

Zoning Permit

Permit Number ZP-2022-001209

LOCATION OF WORK 4415 CHESTNUT ST, Philadelphia, PA 19104-2913 881611650- 4415 chestnut street	PERMIT FEE \$1,462.00	DATE ISSUED 3/2/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 4415 CHESTNUT LLC	4415 CHESTNUT ST PHILADELPHIA, PA 19104-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT APPROVED AS OF 03/28/2023: FOR THE REMOVAL OF ADDITION AT THE SIDE (EXTERIOR STAIRS WITH ROOF COVER), FOR THE ERECTION OF AN EXTERIOR STAIRS AT FIRST FLOOR AND ERECTION OF RESIDENTIAL ROOF DECK AT SECOND FLOOR TO THE PREVIOUSLY APPROVED DETACHED BUILDING.
--

APPROVED USE(S) Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries - Fresh Food Market

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



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2022-001209

FOR THE ERECTION OF AN ADDITION AT THE SIDE AND FOR THE INCREASE IN THE GREEN ROOF AREA TO THE PREVIOUSLY APPROVED DETACHED BUILDING (UNDER PERMIT #1014680).



APPROVED USE(S)

Residential - Household Living - Multi-Family; Retail Sales - Food, Beverages, and Groceries - Fresh Food Market

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4415 CHESTNUT ST, Philadelphia, PA 19104-2913

ADDITIONAL USE DETAILS

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

AMENDMENT APPROVED AS OF 03/28/2023:FOR REDUCTION IN ACCESSORY PARKING SPACE TO 22 SPACES (20 INTERIOR AND 2 SURFACE PARKING) INCLUDING 1 ADA VAN ACCESSIBLE PARKING SPACE AND 1 ELECTRIC VEHICLE SPACE.FOR THE RECONFIGURATION OF PREVIOUSLY APPROVED TWENTY-TWO (22) PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE PARKING SPACE AND ONE (1) ELECTRIC VEHICLE PARKING SPACE) AND TO INCLUDE TWO (2) INTERIOR PARKING SPACES- TOTAL OF TWENTY FOUR (24) ACESSORY OFF-STREET PARKING SPACES. USES AS PREVIOUSLY APPROVED PER # 1027022 AND #1014680 FOR A FRESH FOOD MARKET SPACE AT FIRST FLOOR FRONT (ON CHESTNUT ST); AND MULTI-FAMILY HOUSEHOLD LIVING FORTY (40) DWELLING UNITS FROM SECOND FLOOR THROUGH FIFTH FLOORS , AND FOURTEEN (14) BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

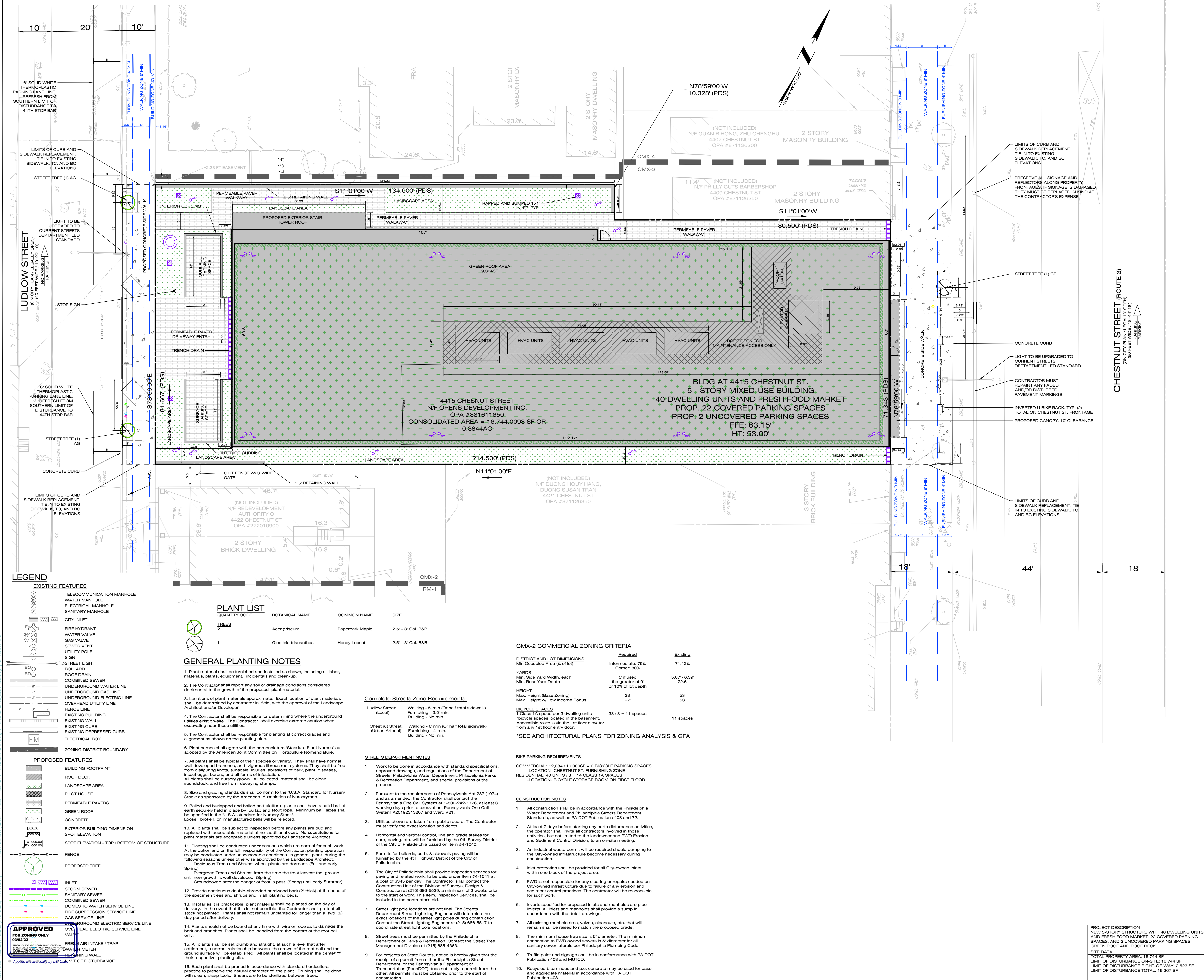
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



LOCATION MAP

SURVEY NOTES

- Boundary and Location information is based on a field survey performed by Control Point Associates, INC., on 11/22/2017.
- Elevations are based on the City of Philadelphia Datum. Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The elevations for this plan are based on City Plan No. 289. The benchmark is a Mag Nail set in the sidewalk on the southern side of Sumner Street having an elevation of 130.21, as shown hereon.
- FEMA FIRM map #420757089G map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
- Some of site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.
- The preparation of this plan by Control Point Associates does not imply or constitute the approval of city agencies.

UTILITY OWNERS

DATE CONTACTED: October 10th, 2020
SERIAL NUMBER: 20200703767

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE, PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
bob.harvey@cable.comcast.com

COMPANY: PECO ENERGY CO USIC
ADDRESS: 450 S HENRIKSON RD SUITE B, KING OF PRUSSIA, PA 19406
CONTACT: NIKKA SIMPKINS
SIMPKINSNICKASIMPKINS@USICLLC.COM

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT
ADDRESS: 1101 MARKET ST. 2ND FLOOR ARA TOWER, PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
eric.ponert@phil.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JCY BLVD ROOM 960 MSB, PHILADELPHIA, PA 19102
CONTACT: MAUREEN WANGARI
maureen.wangari@phil.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE, PHILADELPHIA, PA 19122
CONTACT: MICHAEL PARZANESE
MICHAEL.PARZANESE@PGWORKS.COM

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE, PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
bob.harvey@cable.comcast.com

COMPANY: VEOLIA ENERGY
ADDRESS: 2800 CHRISTIAN ST, PHILADELPHIA, PA 19146
CONTACT: ERIC ELZEY
eric.elzey@veolia.com

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR, FORT WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
LAURA.LIPPINCOTT@ONE.VERIZON.COM

OWNER OF RECORD

ORENS DEVELOPMENT INC.
4415 CHESTNUT ST.
PHILADELPHIA, PA 19104

NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

REVISIONS

NO.	DATE	REVISION
1	11/23/2020	STREETS RESPONSE TO COMMENTS
2	11/23/2020	STREETS RESPONSE TO COMMENTS
3	12/17/2021	REVISED ZONING PLAN
4	02/07/2022	REVISED ZONING PLAN
5	02/15/2022	REVISED ZONING PLAN

4415 CHESTNUT STREET
Philadelphia, PA 19104
Ward #27 OPA# 881611650

prepared for:
Scott Orens
Orens Brothers Real Estate Inc.
444 North 4th Street #104
Philadelphia, PA 19104
P: (215) 222-4412
prepared by:
DAVID J. PLANTE, Professional Engineer
davidj@ruggieroplante.com

