

Zoning Permit

Permit Number ZP-2020-010027

LOCATION OF WORK 119 S 31ST ST, Philadelphia, PA 19104-3413 NOTE: THE PROPERTY IS IN THE I-2 DISTRICT, BUT WAS DESIGNATED CMX-5, AS MODIFIED BY THE 30TH STREET OVERLAY (TSO), UNDER BILL NO. 200602 PASSED BY CITY COUNCIL ON DECEMBER 10, 2020, BUT NOT YET SIGNED BY T	PERMIT FEE \$2,032.00	DATE ISSUED 5/9/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS I2	

PERMIT HOLDER HORIZON HOUSE INC	119 S 31ST ST PHILADELPHIA, PA 19104-
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APPLICANT Eileen Quigley DBA: BALLARD SPAHR, LLP	1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR ERECTION OF AN ATTACHED STRUCTURE WITH UNDERGROUND PARKING GARAGE, AND ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) ON 15TH FLOOR AND GREEN ROOF. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant; Group Living - Single-Room Residence; 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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

119 S 31ST ST, Philadelphia, PA 19104-3413

ADDITIONAL USE DETAILS

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

FOR EATING AND DRINKING ESTABLISHMENT - SIT-DOWN RESTAURANT WITH OUTDOOR PATIO SEATING AREA AT FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING NINETY-EIGHT (98) DWELLING UNITS AND GROUP LIVING ONE HUNDRED EIGHTY-EIGHT (182) UNITS, UNDERGROUND PARKING GARAGE FOR 37 ACCESSORY PARKING SPACES, INCLUDING 2 ADA SPACES (1VAN ACCESSIBLE), 2 ELECTRIC VEHICLE SPACES, AND TWO (2) ACCESSORY LOADING SPACES, AND 73 ACCESSORY BICYCLES (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.

THE STANDARD AT PHILADELPHIA

ZONING PERMIT PLAN
23 DECEMBER 2020

119 S. 31ST STREET
PHILADELPHIA, PA 19104

PROJECT TEAM:

CLIENT:
THE STANDARD AT PHILADELPHIA, LLC
315 OCONEE ST
ATHENS, GA 30601
(706) 543-1910

ARCHITECT:
CUBE 3
370 MERRIMACK STREET
SUITE 337
LAWRENCE, MA 01843
(978) 989-9900

CIVIL:
PENNONI
1900 MARKET STREET
SUITE 300
PHILADELPHIA, PA 19103
(215) 222-3588

MEP & FP:
AKF GROUP, LLC
99 BEDFORD STREET
2ND FLOOR
BOSTON, MA 02111
(617) 737-1111

STRUCTURAL:
HAYES + O'NEILL, LLC
51 MELCHER STREET
FLOOR 1
BOSTON, MA 02110
(617) 938-3349

CODE CONSULTING:
COSENTINI ASSOCIATES
101 FEDERAL STREET #600
BOSTON, MA 02110
(617) 748-7800

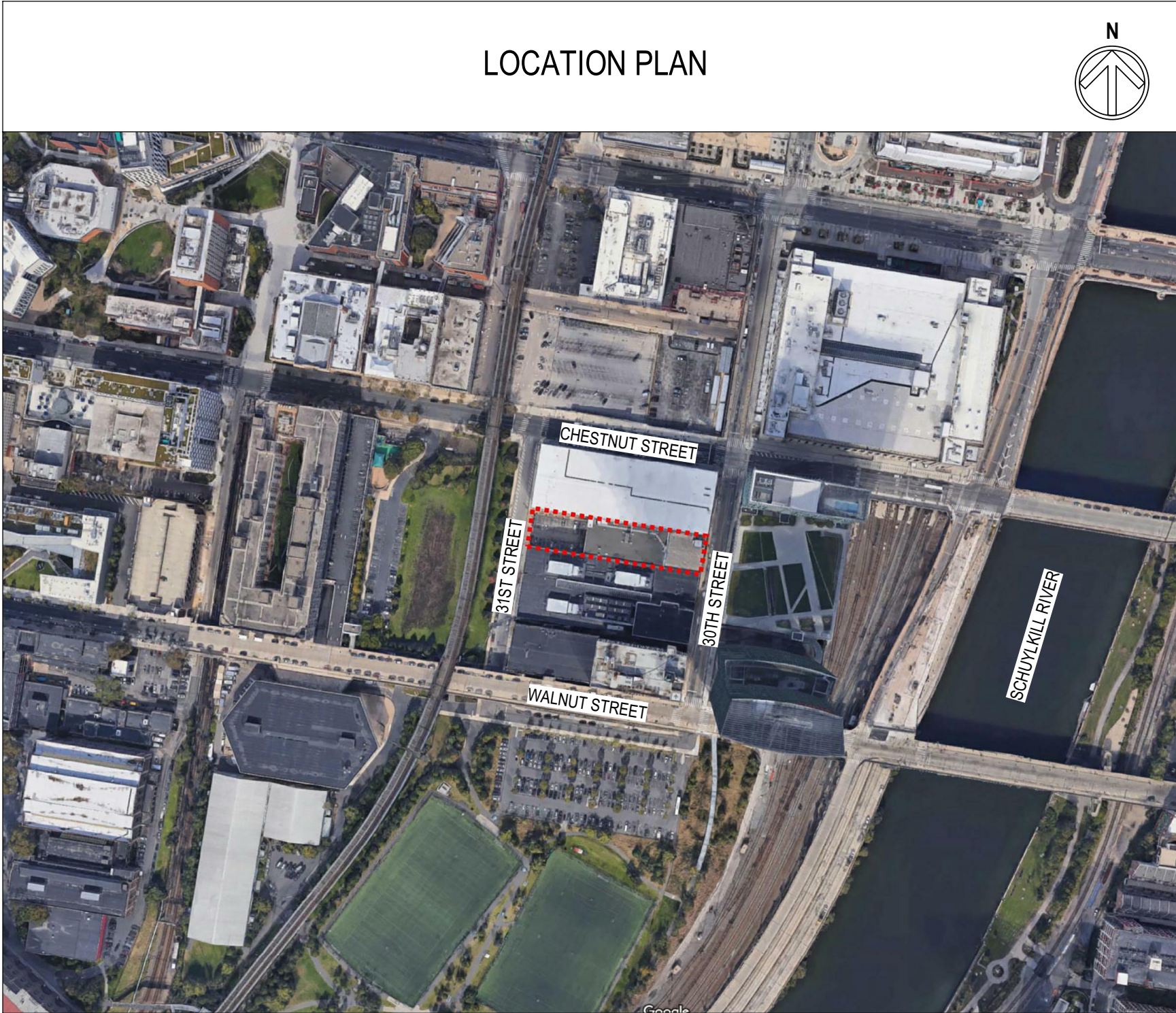
BUILDING CONSULTANT:
W&A ENGINEERING
355 ONETA STREET, SUITE D100
ATHENS, GA 30601
(706) 310-0400

