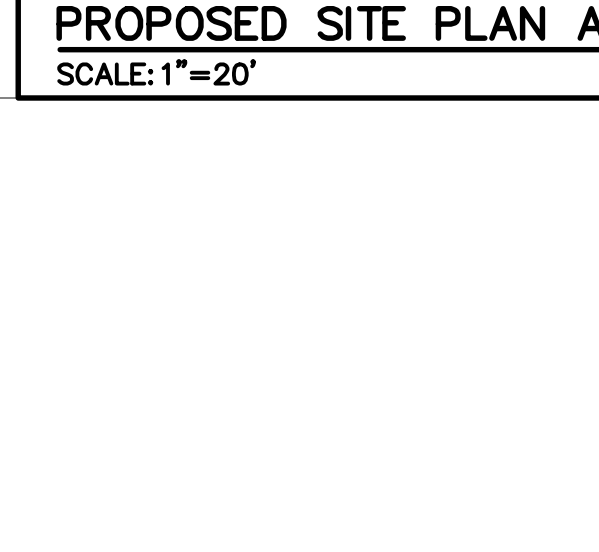
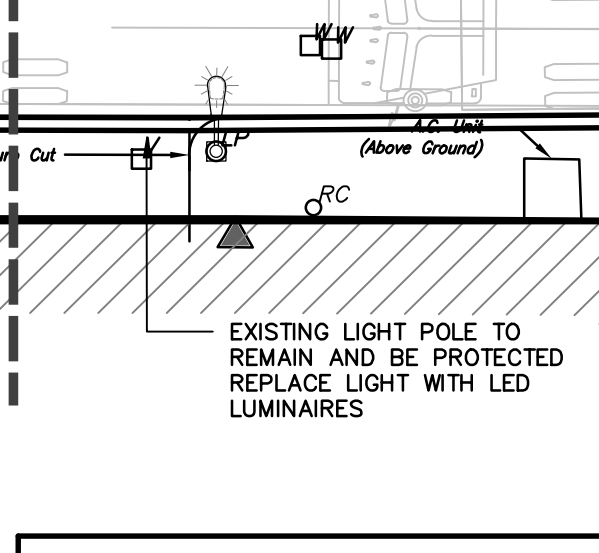
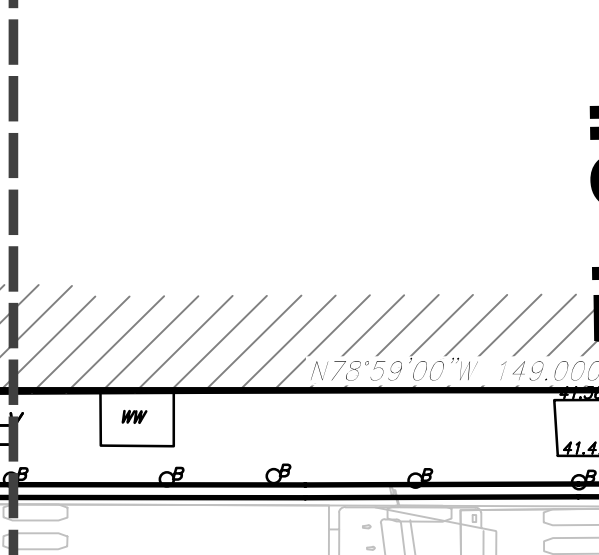
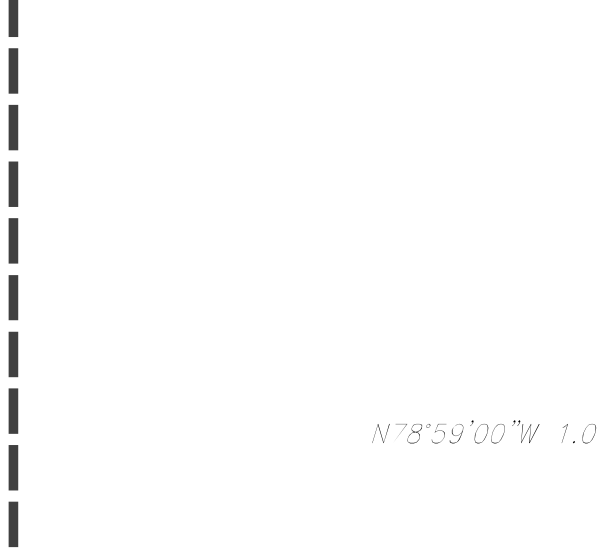
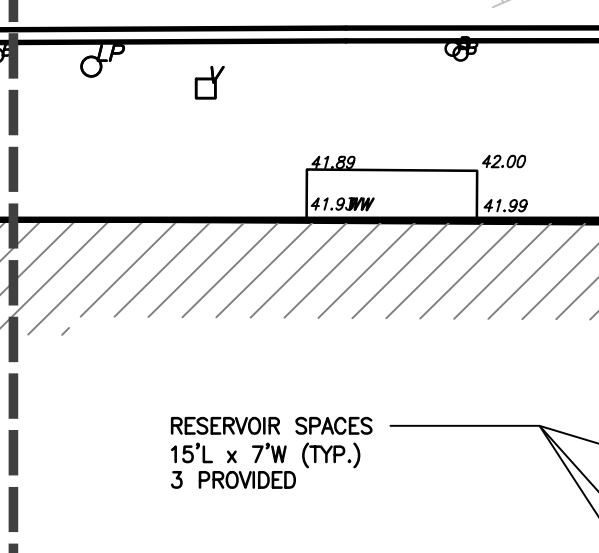
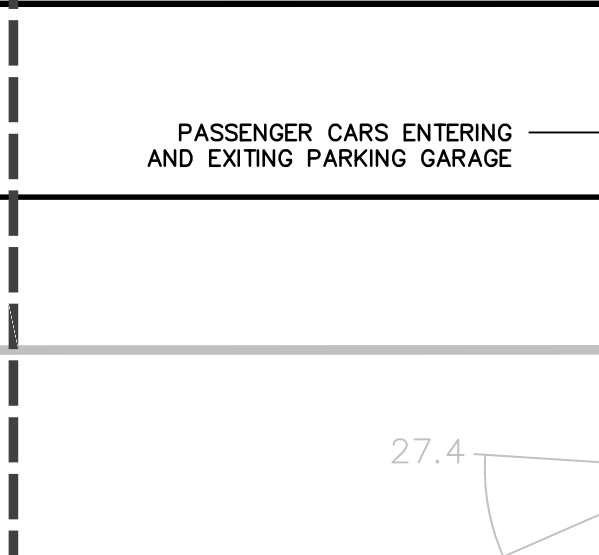
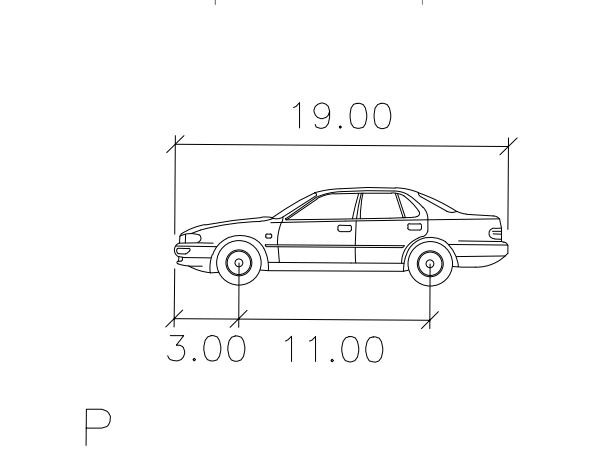
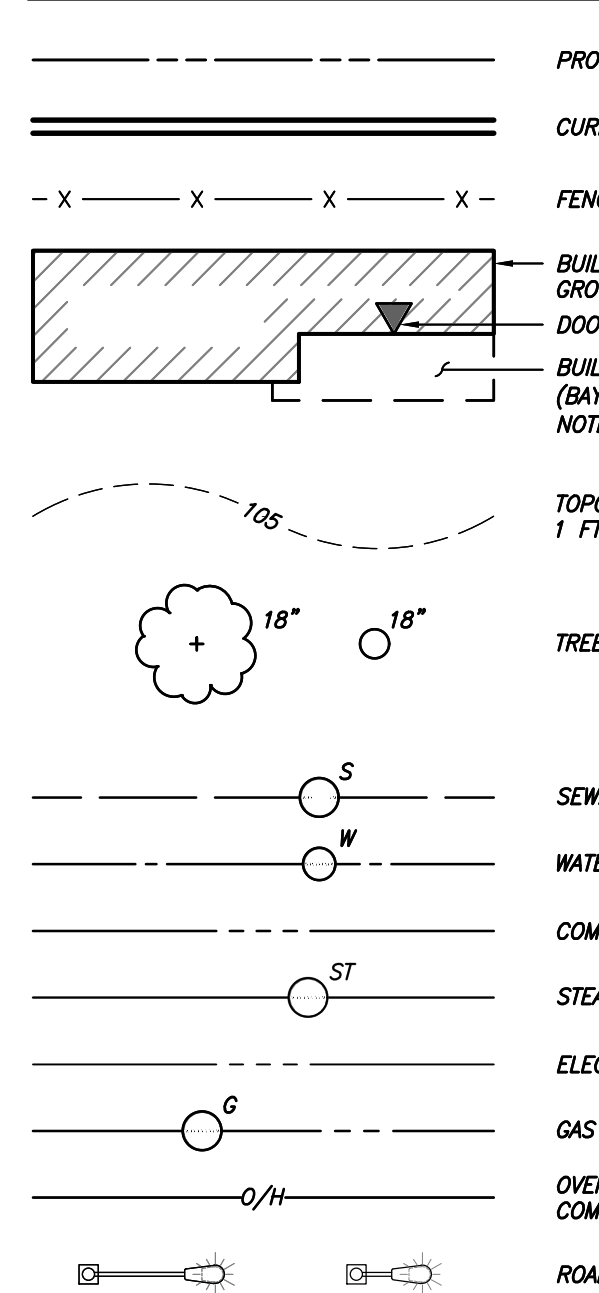
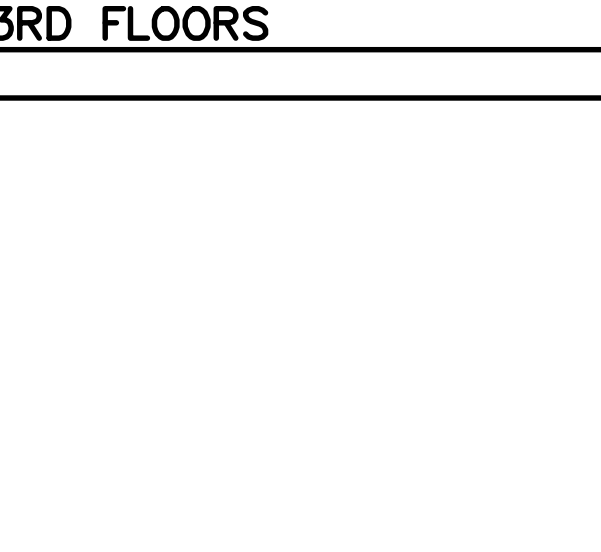
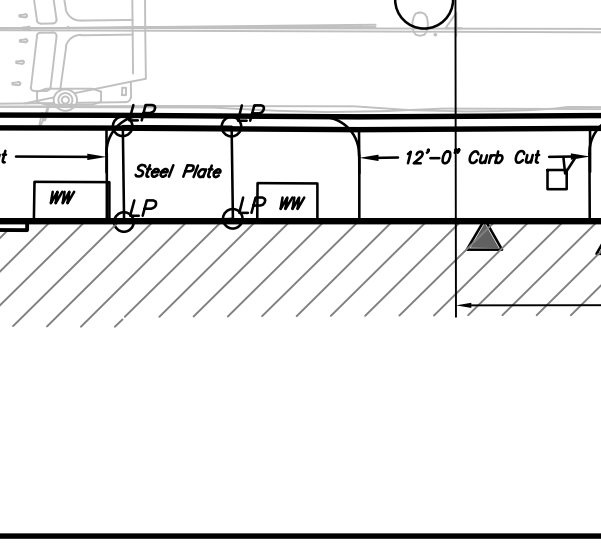
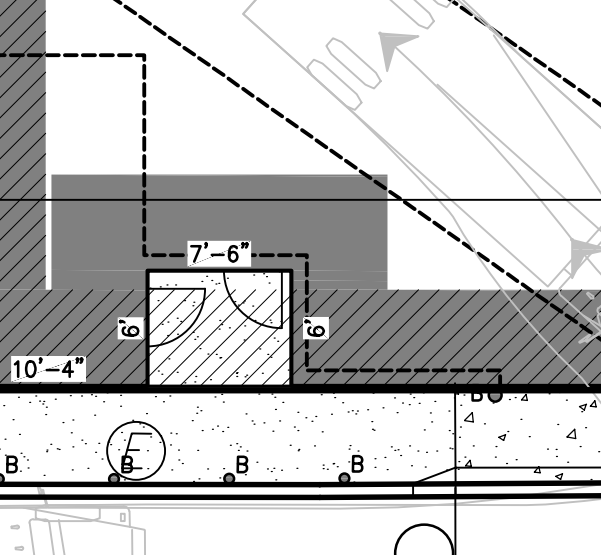
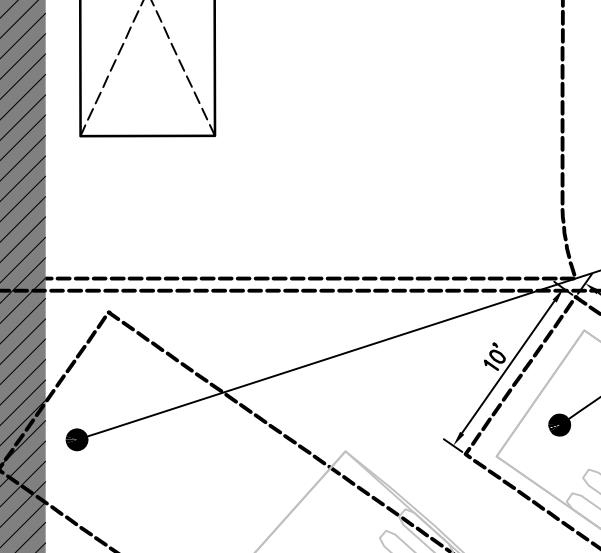
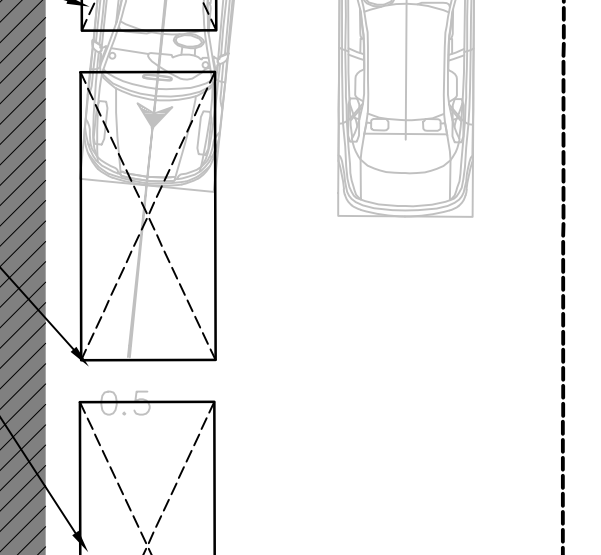
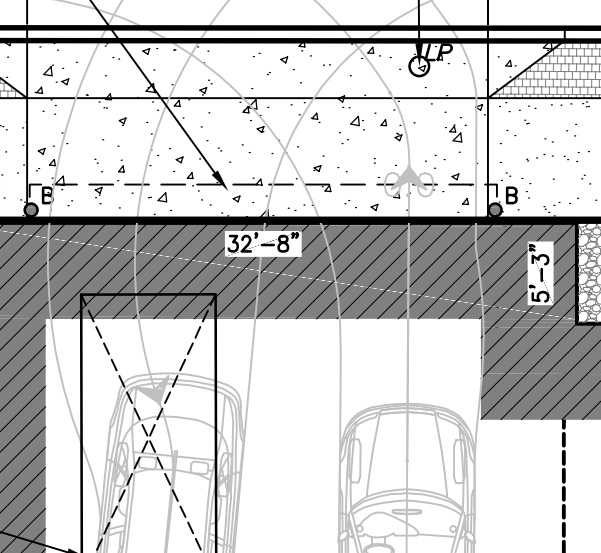
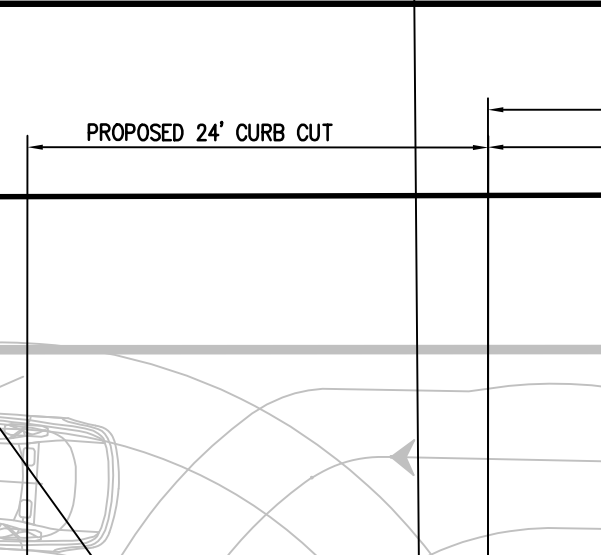
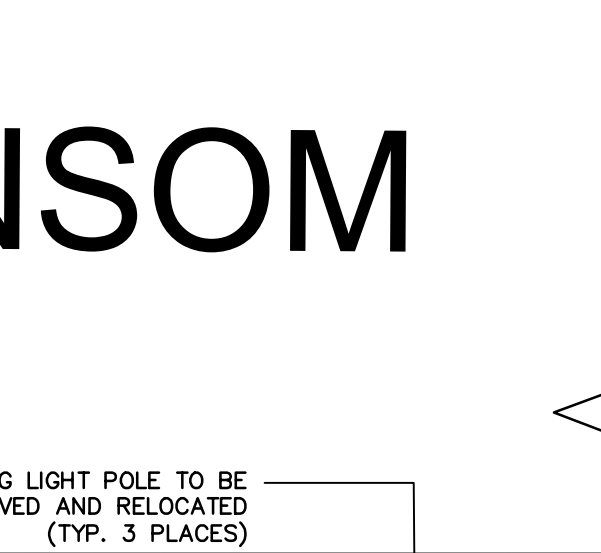
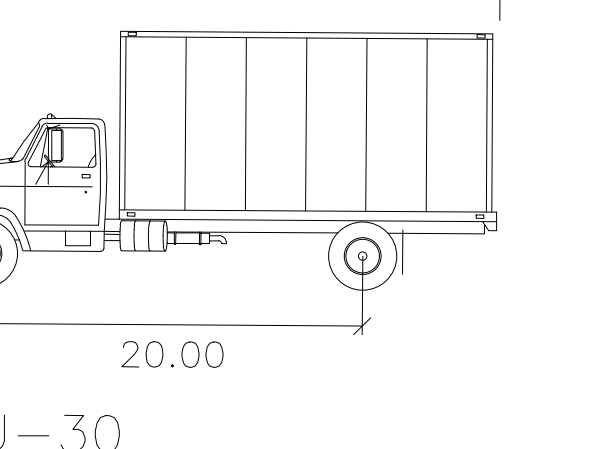
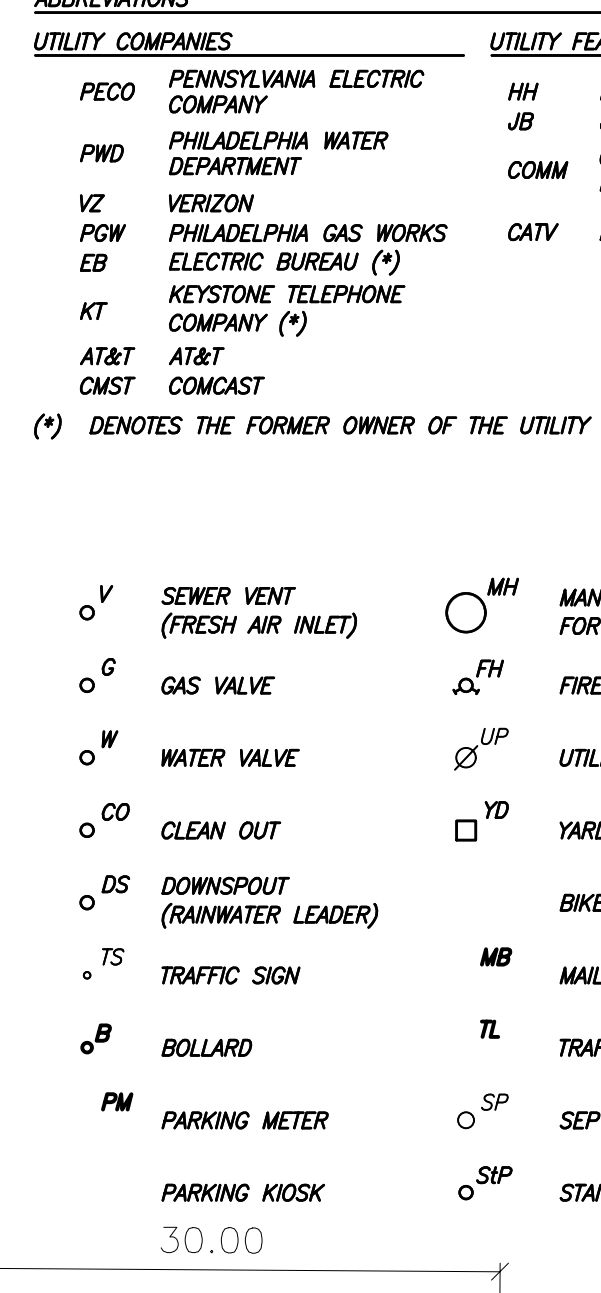


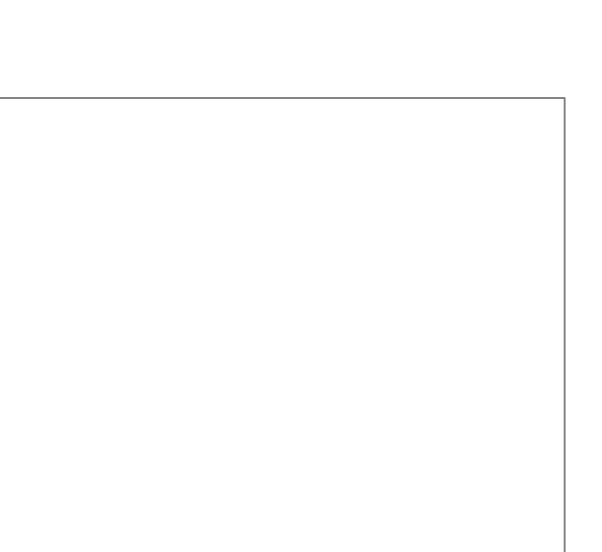
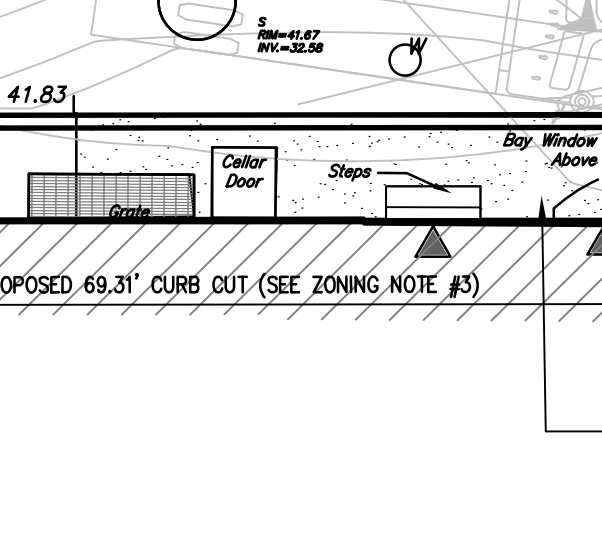
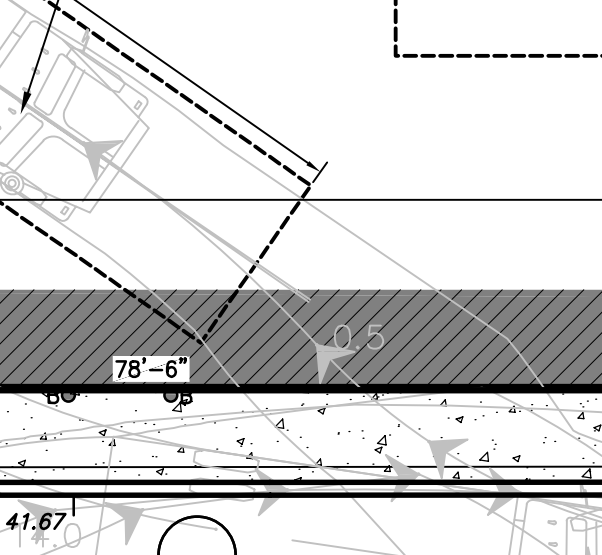
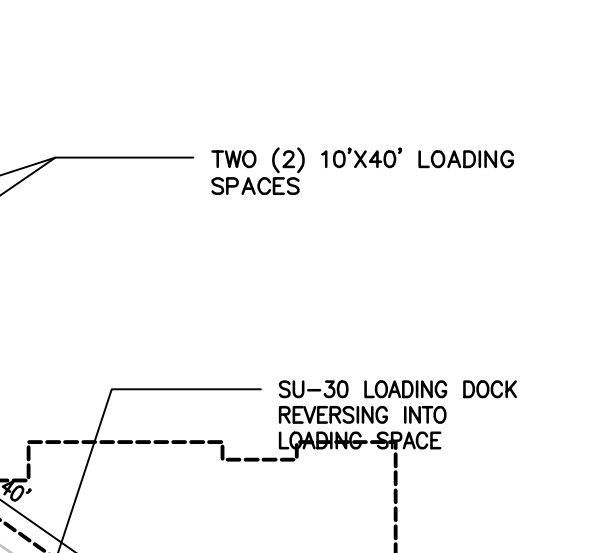
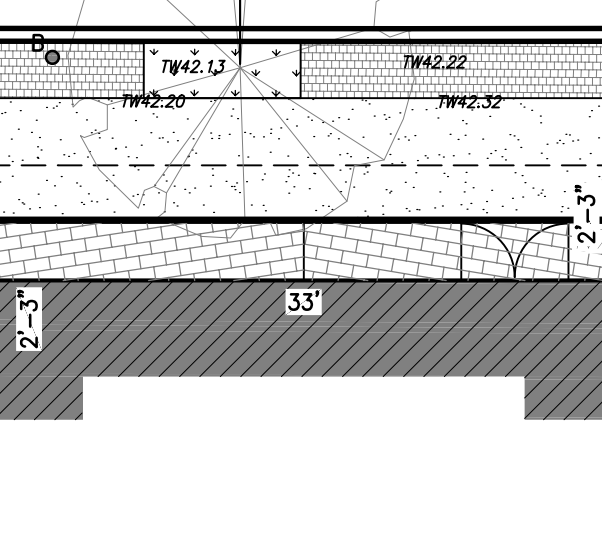
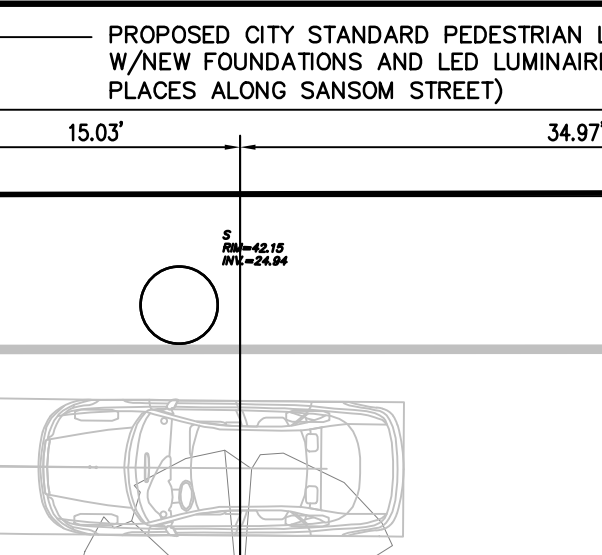
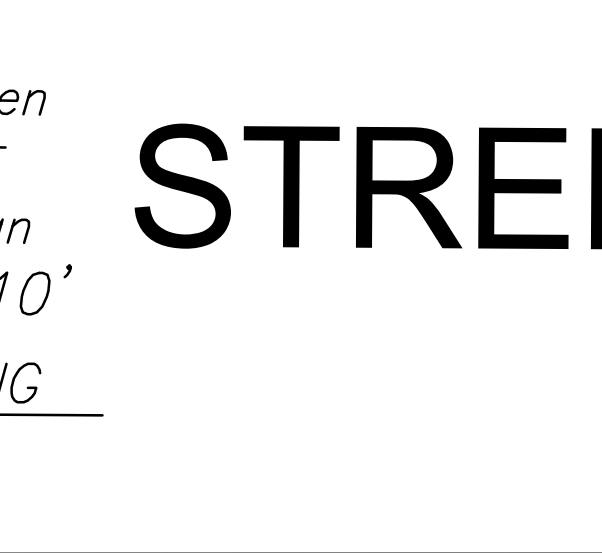
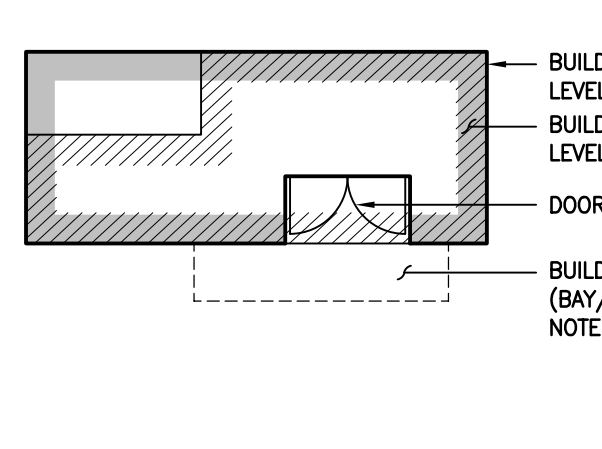
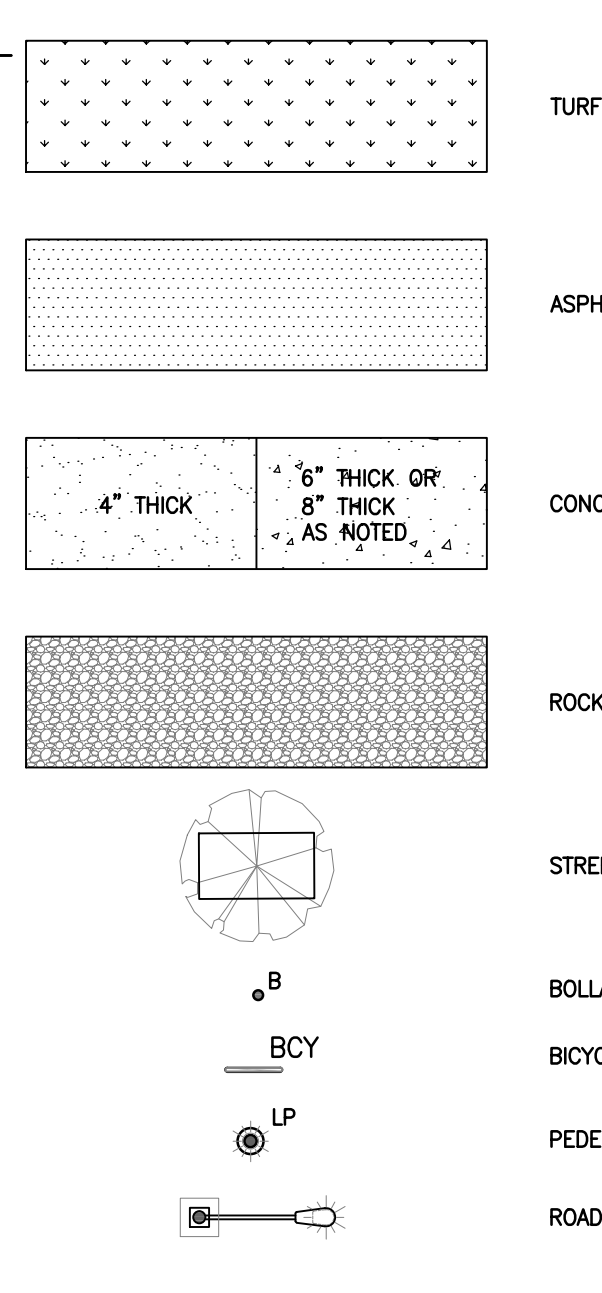
LEGEND - EXISTING FEATURES