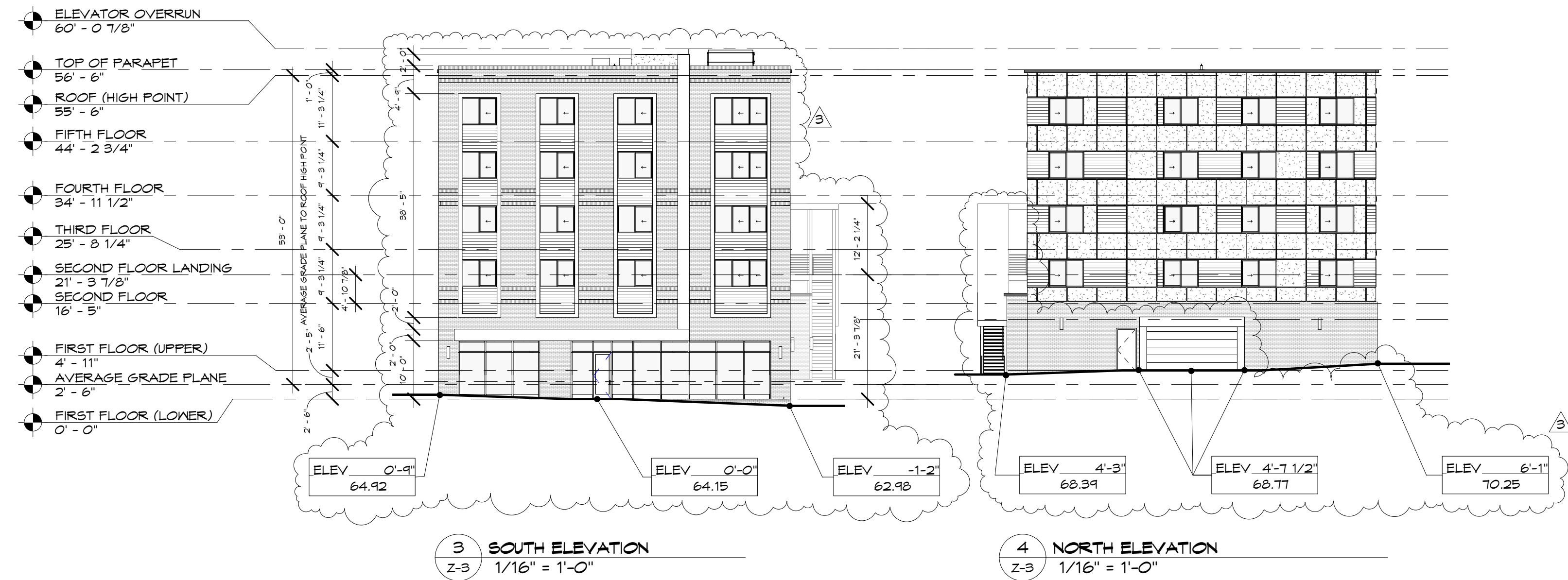
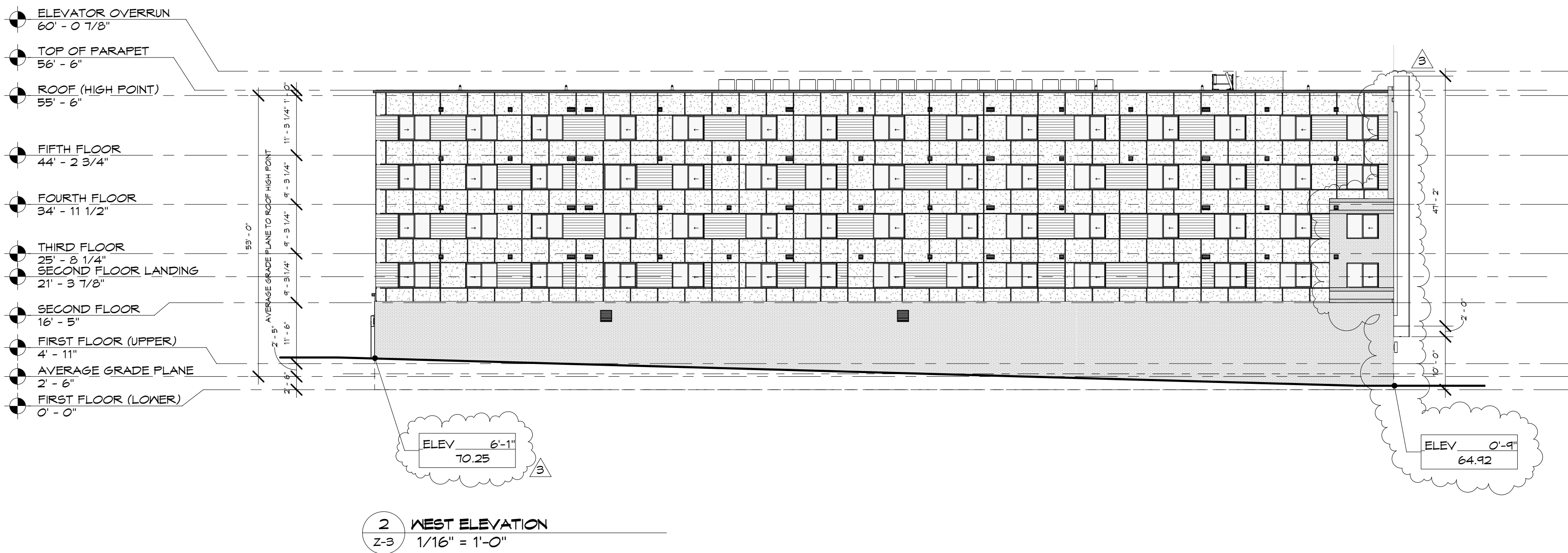
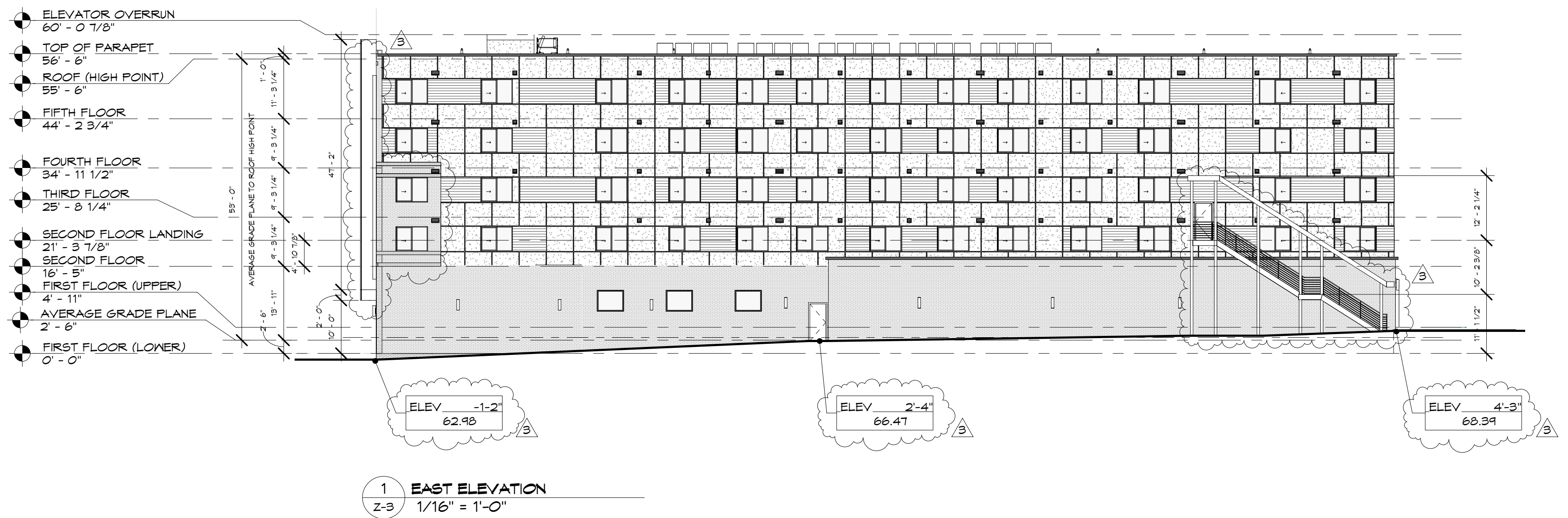
Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date: December 20, 2021
Scale: 1" = 10'

ZONING SUBMISSION

Sheet Title:
ZONING PLAN
Sheet 1 of 1

PROJECT DESCRIPTION
NEW 5-STORY STRUCTURE WITH 40 DWELLING UNITS AND FRESH FOOD MARKET, 22 COVERED PARKING SPACES, AND 2 UNCOVERED PARKING SPACES.
TOTAL PROPERTY AREA: 16,744 SF
LIMIT OF DISTURBANCE ON-SITE: 16,744 SF
LIMIT OF DISTURBANCE RIGHT-OF-WAY: 2,523 SF
LIMIT OF DISTURBANCE TOTAL: 19,267 SF



DISTRICT NAME

CMX-2 = NEIGHBORHOOD COMMERCIAL MIXED-USE

LOT AREA

16,686 SF

OPA ADDRESS

4415 CHESTNUT STREET
OPA #881611650

OWNERS

ORENS DEVELOPMENT INC.