INTERIOR DESIGN:
DESIGN ENVIRONMENTS, INC
3025 CHASTAIN MEADOWS PKWY NW
SUITE 200
MARIETTA, GA 30066
(770) 429-3200

LANDSCAPE:
HPLA STUDIO
5339 ALPHA ROAD #300
DALLAS, TX 75240
(214) 269-5150

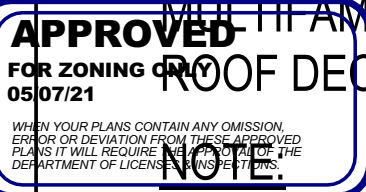
GEOTECHNICAL
PENNONI
1900 MARKET STREET
SUITE 300
PHILADELPHIA, PA 19103
(215) 222-3588

SPECIFICATIONS:
KALIN ASSOCIATES INC.
1121 WASHINGTON STREET
NEWTON, MA 02465
(617) 964-5477



PROJECT DESCRIPTION:

MULTI-FAMILY RESIDENTIAL BUILDING WITH AMENITY & RETAIL ON GROUND AND FIRST FLOOR, AND AN INTERMEDIATE AMENITY AND ROOF DECK ON LEVEL 14, TOTALING 19 STORIES INCLUDING ALLEY ACCESSED BASEMENT PARKING.



NOTE

THE SPECIFICATIONS FOR THIS PROJECT FORM AN INTEGRAL PART OF THE CONSTRUCTION DOCUMENTATION AND ARE TO BE REFERRED TO IN CONJUNCTION WITH THESE DRAWINGS.

CUBE3

architecture | interiors | planning
370 Merrimack St., Suite 337 Lawrence MA, 01843
phone: 978.989.9900 www.cube3.com

THE STANDARD
AT
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PHILADELPHIA, PA
19104

THE STANDARD
AT
PHILADELPHIA,
LLC
315 OCONEE ST.
ATHENS, GA 30601

ZONING PERMIT
PLAN
NOT FOR
CONSTRUCTION

drawing by: CC
drawing checked by: ES / DG
drawing scale: N/A
drawing date: 23 DECEMBER 2020
project number: 18200.00

drawing revisions:		
No.	Description	Date

Cover
Sheet

A.000

 = TOTAL LOT AREA (29,760 SF)