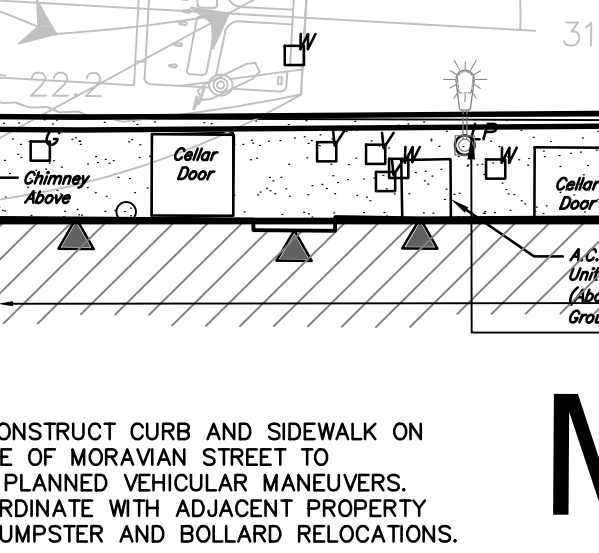
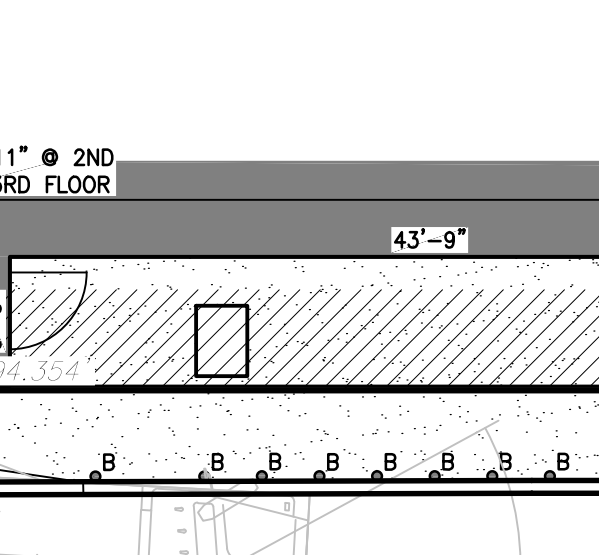
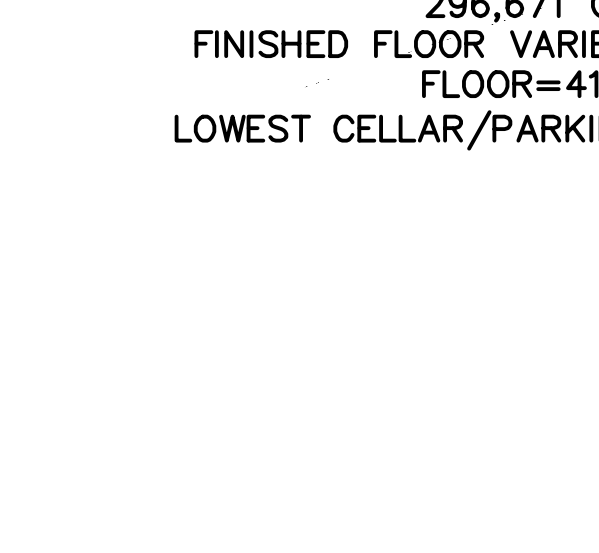
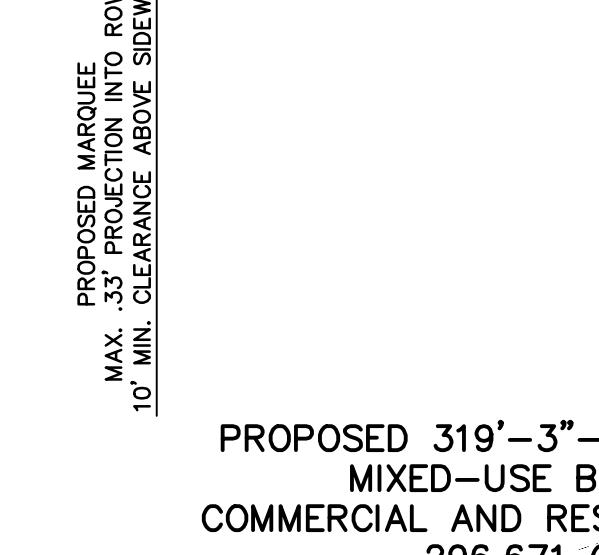
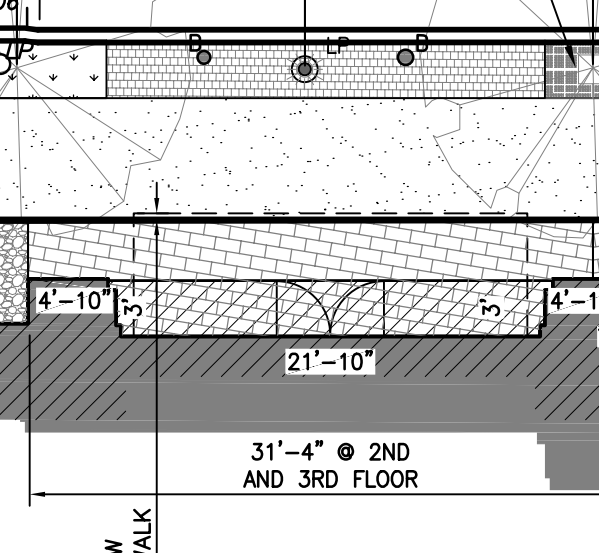
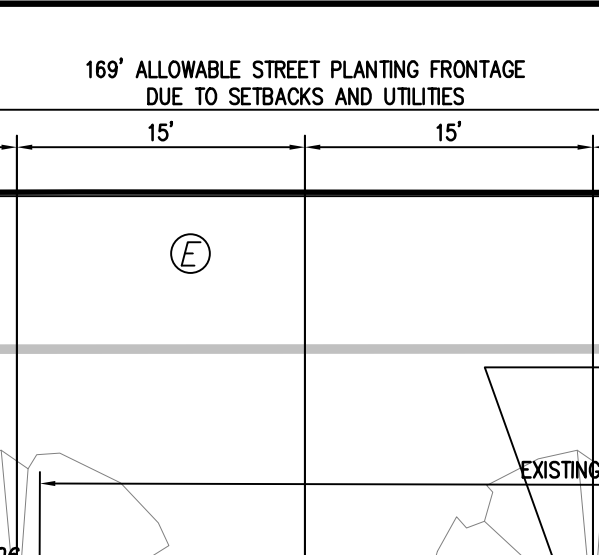
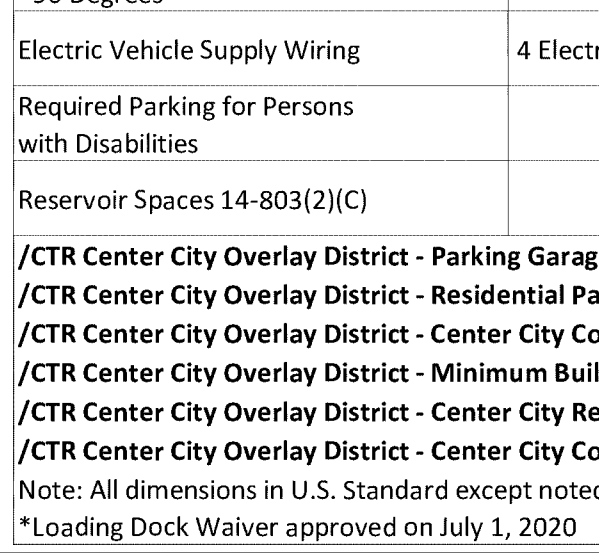
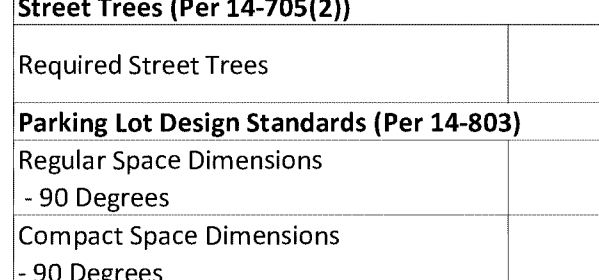
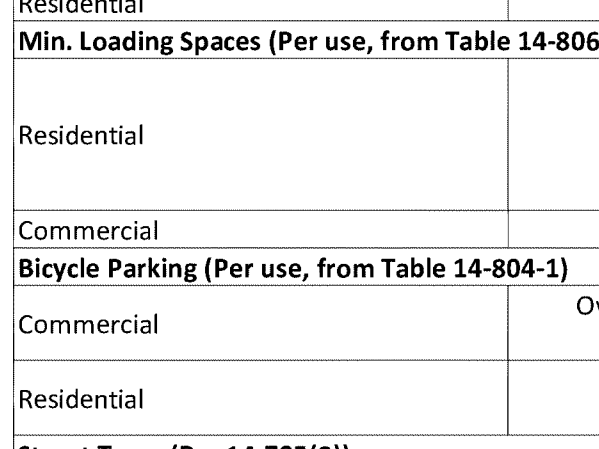
LEGEND - PROPOSED FEATURES



