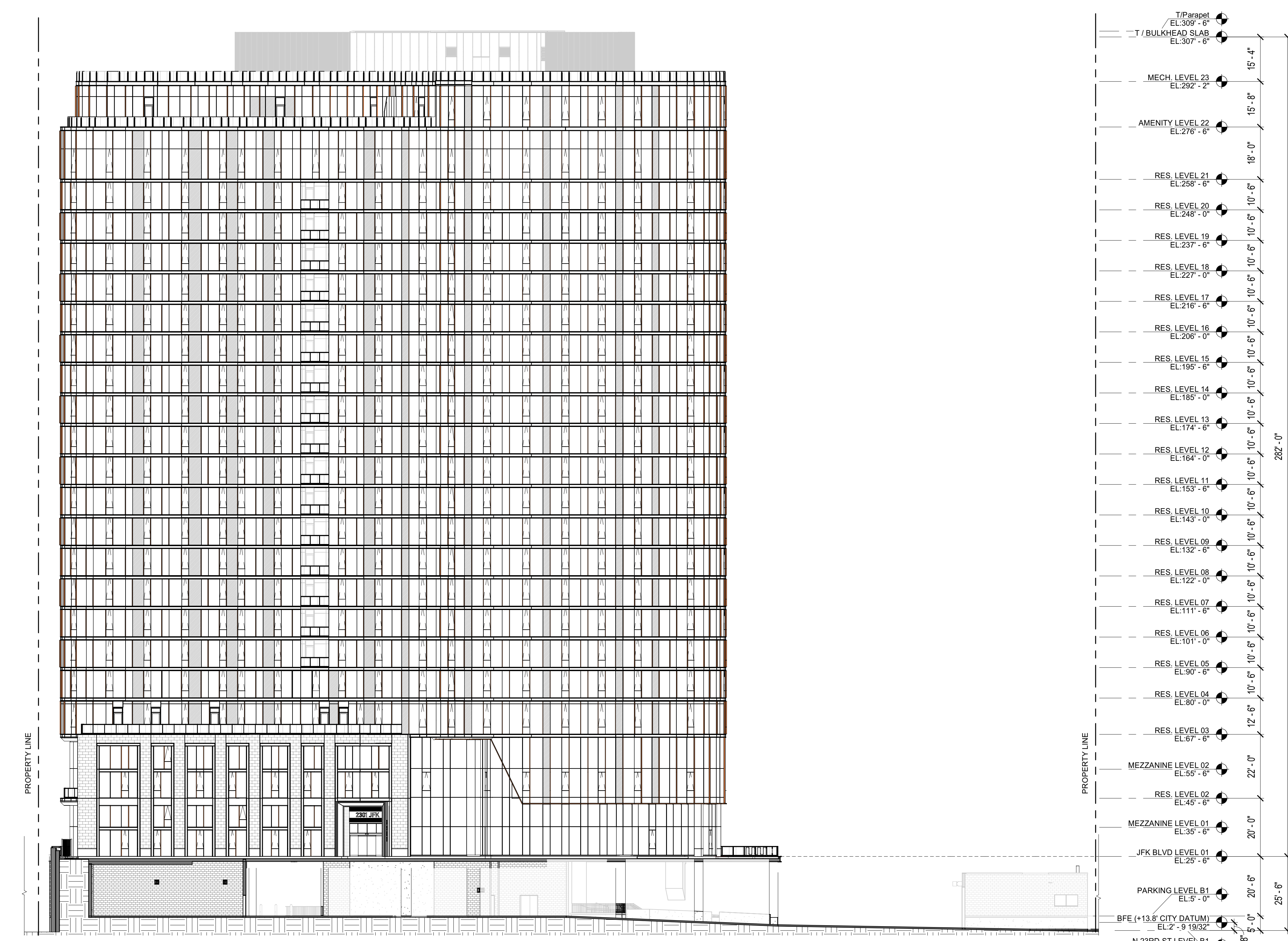
2 NORTH ELEVATION

SCALE: 1" = 20'-0"