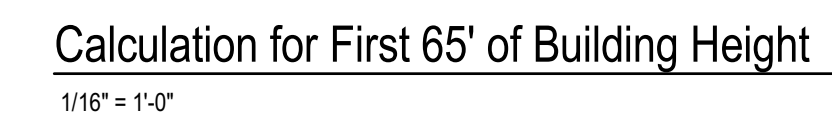
 = LOT COVERAGE



A.003



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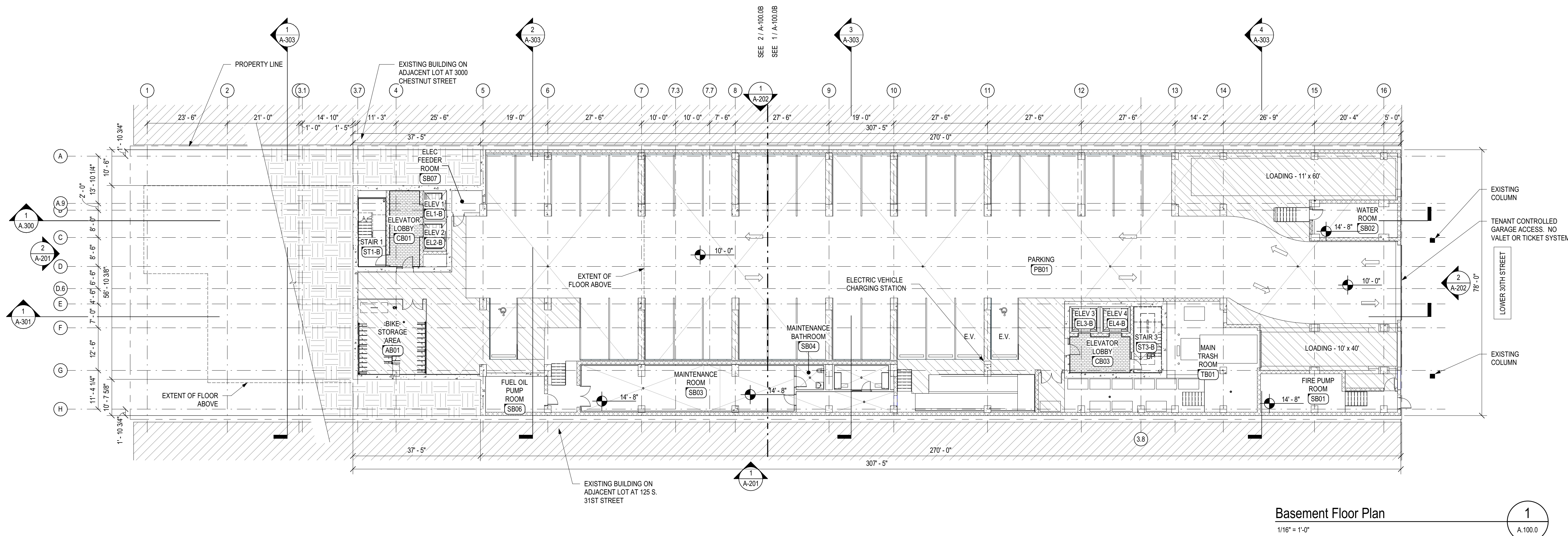
ZONING PERMIT
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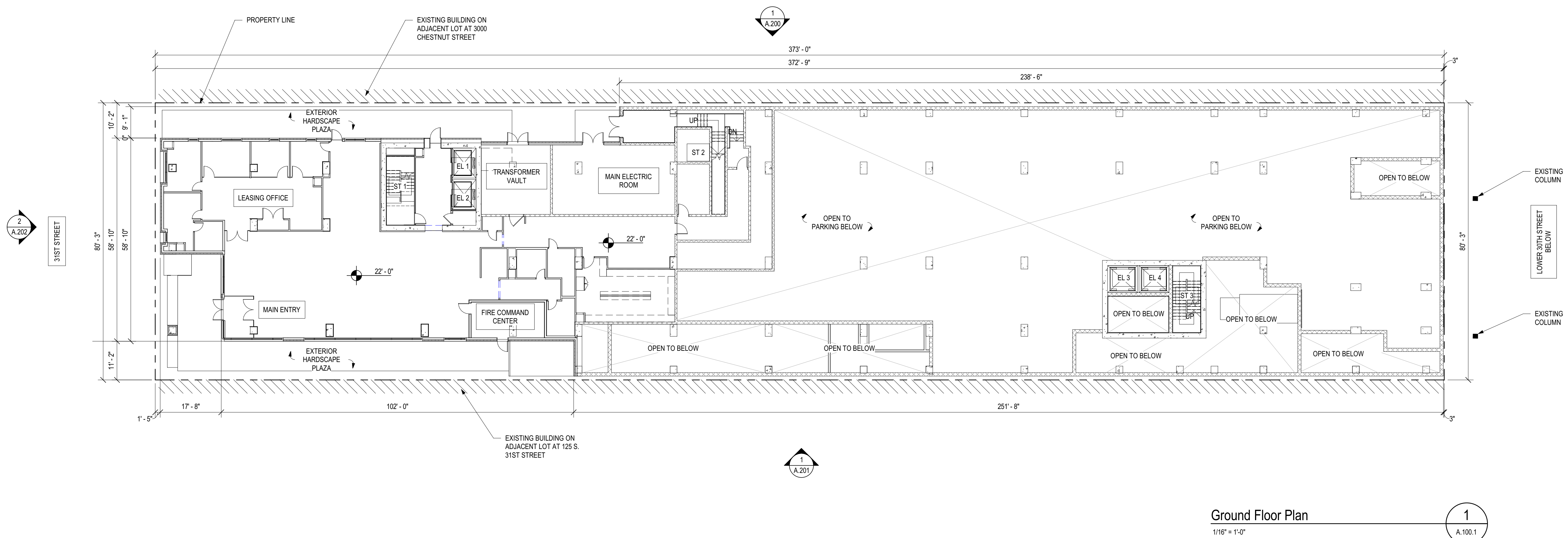
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drawing scale: 1/16" = 1'-0"
drawing date: 23 DECEMBER 2020
project number: 18200.00

