

ALLOWED SIGNAGE SQUARE FOOTAGE FOR EACH SIDE OF FRONTAGE				
STREET	LOT FRONTAGE	BUILDING FRONTAGE	ALLOW WALL SIGNAGE SQ. FT. (SEE NOTE 8)	PROPOSED WALL SIGNAGE SQ. FT. (SEE NOTE 8)
N FRONT STREET	59'-2 5/8"	59'-2 5/8"	236 SF	114 SF
LEE STREET	59'-2 5/8"	59'-2 5/8"	355 SF	29 SF

A rectangular stamp with a blue border. The text inside reads: "APPROVED" in large bold letters, "FOR ZONING ONLY" in smaller bold letters, and "11/12/20" in bold letters. Below this, in smaller text, it says: "WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, I WILL REQUEST THE APPROVAL OF THE DEPARTMENT OF LAND USES & INSPECTIONS." At the bottom, it says "Applied Electronically by L&I User:".

Applied Electronically by L&I User.

DRAWING INDEX	
Sheet Number	Sheet Name
ZD-00	ZONING SITE PLANS AND INFORMATION
ZD-01	ZONING PLANS
ZD-02	ZONING ELEVATIONS
ZD-03	SITE LAYOUT PLAN

GROSS SQUARE FOOTAGE MATRIX FOR FLOOR AREA RATIO	
LOCATION	TOTAL GROSS SF
FIRST FLOOR	3,759 SF U.S.S.
SECOND FLOOR	4,219 SF U.S.S.
THIRD FLOOR	4,219 SF U.S.S.
FOURTH FLOOR	4,219 SF U.S.S.
FIFTH FLOOR	4,219 SF U.S.S.
SIXTH FLOOR	4,219 SF U.S.S.
SEVENTH FLOOR	4,219 SF U.S.S.
TOTAL SQUARE FOOTAGE	29,673 SF U.S.S.
P.D.S. TOTAL SQUARE FOOTAGE	29,494.44 SF P.D.S.
FAIR BASED ON P.D.S.	29,494.44 / 5907.00 = 4.9931 (499.31%)

BUILDING HEIGHT CHART	
LOCATION	HEIGHT (ABOVE MEAN SEA LEVEL)
NE CORNER	20.8'
SE CORNER	20.0'
NW CORNER	19.6'
SW CORNER	18.9'
AVERAGE	79.3 (TOTAL) / 4 CORNERS = 19.825'

19.825' AVERAGE = 85.6' TALL ALLOWED BY 2018 INTERNATIONAL BUILDING CODE TABLE 504.3 - 104.225' TO PRIMARY ROOF HIGH POINT (ABOVE MEAN SEA LEVEL).

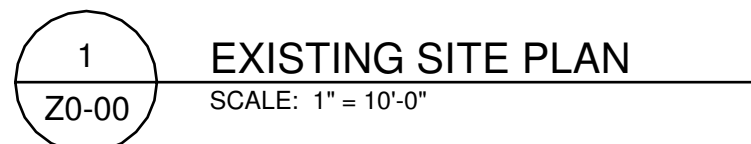
0'-0" FOR THIS PROJECT IS TO 20.5' ABOVE SEA LEVEL. THEREFORE ACTUAL BUILDING HEIGHT FROM THE AVERAGE BUILDING SITE CORNERS IS 104.825-20.5 = 84.312' WHICH IS EQUAL TO 84'-3 1/2"

2
Z0-00

PROPOSED SITE PLAN

SCALE: 1" = 10'-0"

N



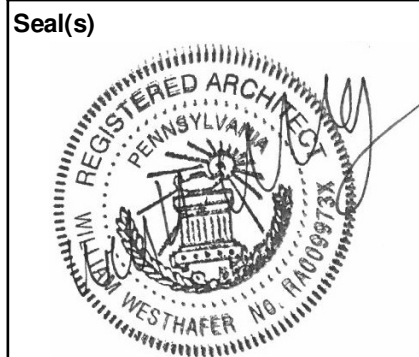
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This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Architect or Engineer.