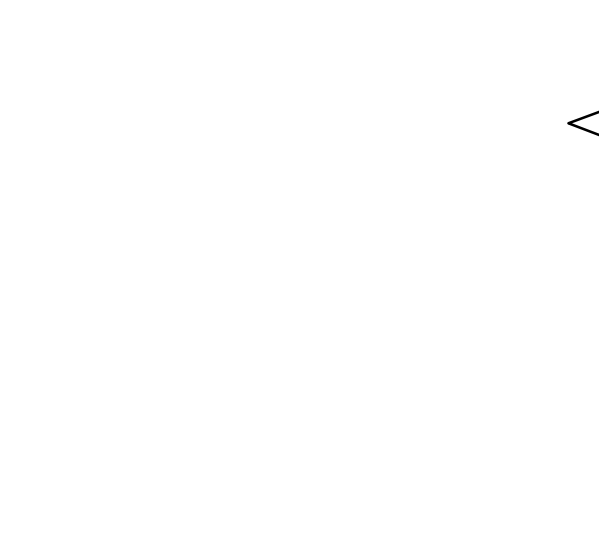
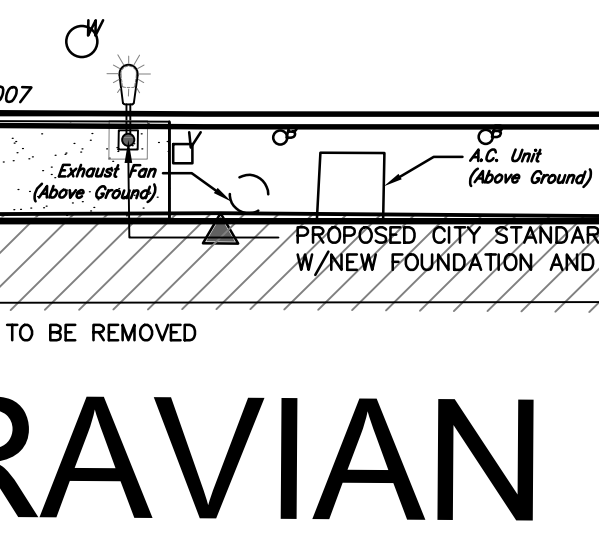
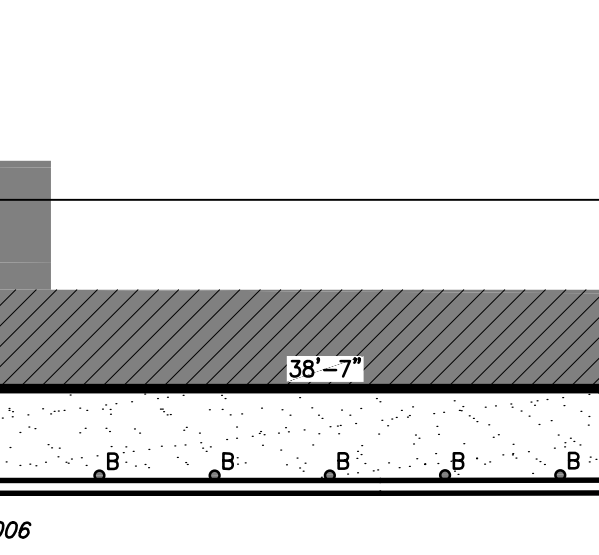
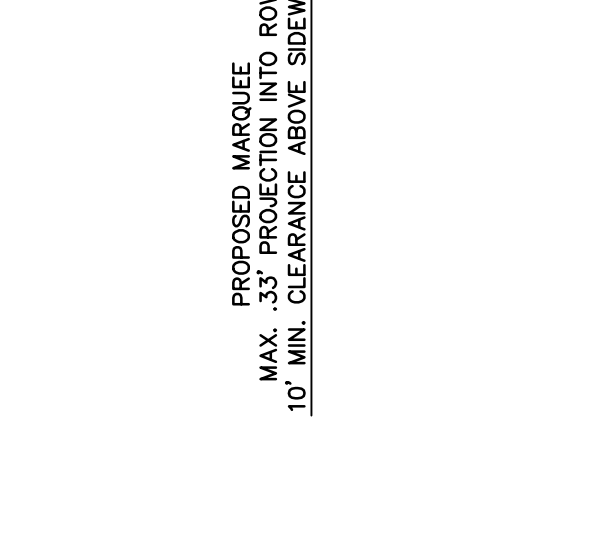
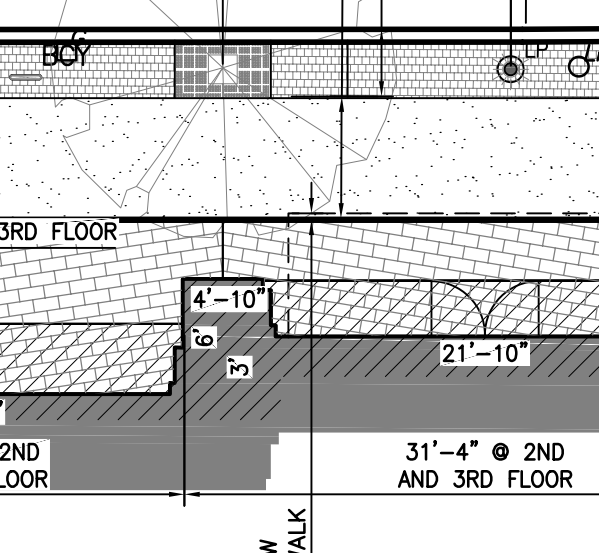
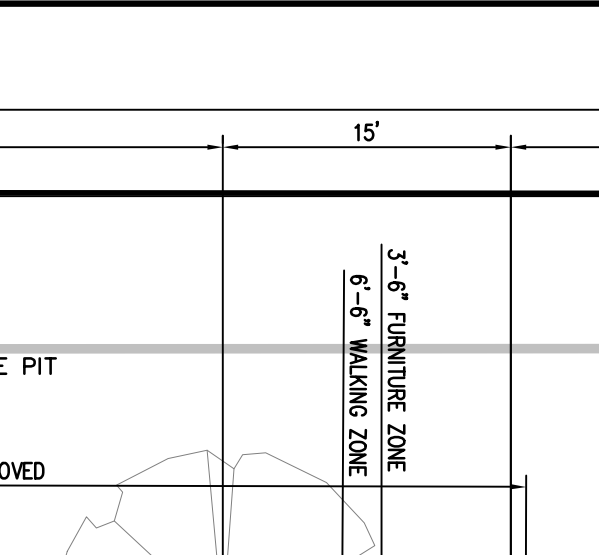
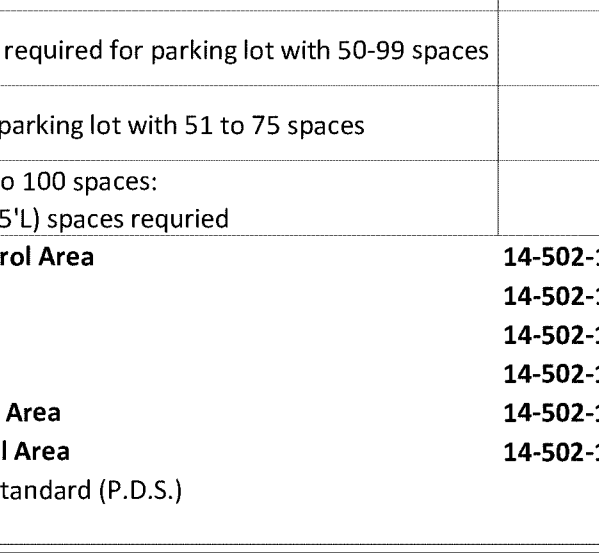
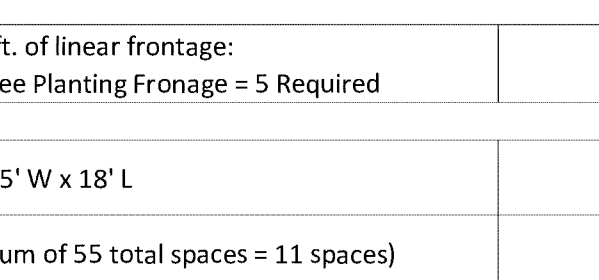
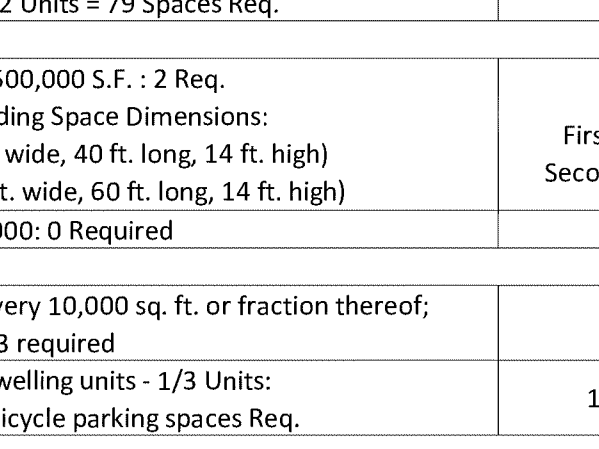
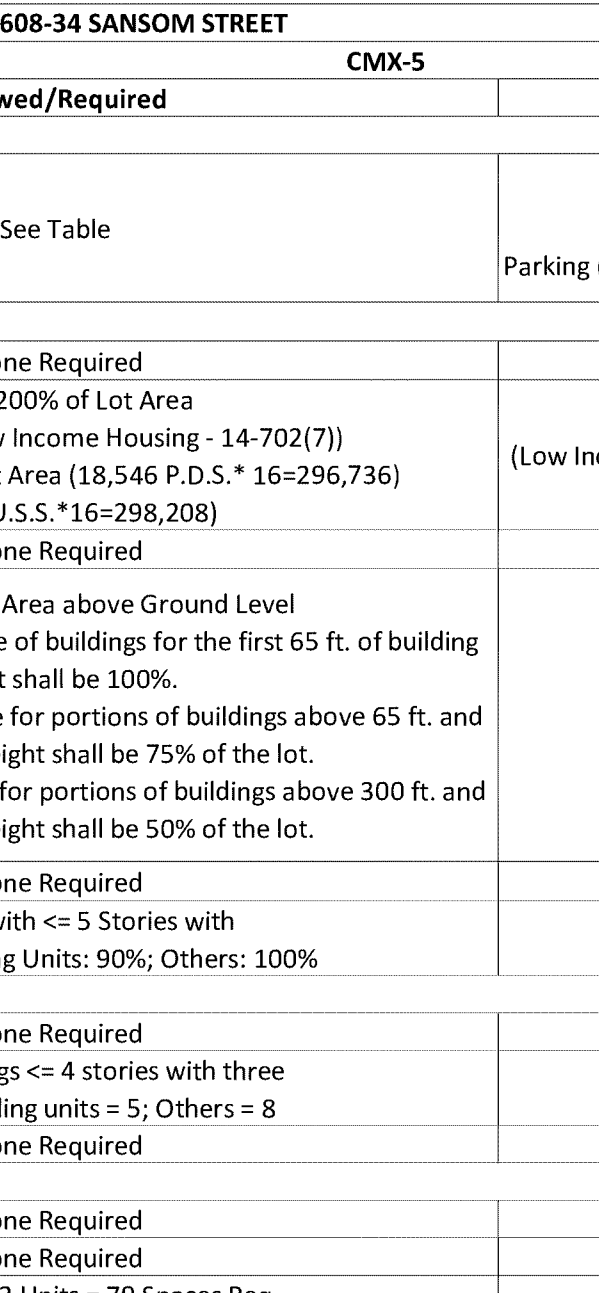
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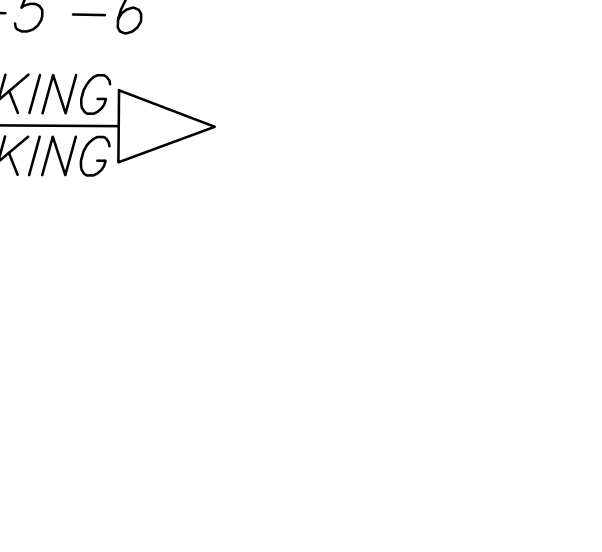
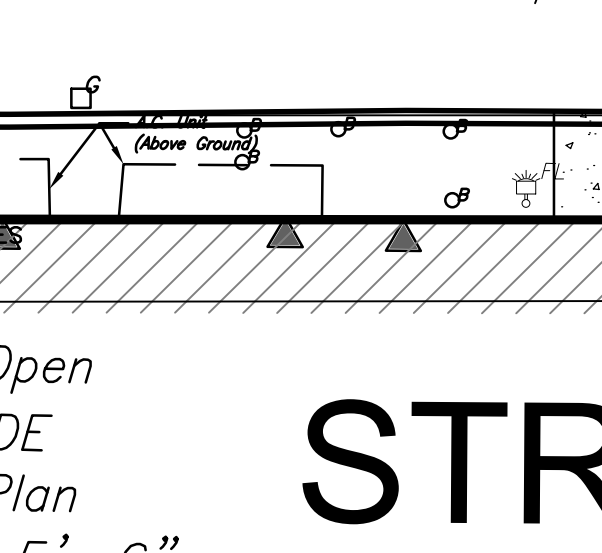
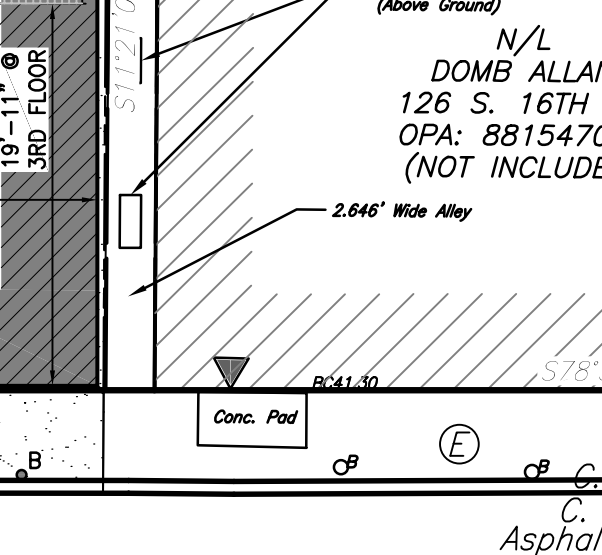
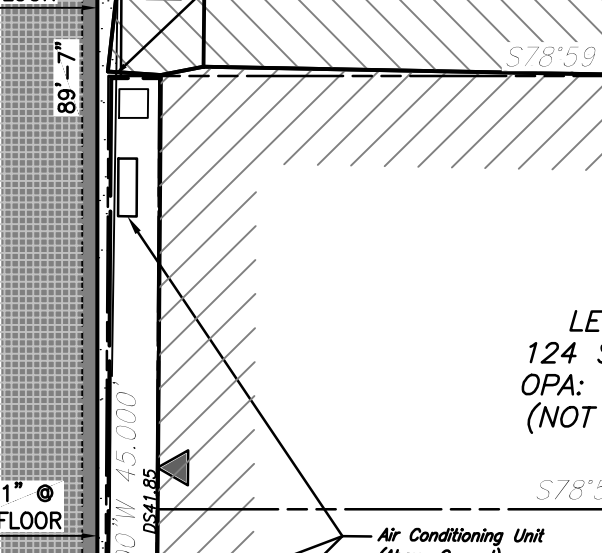
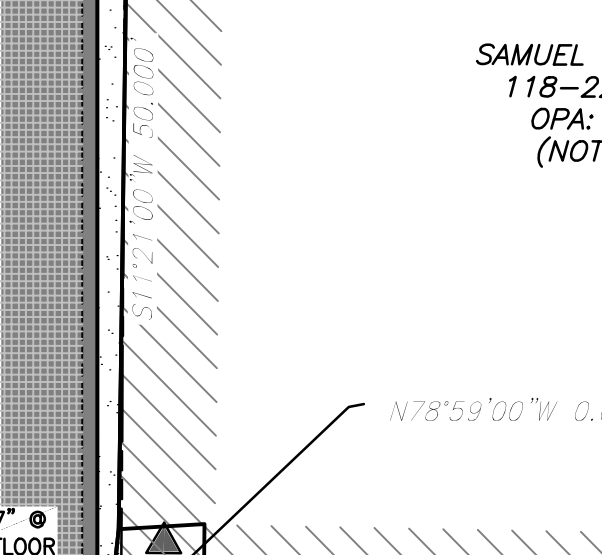
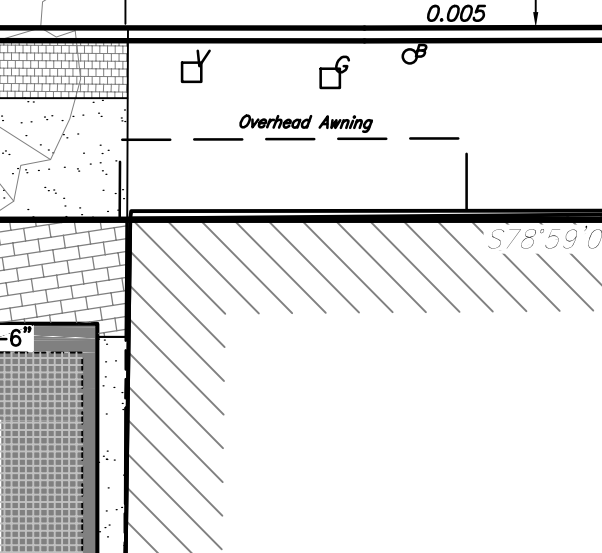
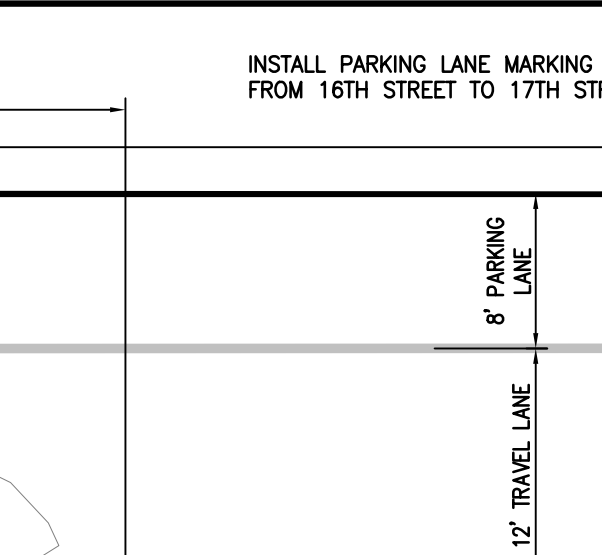
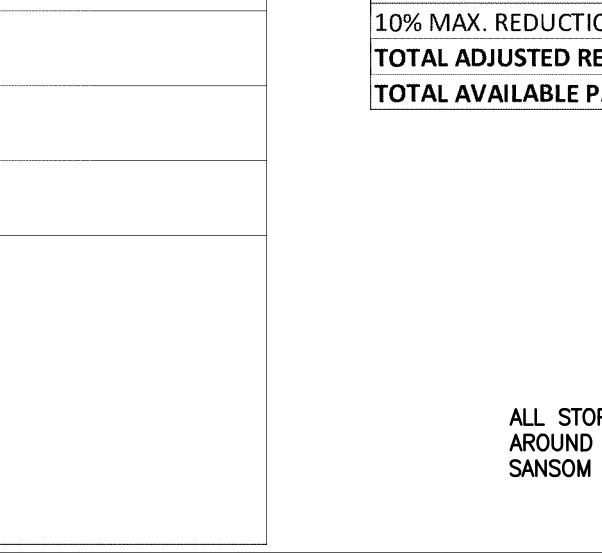
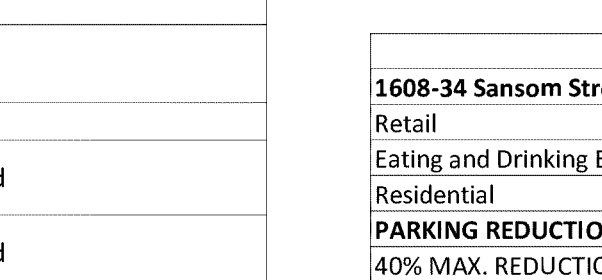
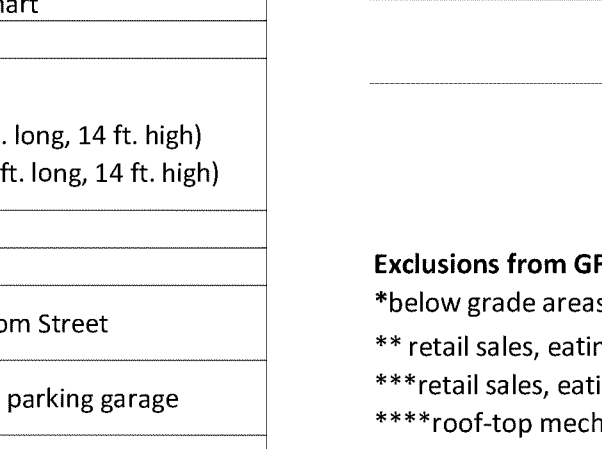
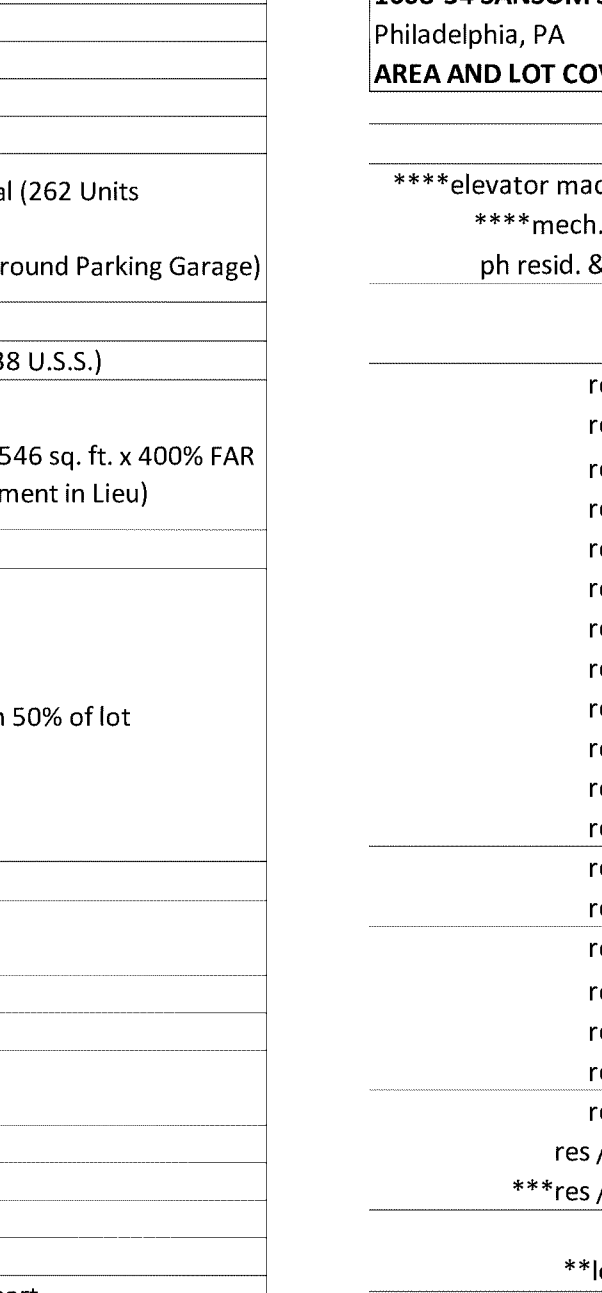
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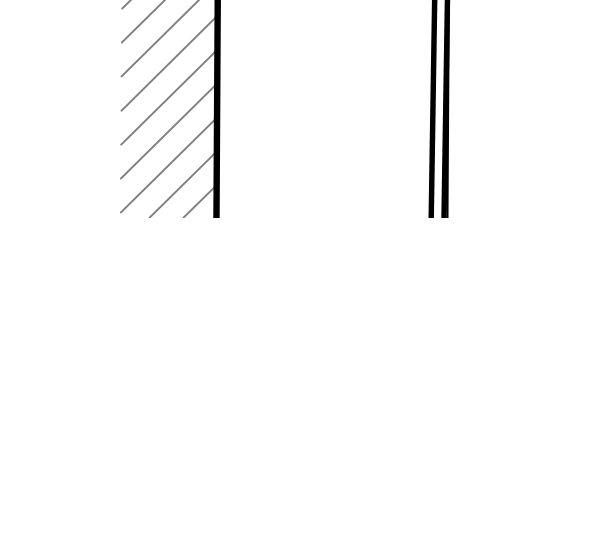
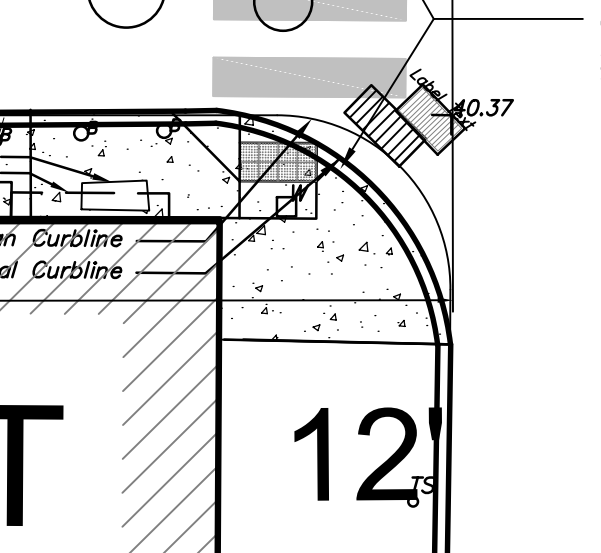
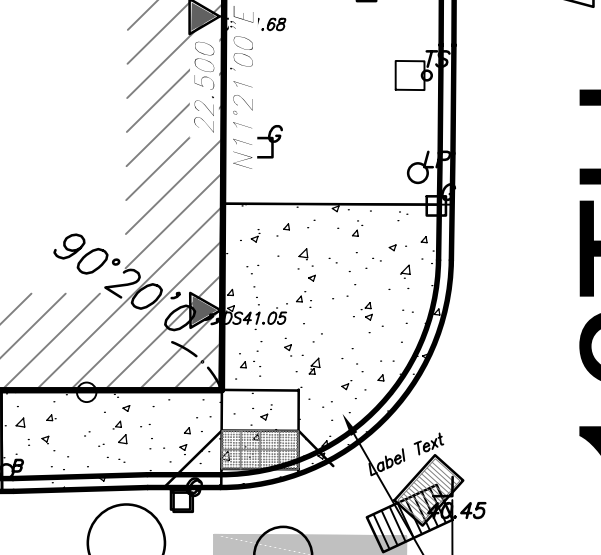
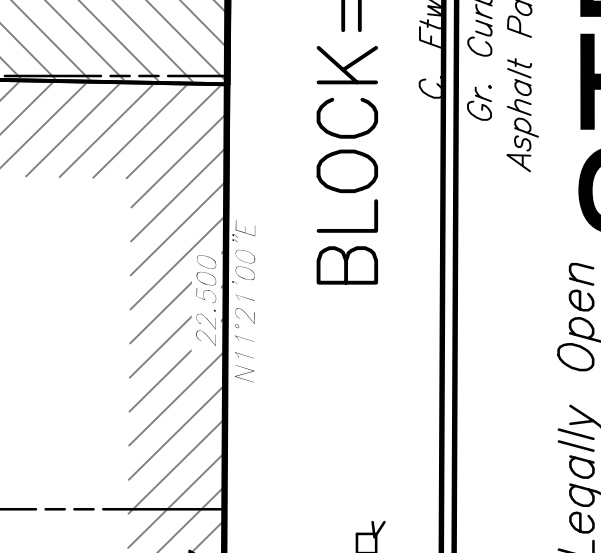
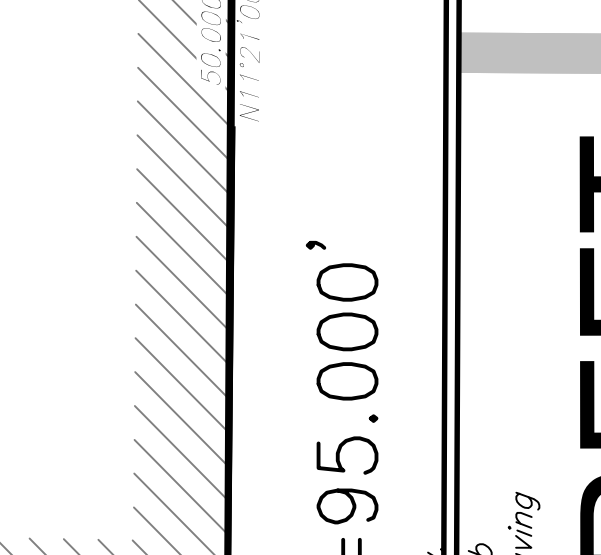
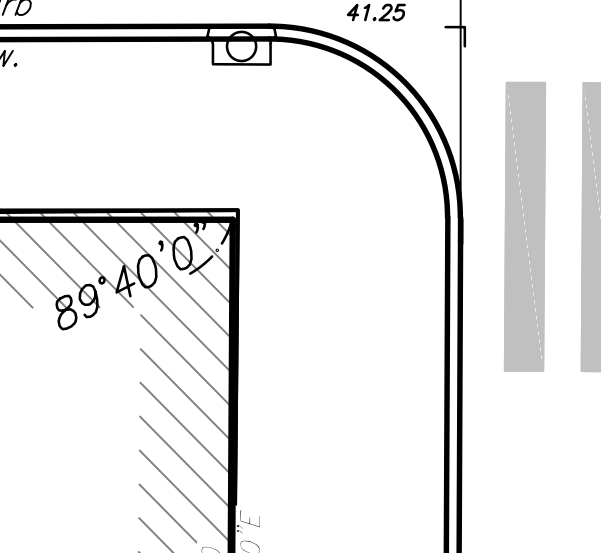
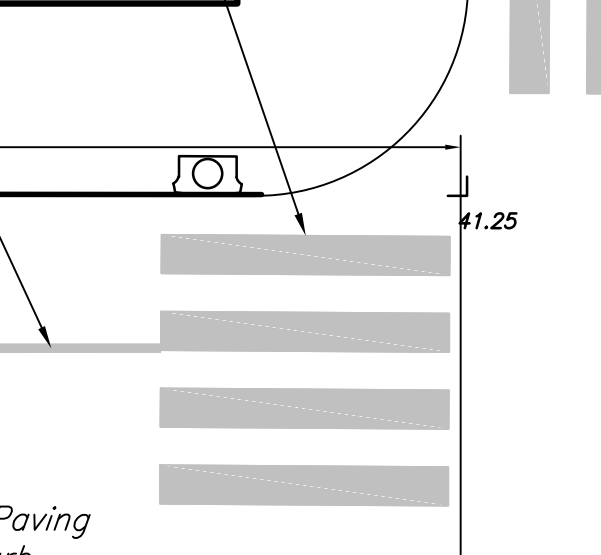
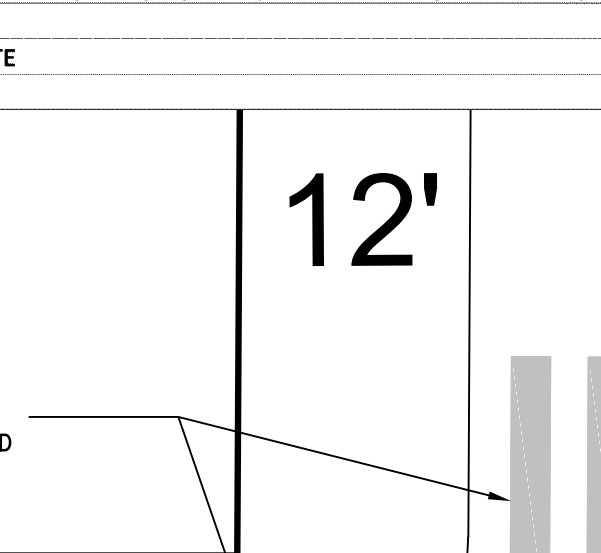
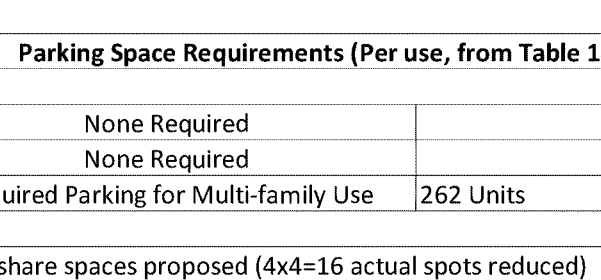
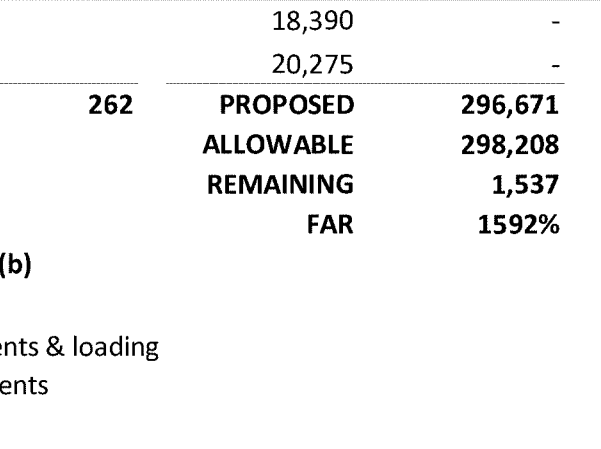
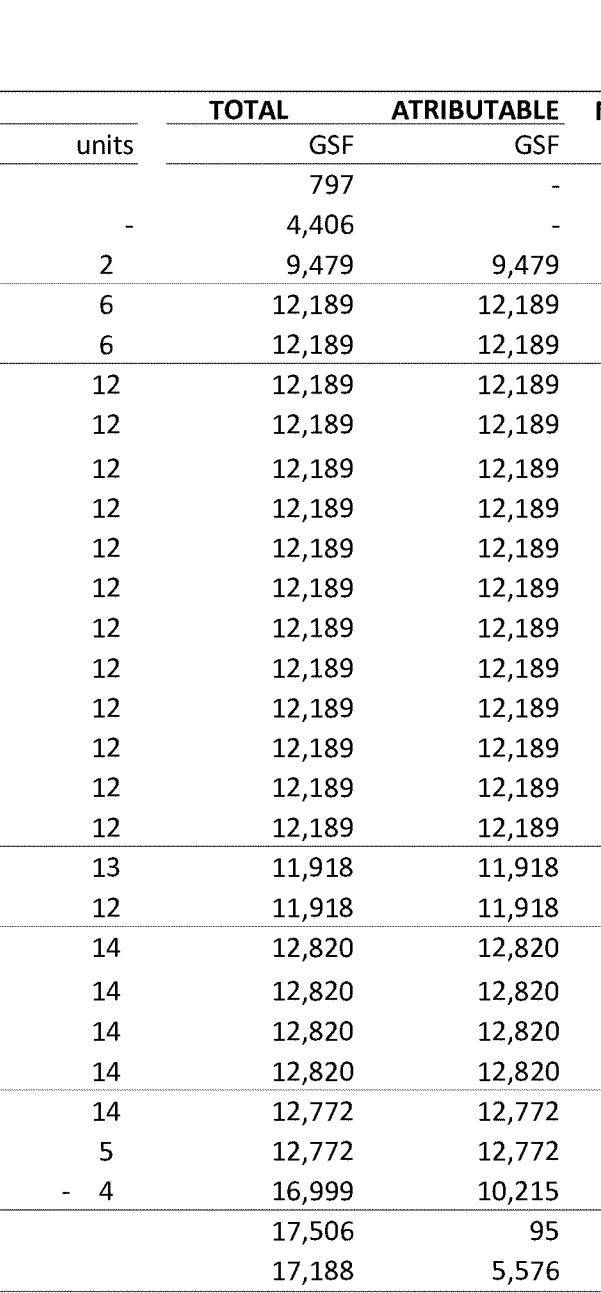
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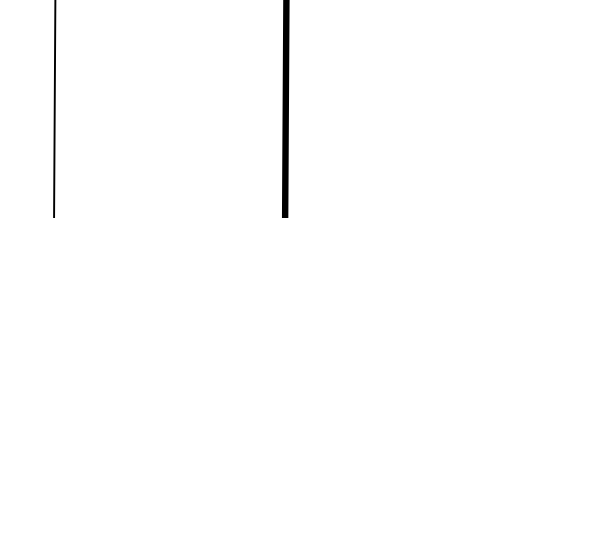
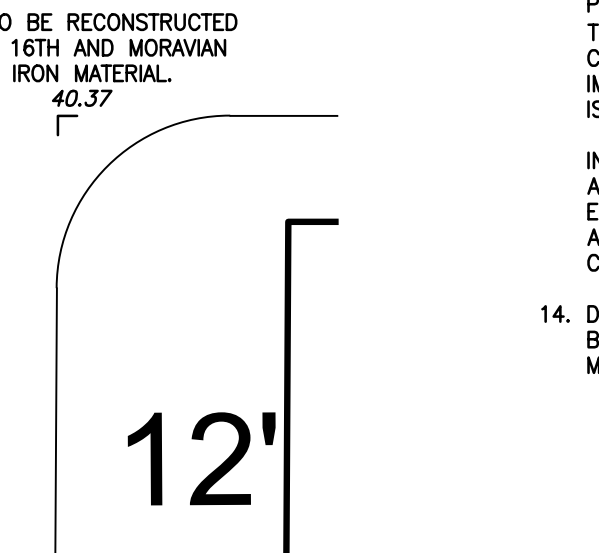
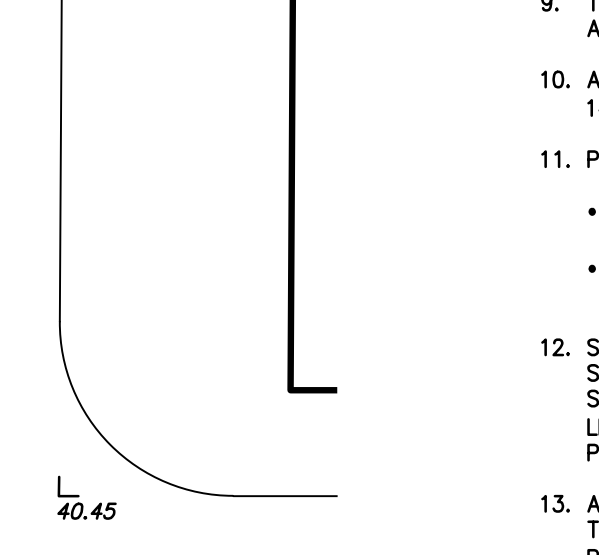
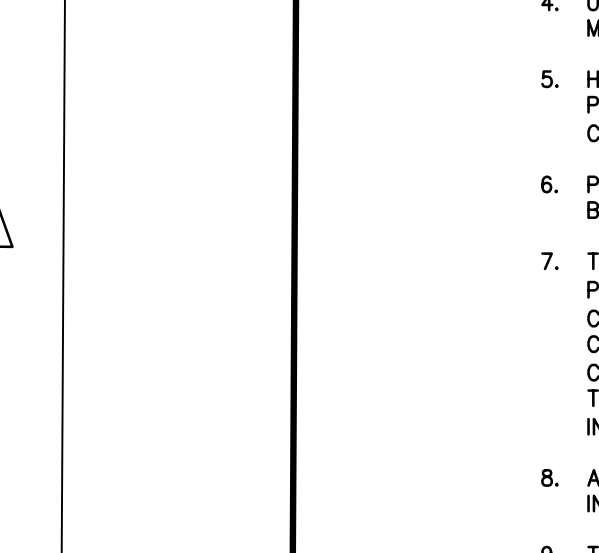
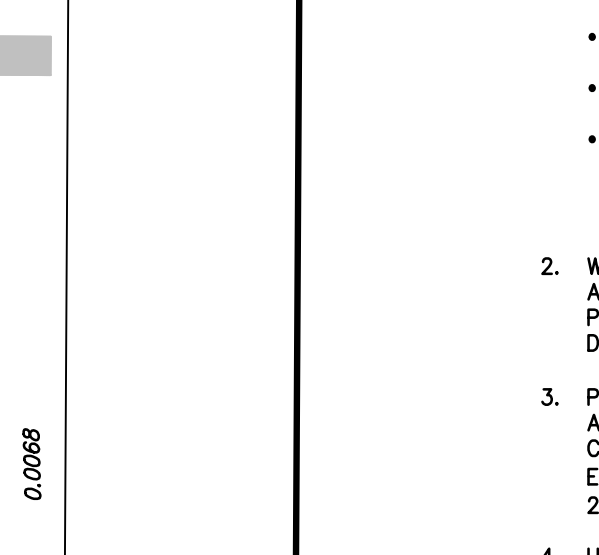
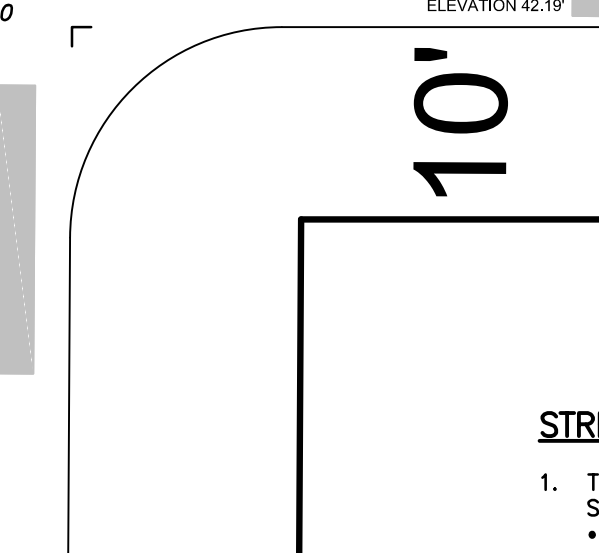
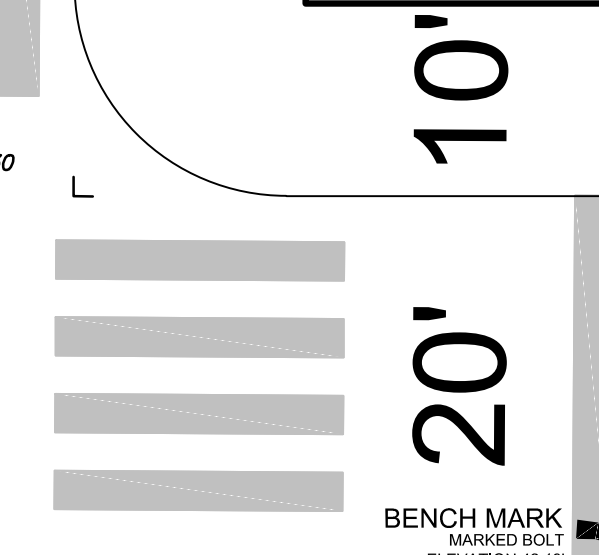
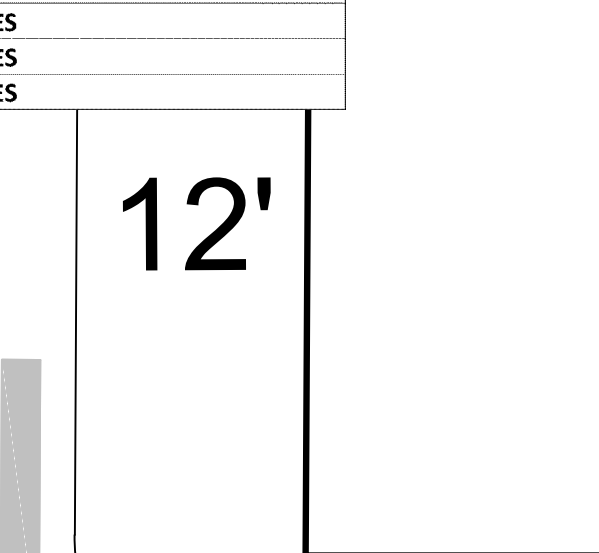
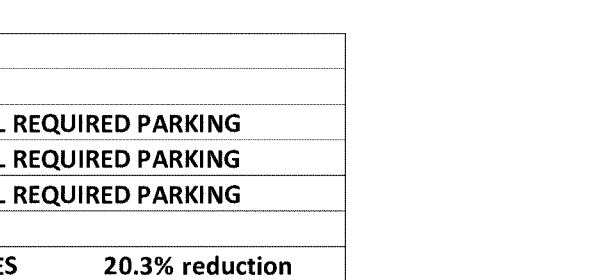
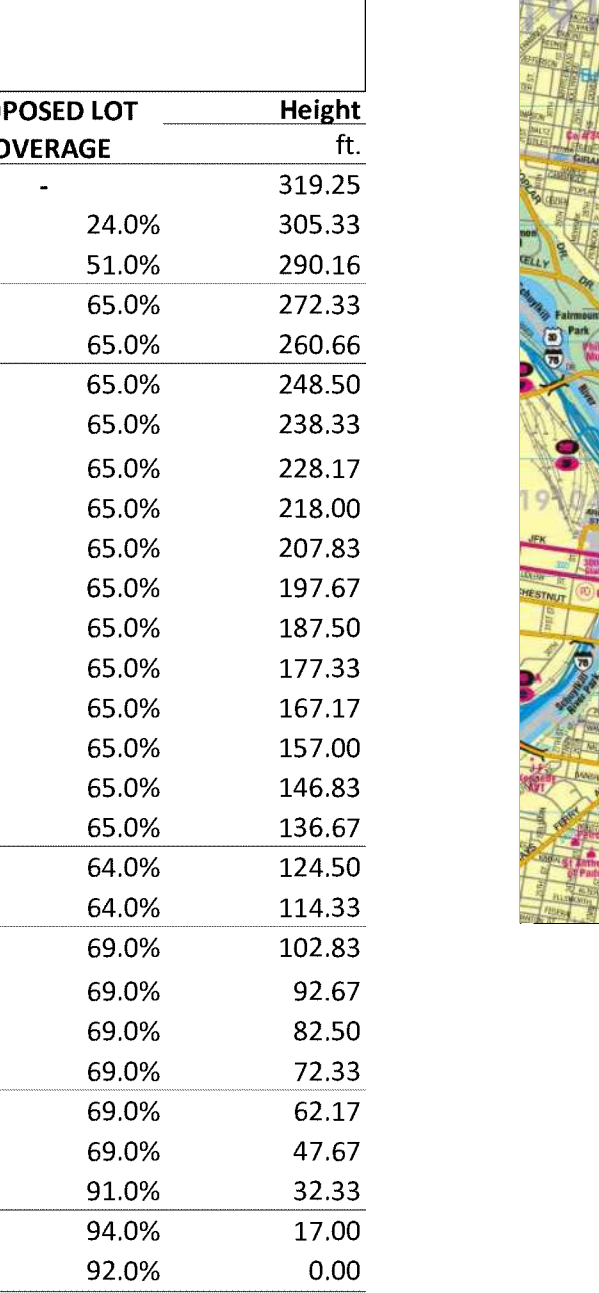
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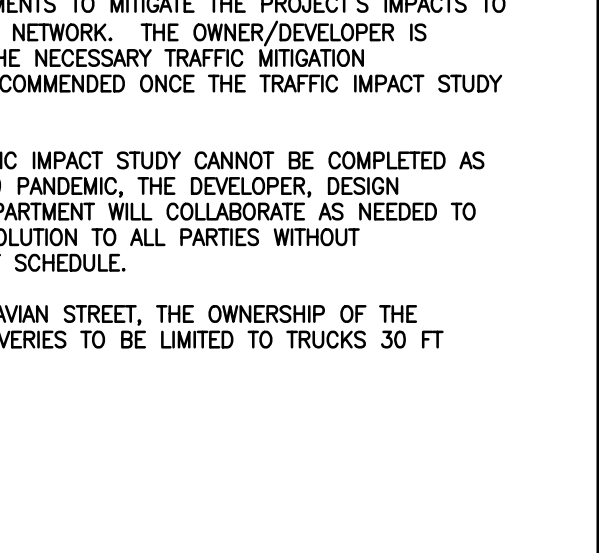
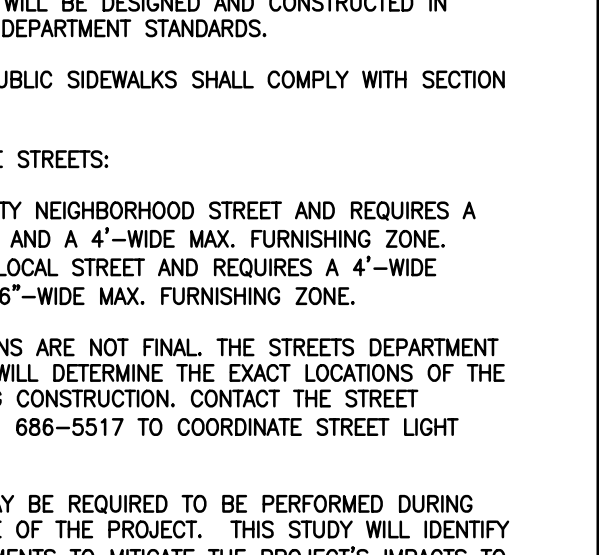
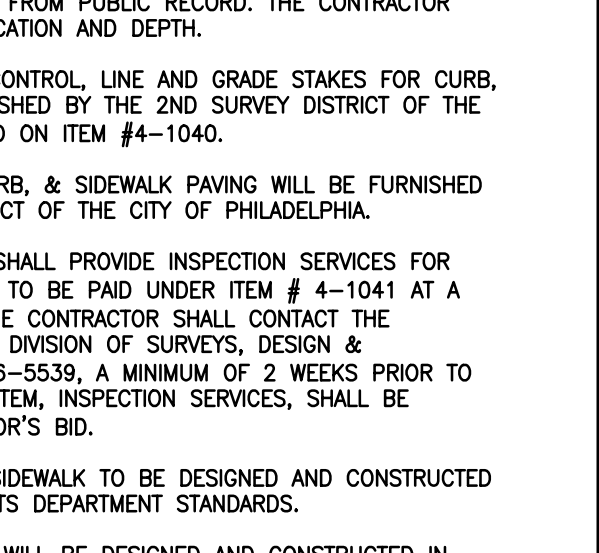
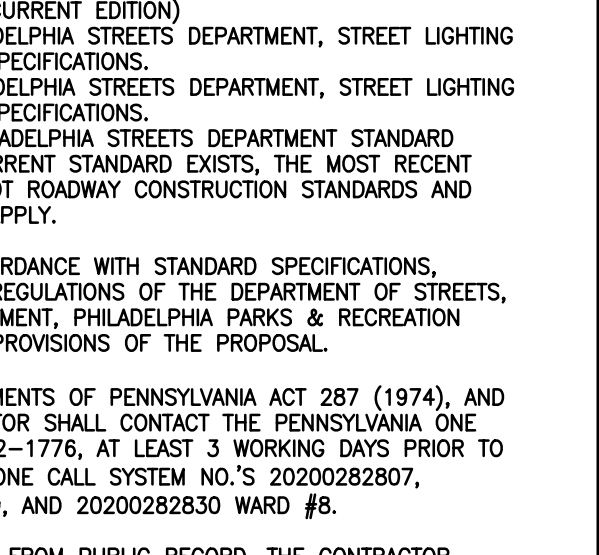
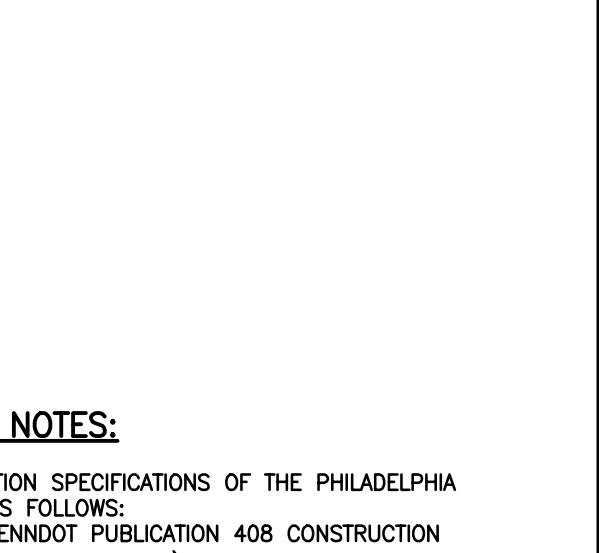
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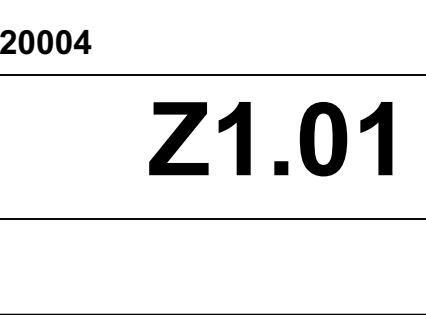
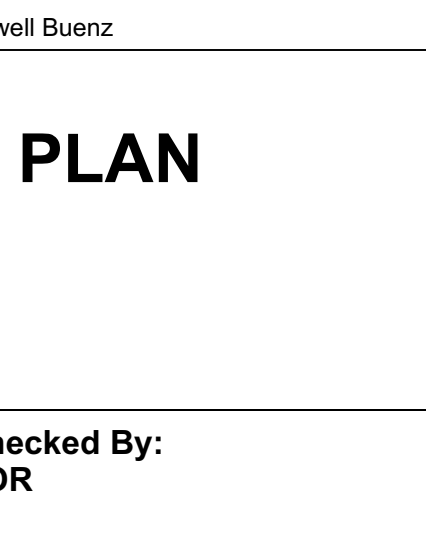
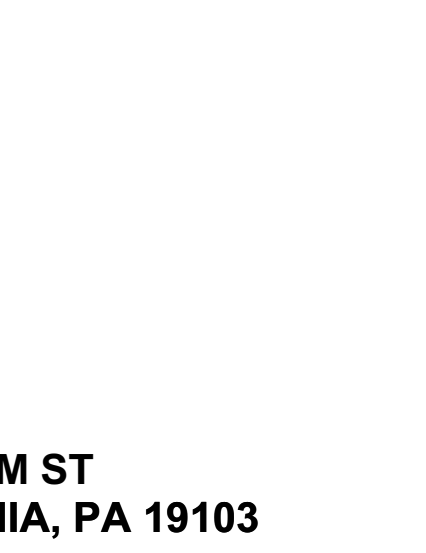
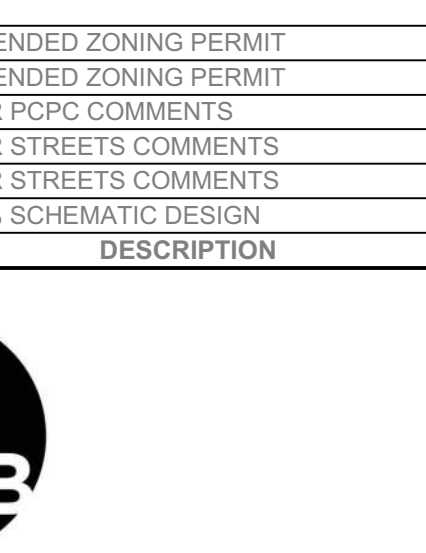
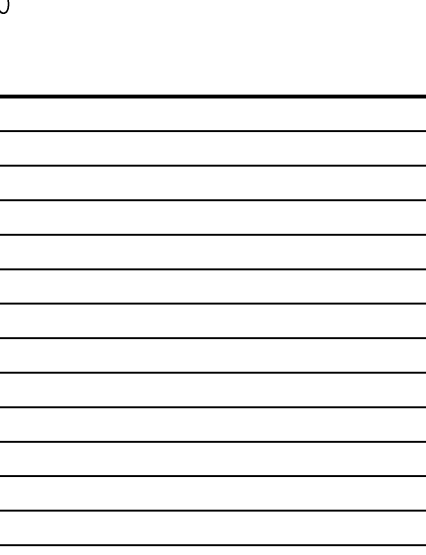
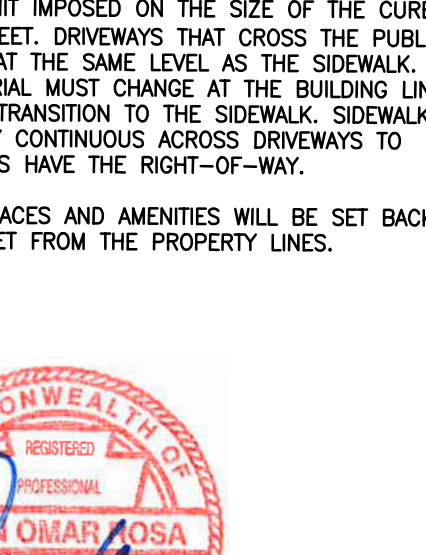
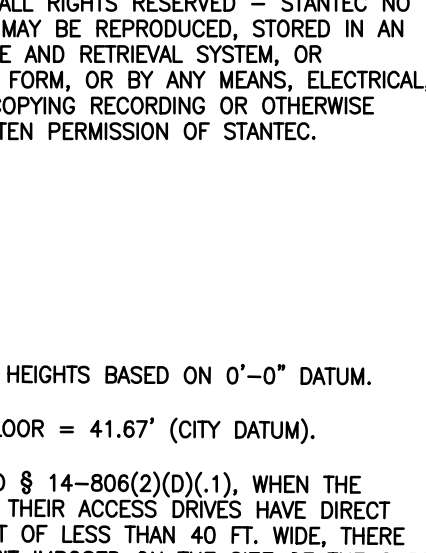
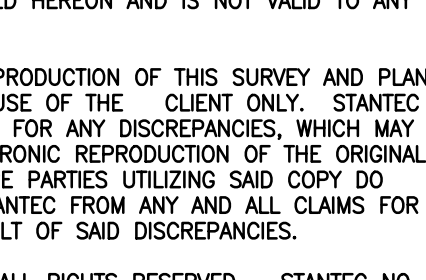
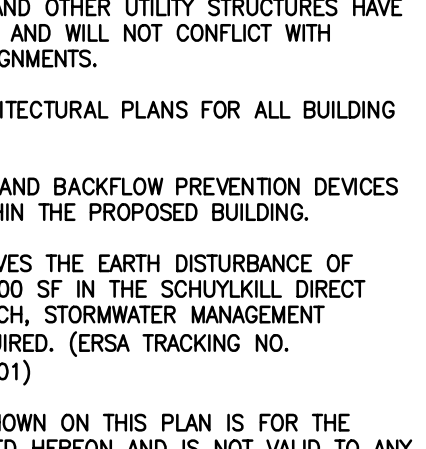
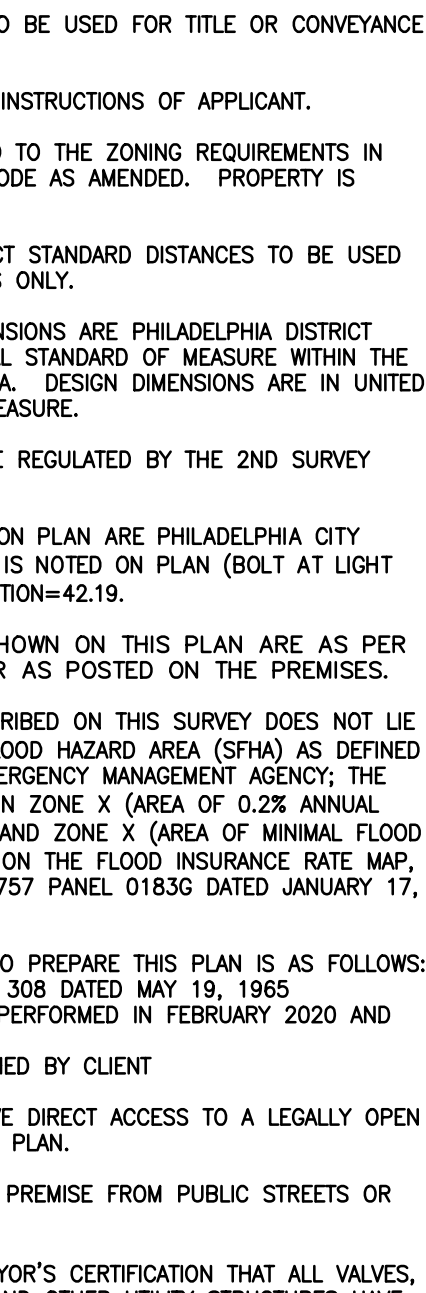
LEGEND - PROPOSED FEATURES