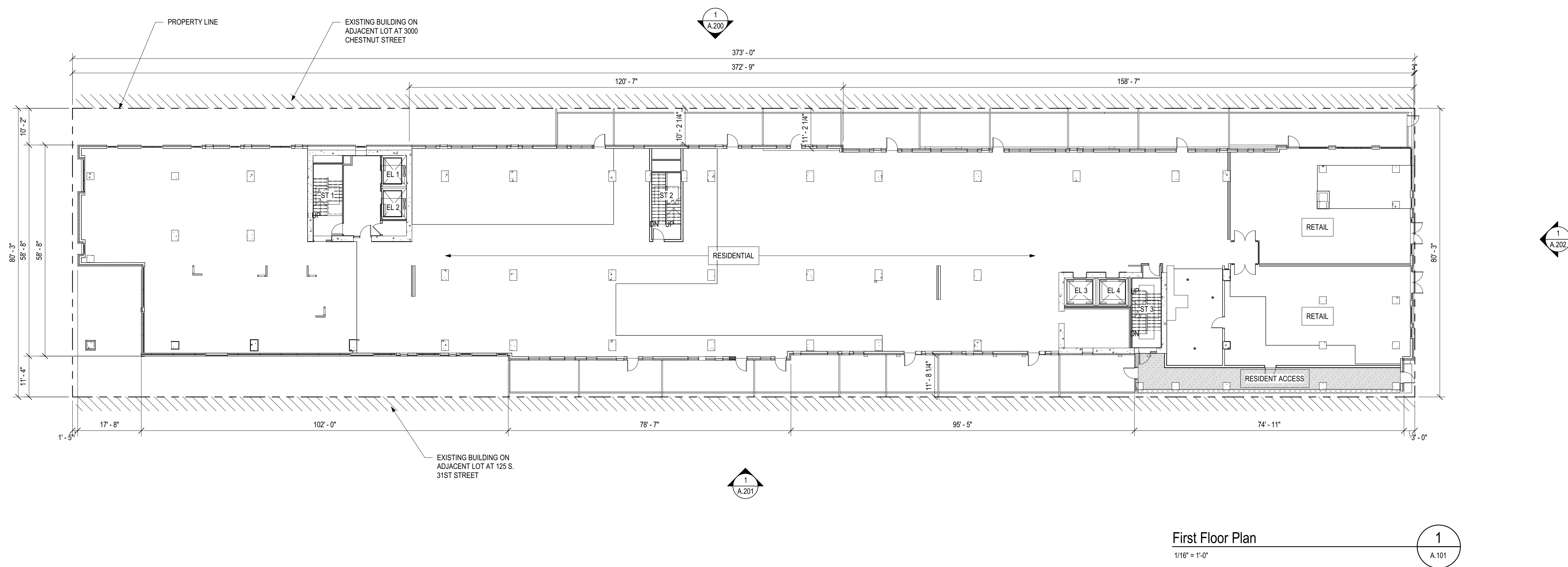
drawing revisions:		
No.	Description	Date

