

Zoning Permit

Permit Number ZP-2022-008186

LOCATION OF WORK 4233 CHESTNUT ST, Philadelphia, PA 19104-3094	PERMIT FEE \$207.00	DATE ISSUED 7/22/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 4233 CHESTNUT PARTNERS LL	1613 WALNUT ST 2ND FLOOR PHILADELPHIA PA 19103
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT For the erection of one (1) accessory wall sign with static illumination along the Chestnut Street facade of an existing semi-detached structure, size and location as shown on plan/application.

APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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

4233 CHESTNUT ST, Philadelphia, PA 19104-3094

ADDITIONAL USE DETAILS

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

Sign accessory to previously approved use of Multi-Family Household Living within the existing semi-detached structure.

This permit is subject to the following specific conditions.

CONDITIONS

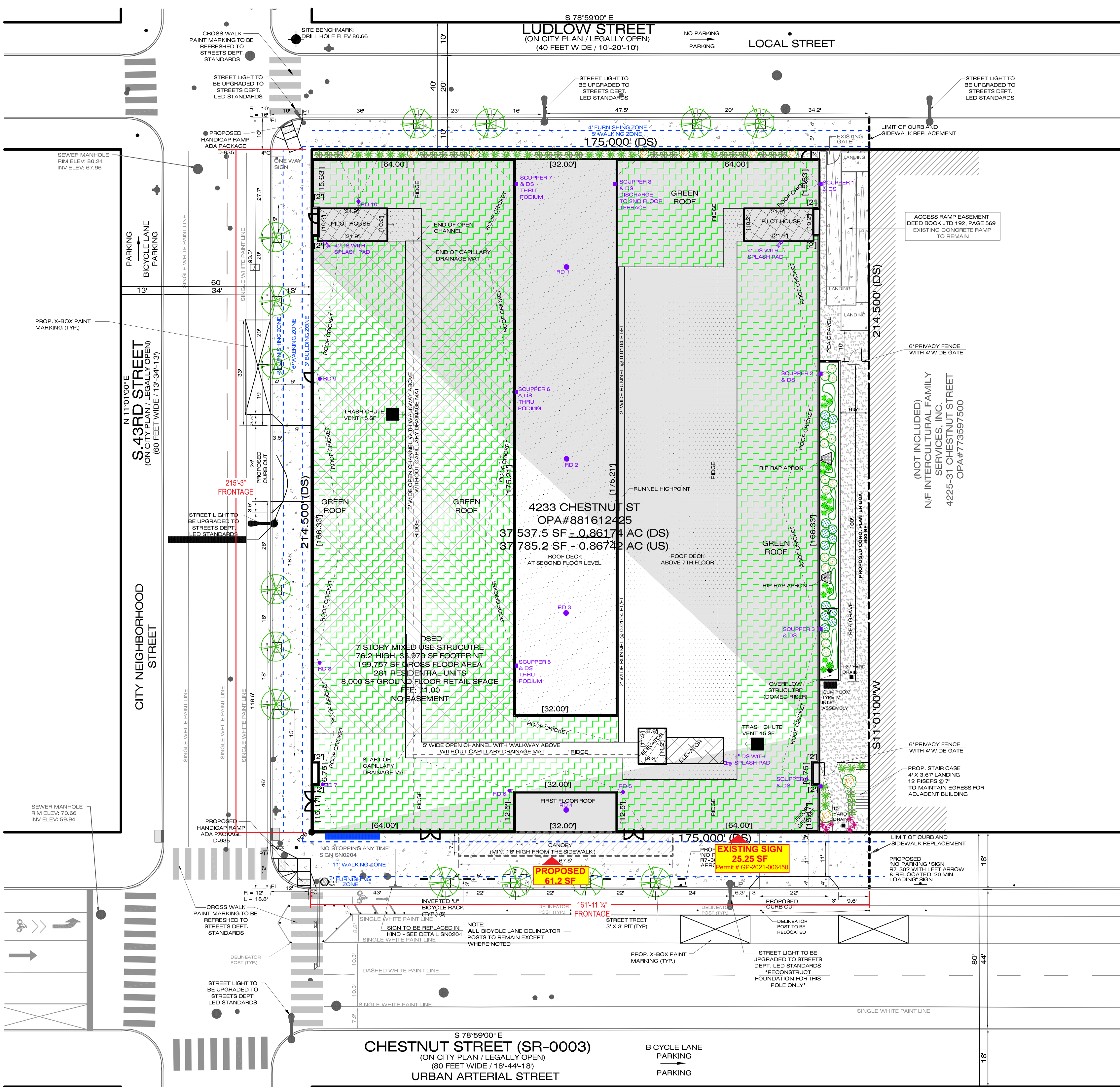
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