LEGEND - PROPOSED FEATURES



LEGEND - PROPOSED FEATURES



GENERAL NOTES:

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-5.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE LOCAL STANDARD OF THE PHILADELPHIA CITY OF PHILADELPHIA DESIGN DIMENSIONS ARE IN THE PHILADELPHIA CODE AS AMENDED.
- CURB GRACES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
- ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCHMARK IS NOTED ON PLAN (BOLT AT LIGHT POLE BASE). ELEVATION=42.19.
- THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AND ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 01350 DATED JANUARY 17, 2007.
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 308 DATED MAY 19, 1985.
 - FIELD SURVEY PERFORMED IN FEBRUARY 2020 AND MARCH 2020.
 - 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 VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
- ALL WATER METERS AND BACKFLOW PREVENTION DEVICES TO BE LOCATED WITHIN THE PREMISES.
- THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 22,400 SQ. FT. OF THE SHADYVIEW STREET WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE REQUIRED (DESA TRACKING NO. #F702-SANS-9008-01).
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY OTHER PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2021 - ALL RIGHTS RESERVED - STANTEC. 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.

ZONING NOTES:

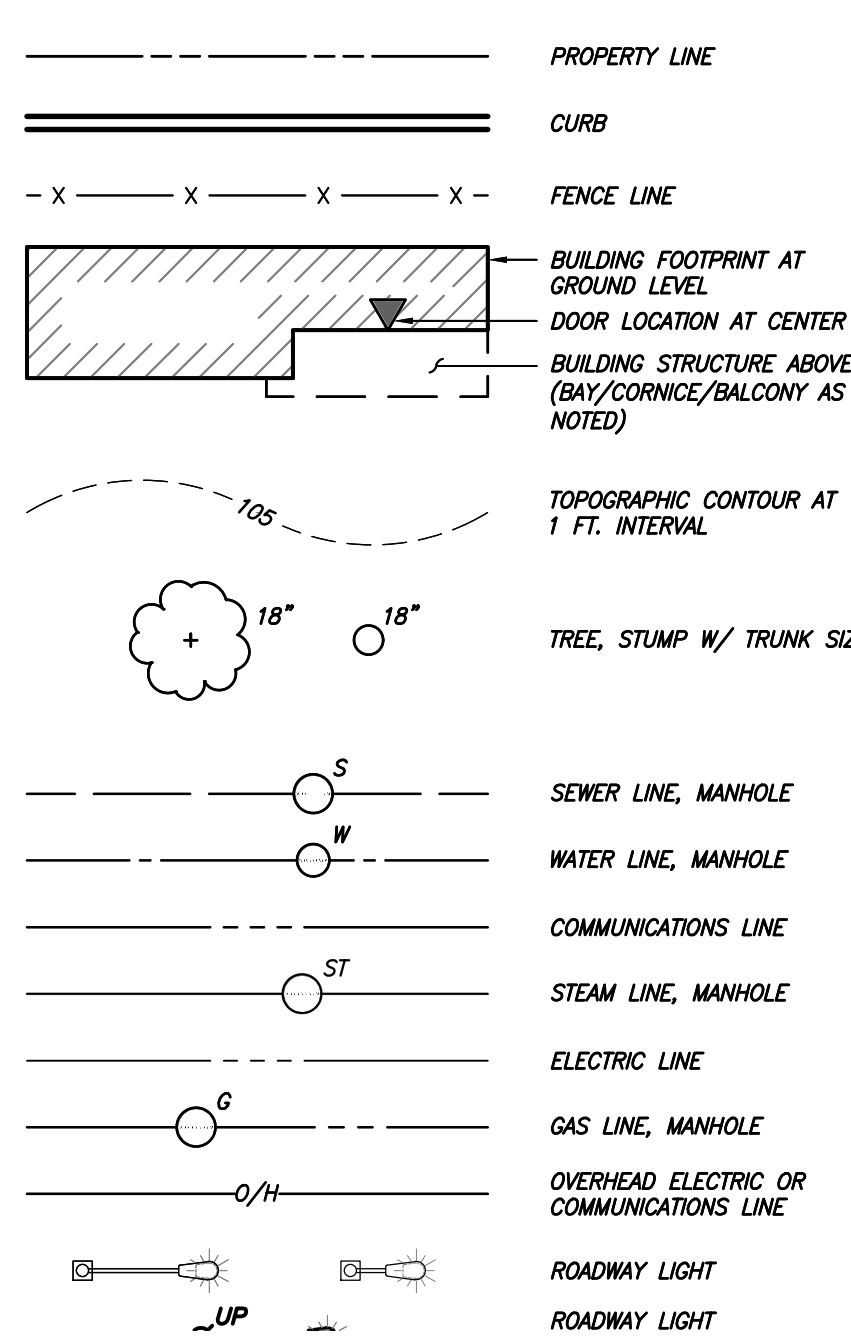
- PROPOSED BUILDING HEIGHTS BASED ON 0'-0" DATUM.
- AVERAGE GROUND FLOOR = 41.67' (CITY DATUM).
- AS AN EXCEPTION TO § 14-8062(D)(1), WHEN THE CHANGING SPACES OR THEIR ACCESS DRIVES HAVE DIRECT ACCESS TO A STREET OF LESS THAN 40 FT. WIDE, THERE SHALL NOT BE A LIMIT IMPOSED ON THE SITE OF THE CURB CUTS TO THAT STREET. DRIVEWAYS THAT CROSS THE PUBLIC SIDEWALK SHALL BE LIMITED TO THE WIDTH OF THE SIDEWALK. THE DRIVEWAY MATERIAL MUST CHANGE AT THE BUILDING LINE TO IMPROVISE THE TRANSITION IN THE DRIVEWAY. DRIVEWAYS SHOULD BE VISUALLY CONTINUOUS ACROSS DRIVEWAYS TO THE RIGHT-OF-WAY.
- NOTE THAT ALL TERRACES AND DRIVEWAYS WILL BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINES.

STREETS DEPARTMENT NOTES:

- THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE AS FOLLOWS:
 - CONSTRUCTION ITEMS PERMITS: CONSTRUCTION 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)
 - STREET LIGHTING: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - STREET SIGNALS: PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS.
 - STANDARD DETAILS: PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS, WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT 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 1-800-244-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. PENNSYLVANIA ONE CALL SYSTEM NO.'S 20200282807, 20200282815, 20200282819, AND 20200282830 MUST BE INCLUDED IN THE CONTRACTOR'S BID.
- 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 ITEM #4-1040.
- 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 \$345 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS FIELD 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 14-8062(D)(1)(A).
- PER PHILADELPHIA COMPLETE STREETS:
 - SANSOM STREET IS A CITY NEIGHBORHOOD STREET AND REQUIRES A 5'-WIDE WALKING ZONE, AND A 4'-WIDE MAX. FURNISHING ZONE.
 - MORAVIAN STREET IS A LOCAL STREET AND REQUIRES A 4'-WIDE WALKING ZONE AND 1'-6"-WIDE MAX. FURNISHING ZONE.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT DESIGN OF THE PERMITS DRAWING WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING DIVISION AT (215) 686-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- A TRAFFIC IMPACT STUDY MAY BE REQUIRED TO BE PERFORMED DURING THE BUILDING PERMIT PHASE OF THE STUDY WILL IDENTIFY POTENTIAL TRAFFIC IMPROVEMENTS TO MITIGATE THE PROJECT'S IMPACTS TO THE SURROUNDING ROADWAY NETWORK. THE OWNER/DEVELOPER IS COMMITTED TO IMPLEMENT THE NECESSARY TRAFFIC MITIGATION IMPROVEMENTS THAT ARE RECOMMENDED DUE TO THE TRAFFIC IMPACT STUDY IS PERFORMED.
- IN THE EVENT THAT A TRAFFIC IMPACT STUDY CANNOT BE COMPLETED AS PART OF THE CONSTRUCTION PERMITS, THE DEVELOPER, DESIGN ENGINEER, AND STREETS DEPARTMENT WILL COLLABORATE AS NEEDED TO ADDRESS THE TRAFFIC IMPACTS OF THE PROJECT AND ALL PARTIES WITHOUT COMPROMISING THE PROJECT SCHEDULE.
- DUE TO THE WIDTH OF MORAVIAN STREET, THE OWNERSHIP OF THE SIDEWALK WILL REQUIRE DELIVERIES TO BE LIMITED TO TRUCKS 30 FT MAXIMUM IN SIZE.



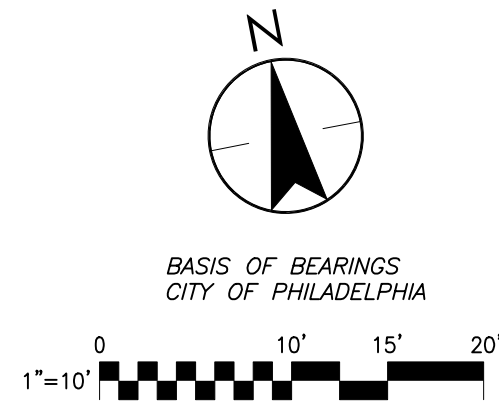
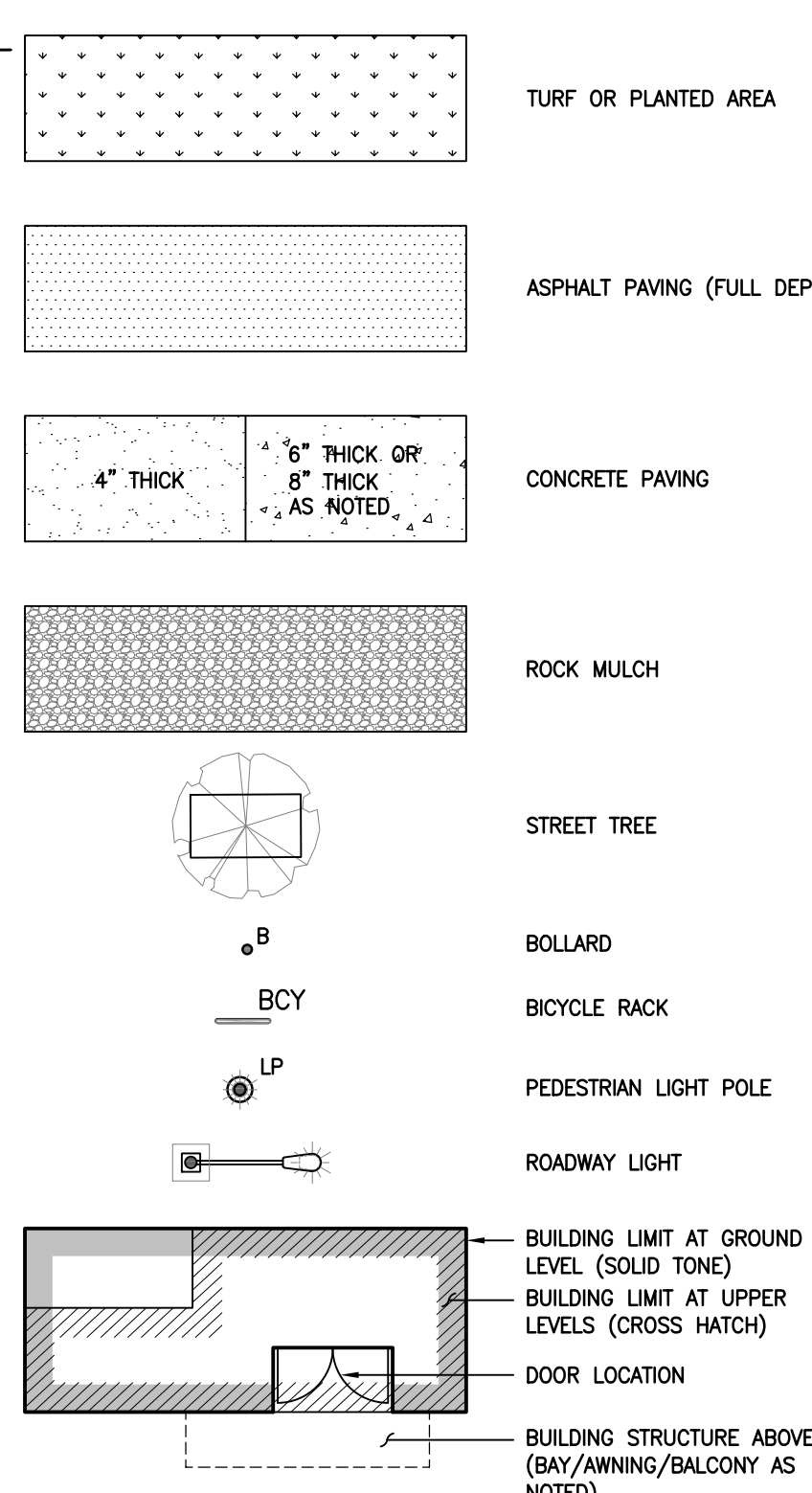
LEGEND - EXISTING FEATURES



ABBREVIATIONS

UTILITY COMPANIES	UTILITY FEATURE
PECO PENNSYLVANIA ELECTRIC COMPANY	WH HANDLE
PHILADELPHIA WATER DEPARTMENT	JB JUNCTION BOX
COMM	COMMUNICATION LINES OR FACILITY
VERIZON	CATV DATA CABLE LINE
PHILADELPHIA GAS WORKS	
EB ELECTRIC BUREAU (*)	
KT KEYSTONE TELEPHONE COMPANY (*)	
AT&T	
CMET COMCAST	
(*) DENOTES THE FORMER OWNER OF THE UTILITY	
SV SEWER VENT (FRESH AIR INLET)	MH MANHOLE (SEE ABBREVIATIONS FOR TYPE)
G GAS VALVE	TH FIRE HYDRANT
W WATER VALVE	UP UTILITY POLE
CO CLEAN OUT	YD YARD DRAIN
DS DOWNSPOUT (DRAINAGE LEADER)	BR BKE RACK
TS TRAFFIC SIGN	MB MAIL BOX
B BOLLARD	TL TRAFFIC LIGHT
PM PARKING METER	SP SEPTA POLE
PARKING KIOSK	SIP STAND PIPE

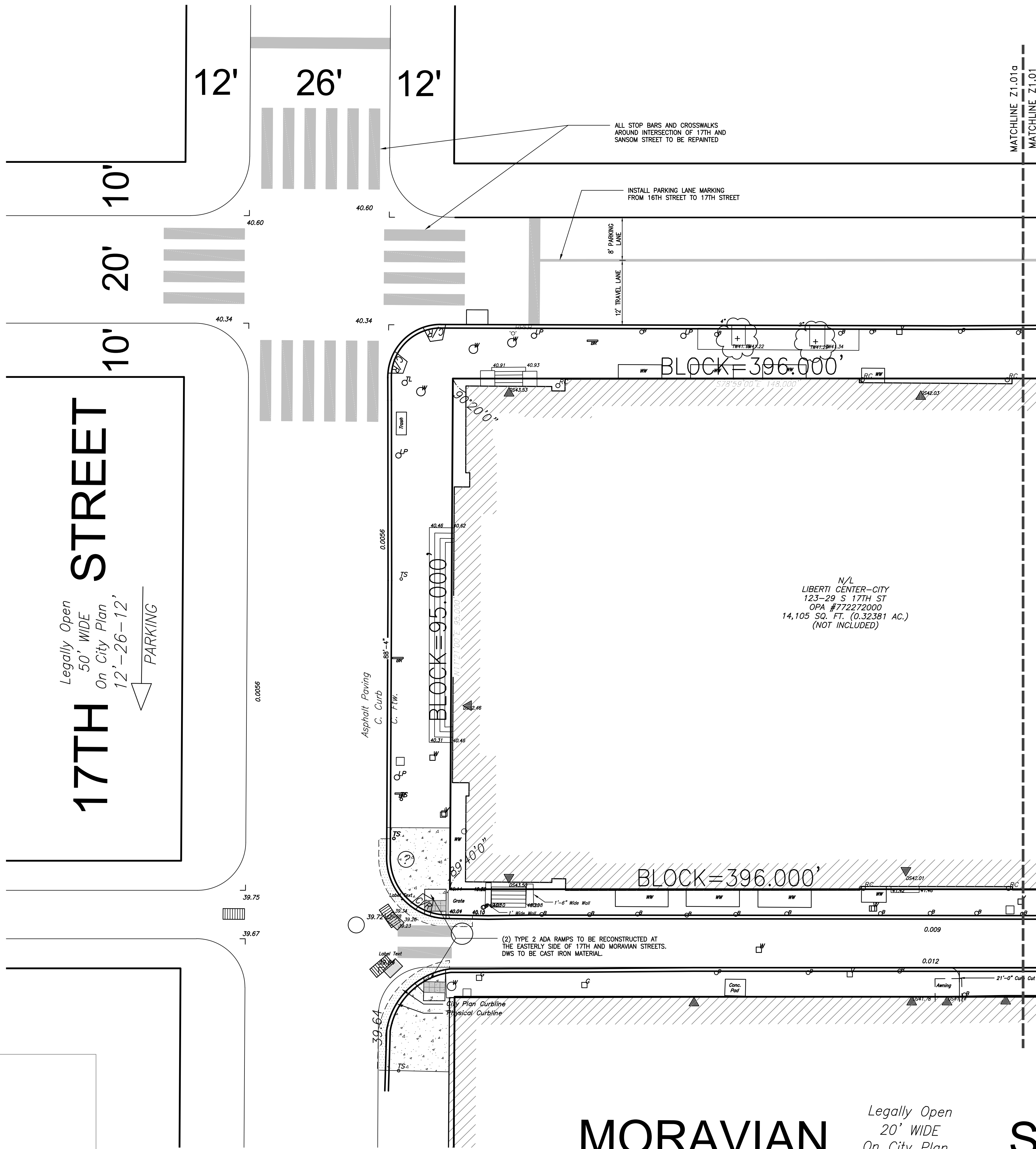
LEGEND - PROPOSED FEATURES



SANSOM

Legally Open
40' WIDE
On City Plan
10'-20'-10'
PARKING

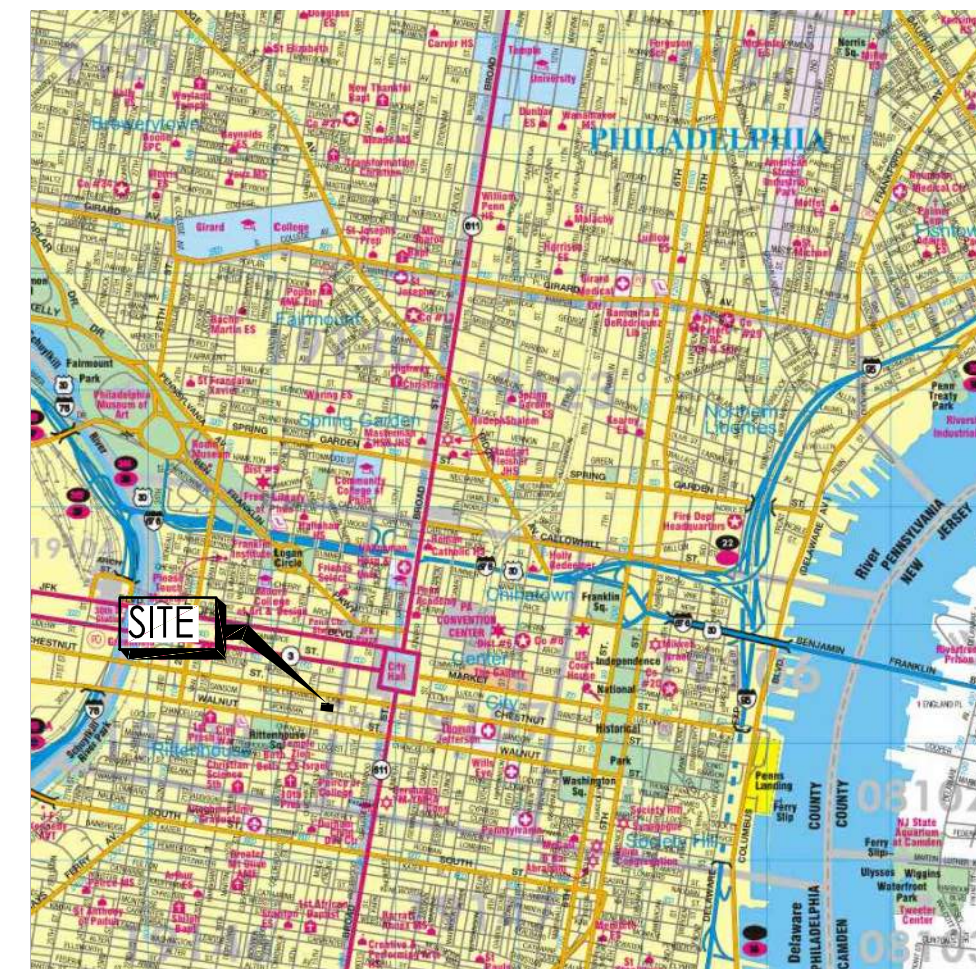
STREET



MORAVIAN

Legally Open
20' WIDE
On City Plan
5'-6"-9'-5'-6"
NO PARKING
NO PARKING

STREET



LOCATION MAP



GENERAL NOTES:

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-5.
4. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
5. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
6. CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
7. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM. BENCHMARK IS NOTED ON PLAN (BOLT AT LIGHT POLE BASE). ELEVATION=42.19.
8. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
9. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AND ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420797, PHASE 01/83, DATED JANUARY 17, 2007.
10. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 308 DATED MAY 13, 1985
 - FIELD SURVEY PERFORMED IN FEBRUARY 2020 AND MARCH 2020
 - DEEDS FURNISHED BY CLIENT
11. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
12. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
13. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
14. REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
15. ALL WATER METERS AND BACKFLOW PREVENTION DEVICES TO BE LOCATED WITHIN THE PROPOSED BUILDING.
16. THIS PROJECT INVOLVES THE EARLY DISTURBANCE OF APPROXIMATELY 22,000 SQ. YD. IN THE SCHUYLKILL DRAINAGE WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE REQUIRED. (EPA TRACKING NO. #P20-SANC-S006-01)
17. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
18. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE, BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
19. COPYRIGHT 2021 - ALL RIGHTS RESERVED - STANTEC 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.