Basement
Floor Plan

A.100.0





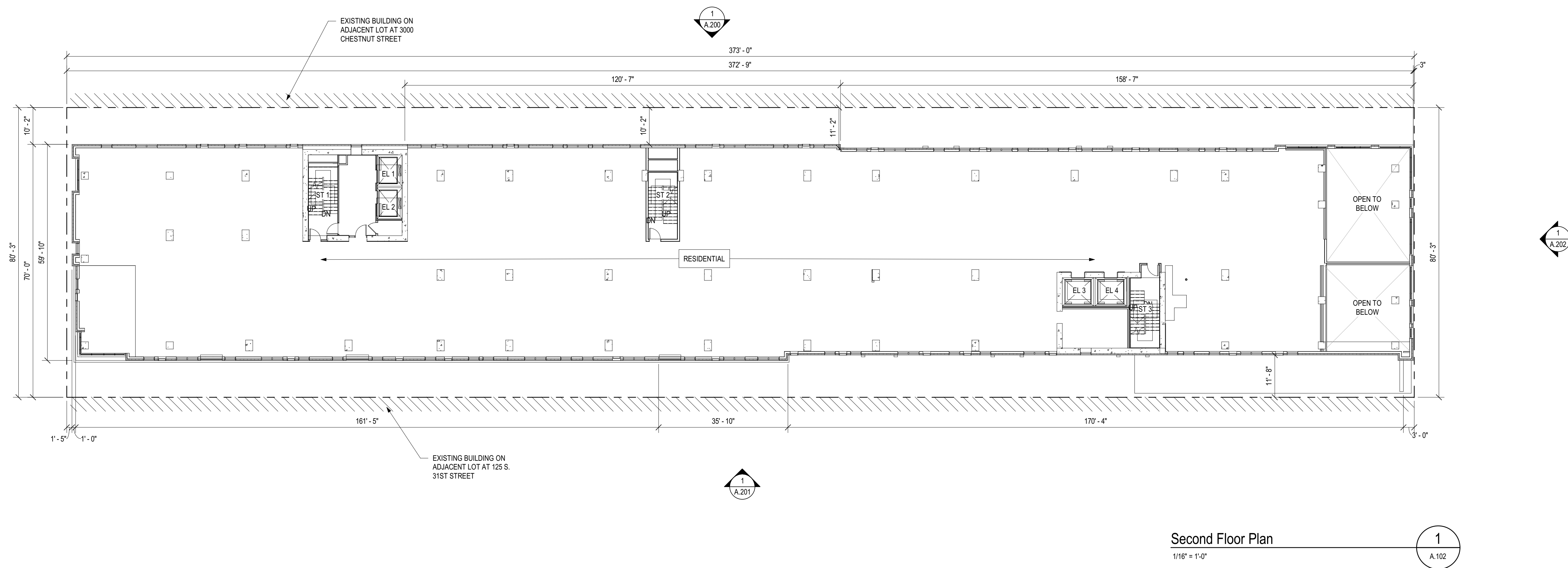


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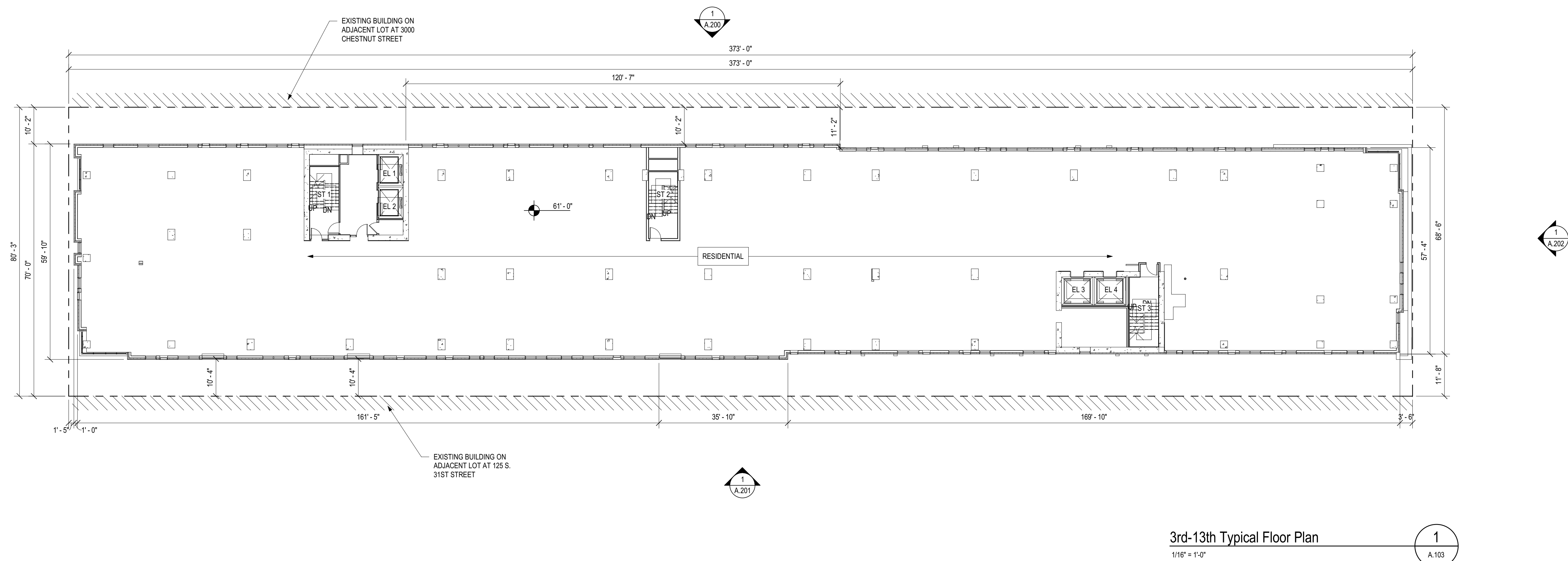