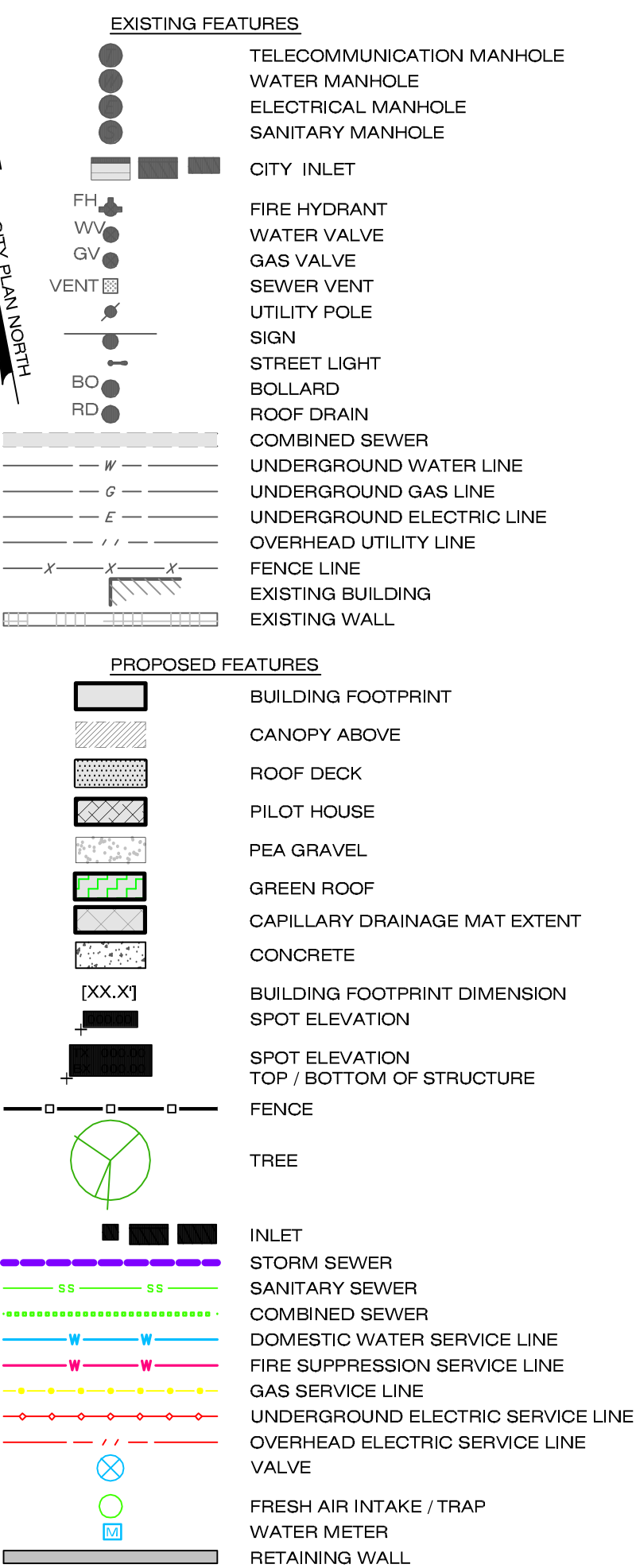
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