CALCULATIONS:

16,686 SF - 1419 SF + 3 UNITS + 14,721 SF / 480 SF = 30.76 UNITS + 3 UNITS = 33 UNITS x 125% = 41 TOTAL UNITS ALLOWED

BASIS OF CALCULATIONS:

LOT REQUIREMENTS:
MAX % OCCUPIED AREA
MIN % OPEN AREA

REQUIRED

75% (INTERMEDIATE LOTS)
25% (INTERMEDIATE LOTS)

EXISTING/APPROVED (NOT CONSTRUCTED)

71.5%
28.63%

PROPOSED

71.5%
28.63%

BUILDING DIMENSIONS:
FRONT YARD SETBACK
MIN SIDE YARD WIDTH
MIN REAR YARD DEPTH
BUILDING HEIGHT

N/A
5 FT IF USED
GREATER OF 9FT OR 10% DEPTH
53 FT (38FT + 15 FT FRESH FOOD MARKET)

0 FT
5.1 FT
N/A
53 FT

0 FT
5.1 FT/6.1 FT
22.25 FT
53 FT ABOVE AVERAGE GRADE PLANE

PERMITTED DWELLING UNITS

41 DWELLING UNITS

40 DWELLING UNITS
+ FRESH FOOD MARKET

40 DWELLING UNITS
+ FRESH FOOD MARKET

BICYCLE SPACES

1 CLASS 1A SPACES PER 3 DWELLING UNITS

33 UNITS / 3 = 11 SPACES

N/A

40 UNITS / 3 = 14 CLASS 1A SPACES

PARKING SPACES

1 CLASS 1A SPACES PER 3 DWELLING UNITS

N/A

20 COVERED PARKING SPACES
2 UNCOVERED PARKING SPACES

22 COVERED PARKING SPACES
2 UNCOVERED PARKING SPACES

*FRESH FOOD MARKET:

THE FRESH FOOD MARKET SHALL BE AT LEAST 50% CUSTOMER ACCESSIBLE SALES & DISPLAY AREA FOR THE SALE OF FRESH FRUITS & VEGETABLES
\$14-605(7) FRESH FOOD MARKET INCENTIVE

ADDITIONAL BUILDING HEIGHT:

FOR ZONING DISTRICTS THAT ARE REGULATED BY HEIGHT IN SECTION 14-701 (DIMENSIONAL STANDARDS); BUILDINGS CONTAINING FRESH FOOD MARKETS MAY EXCEED THE MAXIMUM BUILDING HEIGHT BY UP TO 15FT.

GROSS FLOOR AREA CALCULATION:

FIRST FLOOR 11,431 SF
SECOND FLOOR 11,500 SF
THIRD FLOOR 11,500 SF
FOURTH FLOOR 11,494 SF
FIFTH FLOOR 11,494 SF
TOTAL GFA 57,919 SF

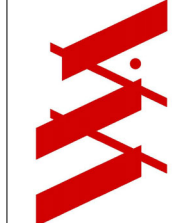
ZONING SUBMISSION - ELEVATIONS

REVISIONS

ITEM	DATE	REMARKS
1	12/20/2021	ZONING REVISIONS
2	12/20/2021	ZONING REVISIONS
3	12/20/2021	ZONING REVISIONS



WULF ARCHITECTS, INC.
1440 CHESTNUT STREET, 11TH FLOOR
PHILADELPHIA, PA 19102
T: 215 985 0500
F: 215 985 0500
WWW.WULFARCHITECTS.COM



MEP ENGINEER
BRANDT ENGINEERING
1400 S. 2ND STREET
PHILADELPHIA, PA 19102

STRUCTURAL ENGINEER
BRANDT ENGINEERING
1400 S. 2ND STREET
PHILADELPHIA, PA 19102

ENCLOSURE CONSULTANT
TED

CIVIL ENGINEER
BRANDT ENGINEERING
1400 S. 2ND STREET
PHILADELPHIA, PA 19102

LANDSCAPE ARCHITECT
TED

4415 CHESTNUT
ORENS BROTHERS

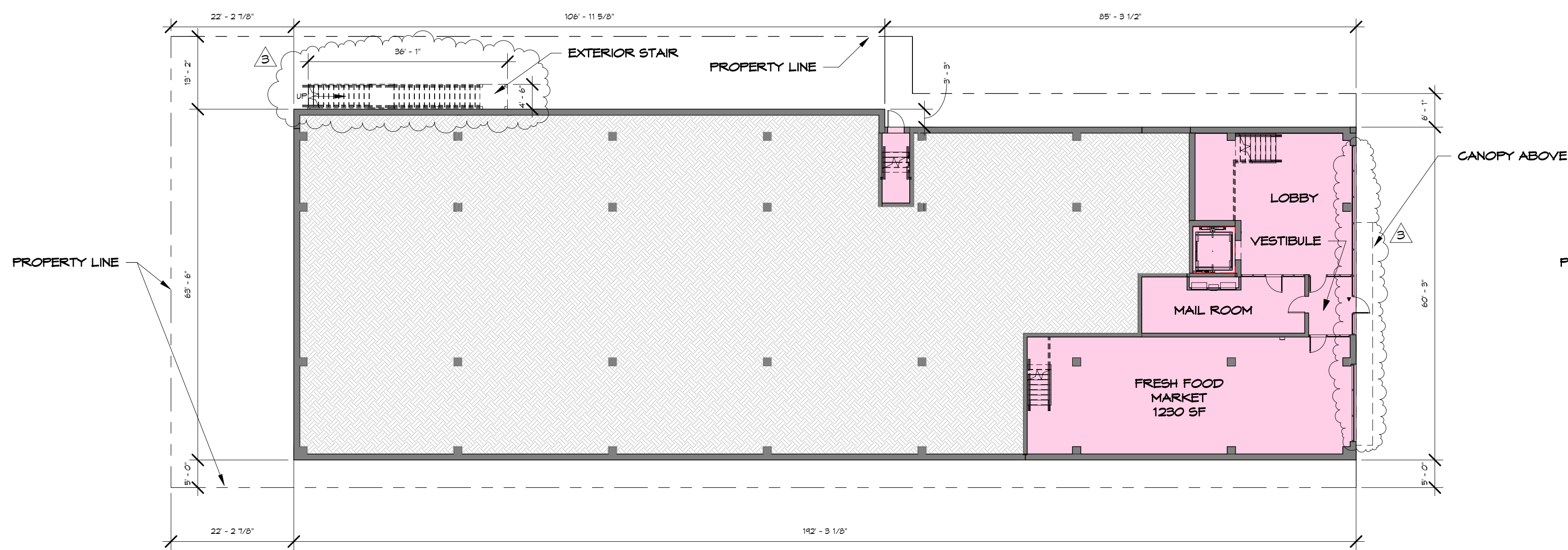
4415 CHESTNUT STREET,
PHILADELPHIA, PA 19104

Z-3

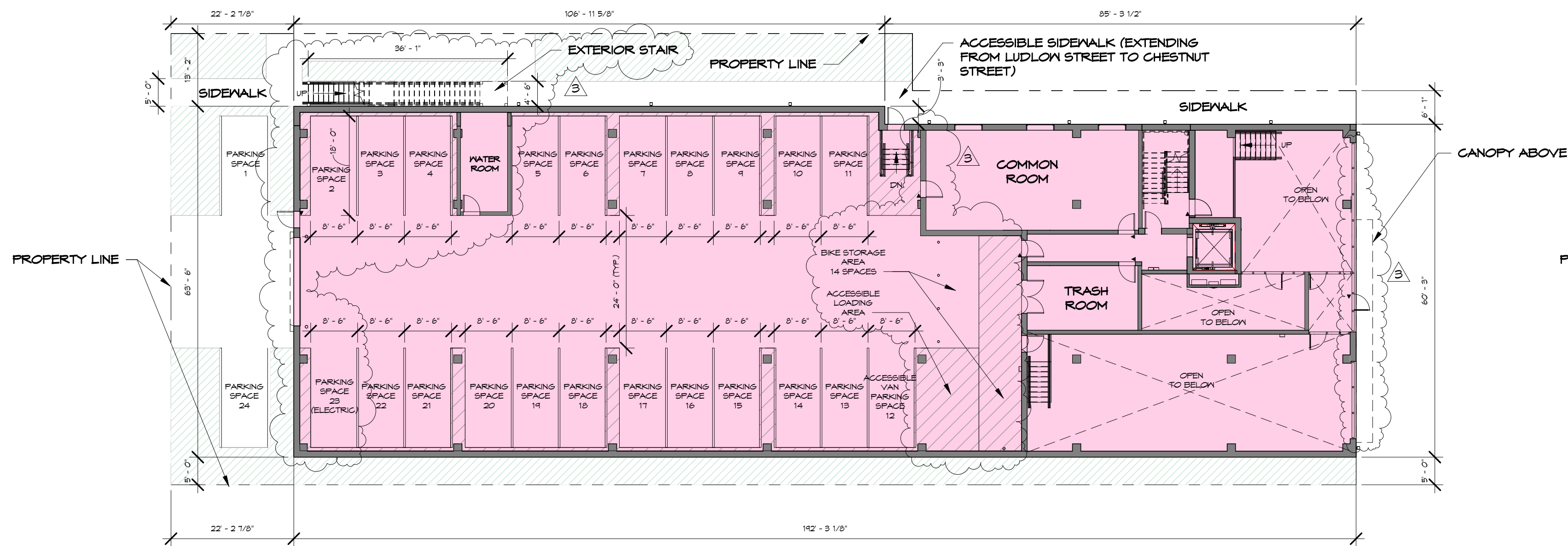
ISSUED FOR:
ZONING
20 DECEMBER 2021

APPROVED
FOR ZONING ONLY
03/02/22

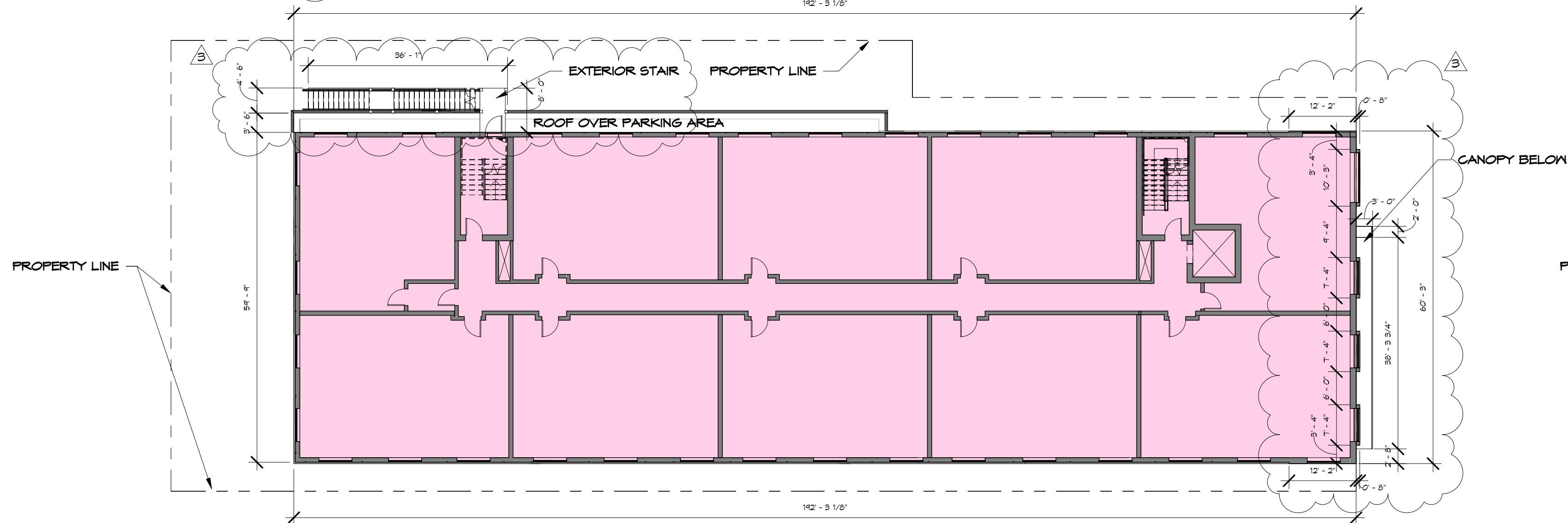
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Applied Electronically by L&J User:



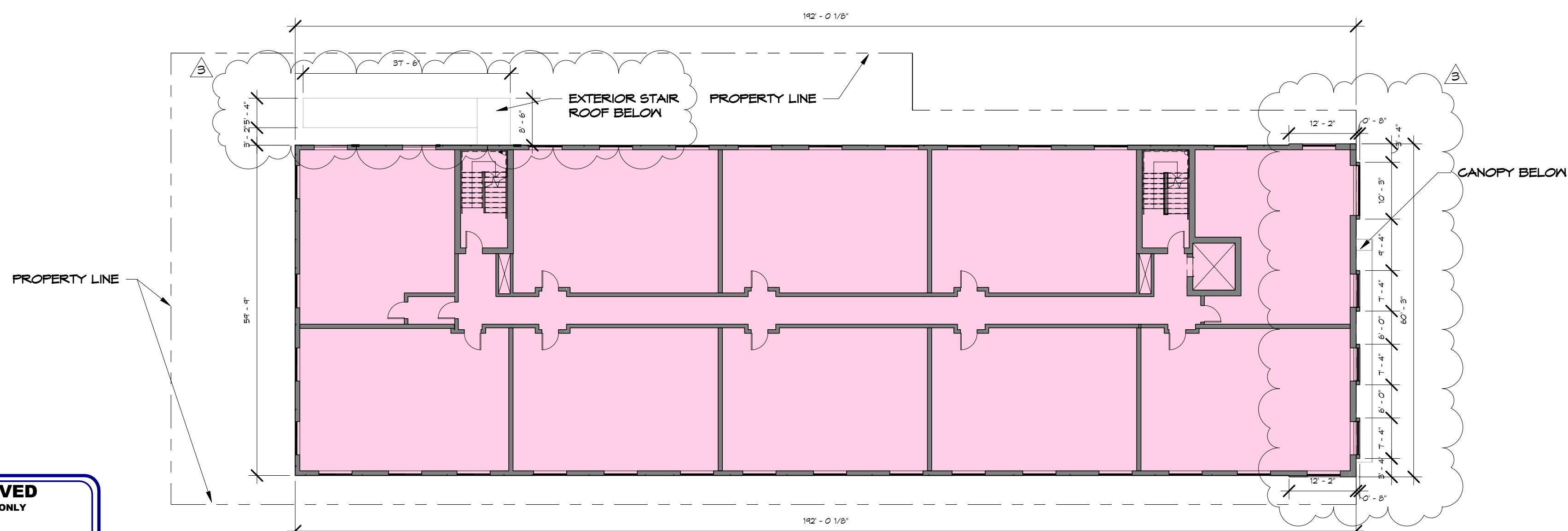
1 FIRST FLOOR PLAN (LOWER)
Z-4
1/16" = 1'-0"



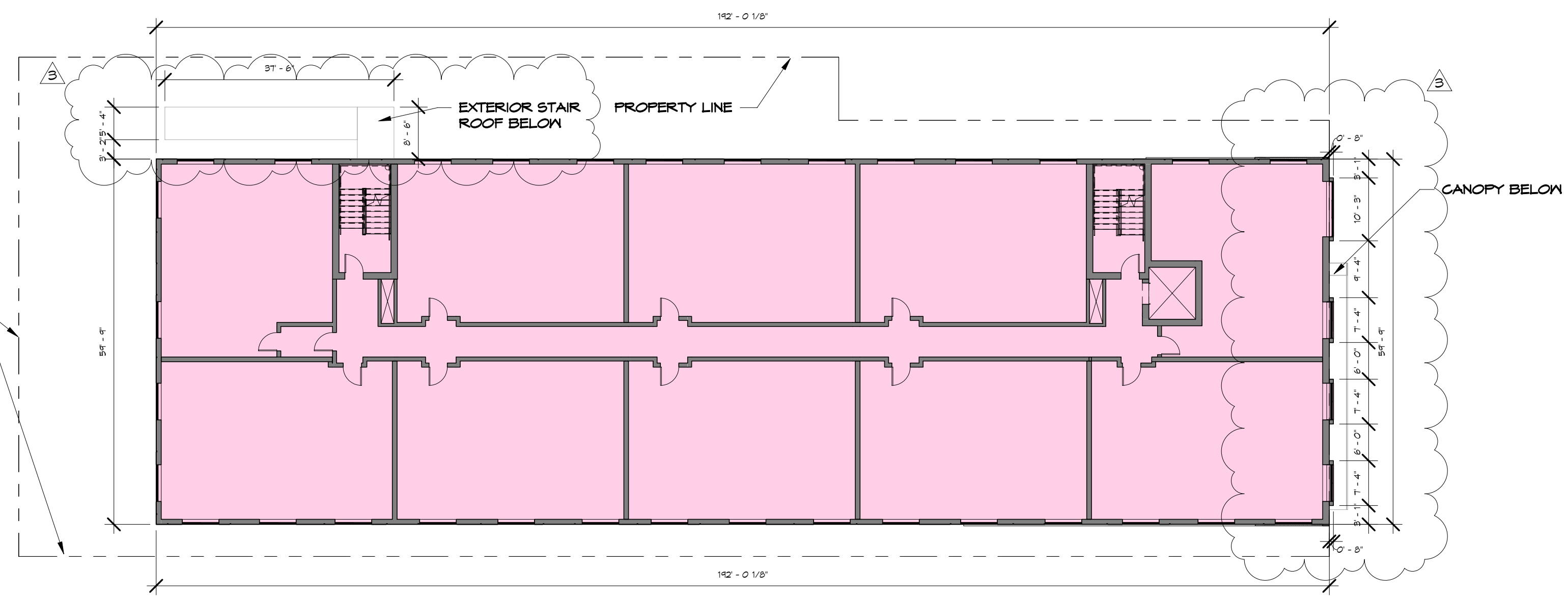
2 FIRST FLOOR PLAN (UPPER)
Z-4
1/16" = 1'-0"