ZONING NOTES:

1. PROPOSED BUILDING HEIGHTS BASED ON 0'-0" DATUM.
2. AVERAGE GROUND FLOOR = 41.67' (CITY DATUM).
3. AS AN EXCEPTION TO § 14-806(2)(D)(1), WHEN THE LOADING SPACES OR THEIR ACCESS DRIVES HAVE DIRECT ACCESS TO A STREET OF LESS THAN 40 FT. WIDE, THERE SHALL NOT BE A LIMIT IMPOSED ON THE SIZE OF THE CURB CUT(S) TO THAT STREET. DRIVEWAYS THAT CROSS THE PUBLIC SIDEWALK MUST BE AT THE SAME LEVEL AS THE SIDEWALK. THE DRIVEWAY MATERIAL MUST CHANGE AT THE BUILDING LINE TO DEMARKATE THE TRANSITION TO THE SIDEWALK. SIDEWALKS SHOULD BE VISUALLY CONTINUOUS ACROSS DRIVEWAYS TO INDICATE PEDESTRIANS HAVE THE RIGHT-OF-WAY.
4. NOTE THAT ALL TERRACES AND AMENITIES WILL BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINES.



ROW LOG #2020-9205



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

NO.	DATE	DESCRIPTION
07.18.2021	AMENDED ZONING PERMIT	
11.11.2020	AMENDED ZONING PERMIT	
07.09.2020	PER PCPC COMMENTS	
07.07.2020	PER STREETS COMMENTS	
06.22.2020	PER STREETS COMMENTS	
04.17.2020	50% SCHEMATIC DESIGN	

SCB

Solomon Cordwell Buenz

Chicago
T 312.896.1100

San Francisco
T 415.216.2450

www.scb.com

1620 SANSOM STREET

1620 SANSOM ST
PHILADELPHIA, PA 19103

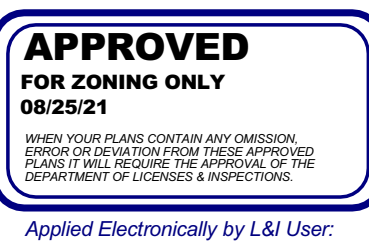
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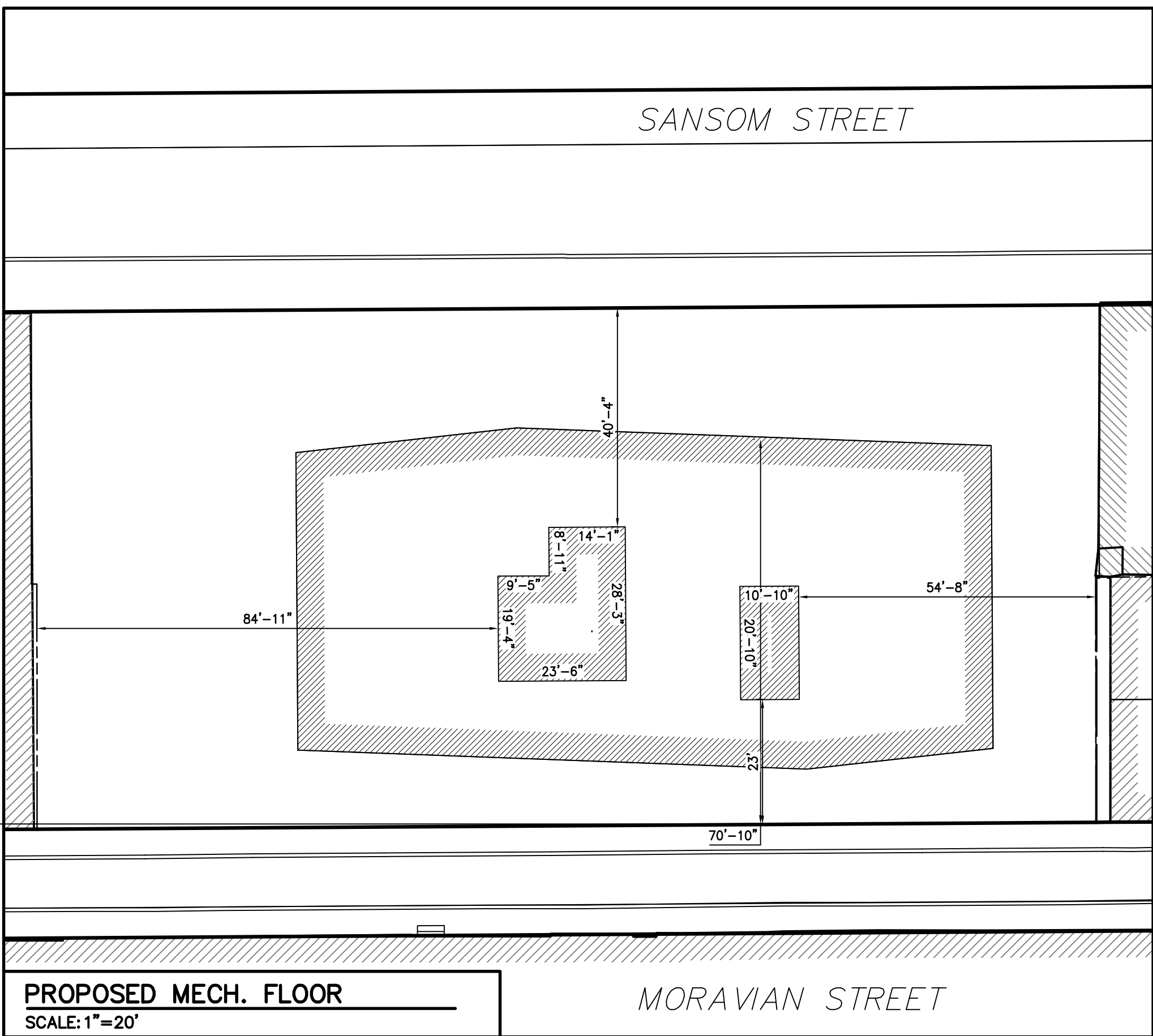
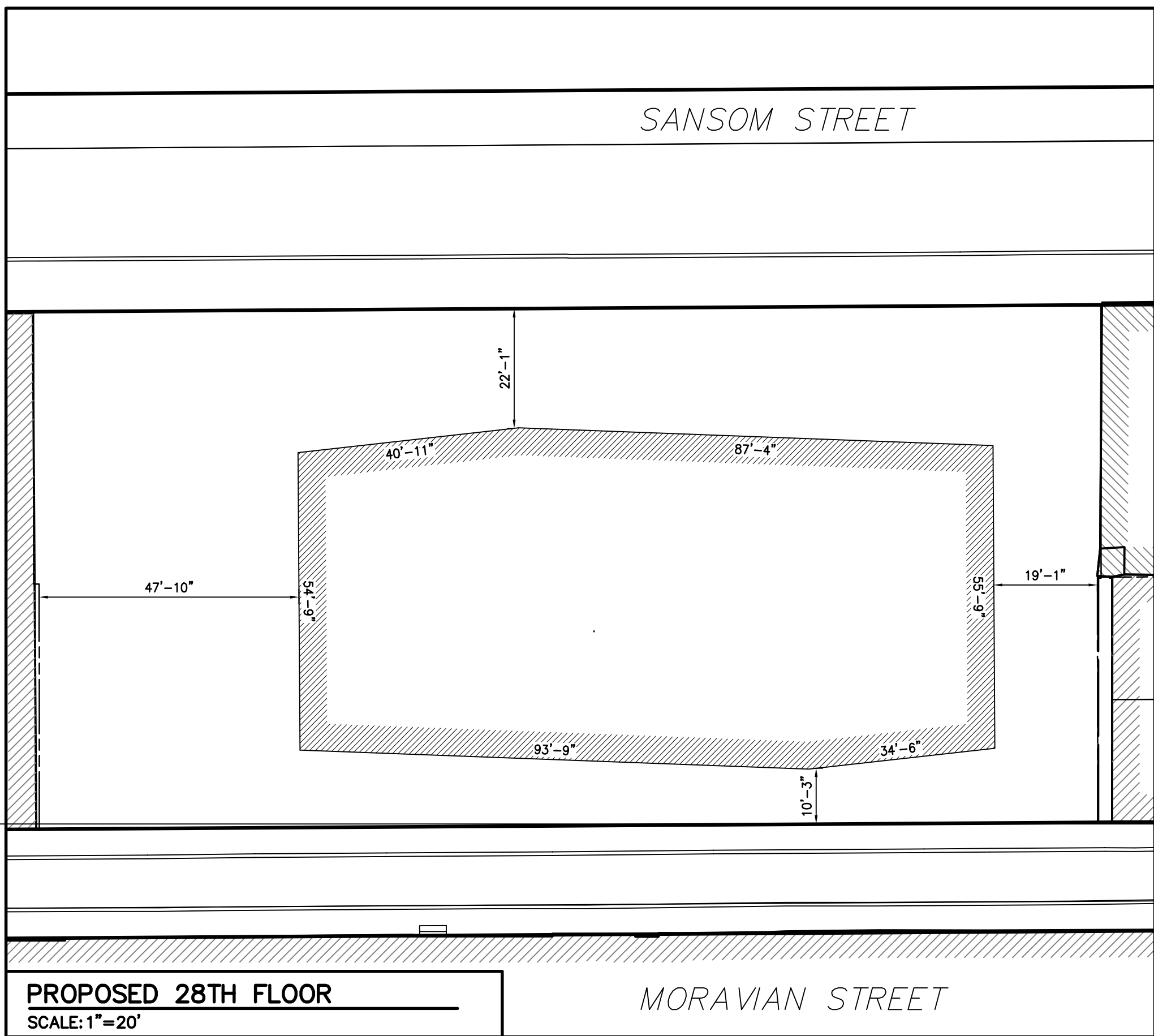
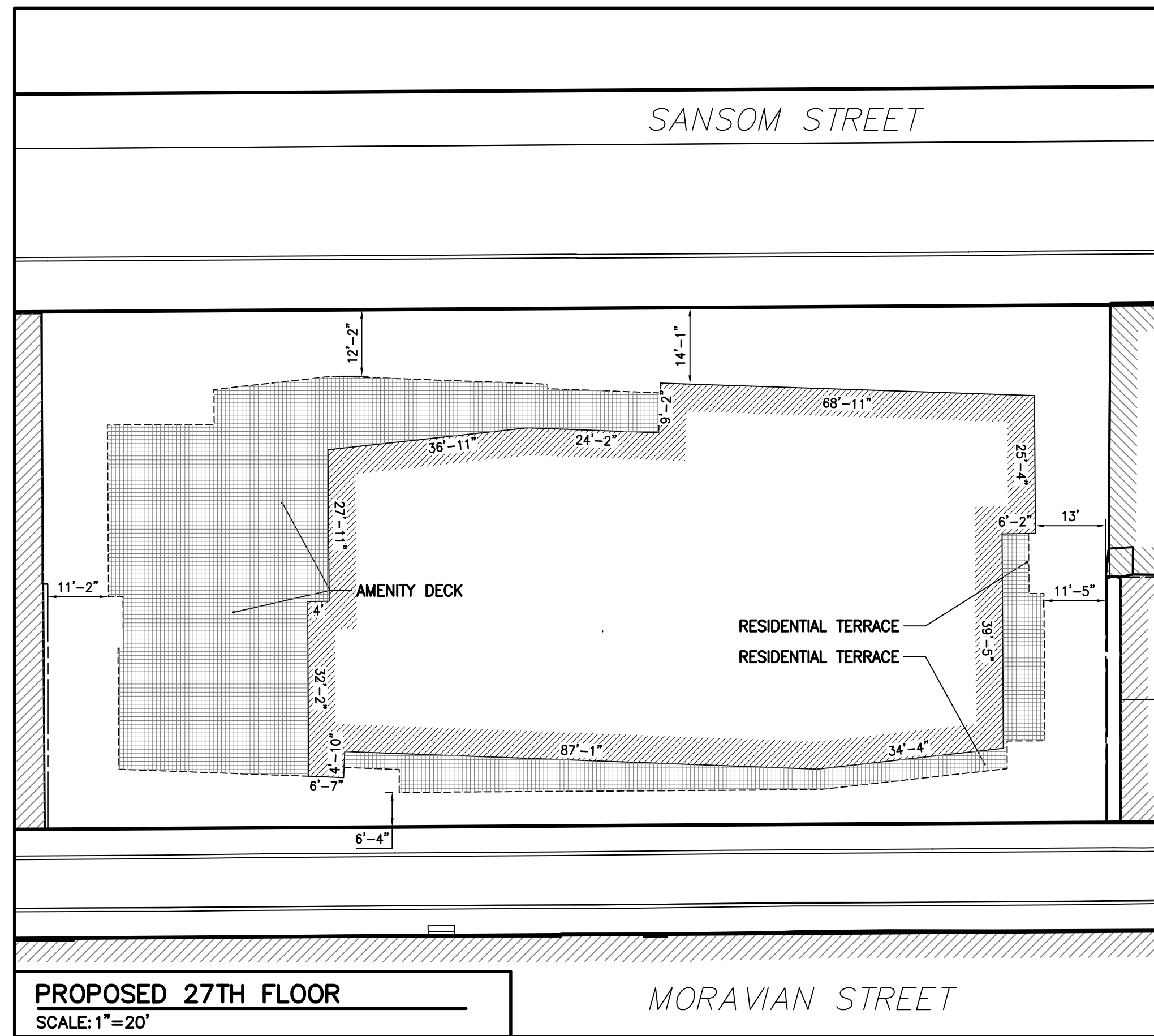
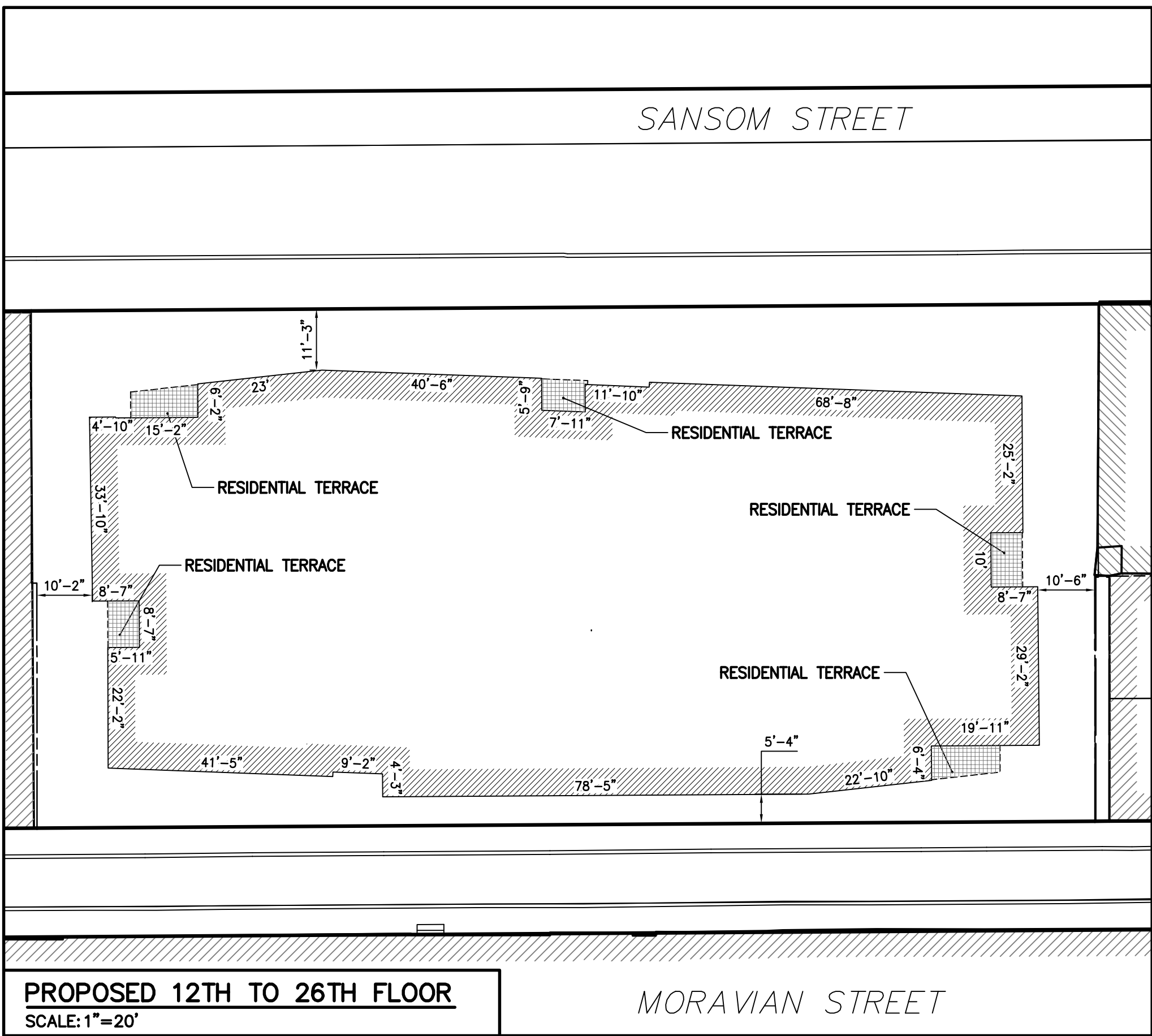
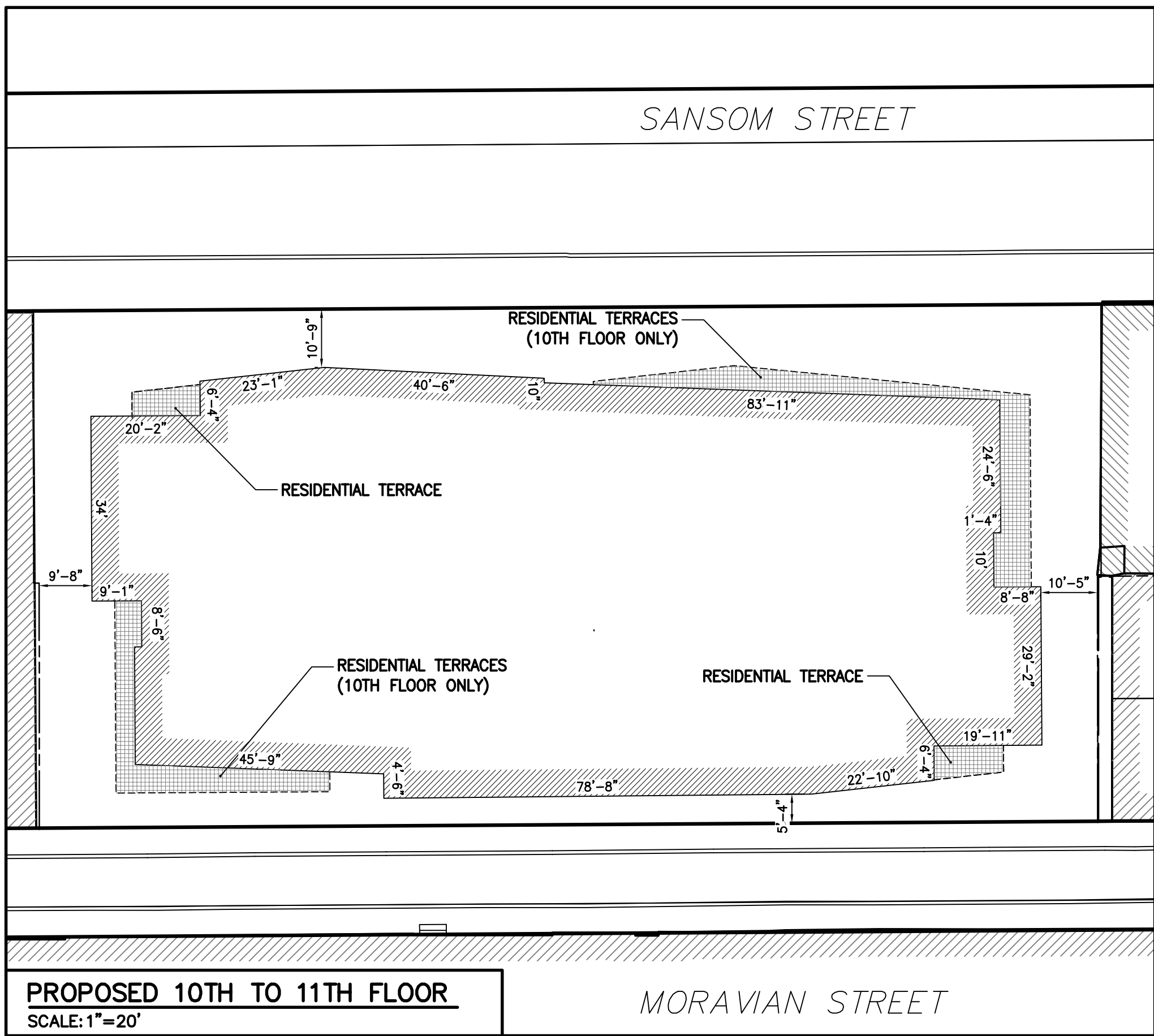
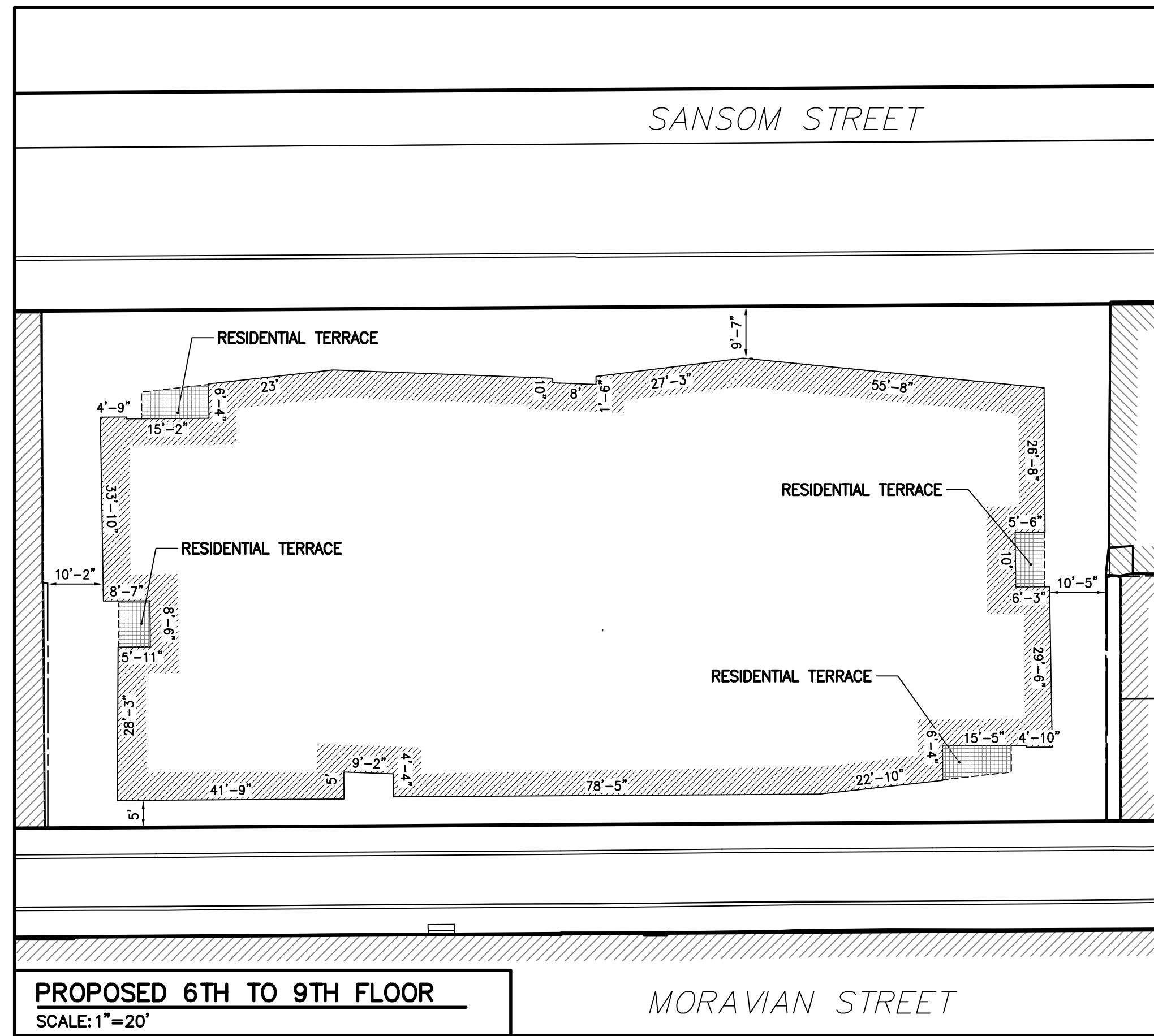
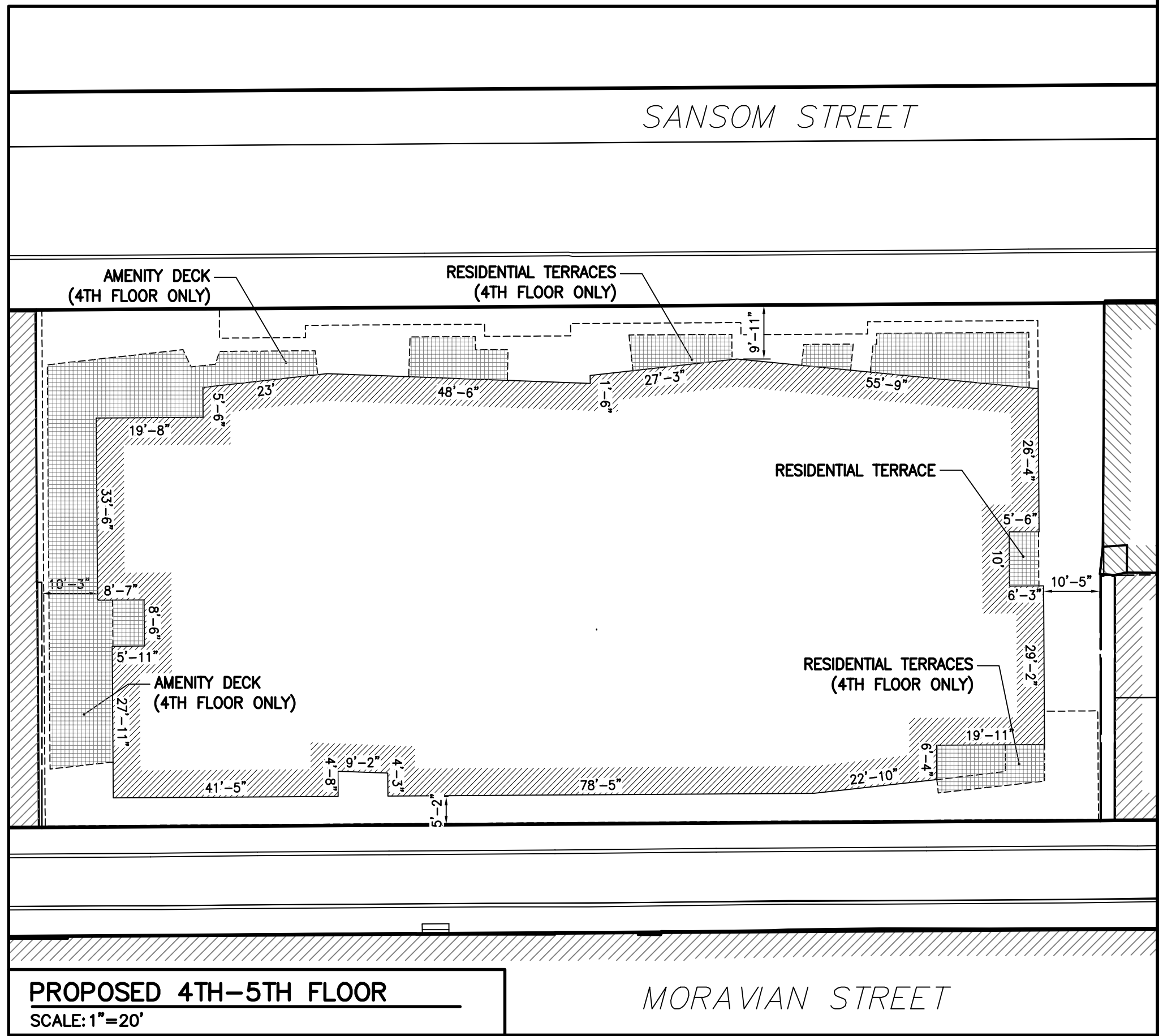
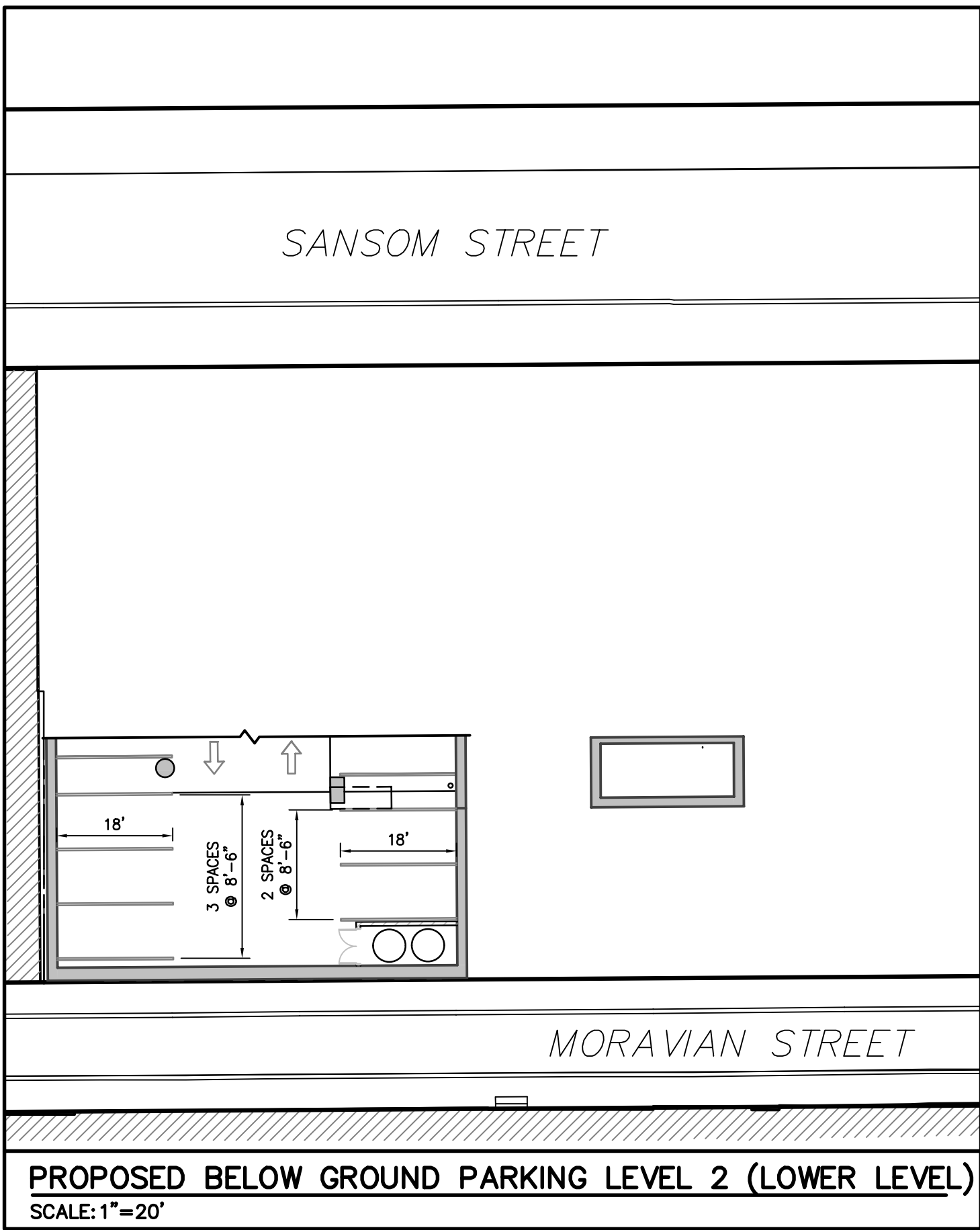
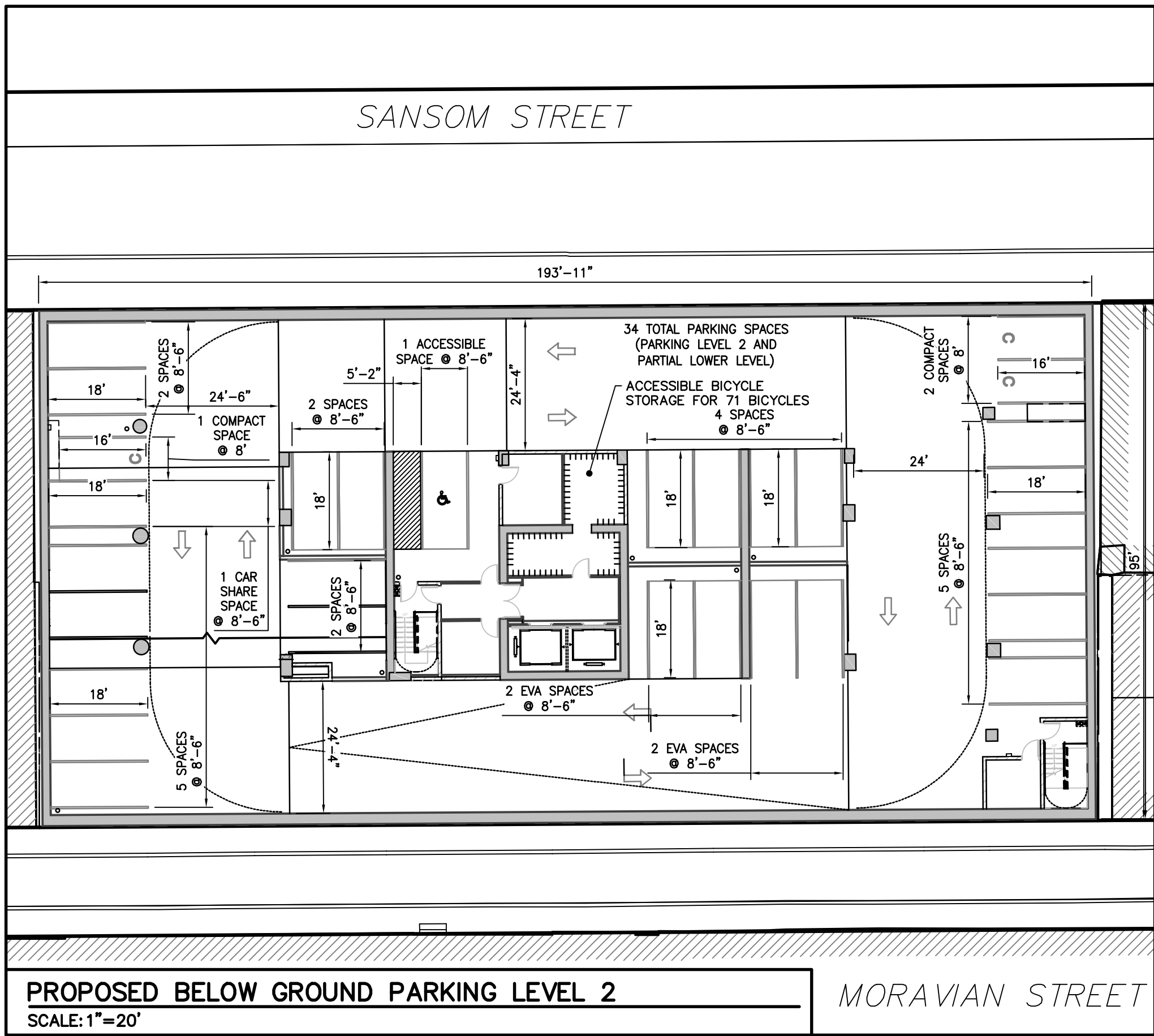
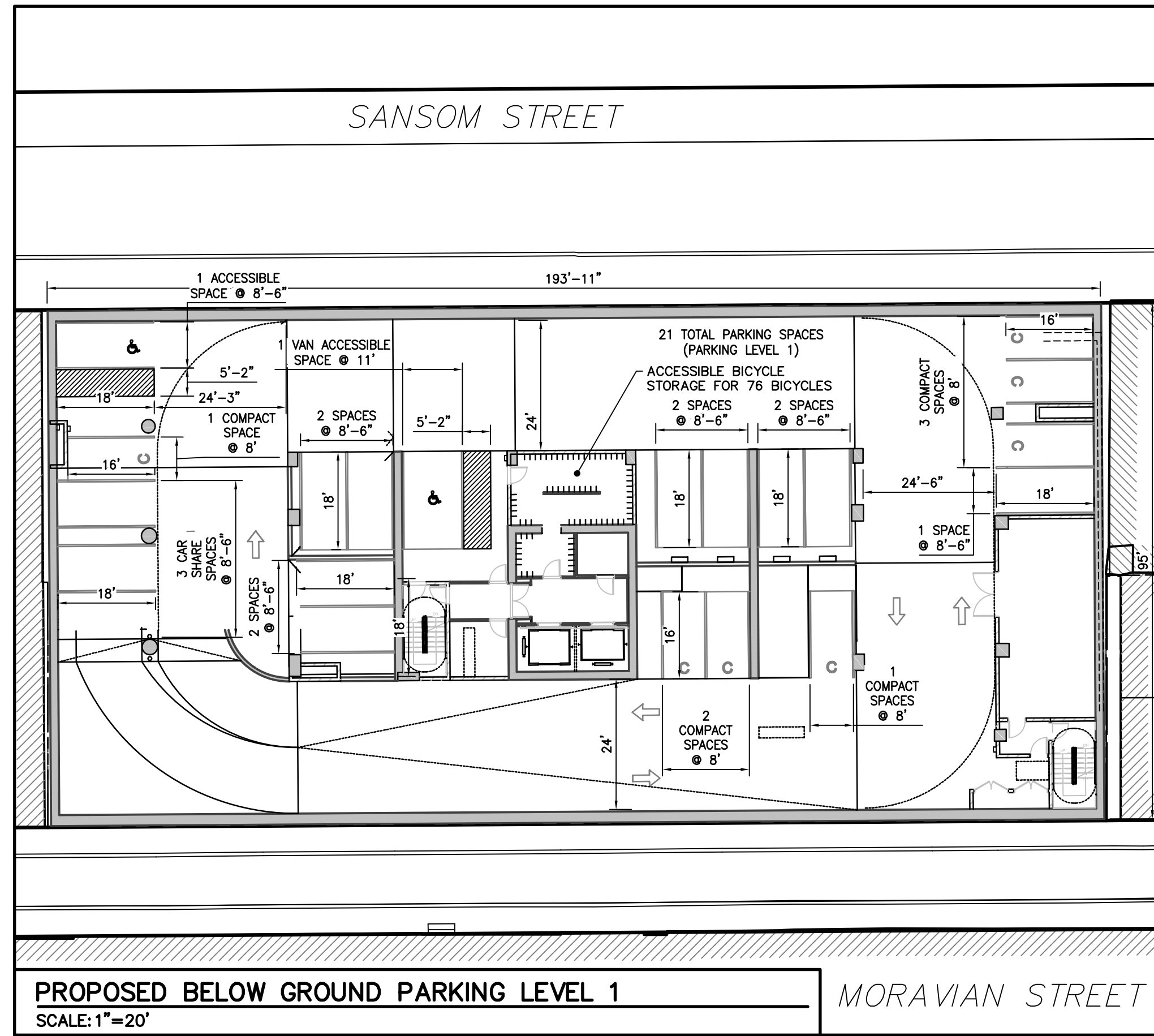
ZONING PLAN -
17TH STREET
IMPROVEMENTS

Drawn By: KL Checked By: EOR

Project Number: 2020004

Sheet Number: Z1.01a





ROW LOG #2020-9205



Stantec Consulting Services Inc.
1900 Spring Garden, Suite 1100
Philadelphia PA 19130
Tel: 215.653.7000
www.stantec.com

NO.	DATE	DESCRIPTION
07.18.2020	AMENDED ZONING PERMIT	
11.11.2020	AMENDED ZONING PERMIT	
07.09.2020	PER PCPC COMMENTS	
07.07.2020	PER STREETS COMMENTS	
06.22.2020	PER STREETS COMMENTS	
04.17.2020	50% SCHEMATIC DESIGN	

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T 312.896.1100
San Francisco
T 415.216.2450
www.scb.com

1620 SANSOM STREET

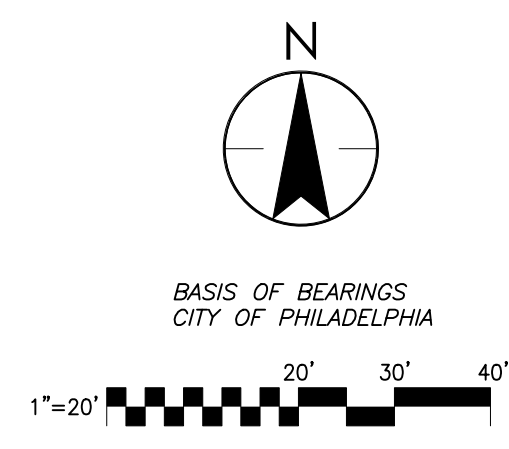
1620 SANSOM ST
PHILADELPHIA, PA 19103
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ZONING PLAN

Drawn By: KL Checked By: EOR

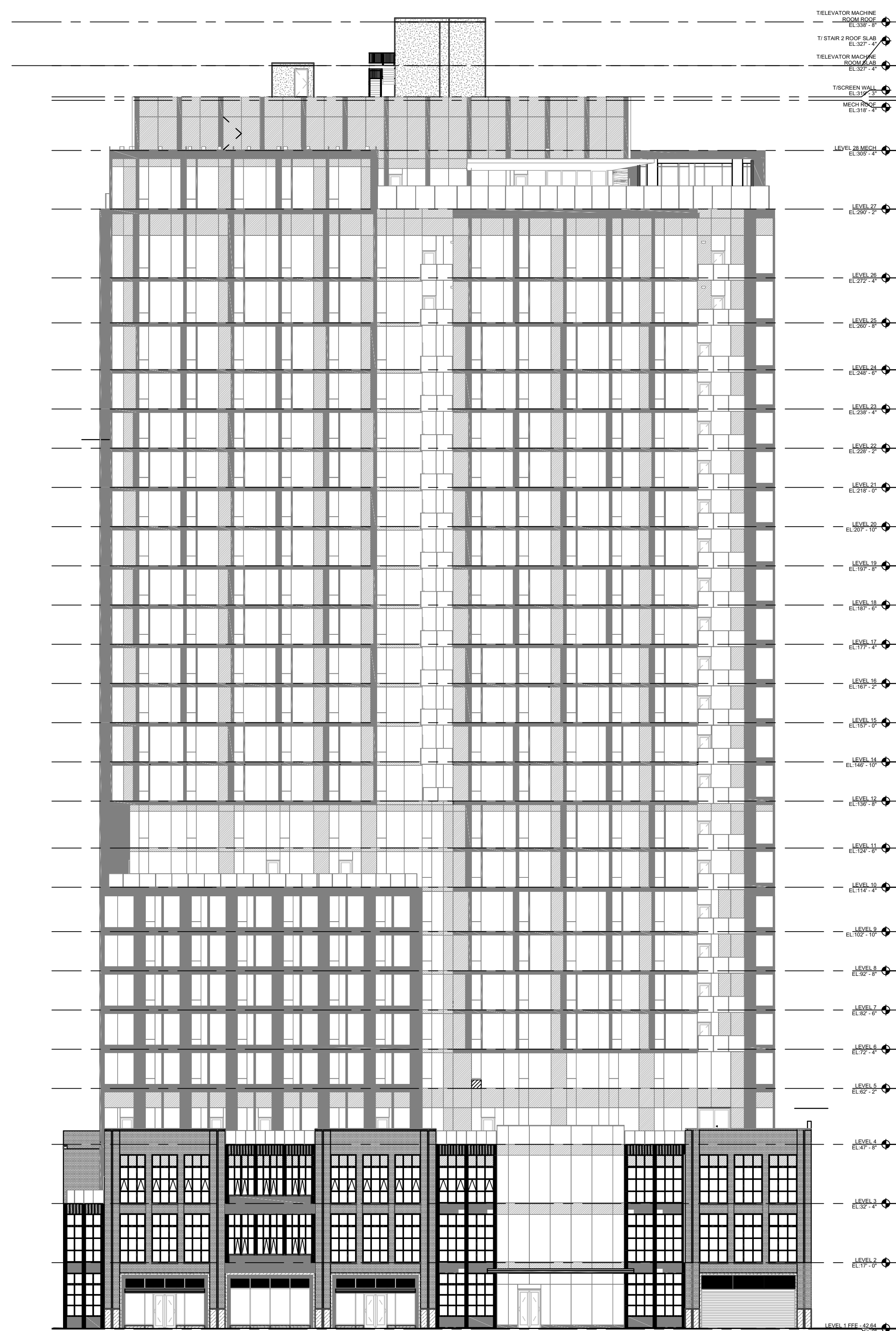
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Sheet Number: Z1.02

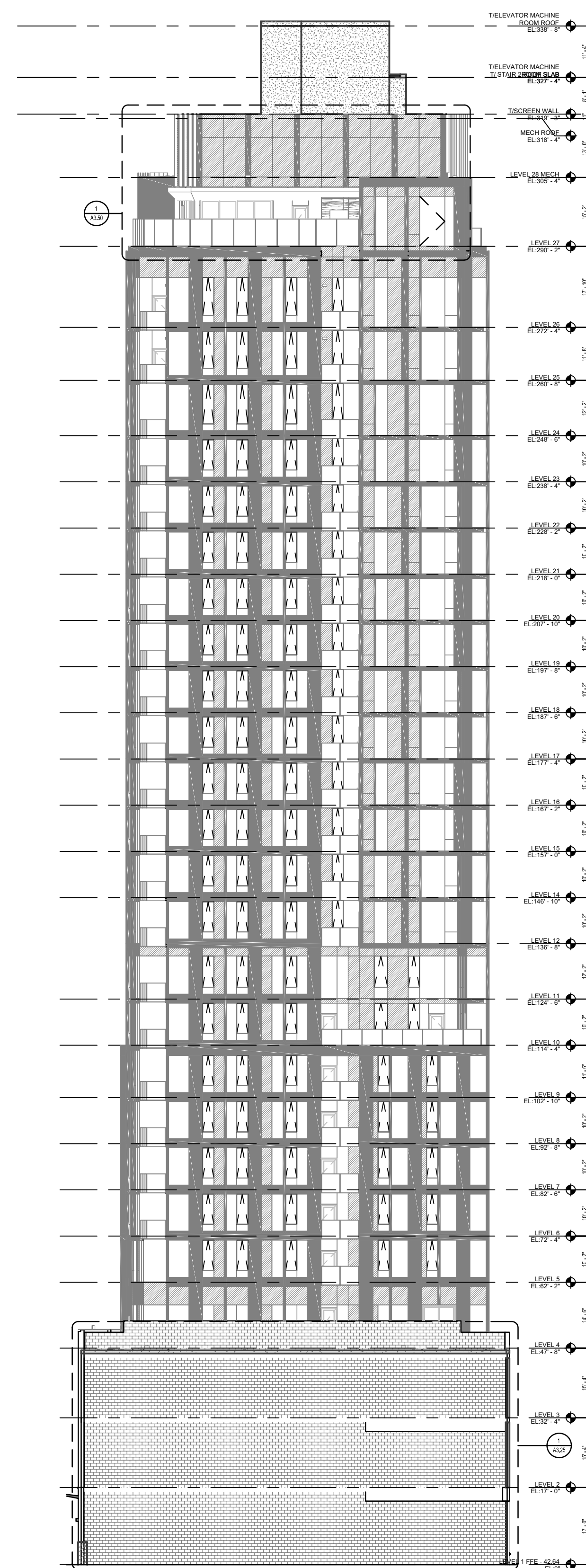




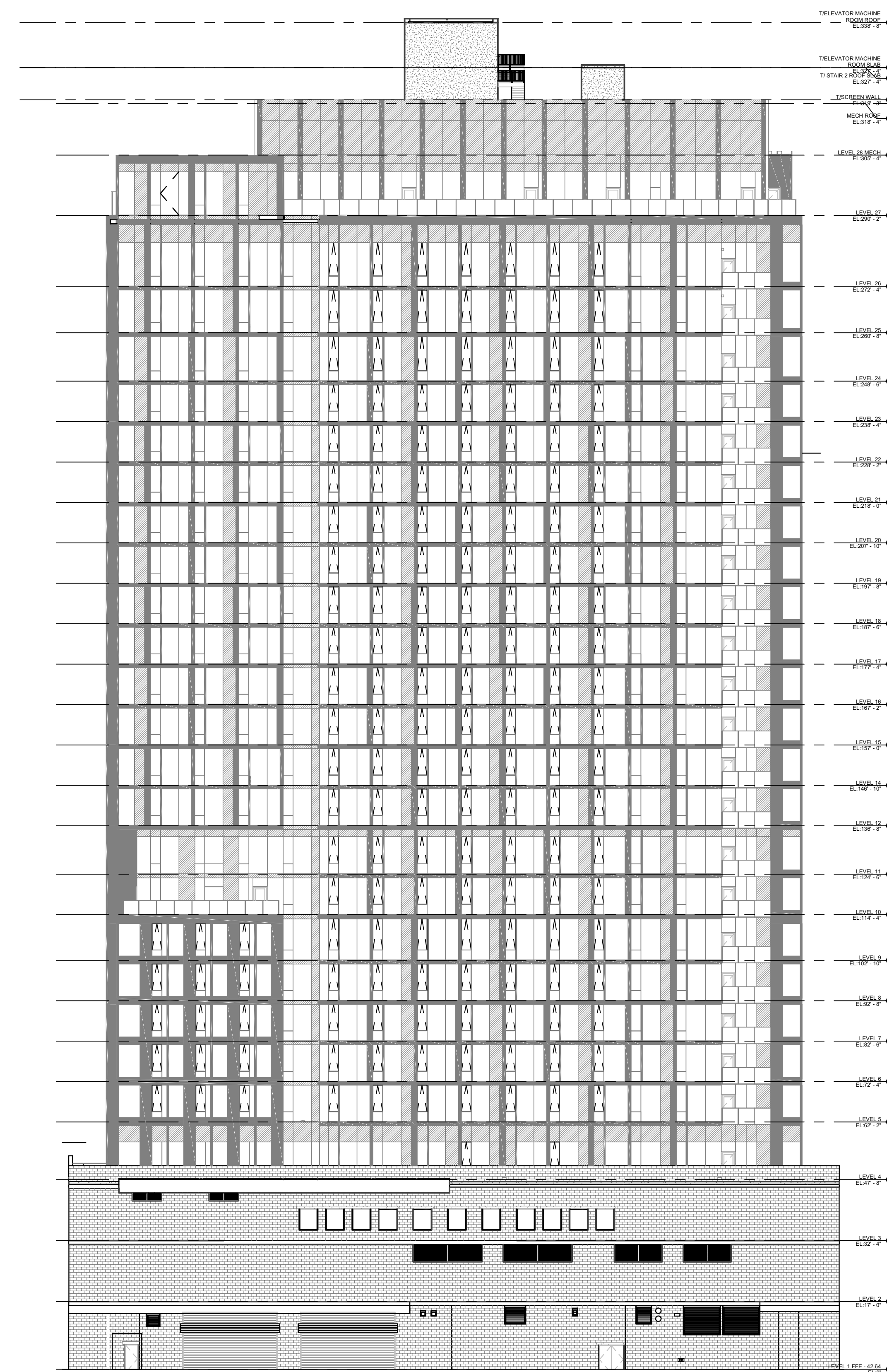
4 PROPOSED WEST ELEVATION
SCALE: 1" = 20'-0"



3 PROPOSED NORTH ELEVATION
SCALE: 1" = 20'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1" = 20'-0"



1 PROPOSED SOUTH ELEVATION
SCALE: 1" = 20'-0"

ROW LOG #2020-9205



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Philadelphia PA 19130
Tel: 215.655.7000
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NO.	DATE	DESCRIPTION
07.18.2020	07.18.2020	AMENDED ZONING PERMIT
11.11.2020	11.11.2020	AMENDED ZONING PERMIT
07.09.2020	07.09.2020	PER PCPC COMMENTS
07.07.2020	07.07.2020	PER STREETS COMMENTS
06.22.2020	06.22.2020	PER STREETS COMMENTS
04.17.2020	04.17.2020	50% SCHEMATIC DESIGN

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1620 SANSOM STREET

1620 SANSOM ST
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ELEVATIONS

Drawn By: KL
Checked By: EOR

Project Number: 2020004

Sheet Number: Z1.03

APPROVED
FOR ZONING ONLY
08/25/21
SOLOMON CORDWELL BUENZ
1500 SPRING GARDEN, SUITE 1100
PHILADELPHIA, PA 19130
Tel: 215.655.7000
www.scb.com
Applied Electronically by L&L User

PROPERTY LINE

CURB

FENCE LINE

BUILDING FOOT

GROUND LEVEL

DOOR LOCATION

BUILDING STRUCTURE

(RAY CORNER IS NOTED)

TOPOGRAPHIC

1 FT. INTERVAL

TREE, STUMP

SEWER LINE, MANHOLE

WATER LINE, MANHOLE

COMMUNICATION

STEAM LINE, MANHOLE

ELECTRIC LINE

GAS LINE, MANHOLE

OVERHEAD ELEVATION

COMMUNICATION

ROADWAY LIGHT

ROADWAY LIGHTING

ABBREVIATIONS	
UTILITY COMPANIES	UTILITY FEATURE
PECO PENNSYLVANIA ELECTRIC COMPANY	HH HANDLE JB JUNCTION BOX
PWD PHILADELPHIA WATER DEPARTMENT	COMM COMMUNICATION LINES OR FACILITY
VZ VERIZON	
PGW PHILADELPHIA GAS WORKS	CATV DATA CABLE LINE
EB ELECTRIC BUREAU (*)	
KT KEYSTONE TELEPHONE COMPANY (*)	
AT&T AT&T	
CMST COMCAST	

(*) DENOTES THE FORMER OWNER OF THE UTILITY

(*) DENOTES THE FORMER OWNER OF THE UTILITY

TURF OR PLANTED AREA

ASPHALT PAVING (FULL DEPTH)

CONCRETE PAVING

ROCK MULCH

STREET TREE

BOLLARD

BICYCLE RACK

PEDESTRIAN LIGHT POLE

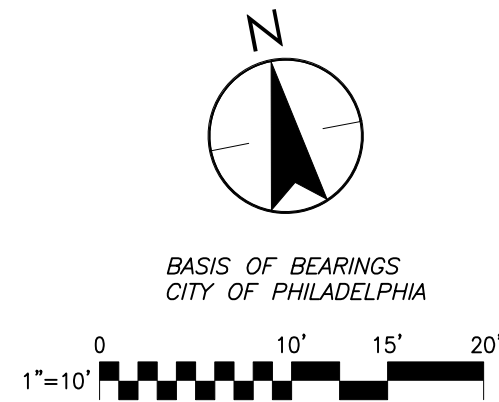
ROADWAY LIGHT

BUILDING LIMIT AT GROUND LEVEL (SOLID TONE)

BUILDING LIMIT AT UPPER LEVELS (CROSS HATCH)