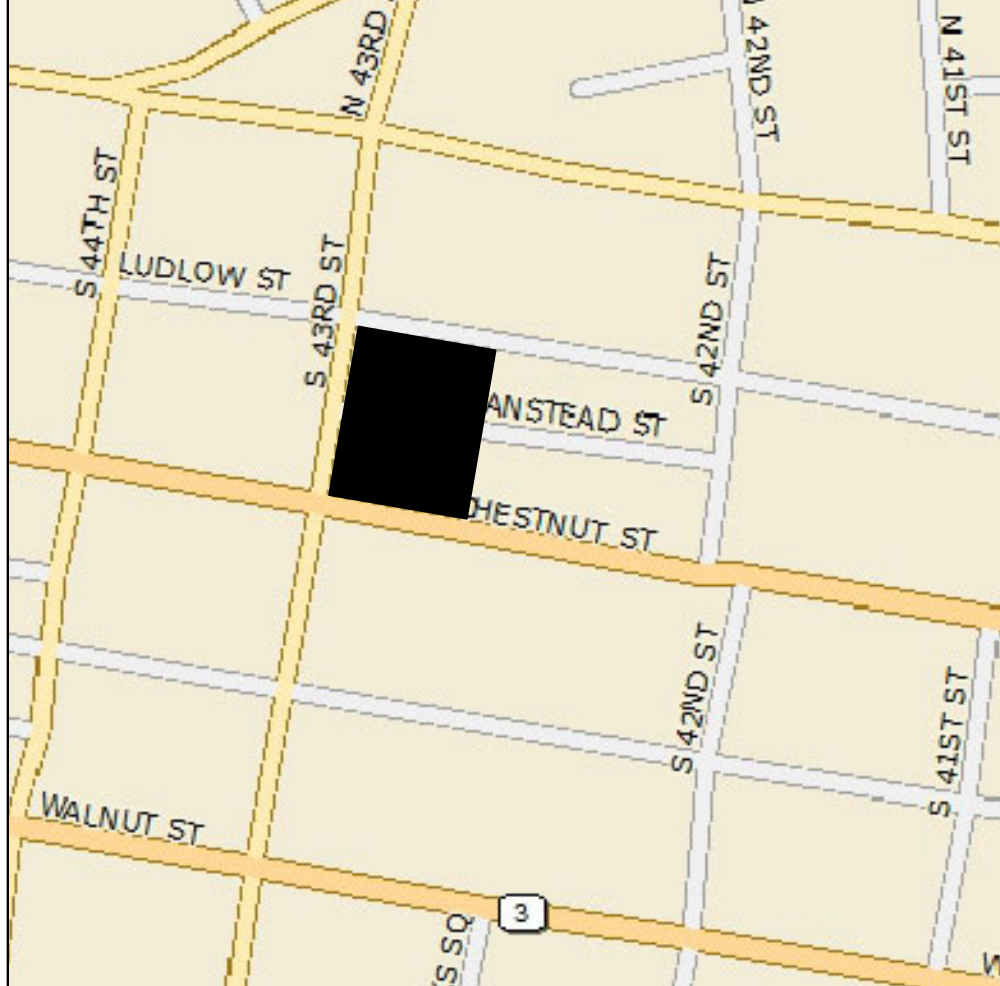


LEGEND



GENERAL PLANTING NOTES

- Plant material shall be furnished and installed as shown, including all labor, materials, plants, equipment, incidentals and clean-up.
- The Contractor shall report any soil or drainage conditions considered detrimental to the growth of the proposed plant material.
- Locations of plant materials approximate. Exact location of plant materials shall be determined by contractor in field, with the approval of the Landscape Architect and/or Developer.
- The Contractor shall be responsible for determining where the underground utilities exist on-site. The Contractor shall exercise extreme caution when excavating near these utilities.
- The Contractor shall be responsible for planting at correct grades and alignment as shown on the planting plan.
- Plant names shall agree with the nomenclature 'Standard Plant Names' as adopted by the American Joint Committee on Horticulture Nomenclature.
- All plants shall be typical of their species or variety. They shall have normal well developed branches, and vigorous fibrous root systems. They shall be free from disfiguring knots, sunscale, injuries, abrasions of bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall be nursery grown. All collected material shall be clean, soundstock, and free from decaying stems.
- Size and grading standards shall conform to the "U.S.A. Standard for Nursery Stock" as sponsored by the American Association of Nurserymen.
- Balled and burlapped and balled and platform plants shall have a solid ball of earth securely held in place by burlap and stout rope. Minimum ball sizes shall be specified in the "U.S.A. standard for Nursery Stock". Loose, broken, or manufactured balls will be rejected.
- All plants shall be subject to inspection before any plants are dug and replaced with acceptable material at no additional cost. No substitutions for plant materials are acceptable unless approved by Landscape Architect.
- Planting shall be conducted under seasons which are normal for such work. At the option and on the full responsibility of the Contractor, planting operation may be conducted under unseasonable conditions. In general, plant during the following seasons unless otherwise approved by the Landscape Architect.
 - Deciduous Trees and Shrubs: when plants are dormant. (Fall and early Spring)
 - Evergreen Trees and Shrubs: from the time the frost leaves the ground until new growth is well developed. (Spring)Groundcover: after the danger of frost is past. (Spring until early Summer)
- Provide continuous double-shredded hardwood bark (2" thick) at the base of the specimen trees and shrubs and in all planting beds.
- Insofar as it is practicable, plant material shall be planted on the day of delivery. In the event that this is not possible, the Contractor shall protect all stock not planted. Plants shall not remain unplanted for longer than a two (2) day period after delivery.