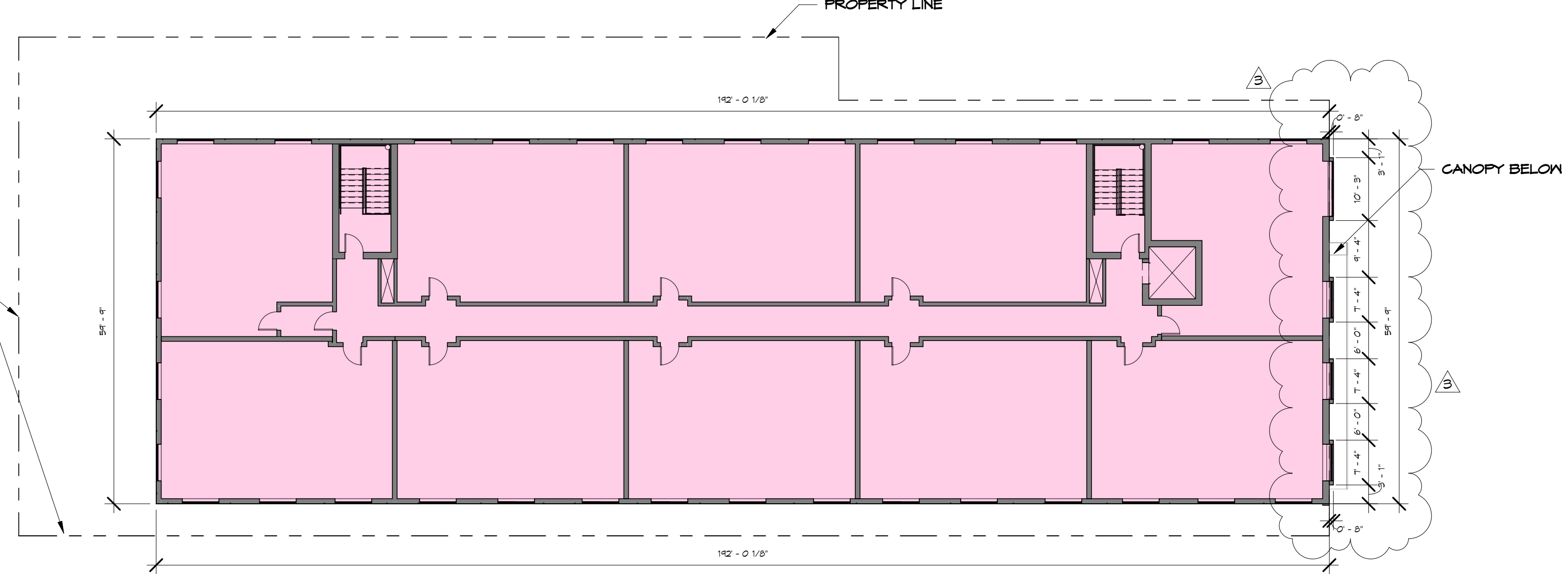
3 SECOND FLOOR PLAN
Z-4
1/16" = 1'-0"



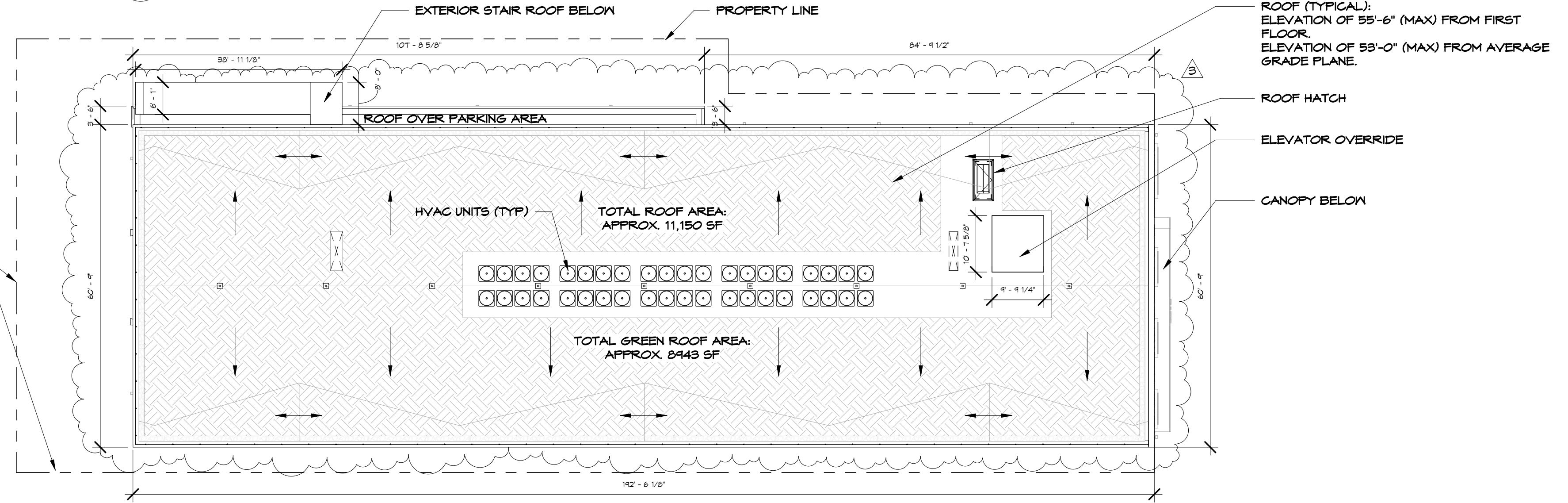
4 THIRD FLOOR PLAN
Z-4
1/16" = 1'-0"



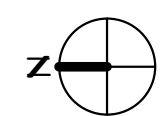
5 FOURTH FLOOR PLAN
Z-4
1/16" = 1'-0"



6 FIFTH FLOOR PLAN
Z-4
1/16" = 1'-0"



7 ROOF PLAN
Z-4
1/16" = 1'-0"



LEGEND
AREA USED IN FAR CALCULATIONS

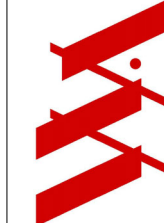
ISSUED FOR:
ZONING
20 DECEMBER 2021

4415 CHESTNUT
ORENS BROTHERS
4415 CHESTNUT STREET,
PHILADELPHIA, PA 19104

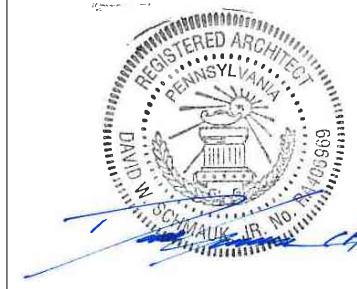
Z-4

CIVIL ENGINEER
STRUCTURAL ENGINEER
ENCLOSURE CONSULTANT

MEP ENGINEER



WULFE ARCHITECTS, INC.
1414 LOCUST STREET, 10TH FLOOR
PHILADELPHIA, PA 19102
T: 215 988 0500
F: 215 988 0500
W: WWW.WULFARCHITECTS.COM