DOOR LOCATION

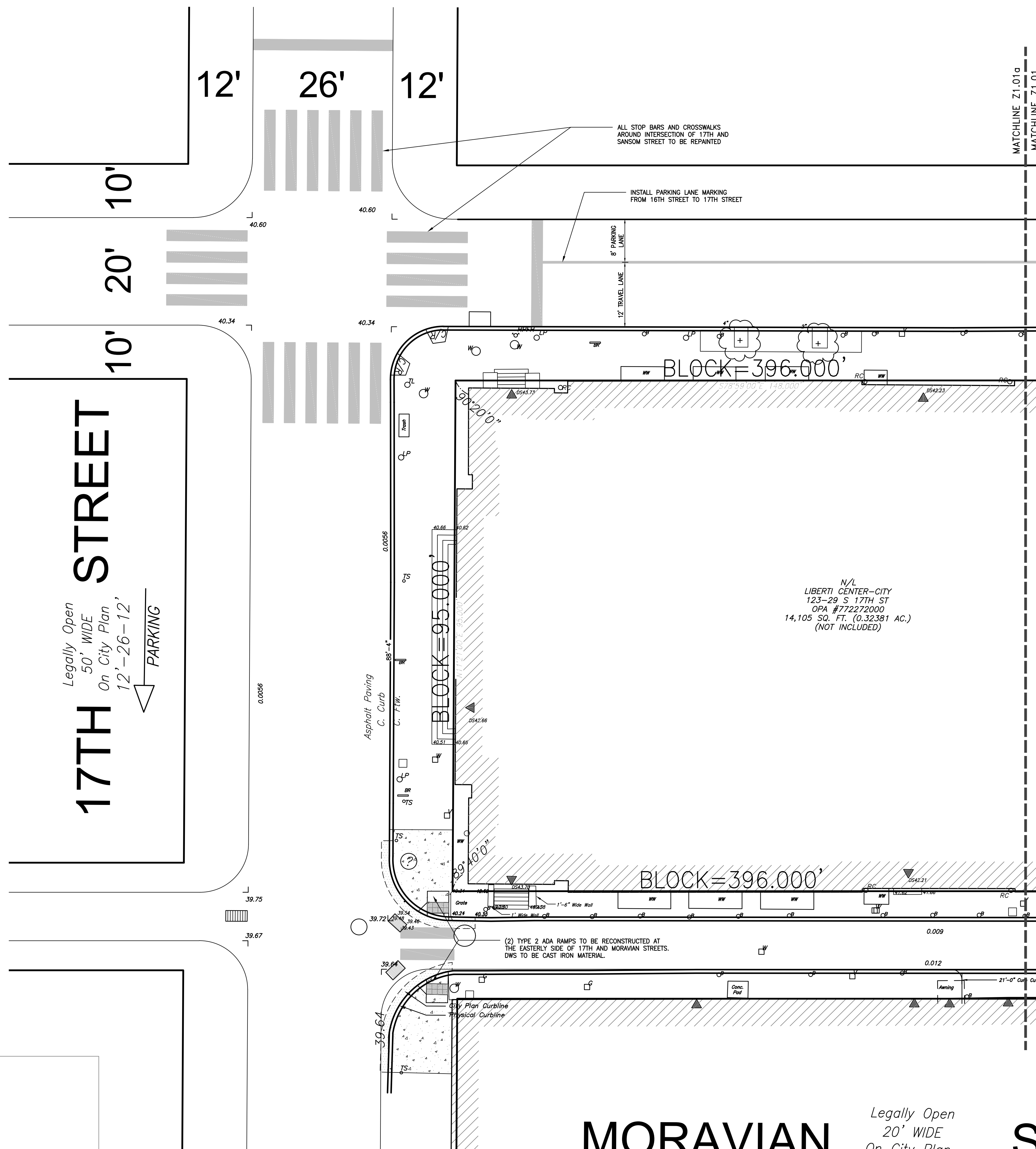
BUILDING STRUCTURE ABOVE (RAY/WHINING/BALCONY AS NOTED)



SANSOM STREET

*Legally Open
40' WIDE
On City Plan
10'-20'-10'*

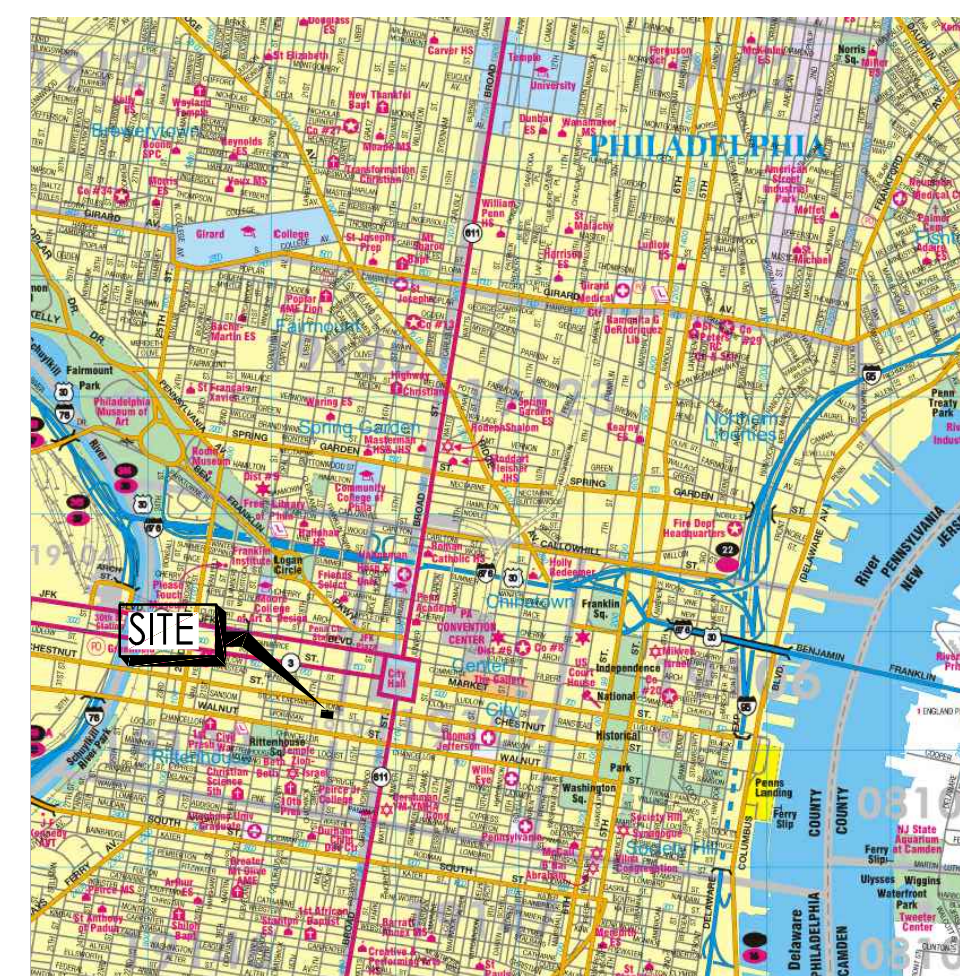
← PARKING



Legally Open
20' WIDE
On City Plan
5'-6"-9'-5'-6'

MORAVIAN *Legally Open*
20' WIDE
On City Plan STREET

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-5.
4. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED.
5. ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
6. CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
7. ELEVATIONS SHOWN ON PLAN ARE PHILADELPHIA CITY DATUM.
8. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
9. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17000Z0010 (FLOOD HAZARD MAP OF THE CITY OF PHILADELPHIA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP. COMMUNITY NO. 420757 PLAN 01836 DATED JANUARY 17, 2007.



LOCATION MAP



THE ACCEPTABLE CONSTRUCTION SPECIFICATIONS OF THE PHILADELPHIA STREETS DEPARTMENT ARE AS FOLLOWS:

ITEM 1. PHILADELPHIA STREETS DEPARTMENT 408 CONSTRUCTION SPECIFICATIONS (MOST CURRENT EDITION)

ITEM 2. PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS

ITEM 3. PHILADELPHIA STREETS DEPARTMENT, STREET LIGHTING AND TRAFFIC DIVISION SPECIFICATIONS

ITEM 4. PHILADELPHIA STREETS DEPARTMENT STANDARD DETAILS, WHERE NO CURRENT STANDARD EXISTS, THE MOST RECENT EDITION OF THE PENNSYLVANIA CONSTRUCTION STANDARDS AND DESIGN MANUALS WILL APPLY.

2. WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, AND THE DESIGN DETAILS OF THE PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

3. PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND THE CONTINGENCY CONTRACTING ACT (1976), THE CITY OF PHILADELPHIA IS ISSUING THIS ORDER AT \$1,600-242-1778, AT LEAST 3 WORKING DAYS (24 HOURS) BEFORE THE COMMENCEMENT OF THE WORK, IN ACCORDANCE WITH THE CITY OF PHILADELPHIA, LOCAL SYSTEM NO. 20020028267, AND 20020028261, 20020028199, AND 20020028195.

4. UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.

5. HORIZONTAL, VERTICAL, ELEVATION, LINE AND GRADE STAKES FOR CURBS, SIDEWALKS, DRIVEWAYS, AND OTHER FEATURES OF THE PROJECT DISTRICT OF THE CITY OF PHILADELPHIA SHALL BE IN PLACE #14-4040.

6. PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING WILL BE FURNISHED BY THE 3RD HIGH PHILADELPHIA DISTRICT OF THE CITY OF PHILADELPHIA.

7. THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT AS NOTED ON THE DRAWINGS.

8. ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INKLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN VERIFIED AND DO NOT INTERFERE OR CONFLICT WITH PROPOSED CURB ALIGNMENTS.

9. REFER TO THE ARCHITECTURAL PLANS FOR ALL BUILDING CONSTRUCTION.

10. ALL WATER METERS AND BACKFLOW PREVENTION DEVICES TO BE LOCATED WITHIN THE PROPOSED BUILDING.

11. THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 22,400 SF OF THE SOUTHWEST DISTRICT WATERSHEDS, AS CLASSIFIED BY THE CITY OF PHILADELPHIA, AS CLASS 1 (STORMWATER MANAGEMENT DISTRICTS) AND CLASS 2 (WETLANDS) ARE REQUIRED. (CITY TRACING NO. #1720-2AS-5906-01).

12. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE INFORMATION OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INFORMATION NAMED HEREON AND IS NOT WOUND TO ANY OTHER PARTIES.

13. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STATED HEREON IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE ELECTRONIC REPRODUCTION OF THE ORIGINAL AND ALL ITSUTILE PARTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELEASE OF INFORMATION AND ALL CLAIMS FOR DAMAGES AND LOSSES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

14. COPYRIGHT 2020 - ALL RIGHTS RESERVED - STATED NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION WITHOUT PRIOR WRITTEN PERMISSION OF STATAC.

1. PROPOSED BUILDING HEIGHTS BASED ON 0'-0" DATUM.
2. AVERAGE GROUND LEVEL = 41.93' (CITY DATUM).
3. AS AN EXCEPTION TO § 14-806.20)(2)(c), IF THE LOADING SPACES OR CURB DRIVES HAVE DIRECT ACCESS TO A STREET OR LESS THAN 40 FEET THERE, SHALL NOT BE A LIMIT IMPOSED ON THE SIZE OF THE CURB CUT(S) TO THAT STREET. DRIVEWAYS THAT CROSS THE PUBLIC SIDEWALK MUST BE AT THE SAME LEVEL AS THE SIDEWALK. DRIVEWAYS THAT CROSS THE SIDEWALK SHALL BE REQUIRED TO DEMARCATE THE TRANSITION TO THE SIDEWALK. SIDEWALKS SHOULD BE VISUALLY CONTINUOUS ACROSS DRIVEWAYS TO INDICATE PEDESTRIANS HAVE THE RIGHT-OF-WAY.
4. NOTE THAT ALL TERRACES AND AMENITIES WILL BE SET BACK A MINIMUM OF 5 FEET FROM THE PROPERTY LINES.



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 Philadelphia PA 19130
 Tel: 215.665.7000
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Solomon Cordwell
Chicago
T 312.896.1100
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T 415.216.2450
www.scb.com

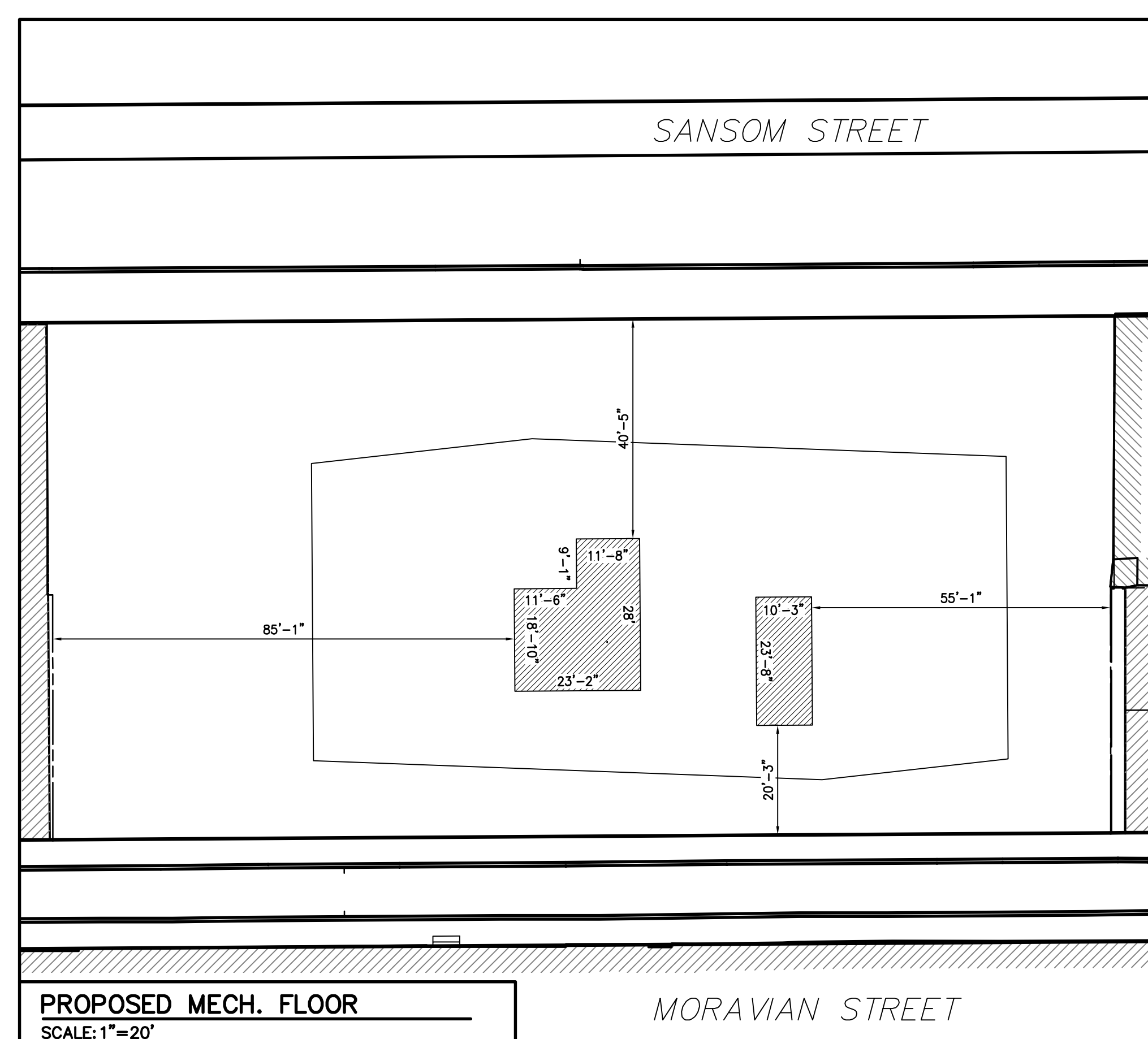
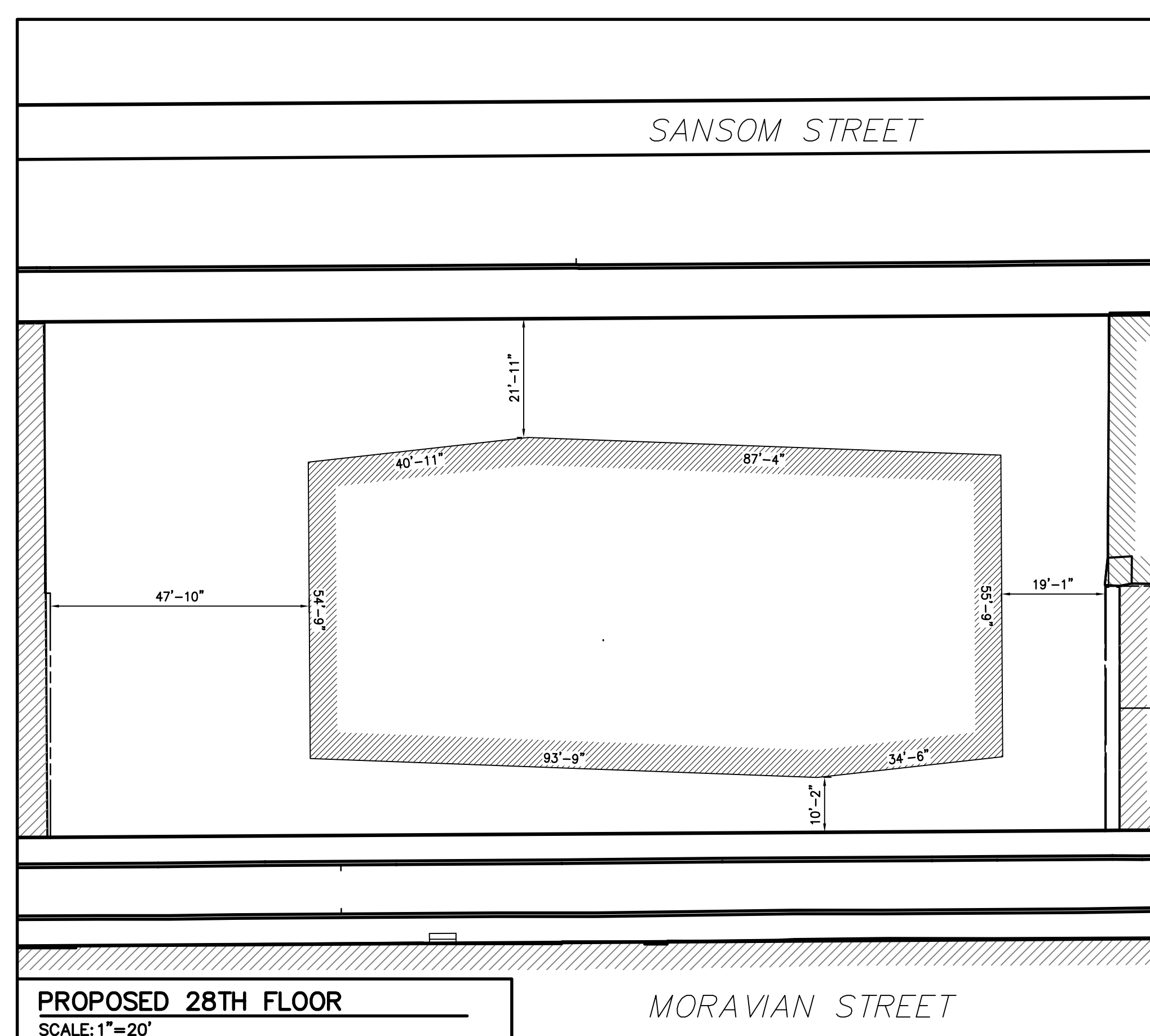
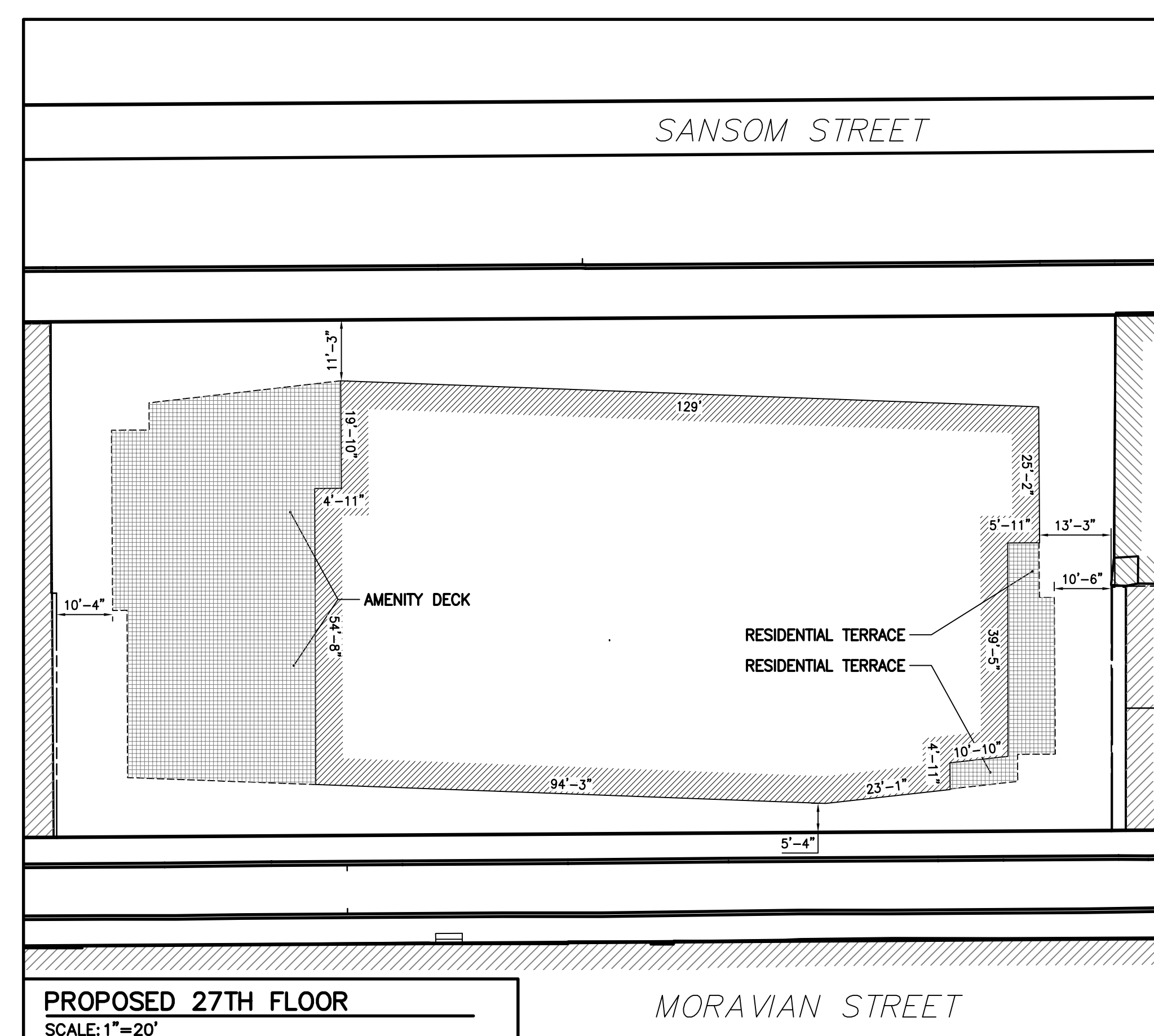
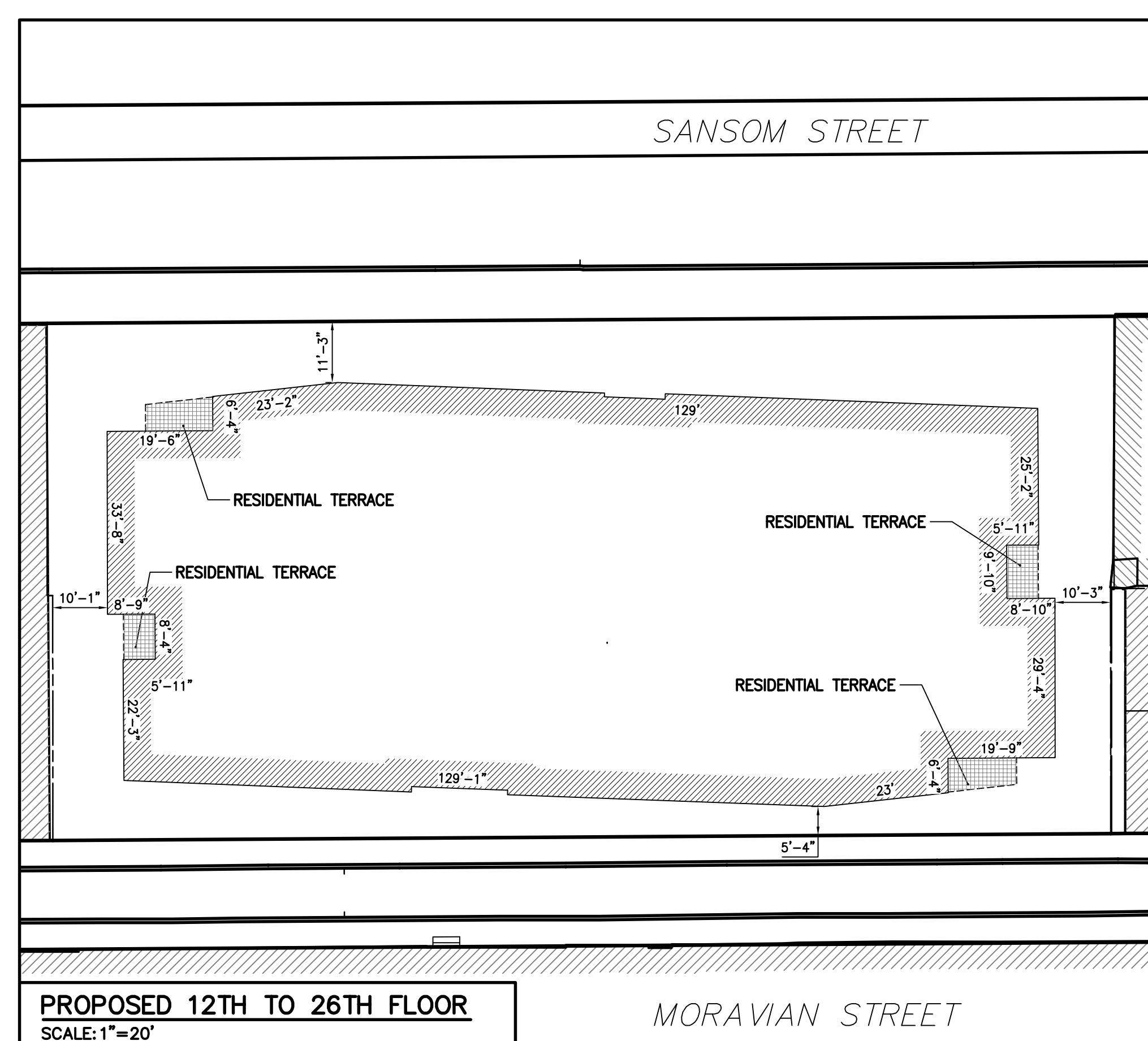
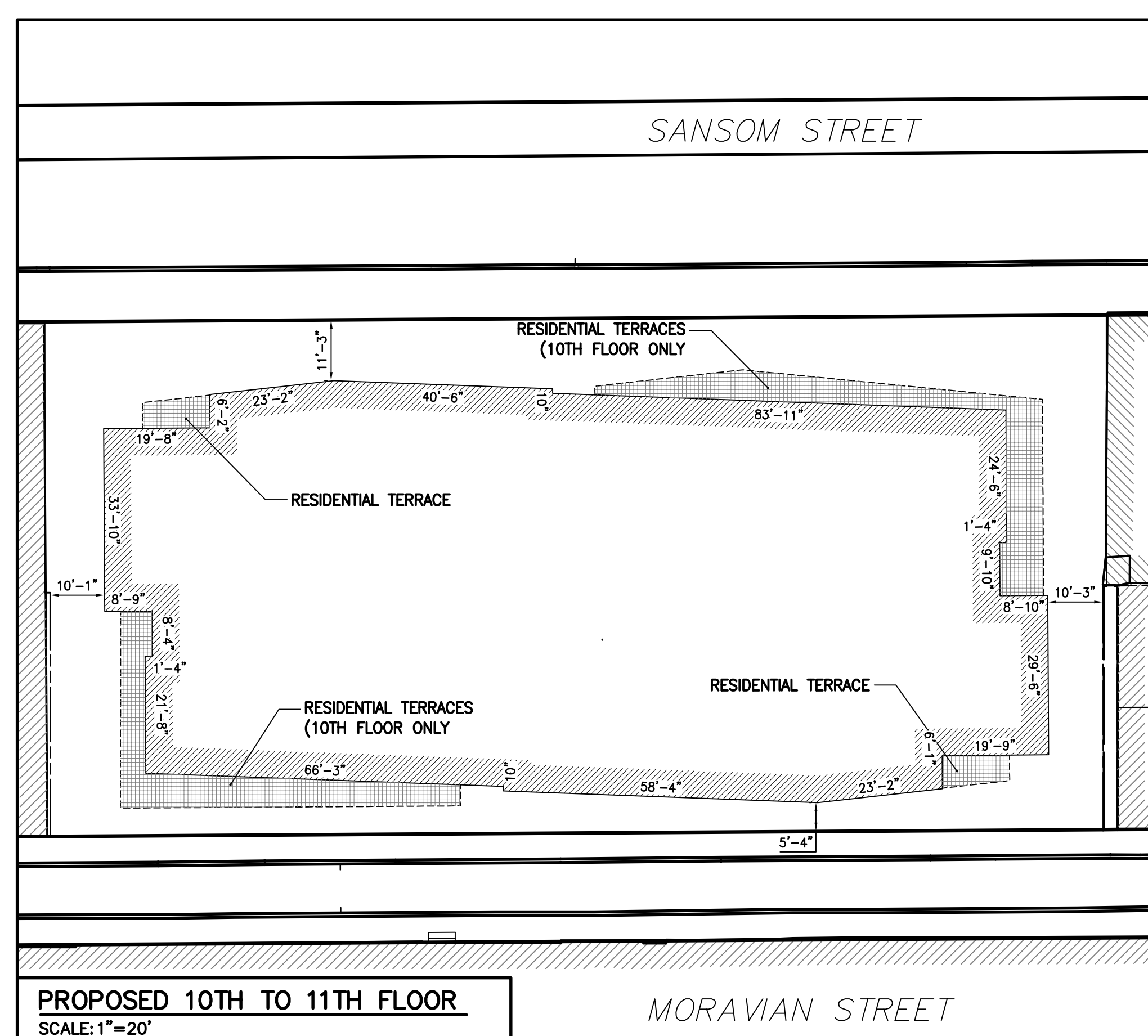
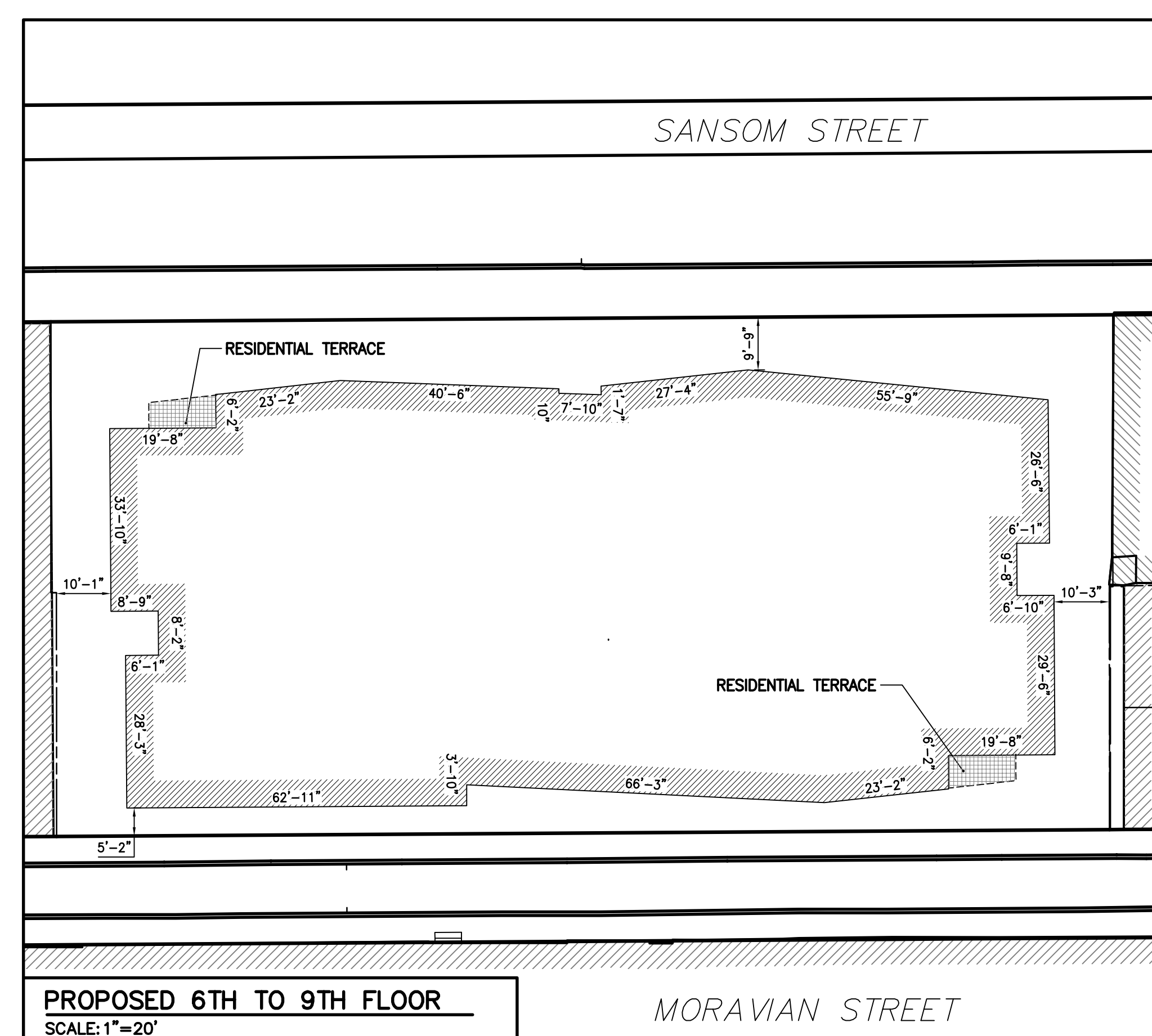
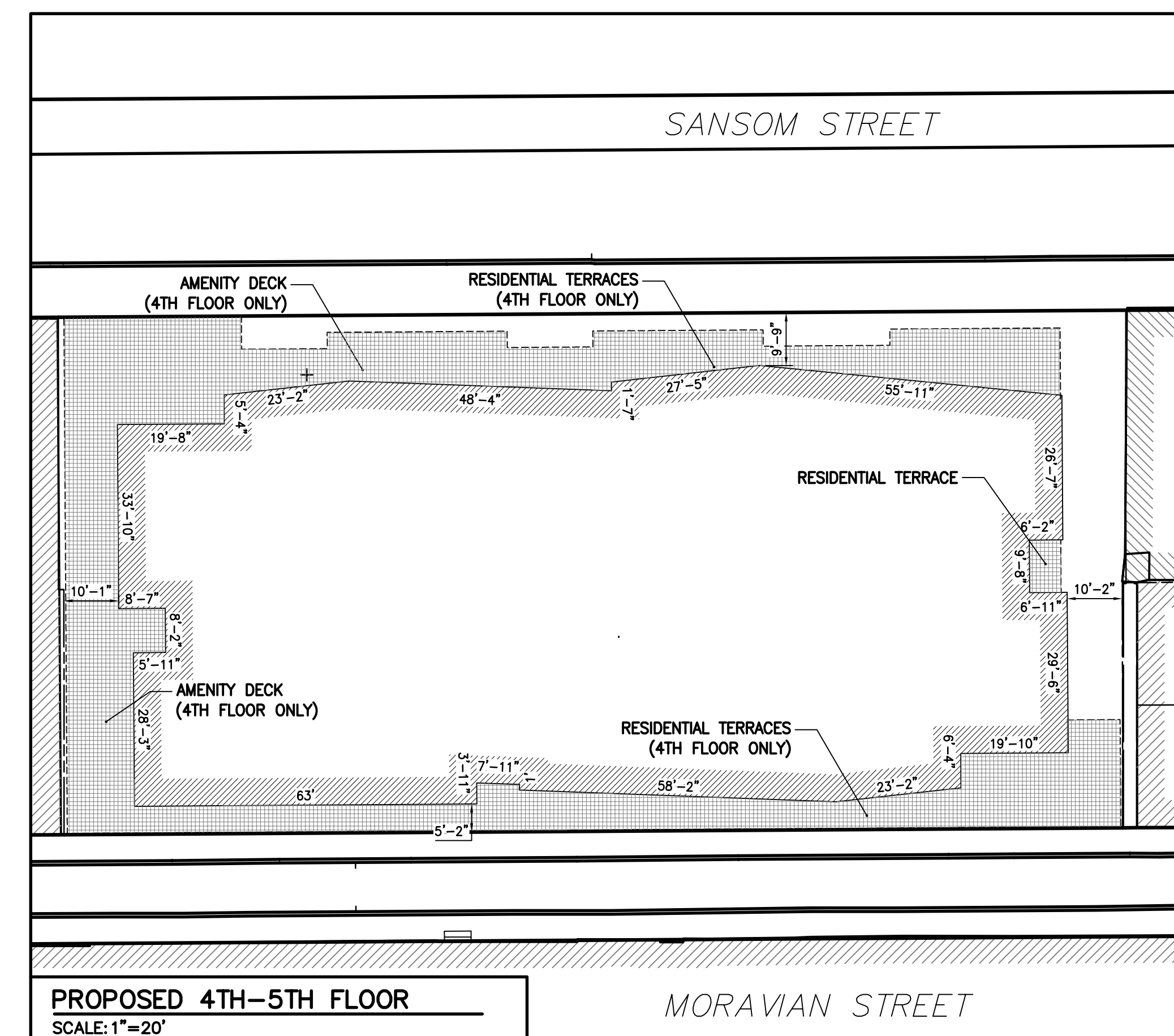
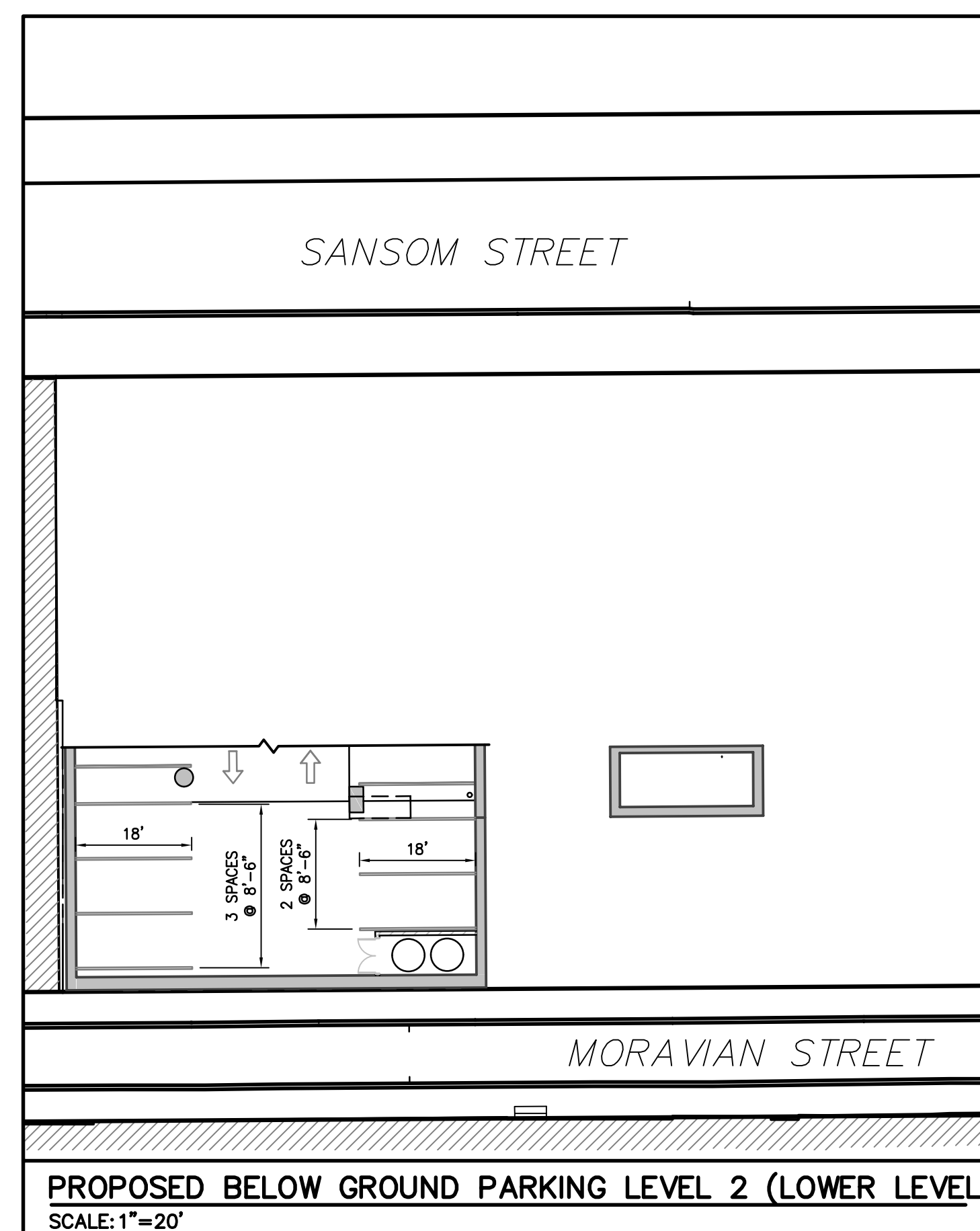
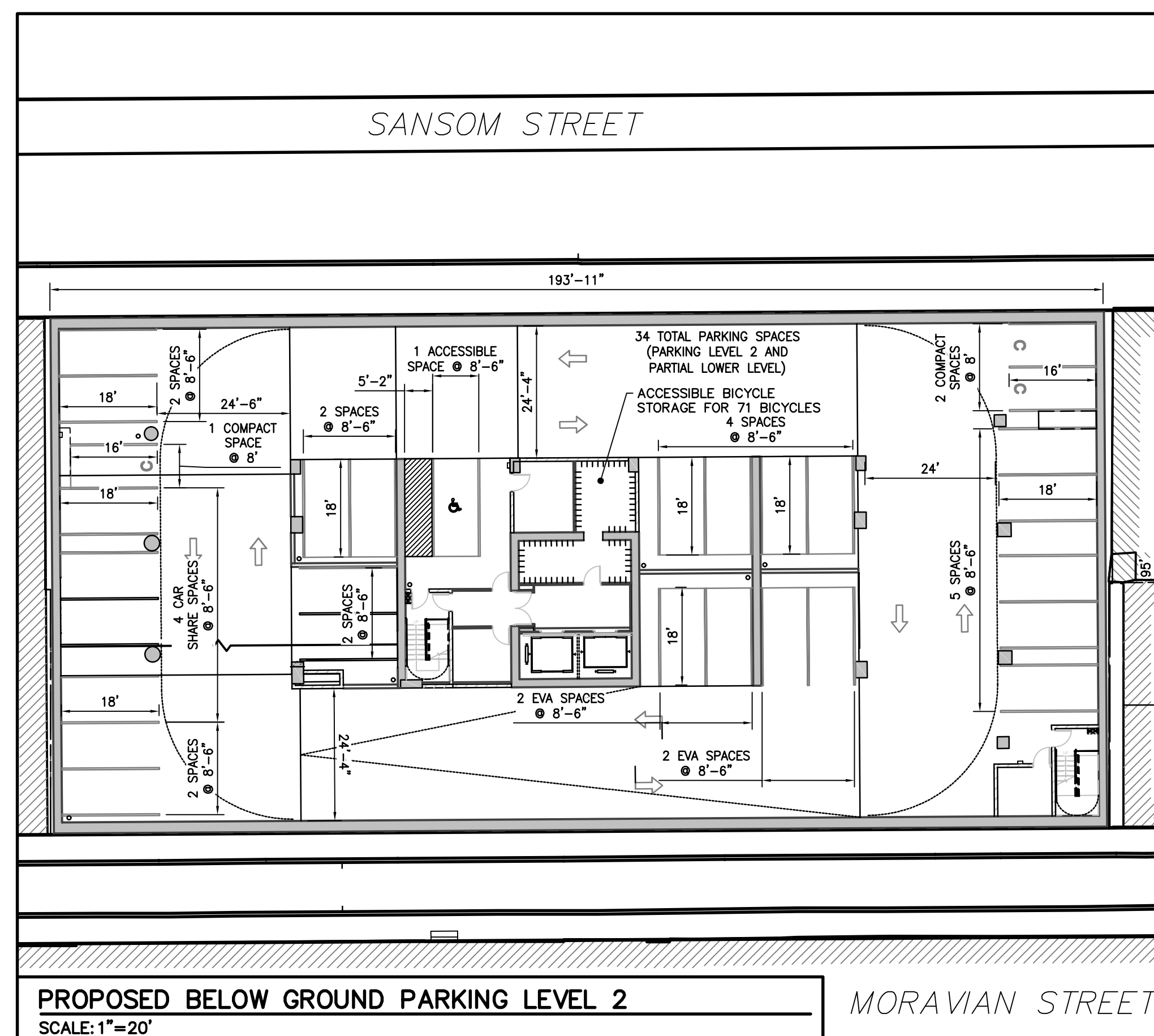
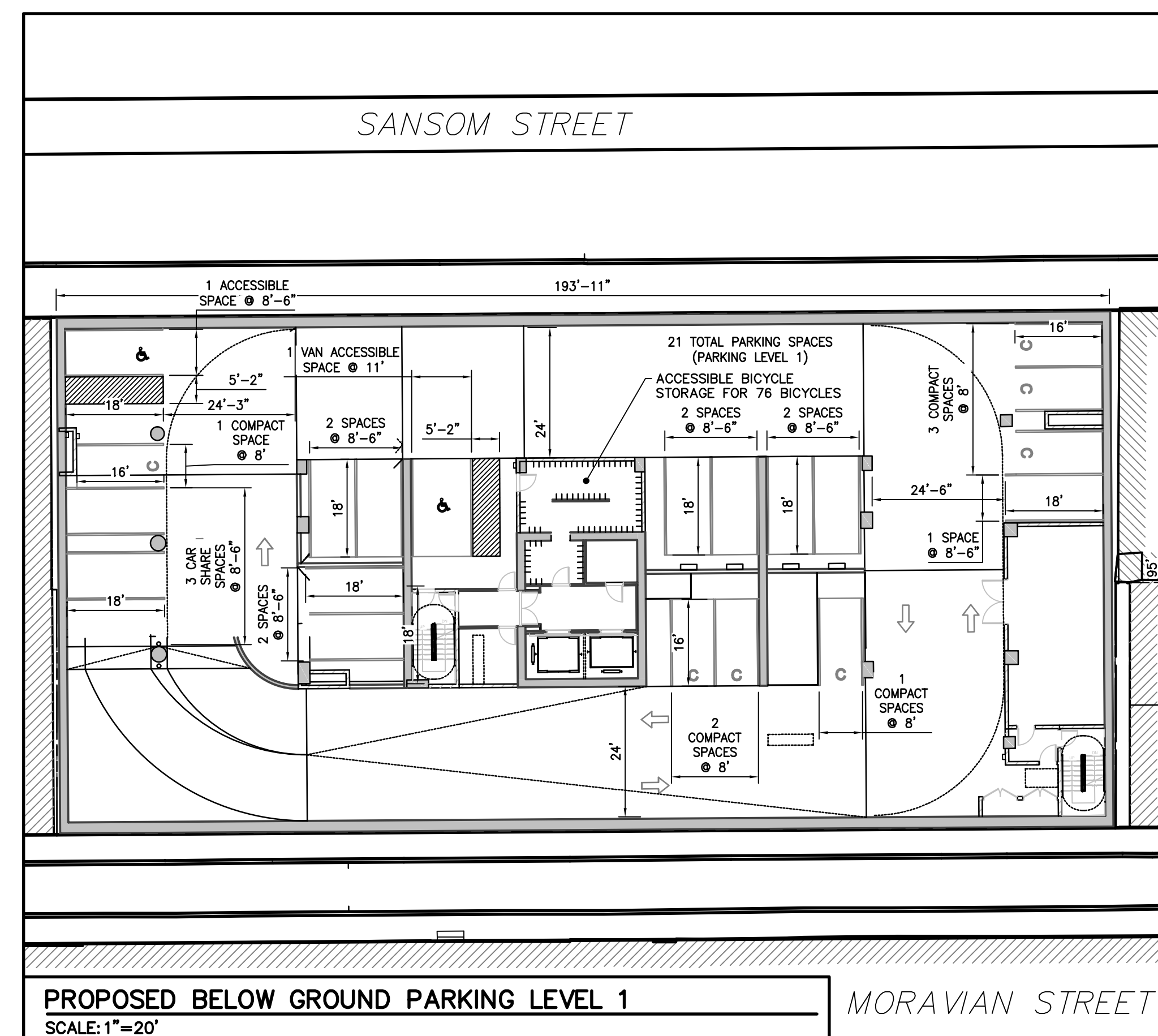
**1620 SANSOM ST
PHILADELPHIA, PA 19103**