- Plants should not be bound at any time with wire or rope as to damage the bark and branches. Plants shall be handled from the bottom of the root ball only.
- All plants shall be set plumb and straight, at such a level that after settlement, a normal relationship between the crown of the root ball and the ground surface will be established. All plants shall be located in the center of their respective planting pits.
- Each plant shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant. Pruning shall be done with clean, sharp tools. Shears are to be sterilized between trees.
- All injured roots shall be pruned prior to planting. It is advisable to prune the branches which cross. The central leader of trees should not be cut. Long side branches should be shortened.
- Trees shall be supported immediately after planting. All trees six (6) inches and over in caliper shall be guyed. Smaller trees shall be staked. Guy wires and stakes shall be indicated with bright flagging.
- The trunks of all deciduous trees shall be wrapped with a waterproof tree wrap, as soon as possible after planting, according to standard procedures as indicated.
- All disturbed areas shall be seeded or sodded by Contractor and approved by Landscape Architect.
- Grass seed mix for lawn areas with less than a 3:1 slope shall be the following mix: Perennial Ryegrass-50%, Annual Ryegrass-20%, Kentucky Bluegrass-15%, & Creeping Red Fescue-15%.
- Before mixing planting mixture, clean topsoil of roots, plants, sods, loose stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
- Planting mixture shall contain topsoil from local sources or from areas having similar soil characteristics to that found at project site. Obtain topsoil only from naturally, well drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
- Planting mixture shall be 2/3 topsoil and 1/3 peat humus.
- The beginning of the guarantee period shall start after the acceptance at the final inspection. All planting must be alive and healthy to be considered complete. Plant material shall be guaranteed by the Contractor for a two-year period.
- Maintenance during two-year guarantee period shall include watering, weeding, cultivating, fertilizing, spraying, tightening, and repairing of guys, removal and replacement of dead material, resetting settled plants to proper grades or upright position and other necessary operations as may be required to keep the plants in a live and healthy growing condition.
- During landscape work, keep pavements clean and work areas in an orderly condition. Keep all access ways (vehicular and pedestrian) open at all times.
- When work is complete, all work areas and pavements shall be cleaned of extraneous soil and put back in the original condition.