Project Component
PRELIMINARY PLAN REVIEW

Consultants

Civil: JMR ENGINEERING
 106 Schubert Drive
 Downingtown, PA 19335
 P: 484.880.7342

Architecture: NORR
 Structural: NORR
 Mechanical: NORR
 Electrical: NORR



NORR

One Penn Center
1617 JFK Blvd., Suite 1600
Philadelphia, PA, US 19103
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Project Manager ADAM JECKEL	BIM Lead AMBER HAITJEMA
Design Lead NORR	Drawn NICOLE HARNER
Project Leader AMBER HAITJEMA	Checked ADAM JECKEL
EAST COLUMBIA & MEMPHIS ASSOCIATES, LP	

Project
1321 N. FRONT ST.

1321-25 N. FRONT ST.
PHILADELPHIA, PA 19122

Drawing Title
ZONING SITE PLANS AND
INFORMATION

Scale	As indicated
Chicago Project No.	NICH20-0170-00
Philadelphia Project No.	NPPH20-0155-00
Drawing No.	

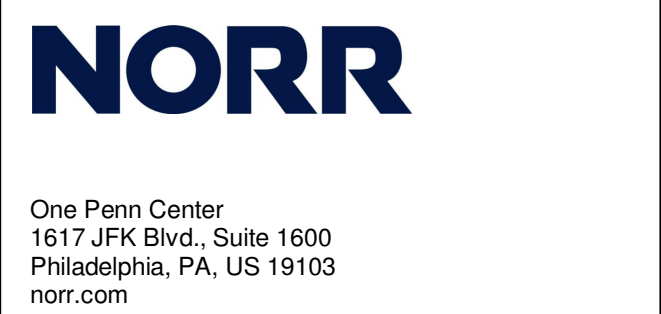
20-00

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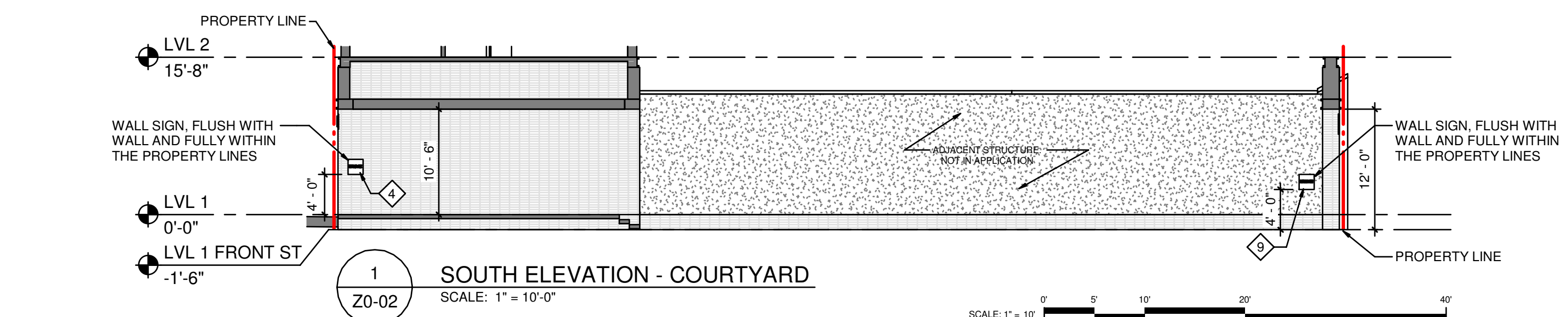
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Consultants	
Civil:	JMR ENGINEERING 106 Schubert Drive Downingtown, PA 19335 P: 484.880.7342 
Architecture: NORR Structural: NORR Mechanical: NORR Electrical: NORR	