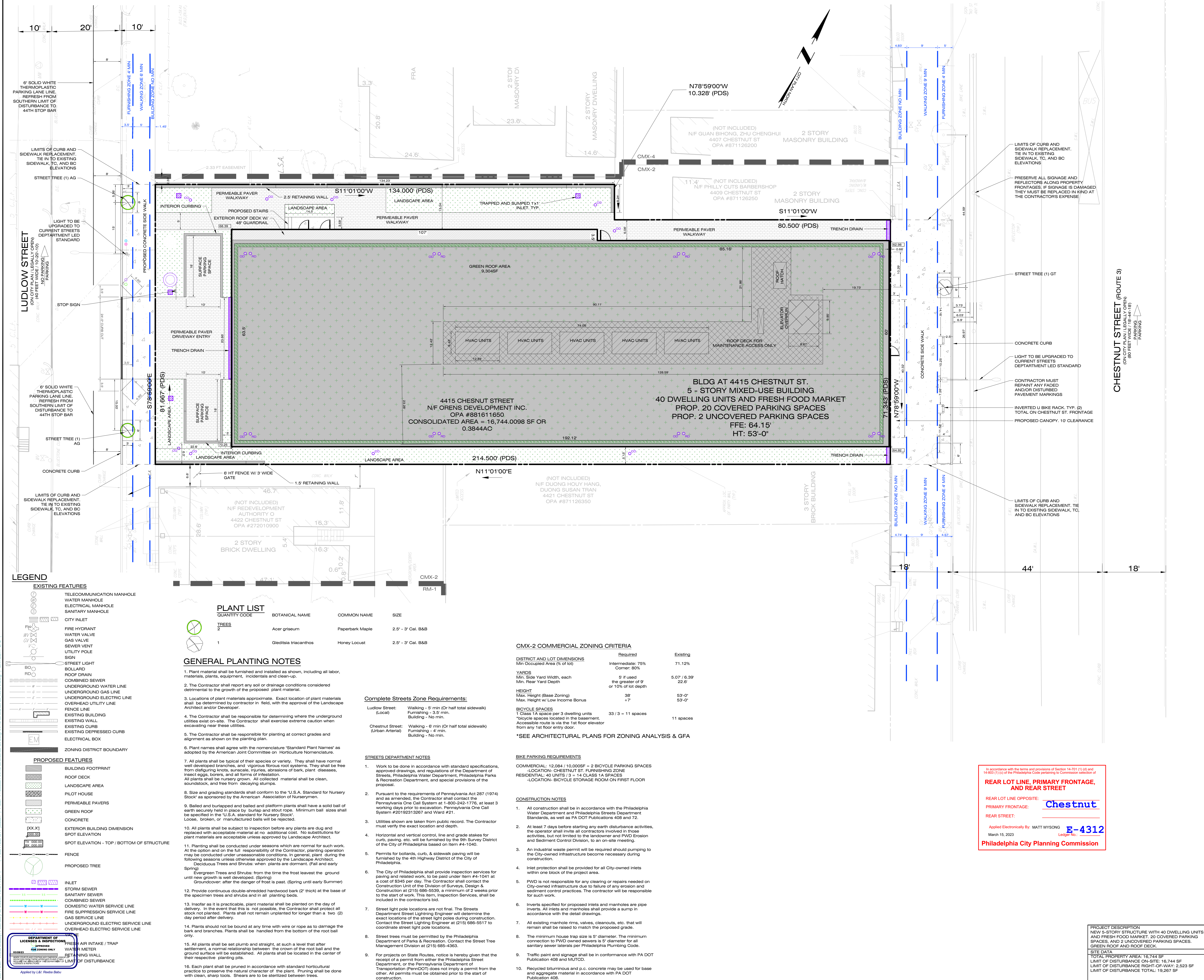


REVISIONS		
ITEM	DATE	
1		ZC
2	09/30/2020	ZC
3	12/20/2021	ZC

ZONING SUBMISSION - FLOOR
PLANS
Project: A1870.05
Date: 20 DEC 2021
Scale: As indicated
Drawn by: SW/RK

APPROVED
FOR ZONING ONLY
03/02/22
This plan was submitted for review and approval of the zoning department. It is not to be used for any other purpose without the written consent of the zoning department.

Applied Electronically by L&J User:



LOCATION MAP

SURVEY NOTES

- Boundary and Location information is based on a field survey performed by Control Point Associates, INC., on 11/22/2017.
- Elevations are based on the City of Philadelphia Datum. Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
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- FEMA FIRM map #4207570089Q map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
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- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- This survey does not address the presence or absence of freshwater wetlands.
- The preparation of this plan by Control Point Associates does not imply or constitute the approval of city agencies.

UTILITY OWNERS

DATE CONTACTED: October 10th, 2020
SERIAL NUMBER: 2020070767

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE, PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
bob.harvey@cable.comcast.com

COMPANY: PECO ENERGY CO USIC
ADDRESS: 450 S HENRIKSON RD SUITE B, KING OF PRUSSIA, PA 19406
CONTACT: NIKKA SIMPKINS
SIMPKINSNKKIASIMPKINS@USICLLC.COM

COMPANY: PHILADELPHIA CITY WATER
DEPARTMENT ADDRESS: 1101 MARKET ST. 2ND FLOOR ARA PHILADELPHIA, PA 19107
CONTACT: ERIC PONERT
eric.ponert@phil.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS
ADDRESS: 1401 JFK BLVD ROOM 960 MSB, PHILADELPHIA, PA 19102
CONTACT: MAUREEN WANGARI
maureen.wangari@phil.gov

COMPANY: PHILADELPHIA GAS WORKS
ADDRESS: 800 W MONTGOMERY AVE, PHILADELPHIA, PA 19122
CONTACT: MICHAEL PARZANESE
MICHAEL.PARZANESE@PGWORKS.COM

COMPANY: COMCAST
ADDRESS: 4400 WAYNE AVENUE, PHILADELPHIA, PA 19140
CONTACT: ROBERT HARVEY
bob.harvey@cable.comcast.com

COMPANY: VEOLIA ENERGY
ADDRESS: 2800 CHRISTIAN ST, PHILADELPHIA, PA 19146
CONTACT: ERIC ELZEY
eric.elzey@veolia.com

COMPANY: VERIZON PENNSYLVANIA LLC
ADDRESS: 1050 VIRGINIA DR, FORT WASHINGTON, PA 19034
CONTACT: LAURA LIPPINCOTT
LAURA.M.LIPPINCOTT@ONE.VERIZON.COM

OWNER OF RECORD

Orens Development Inc.
4415 CHESTNUT ST.
PHILADELPHIA, PA 19104

NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

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4	02/07/2022	REVISED ZONING PLAN	
5	10/15/2022	REVISED ZONING PLAN	
6	2023-02-01	EXTERIOR STAIR REVISION	

4415 CHESTNUT STREET

Philadelphia, PA 19104
Ward #27 OPA# 881611650

prepared for:
Scott Orens
Orens Brothers Real Estate Inc.
444 North 4th Street #104
Philadelphia, PA 19104
P: (215) 222-4412

prepared by:
David J. Plante
DAVID J. PLANTE, Professional Engineer
davidj@ruggieroplante.com

PA. No. PE-043820-E

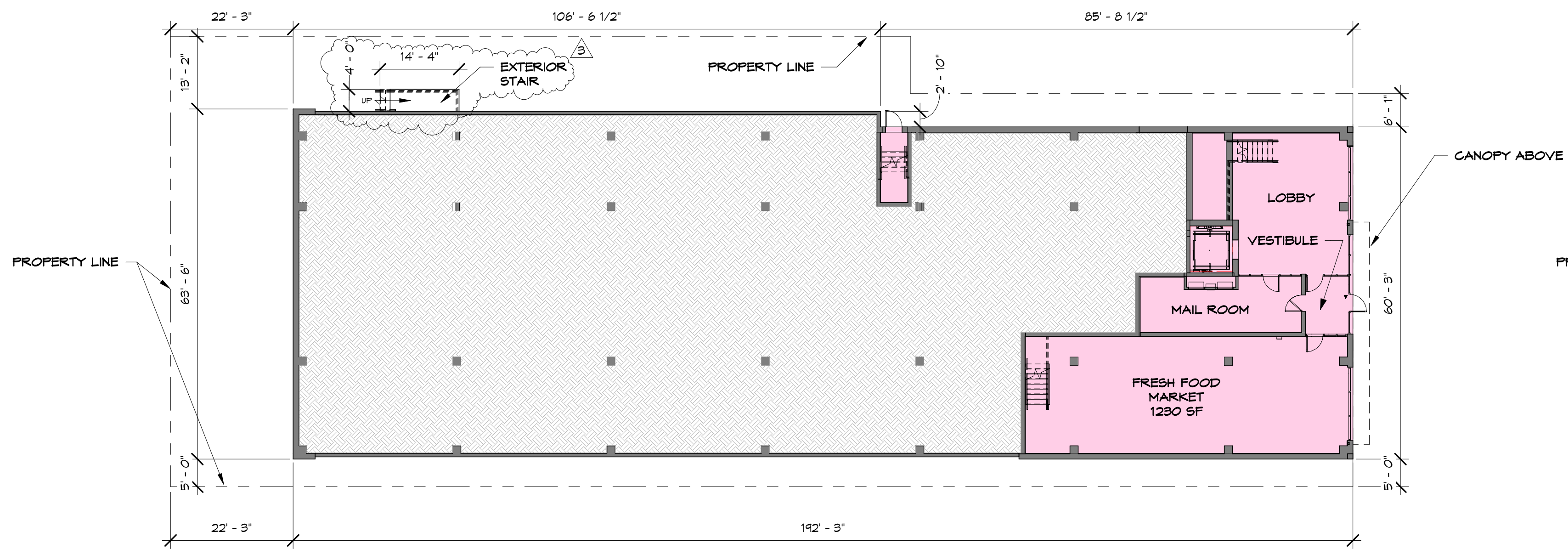
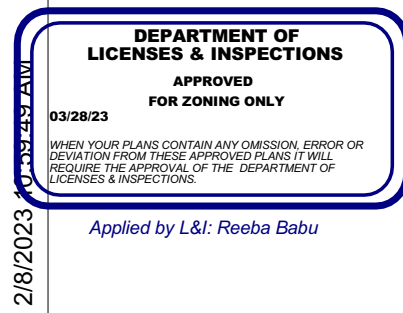
Ruggiero Plante Land Design

5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

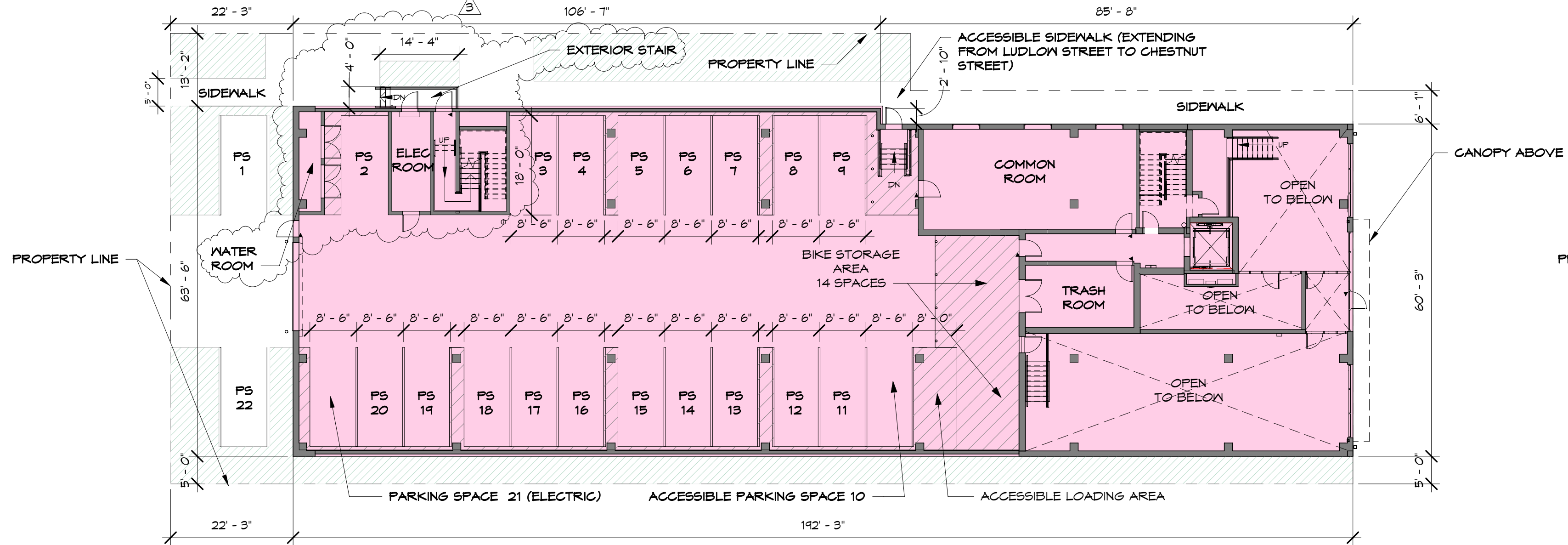
Plan Date: December 20, 2021 Scale: 1" = 10'

ZONING SUBMISSION

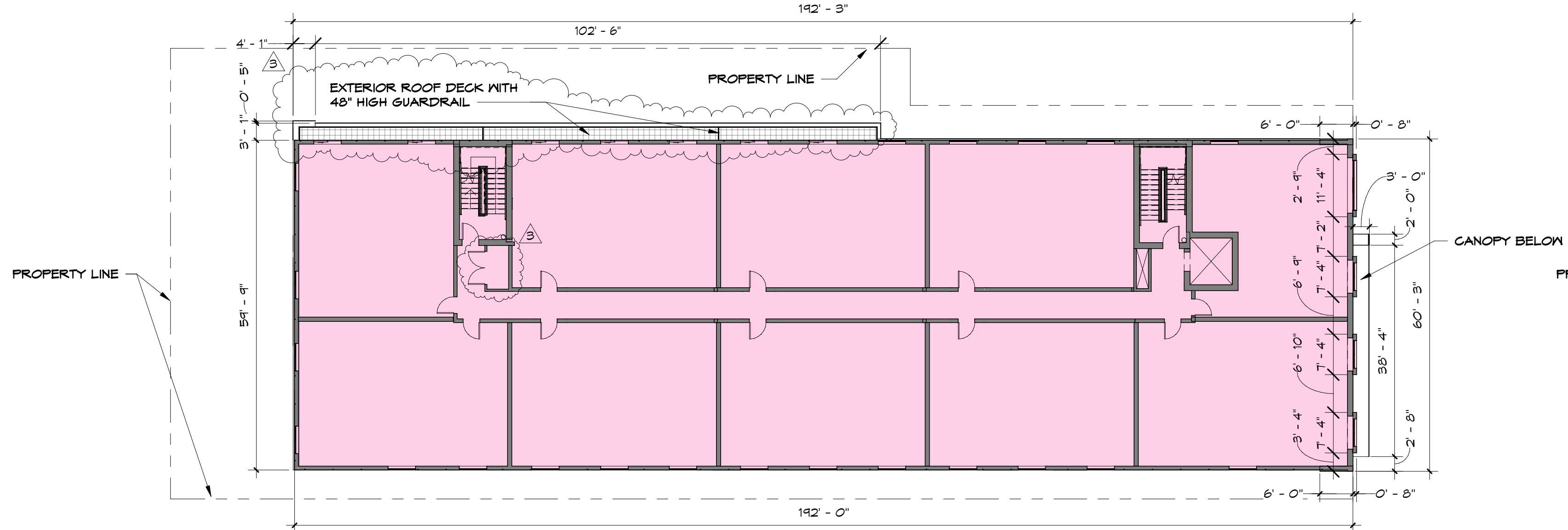
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ZONING PLAN
Sheet 1 of 1



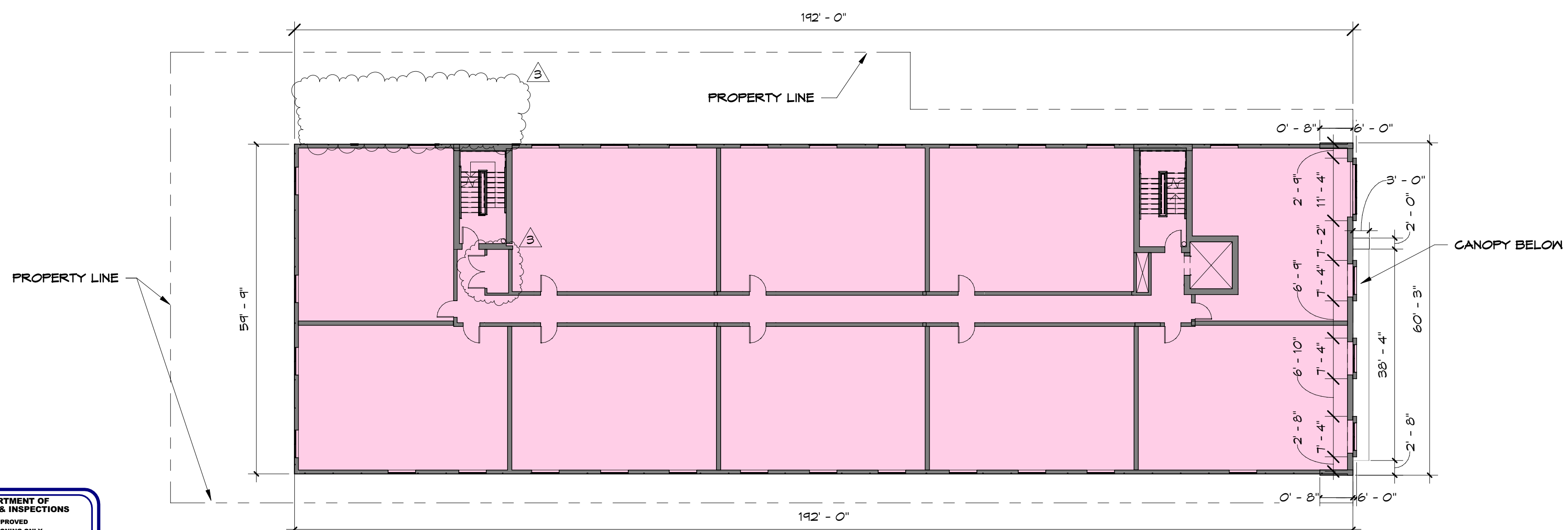
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Z-4 1/16" = 1'-0"