Drawn By: KL	Checked By: EOR
Project Number:	2020004
Sheet Number:	Z1.01

APPROVED
FOR ZONING ONLY
11/30/20

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L & L Users

[illegible]

1620 SANSOM STREET

1620 SANSOM ST
PHILADELPHIA, PA 19103

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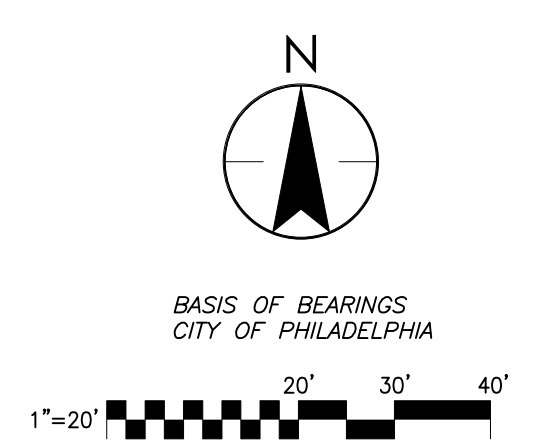
ZONING PLAN

Drawn By: KI
Checked By: EOR

Project Number: 2020004

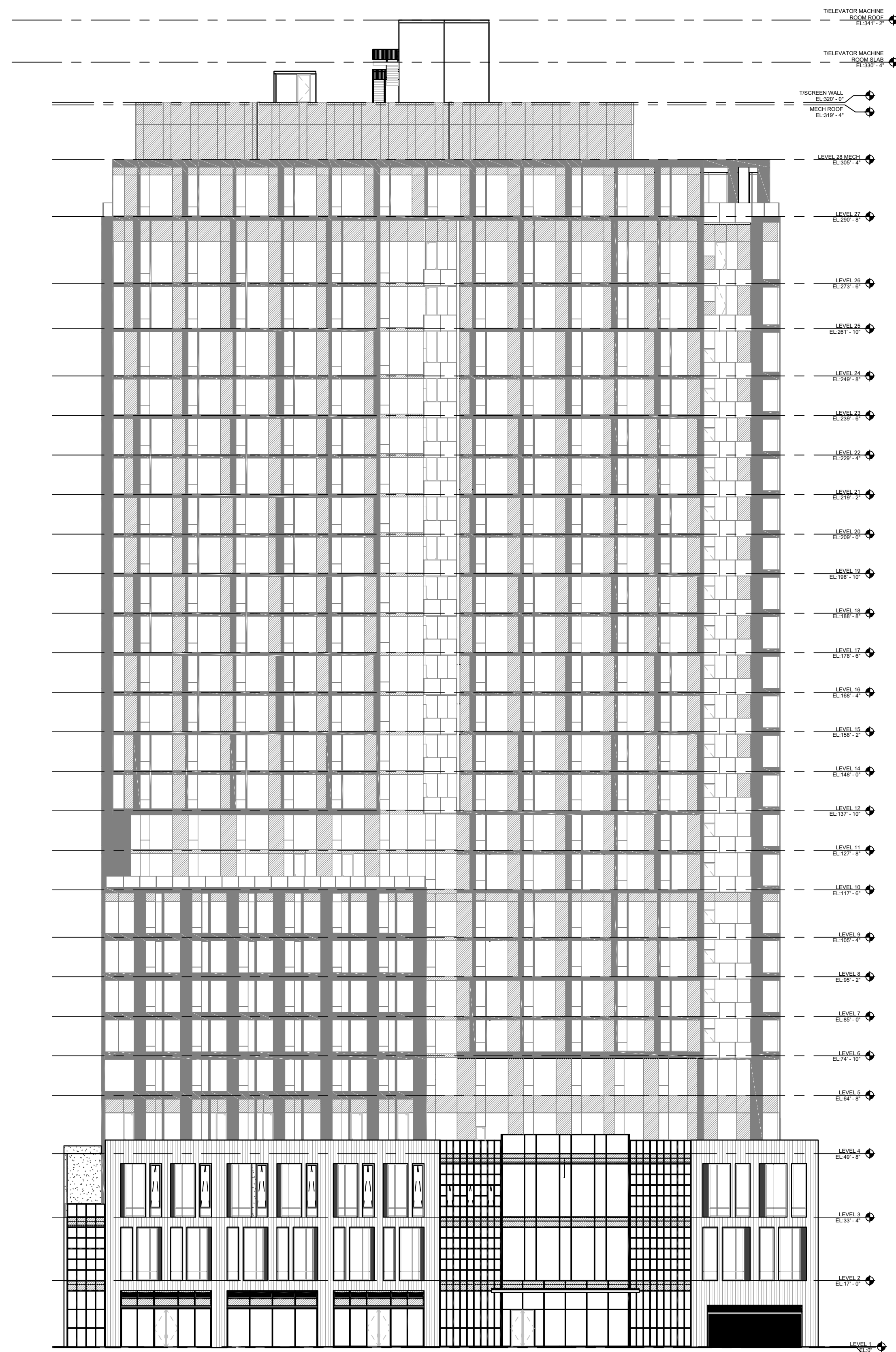
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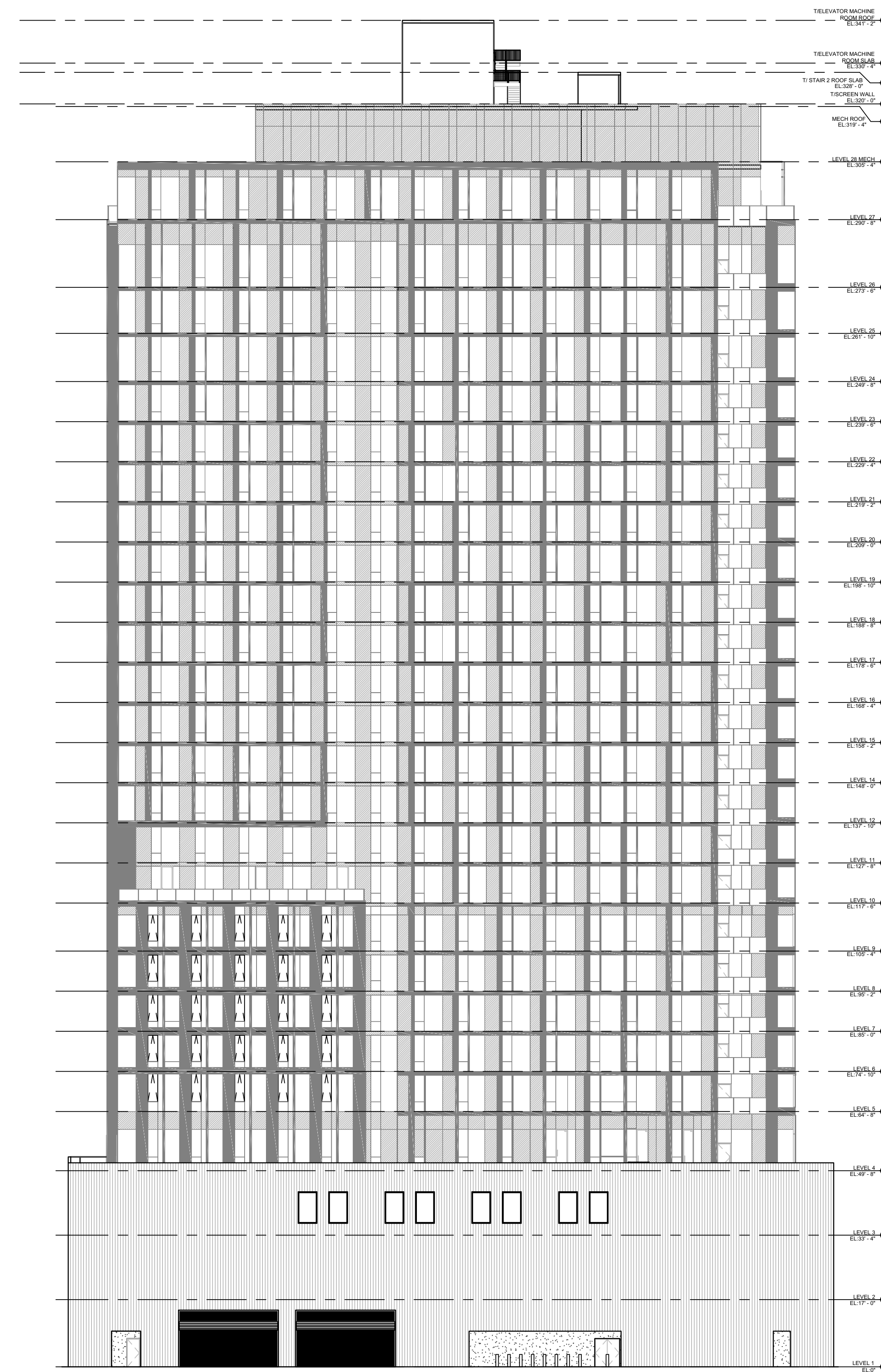
4
**PROPOSED WEST
ELEVATION**
SCALE: 1" = 20'-0"



3
**PROPOSED NORTH
ELEVATION**
SCALE: 1" = 20'-0"



2
**PROPOSED EAST
ELEVATION**
SCALE: 1" = 20'-0"



1
**PROPOSED SOUTH
ELEVATION**
SCALE: 1" = 20'-0"



ROW LOG #2020-9205



Stantec Consulting Services Inc.
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Philadelphia PA 19130
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NO.	DATE	DESCRIPTION
11.11.2020	AMENDED ZONING PERMIT	
07.09.2020	PER PCPC COMMENTS	
07.07.2020	PER STREETS COMMENTS	
06.22.2020	PER STREETS COMMENTS	
04.17.2020	50% SCHEMATIC DESIGN	

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ELEVATIONS

Drawn By: KL
Checked By: EOR

Project Number: 2020004

Sheet Number: Z1.03



APPROVED FOR ZONING ONLY 11/30/20

Zoning Permit

Permit Number ZP-2020-000646

LOCATION OF WORK 1608 SANSOM ST, Philadelphia, PA 19103-5404 1608-34 Sansom Street	PERMIT FEE \$1,670.00	DATE ISSUED 9/16/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER PHILADELPHIA SANSOM LP	1608-34 SANSOM ST PHILADELPHIA, PA 19103-
---	---

APPLICANT Elvin Rosa DBA: Stantec Consulting	1500 Spring Garden St.Suite 1100Philadelphia, PA 19130USA
---	---

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

APPROVED DEVELOPMENT 1. FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE ON LOT; FOR THE ERECTION OF A DETACHED STRUCTURE (320 FT HIGH) WITH RESIDENTIAL TERRACES AND AWNING. (MIXED-INCOME BONUS FOR ADDITIONAL GROSS FLOOR AREA (400% EARNED) AS PER CODE SECTION 14-702(7)) SIZE AND LOCATION AS SHOWN IN THE 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. Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
--

Zoning Permit

Permit Number ZP-2020-000646

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1608-34 SANSOM ST, Philadelphia, PA 19103-5404

ADDITIONAL USE DETAILS

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

FOR A VACANT RETAIL SPACES (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND EATING AND DRINKING ESTABLISHMENT WITH MULTI-FAMILY HOUSEHOLD LIVING (310 DWELLING UNITS) WITH FIFTY-SEVEN(57) ACCESSORY BELOW GROUND FLOOR GARAGE PARKING LEVEL 1 AND LEVEL 2 INCLUDING WITH SEVEN(7) CAR SHARE SPACES, FOUR(4) ELECTRIC VEHICLE PARKING SPACES, THREE(3) ACCESSIBLE SPACES INCLUDING WITH ONE(1) VAN ACCESSIBLE SPACE, THREE(3) RESERVOIR PARKING SPACES; TWO(2) LOADING SPACES AND WITH 103 1A TYPE BICYCLE SPACES WITHIN FIRST FLOOR AND GARAGE FLOOR *AMENDED PERMIT *REDUCTION OF BUILDING HEIGHT FROM 320' TO 319'3"; CHANGED DWELLING UNITS TO 262 UNITS; THE PARKING SPACES FROM 57 TO 55 SPACES ;REDUCTION OF CAR SHARE SPACES FROM 7 SPACES TO 4 SPACES; TOTAL GFA CHANGED TO 298,182 SF; 1A CLASS BICYCLE SPACES TO 147 SPACES AND UPDATED ELEVATION PLAN AND FLOOR PLANS BASED ON LATEST DESIGN.

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.