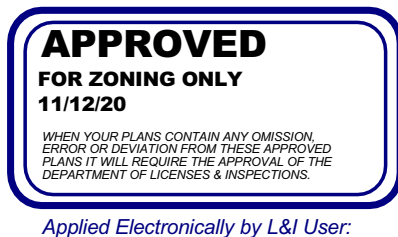
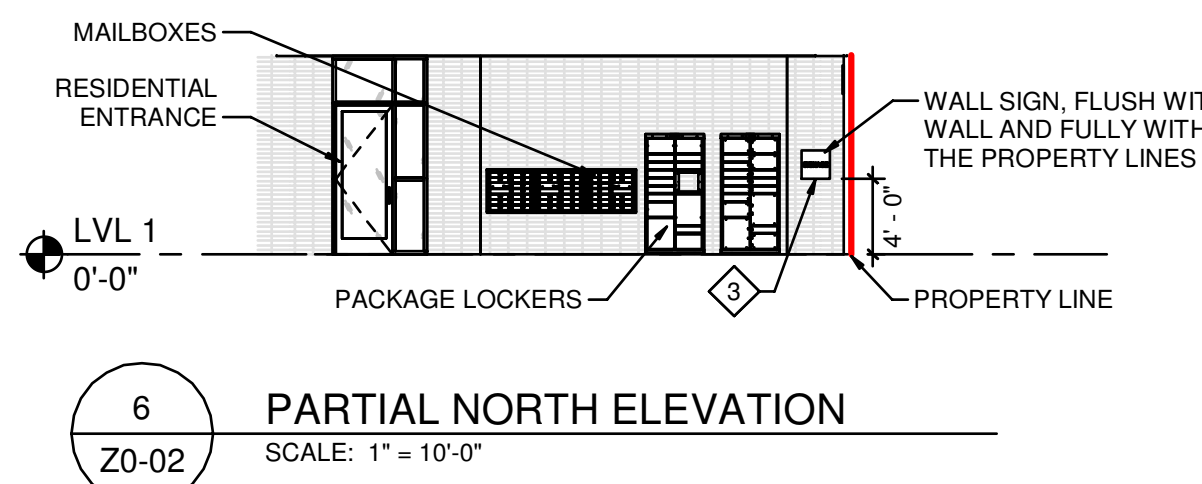


Project
1321 N. FRONT ST.
1321-25 N. FRONT ST. PHILADELPHIA, PA 19122

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SIGNAGE SCHEDULE					
TAG	TYPE OF SIGN	SIZE	SQUARE FOOTAGE	STREET	TOTALS
1	WALL	2'-10"W x 1'-1"H	3 SF	N. LEE ST.	29 SF
2		13'-6"W x 1'-6"H	20 SF	N. LEE ST.	
3		1'-6"W x 1'-6"H	3 SF	N. LEE ST.	
4		1'-6"W x 1'-6"H	3 SF	N. LEE ST.	
5		2'-10"W x 1'-1"H	3 SF	N. FRONT ST.	
6	WALL	20'-0"W x 2'-2"H	43 SF	N. FRONT ST.	82 SF
7		13'-6"W x 2'-0"H	30 SF	N. FRONT ST.	
8		1'-6"W x 1'-6"H	3 SF	N. FRONT ST.	
9		1'-6"W x 1'-6"H	3 SF	N. FRONT ST.	
10		2'-0"W x 4'-0"H	8 SF	N. FRONT ST. (IN COURTYARD)	
11	PROJECTING	2'-0"W x 4'-0"H	8 SF	N. FRONT ST. (IN FRONT YARD)	32 SF
12		2'-0"W x 4'-0"H	8 SF	N. FRONT ST. (IN COURTYARD)	
13		2'-0"W x 4'-0"H	8 SF	N. FRONT ST. (IN COURTYARD)	



Zoning Permit

Permit Number ZP-2020-009026

LOCATION OF WORK 1321 N FRONT ST Consolidated Parcel, Philadelphia, PA 19122-4603	PERMIT FEE \$572.00	DATE ISSUED 11/12/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
Adam Laver DBA: Adam E. Laver, Esquire, Blank Rome LLP Blank Rome LLP One Logan Square Philadelphia, PA 19103 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of an attached structure (w/penthouse providing access to mechanical equipment on roof; no roof deck), size and location as shown on plan/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

 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-2020-009026

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1321 N FRONT ST Consolidated Parcel, Philadelphia, PA 19122-4603

ADDITIONAL USE DETAILS

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

For use as vacant commercial space on ground floor (separate use registration permit required prior to occupancy), with multi-family household living (thirty-six (36) dwelling units) above, with one (1) accessory garage parking space (van-accessible), five (5) accessory surface parking spaces (including one (1) auto-share space) provided off-site at 1320-48 N Front Street (see ZP-2020-009027 for use permit documenting off-site parking); no signs on this permit.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.