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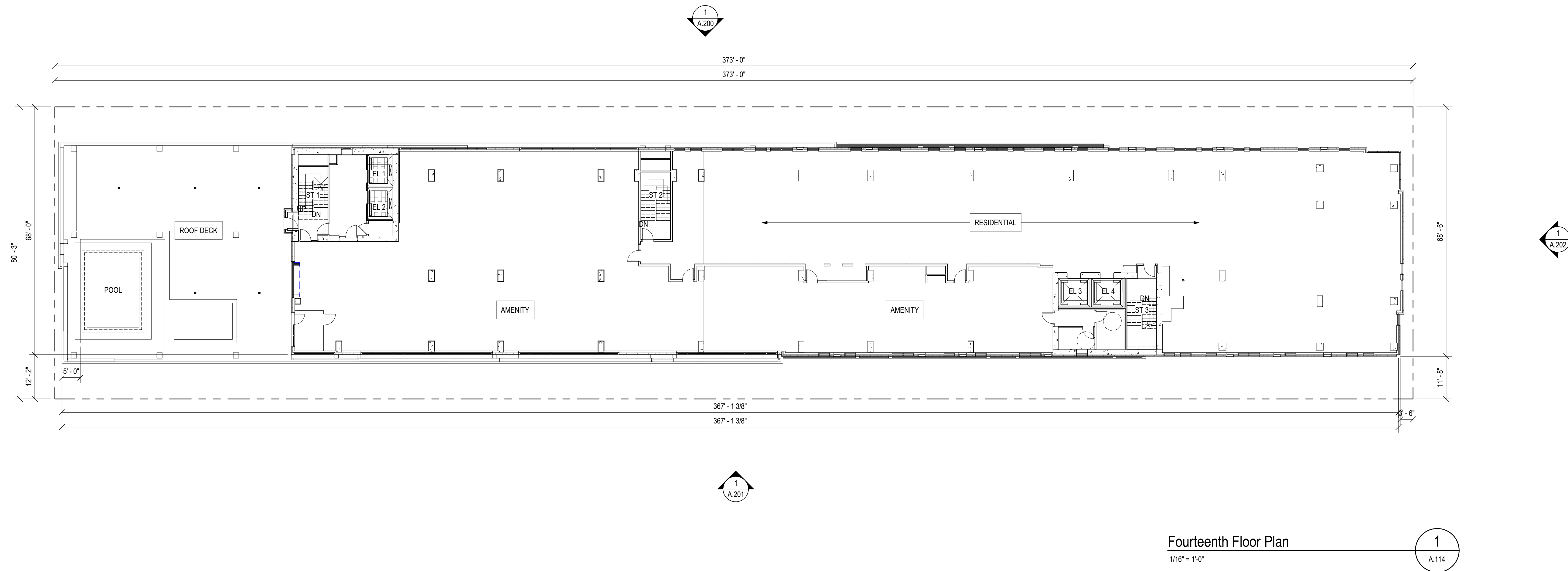
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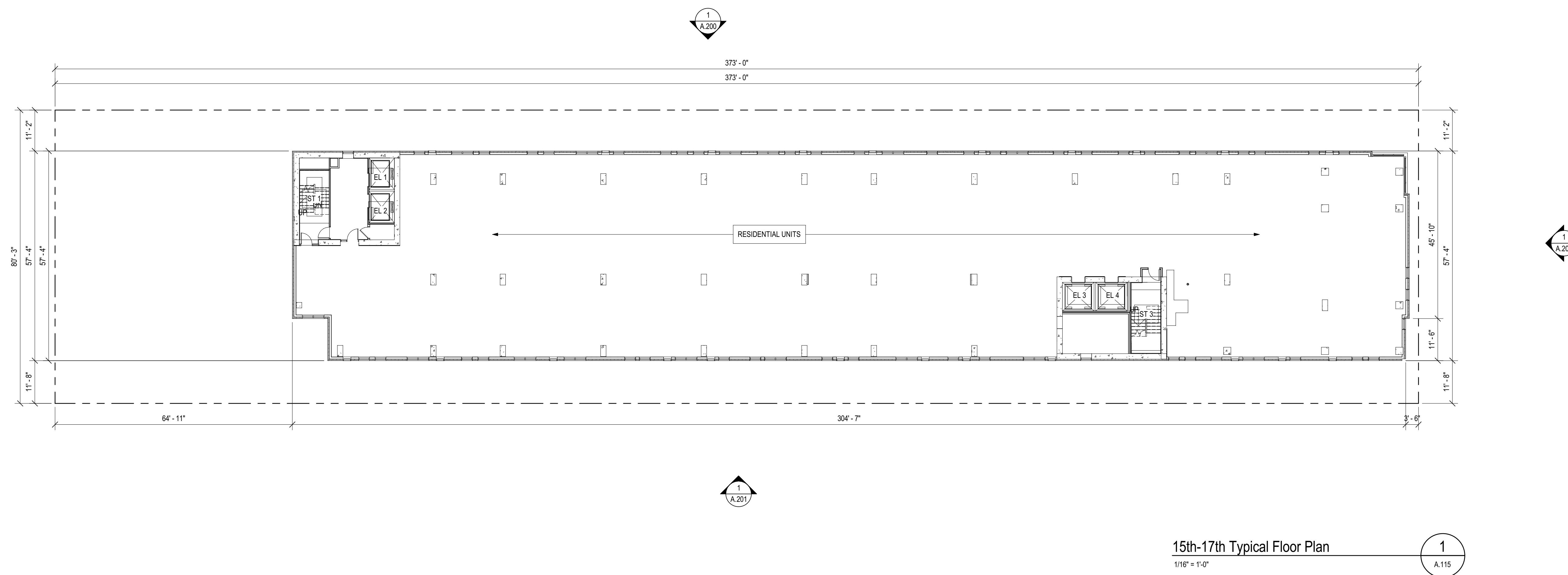
A.102