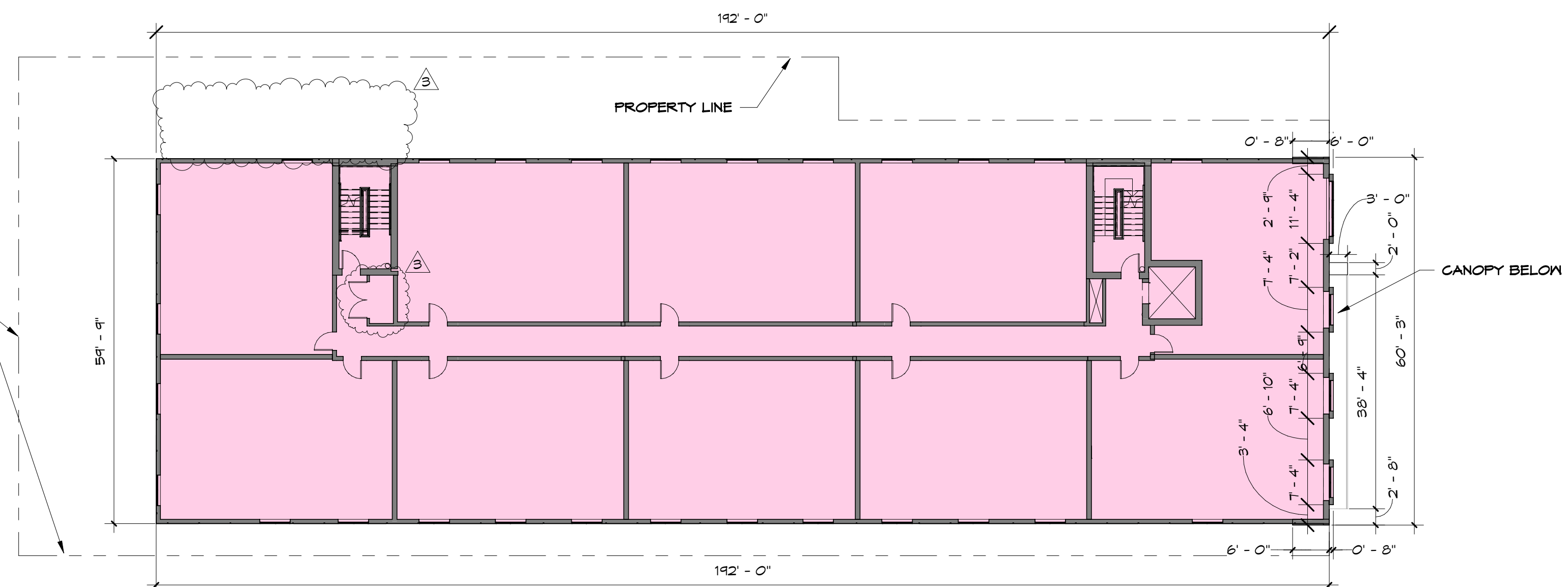
2 FIRST FLOOR PLAN (UPPER)
Z-4 1/16" = 1'-0"



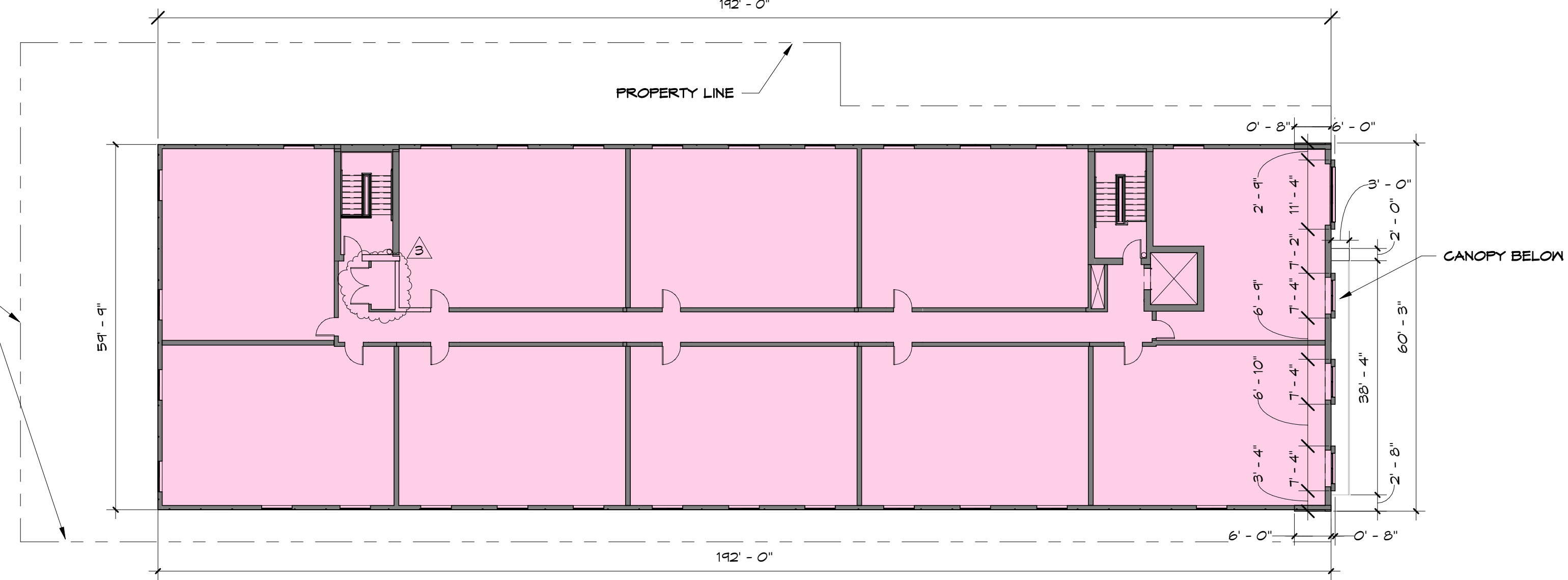
3 SECOND FLOOR PLAN
Z-4 1/16" = 1'-0"



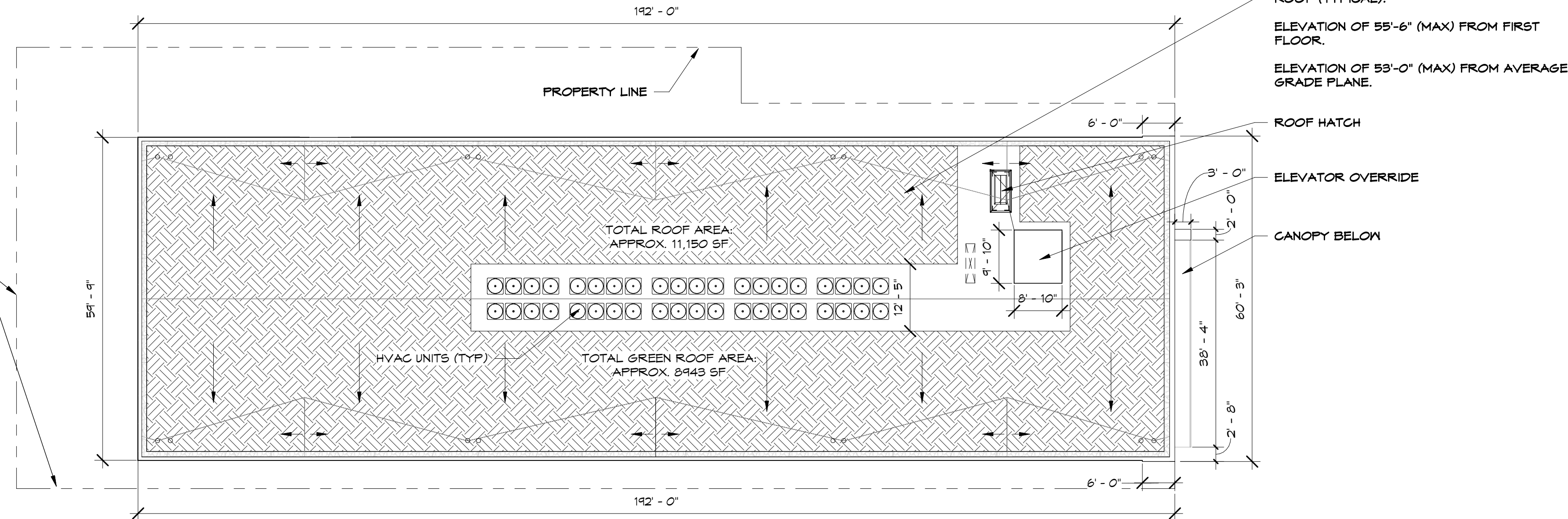
4 THIRD FLOOR PLAN
Z-4 1/16" = 1'-0"



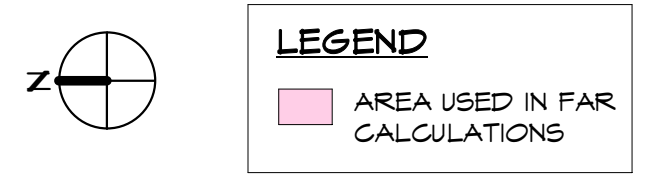
5 FOURTH FLOOR PLAN
Z-4 1/16" = 1'-0"



6 FIFTH FLOOR PLAN
Z-4 1/16" = 1'-0"



7 ROOF PLAN
Z-4 1/16" = 1'-0"



NOT FOR CONSTRUCTION
ISSUED FOR:
ZONING
18 JANUARY 2023

4415 CHESTNUT
ORENS BROTHERS

4415 CHESTNUT STREET,
PHILADELPHIA, PA 19104

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ENCLOSURE CONSULTANT
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REVISIONS

ITEM	DATE	REMARKS
1	01/18/2023	ZONING REVISIONS
3	01/18/2023	ZONING REVISIONS

ZONING SUBMISSION - FLOOR PLANS

As indicated
18 JAN. 2023
SW/RK