LOCATION MAP

THIS SITE IS LOCATED WITHIN THE LOWER SCHUYLKILL RIVER WATERSHED

LAND SURVEY NOTES

- Boundary and Topographic information is based on a field survey performed by American Surveying & Mapping, Inc. on March 18, 2018 and a field survey performed by Ruggiero Plante Land Design during January, 2019.
- Boundary dimensions are identified in Philadelphia District Standard feet and 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 overights but more precise values.
- FEMA FIRM map #4207570179G effective January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- This survey does not address the presence or absence of freshwater wetlands.
- 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. The property is identified as within the Commercial Mixed-Use (CMX-4) Zoning District.

OWNER OF RECORD

4233 CHESTNUT PARTNERS LLC
4233 Chestnut Street
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		
1	8/21/2019	OWNER COMMENTS
2	7/10/2019	PCSWMP REVIEW
3	7/30/2019	PCSWMP REVIEW
4	11/13/2019	2 SHEETS ADDED
5	1/23/2020	ST & SAN MATERIAL CHANGE
6	4/17/2020	GREEN ROOF REMOVED @ 1ST FLR

4233 CHESTNUT STREET
Philadelphia, PA 19104
Ward #27 OPA# 881612425

prepared for:
4233 Chestnut Partners, LLC
c/o Mark Cartella
1615 Walnut Street, 2nd Floor
Philadelphia, PA 19103
(215) 694-5506
prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E



Plan Date: June 5, 2019 Scale: 1" = 20'-0"
20' 10' 0' 20'

CONSTRUCTION SET

Sheet Title:
SITE PLAN

Sheet 3 of 12

PLANT LIST

QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	CODE	BOTANICAL NAME	COMMON NAME	SIZE
STREET TREES									
11	TREES	Acer griseum	Paperbark Maple	2.5' - 3' Cal. B&B	9		Hydrangea arborescens	Smooth Hydrangea	#3 can, 18-24"
STORMWATER PLANTER BOX									
17	SHRUBS	Schizachyrium scoparium	Little Blue Stem	#3 can, 18-24"	24		Polystichum acrostichoides	Christmas Fern	#3 can, 18-24"
15		Clethra alnifolia	Sweet Pepperbush	#3 can, 18-24"	28		Hosta 'Patriot'	Hosta 'Patriot'	#3 can, 18-24"
13		Carex tumicola	Berkley Sedge	#3 can, 18-24"	6		Lobelia cardinalis	Cardinal Flower	#3 can, 18-24"
STORMWATER SEEDMIX									
		Agastache foeniculum	Anise Hyssop						
		Aster novi-belgii	New York Aster						
		Asclepias tuberosa	Butterfly Weed						
		Chelone glabra	Turtlehead						
		Eupatorium perfoliatum	Spotted Joe-Pye Weed						
		Rudbeckia hirta	Black Eyed Susan						



Applied Electronically by L&J User:



COLORS & FINISHES

White

Black

SPECIFICATIONS

Letter:

Fabricated face lit aluminum letters.

White acrylic faces.

1" Mylar trimcap.

White LED illumination

8" x 6" black aluminum raceway

Black .125" aluminum panel behind "ON"

Power Requirement:

(1) 120v, 20A circuit.

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CUSTOM SIGNAGE SYSTEMS

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OneFive Capital
Solo on Chestnut

4233 Chestnut Street
Philadelphia, PA 19104

Project Manager
J. Gould

Designer
T Sullivan

Rev.

Production will not begin without a signed and checked approval on all final layouts.