3 WEST ELEVATION

SCALE: 1" = 20'-0"



1 SOUTH ELEVATION

SCALE: 1" = 20'-0"

BASE FLOOD ELEVATION (BFE) = +13.8' CITY DATUM
REGULATORY FLOOD ELEVATION:
(PRE-BFE+18") = 15.3' CITY DATUM
AVERAGE GROUND ELEVATION (AGE):
(RFE + 8") = 16.0' CITY DATUM
ELEVATION CONVERSION:
CITY DATUM = NGVD-29 - 5.81

NO.	DATE	DESCRIPTION
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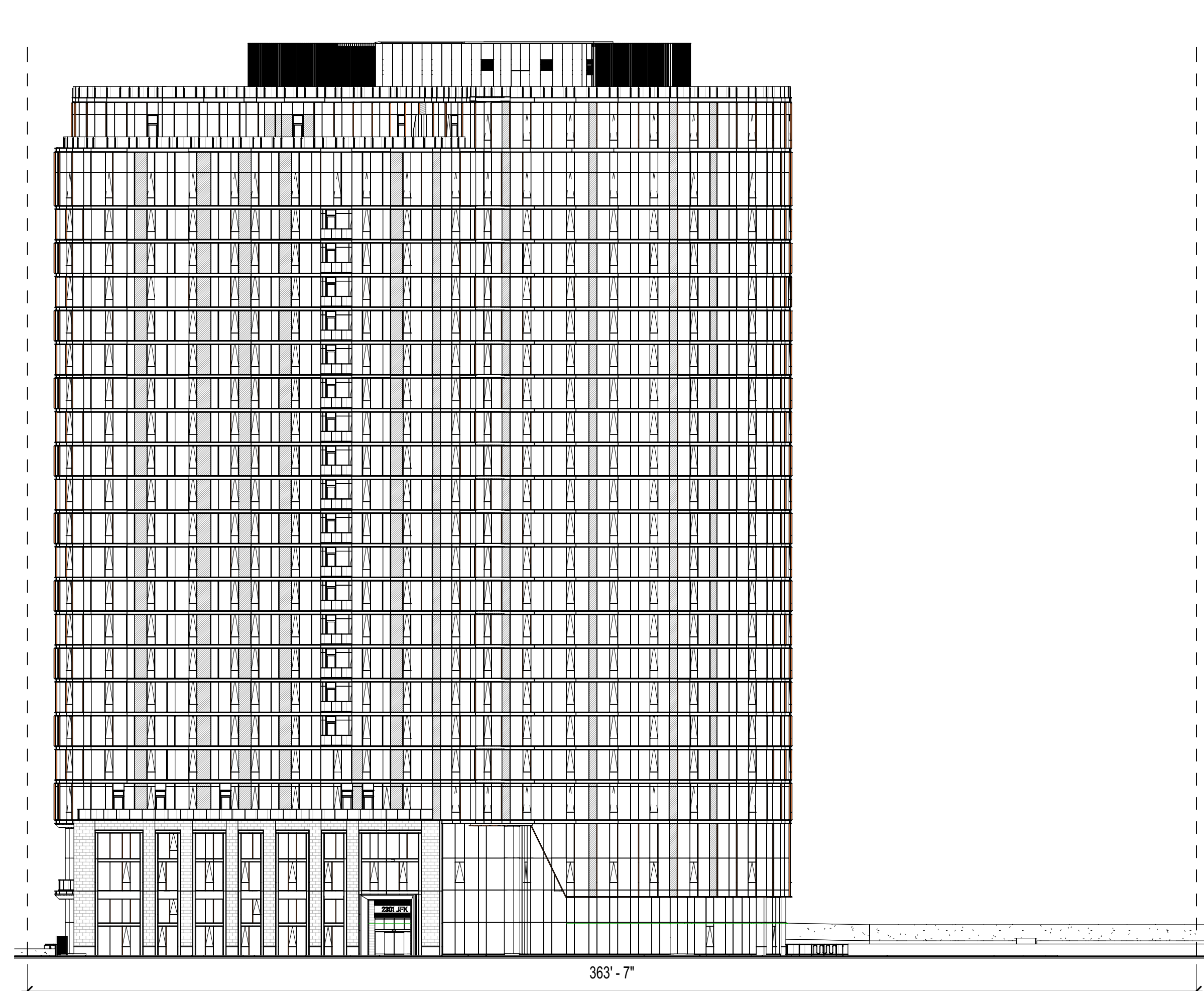
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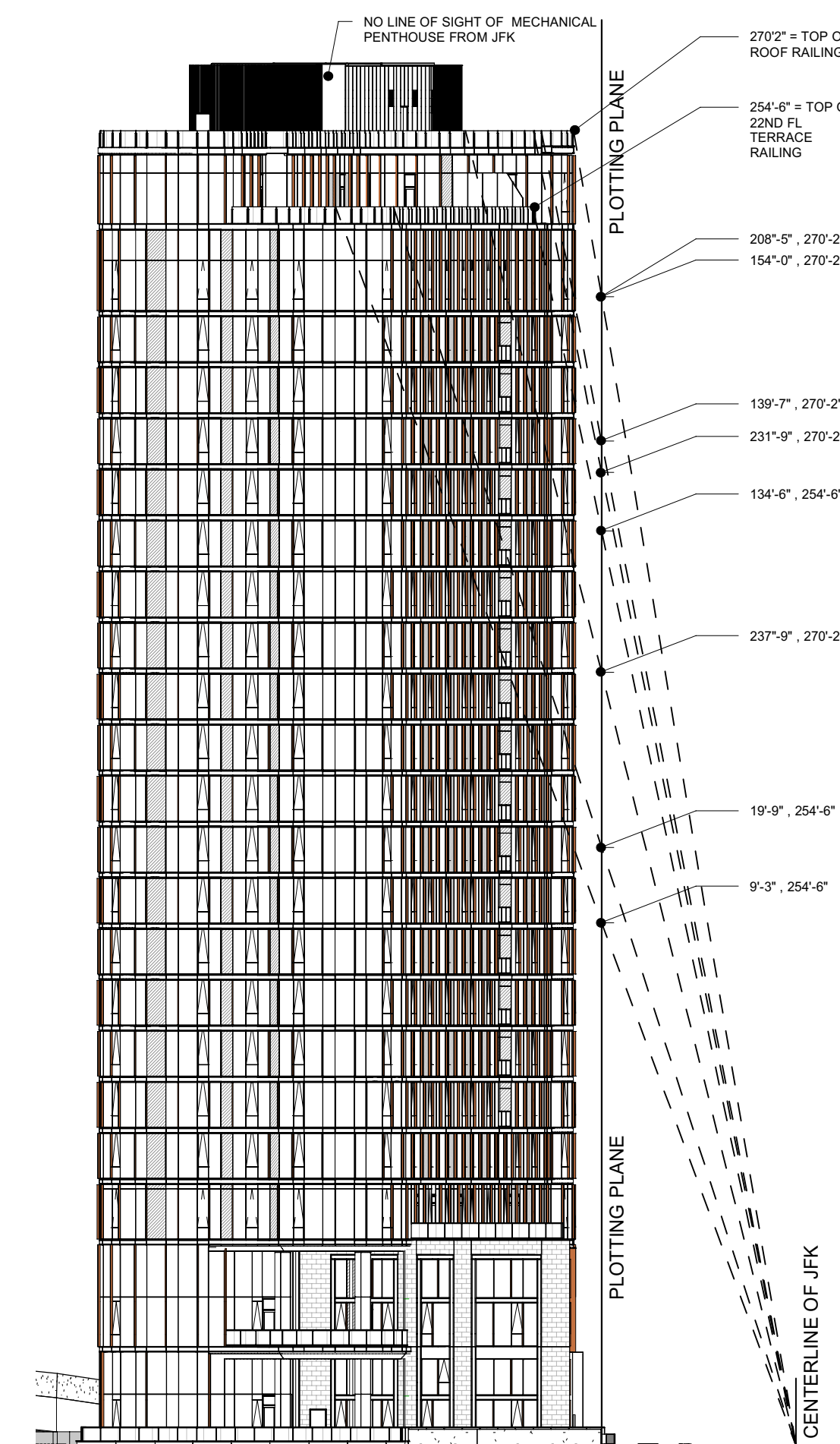
ZONING ELEVATIONS

Drawn By:
VS
Checked By:
AS/VS
Project Number:
2020015

Sheet Number:
Z1.03



7 SKY PLANE STUDY - ELEVATION ALIGNED WITH JFK
SCALE: 1" = 30'-0"



6 SKY PLANE STUDY - PLOT PLANE
SCALE: 1" = 30'-0"

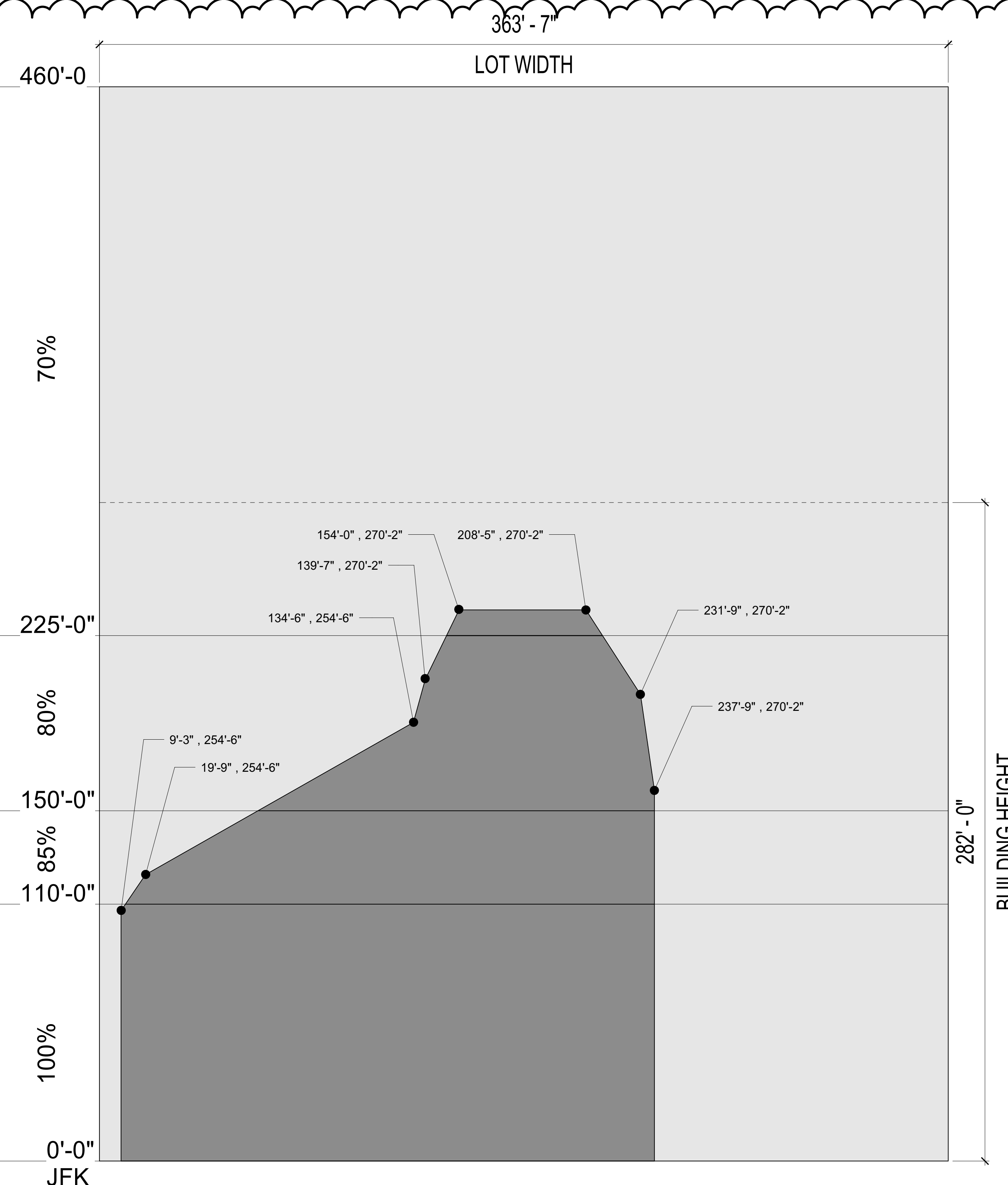
85,442 SF (SITE AREA)
667 SF BUILDING AREA
0.08% BLOACKAGE

27,269 SF (SITE AREA)
8,299 SF BUILDING AREA
30.4% BLOACKAGE

14,543 SF (SITE AREA)
8,117 SF BUILDING AREA
55.8% BLOACKAGE

39,994 SF (SITE AREA)
25,132 SF BUILDING AREA
62.8% BLOACKAGE

3 SKY PLANE STUDY - DIAGRAM
SCALE: 1" = 30'-0"



In accordance with the terms and provisions of Section 14-701 (5) (b) of the Philadelphia Code pertaining to

SKY PLANE

This application complies with the Sky Plane Control requirements of Section 14-701 (5) (b) and the Regulations of the City Planning Commission.

Applied Electronically By: KEITH DAVIS

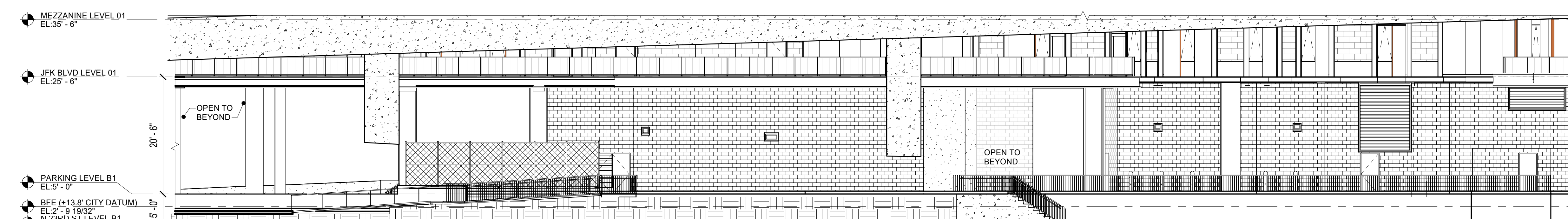
January 7, 2025

Ledger No.: _____

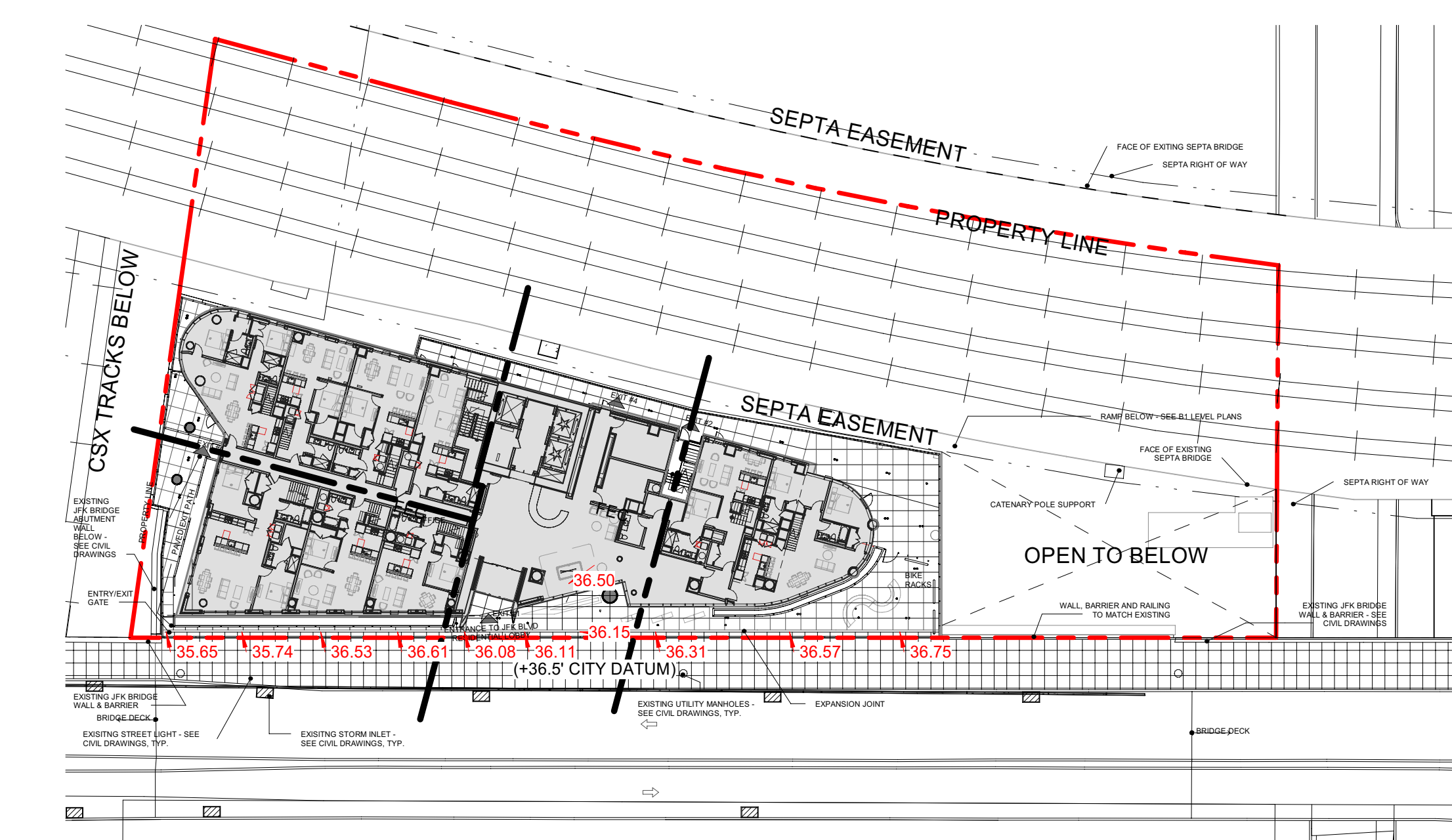
Philadelphia City Planning Commission



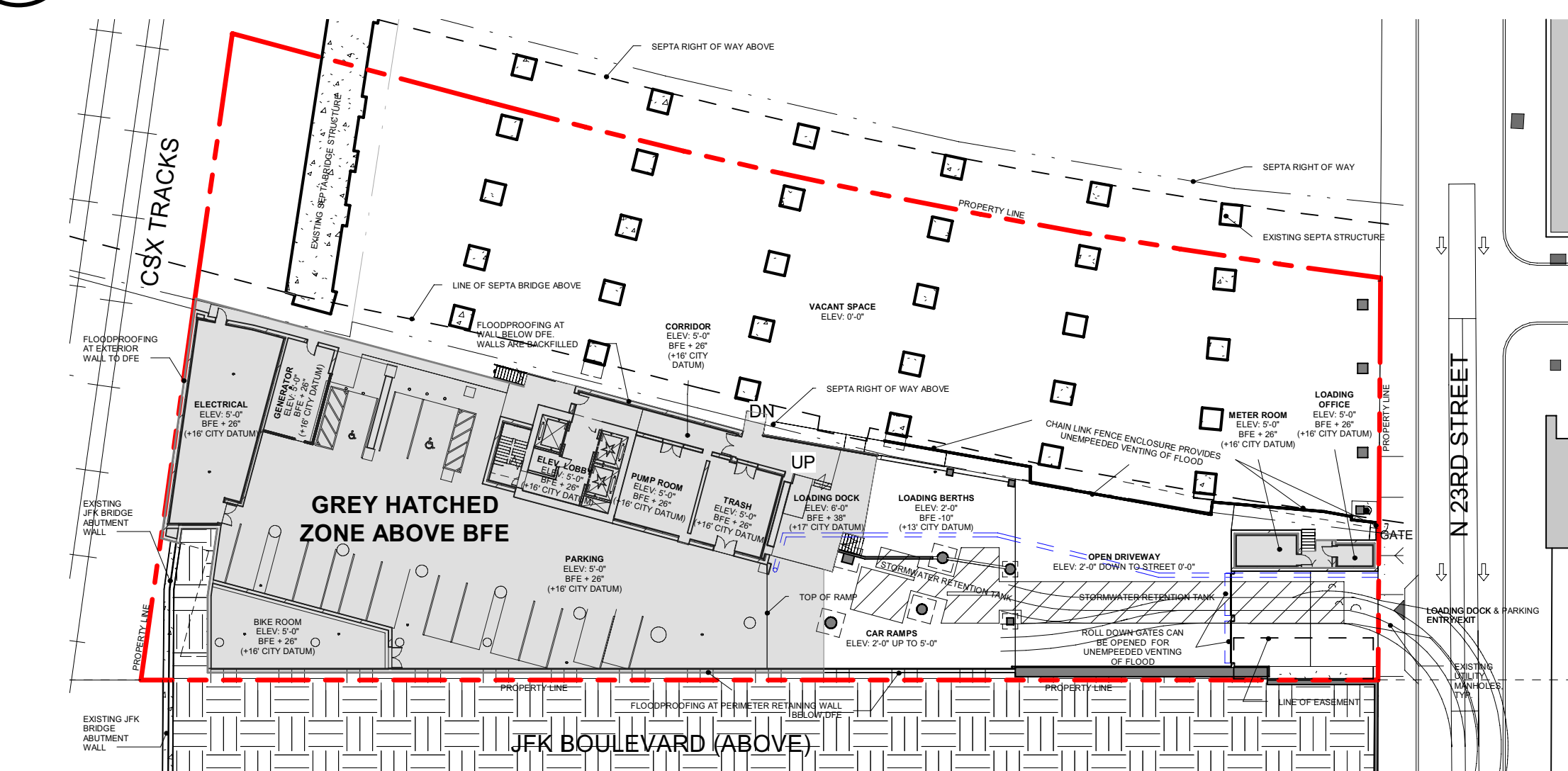
5 23RD STREET PARKING ENTRY ELEVATION - WEST
SCALE: 3/32" = 1'-0"



4 B1 ELEVATION UNDER SEPTA BRIDGE - NORTH
SCALE: 3/32" = 1'-0"



2 SITE PLAN (JFK BLVD)
SCALE: 1" = 40'-0"



1 SITE PLAN LEVEL B1 (N 23RD ST)
SCALE: 1" = 40'-0"

BASE FLOOD ELEVATION (BFE) = +13.8' CITY DATUM
REGULATORY FLOOD ELEVATION (PRE-BFE+18") = 15.3' CITY DATUM
AVERAGE GROUND ELEVATION (AGE) (PRE + 8") = 16.0' CITY DATUM
ELEVATION CONVERSION:
CITY DATUM = NGVD-29 - 5.81

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**SITE PLANS AND
SKYPLANE
DIAGRAMS**

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VS
Checked By:
AS/VS
Project Number:
2020015
Sheet Number:
Z1.04