A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "05/07/21" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&I User:".



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PHILADELPHIA, PA
19104

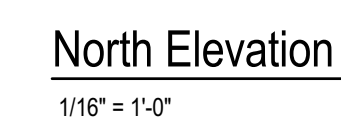
315 OCONEE ST.
ATHENS, GA 30601

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CONSTRUCTION

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drawing checked by:	ES / DG
drawing scale:	1/16" = 1'-0"
drawing date:	23 DECEMBER 2020
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A.200

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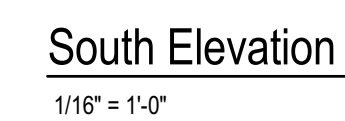
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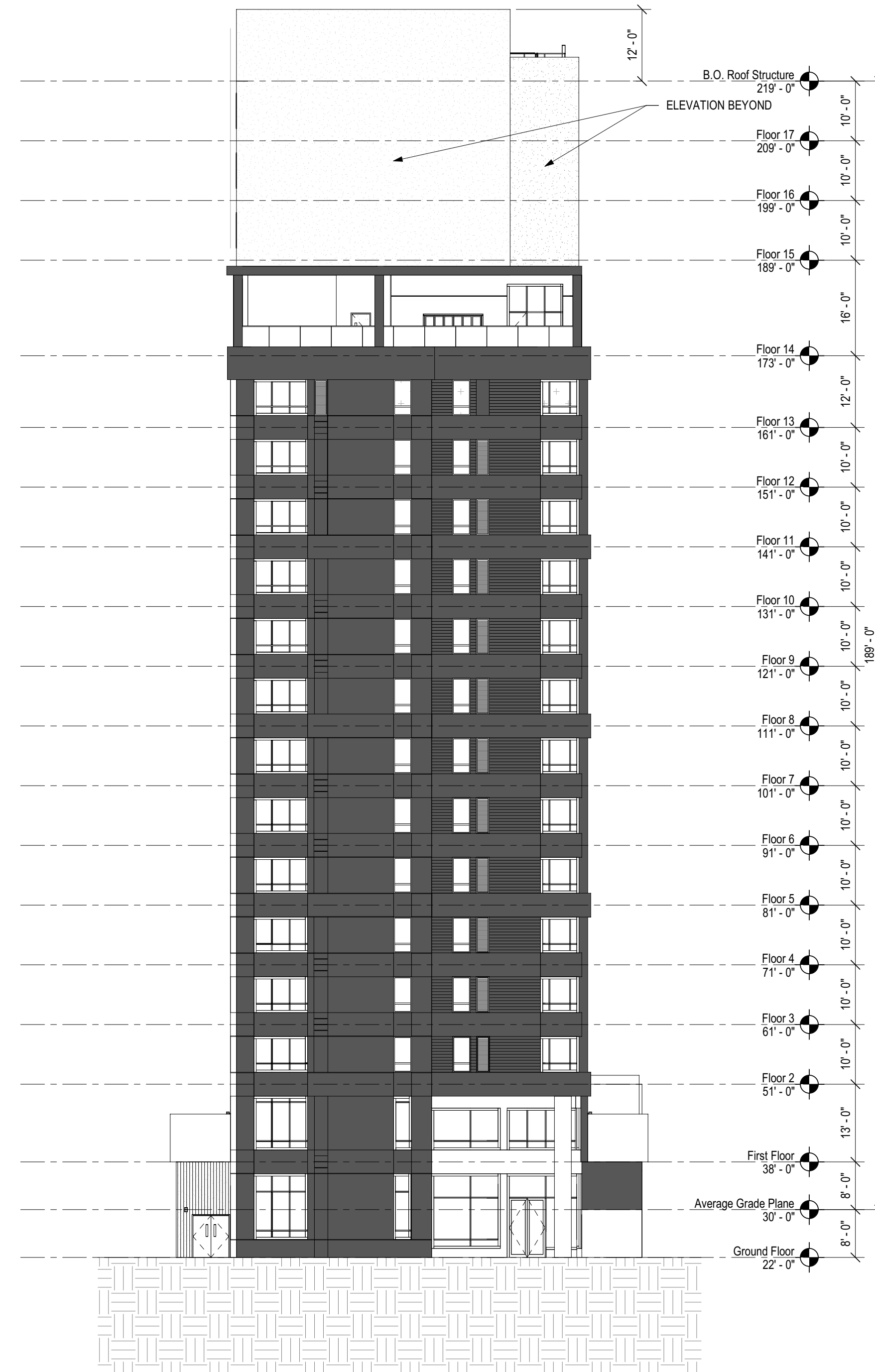
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Building Elevations - South

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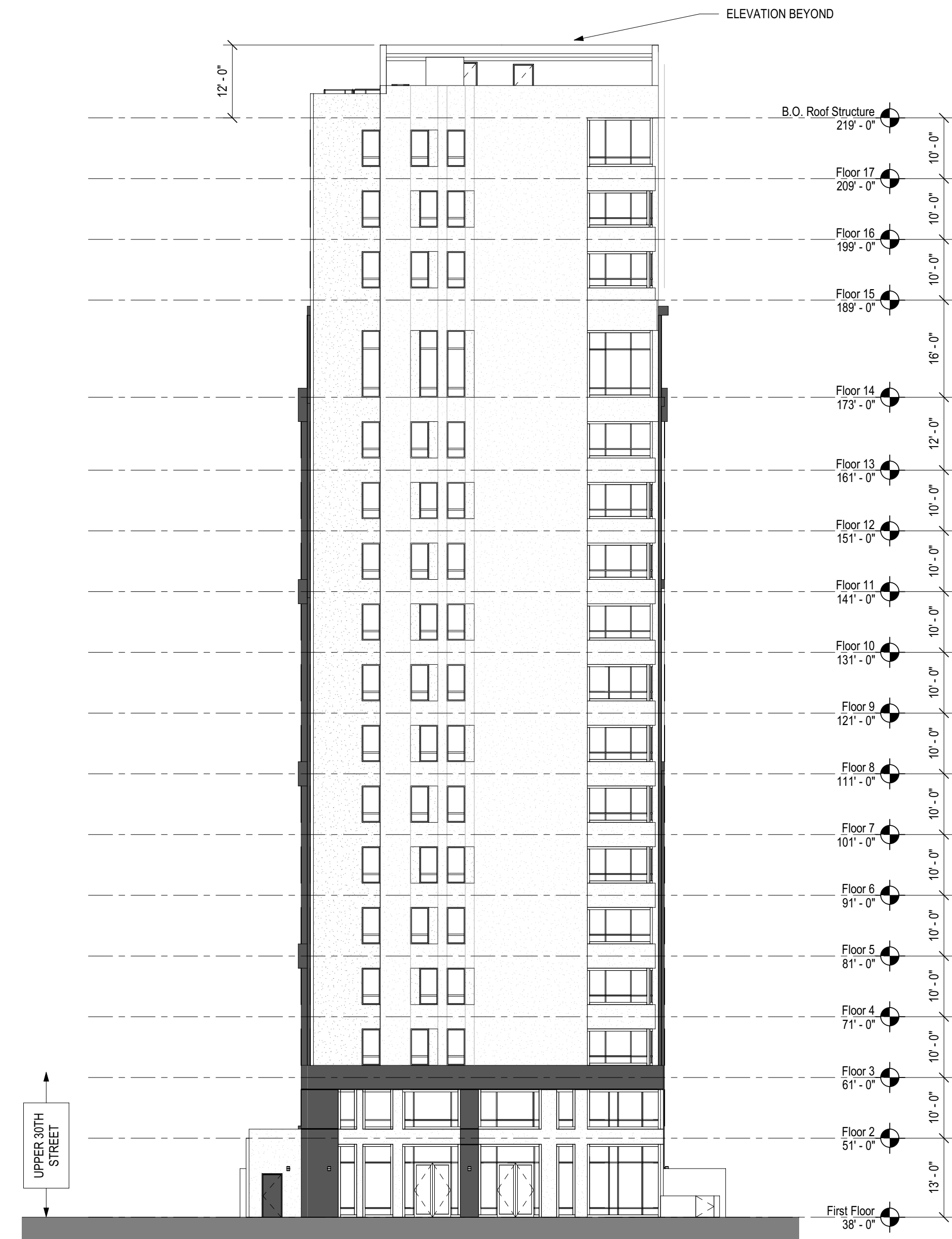


West Elevation at 31st Street

$$1/16'' = 1'-0''$$

2

A.202



East Elevation at Upper 30th Street

$$1/16'' = 1'-0''$$

1

A.202

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19104

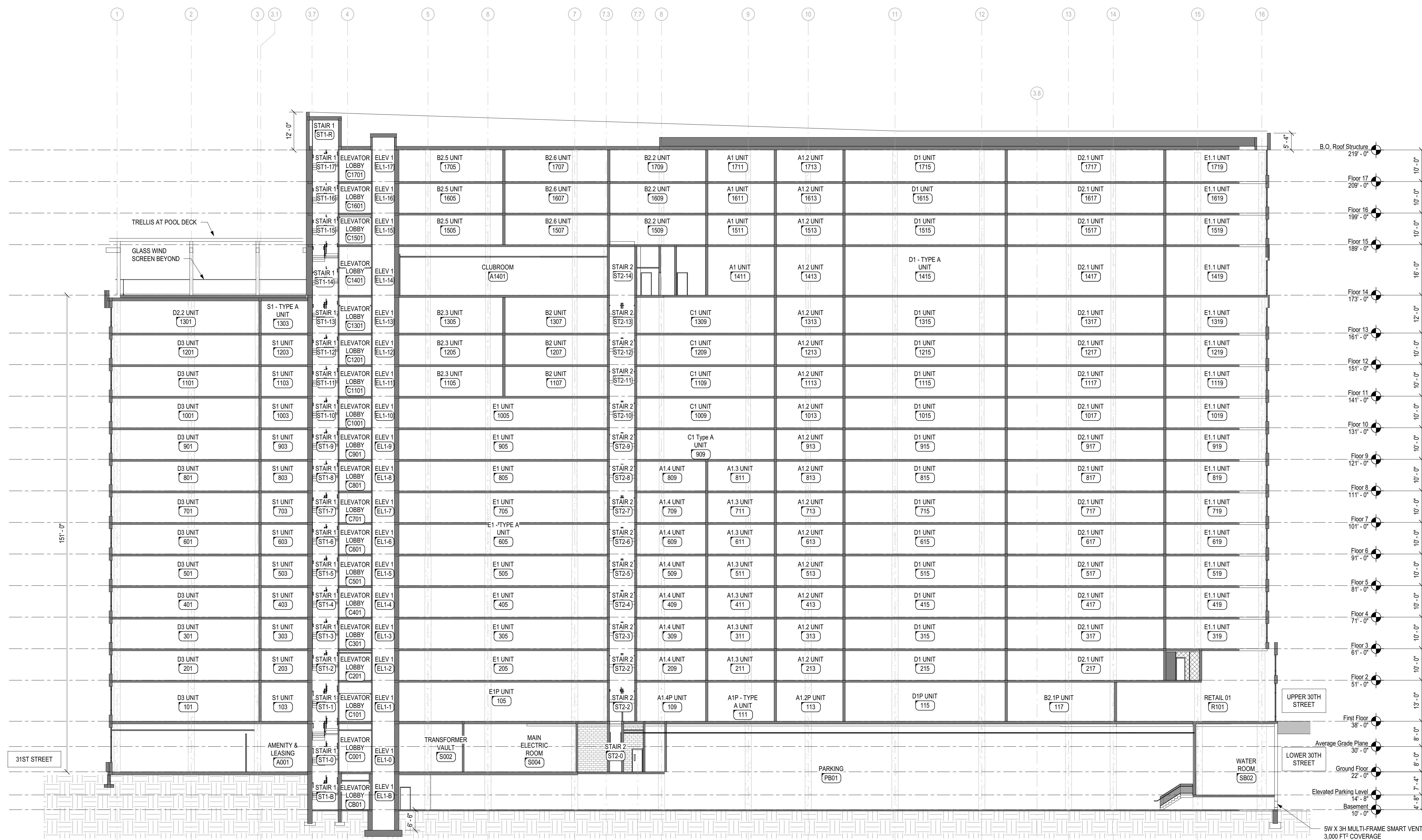
315 OCONEE ST.
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drawing revisions:

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05/07/21

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Building Section

1/16" = 1'-0"

A.300