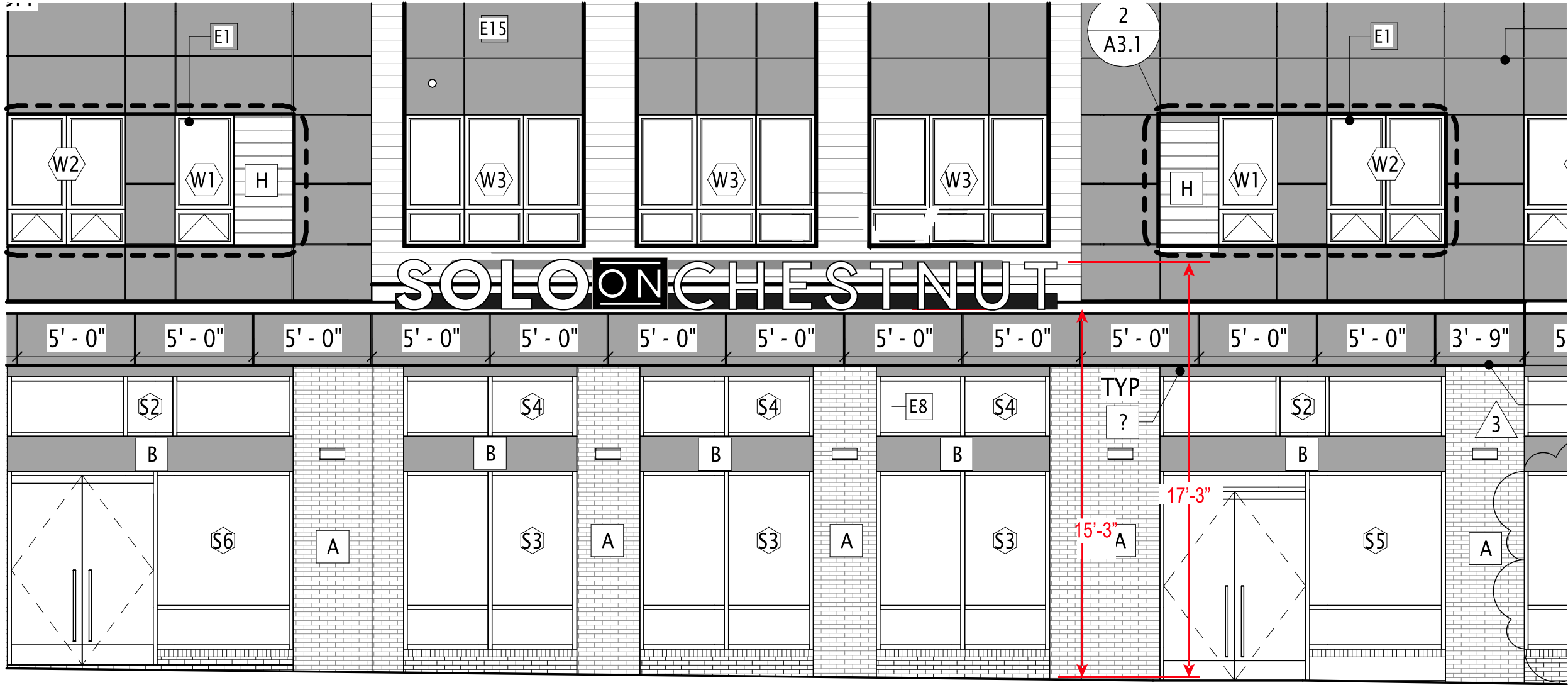
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Return layout(s) directly to your Project Manager listed above or info@mainelinesigns.com

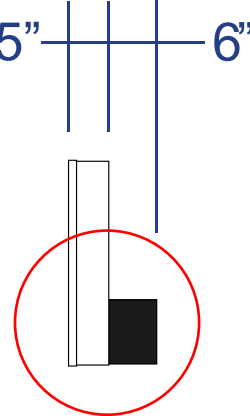
- ☐ Approved, as is
- ☐ Approved, w/ changes
- ☐ Requires New Layout
- ☐ Rejected

Customer Signature Required

Date Signed



PROFILE view



APPROVED
FOR ZONING ONLY
07/22/22

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

Applied Electronically by L&I User: