

Zoning Permit

Permit Number ZP-2020-000329

LOCATION OF WORK 300 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19106	PERMIT FEE \$3,378.00	DATE ISSUED 8/6/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 300 COLUMBUS LLC	1 BRYANT PARK NEW YORK NY 10036
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APPLICANT Peter Kelsen, Esq. DBA: Blank Rome LLP	130 N 18th StreetOne Logan SquarePhiladelphia, PA 19103US
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR ERECTION OF A SEMI-DETACHED STRUCTURE (UTILIZES ZONING BONUSES: MIXED-INCOME HOUSING, PUBLIC SPACE, TRAIL BONUS, STORMWATER BONUS, RETAIL SPACE, GREEN BUILDING (THE LEED AGREEMENTS TO BE FINALIZED DURING THE BUILDING PERMIT PROCESS), AND PUBLIC ART BONUSES). SIZE AND LOCATION AS SHOWN ON APPLICATION /PLANS.
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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. 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

300 N CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19106

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES AT GROUND FLOOR FACING NORTH CHRISTOPHER COLUMBUS BOULEVARD (USES AS PERMITTED IN CMX-3, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING THREE-HUNDRED-SIXTY (360) DWELLING UNITS, ACCESSORY ABOVE-GROUND PARKING GARAGE WITH ONE-HUNDRED-EIGHT (108) PARKING SPACES (INCLUDING THREE (3) ACCESSIBLE SPACES INCLUDING ONE VAN-ACCESSIBLE), THREE (3) COMPACT SPACES, SEVEN (7) RESERVOIR SPACES, AND SIX (6) ELECTRICAL VEHICLE PARKING SPACES), AND ONE-HUNDRED-TWENTY (120) CLASS 1A BICYCLE PARKING SPACES, AND TWO (2) OFF-STREET LOADING SPACES.

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.

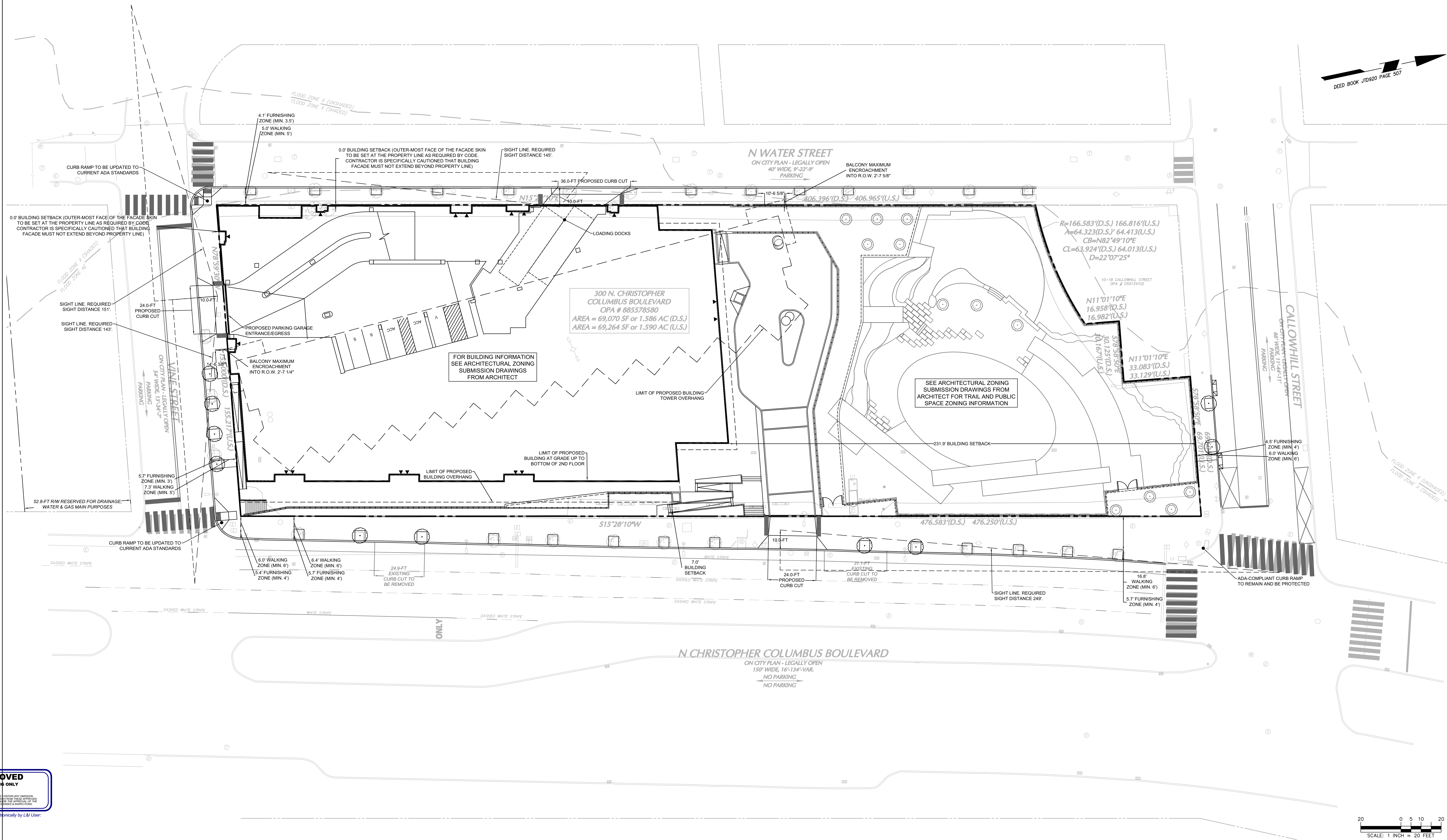
GENERAL NOTES

- THIS DRAWING REFERENCES THE FOLLOWING:
300 N CHRISTOPHER COLUMBUS BOULEVARD, PHILADELPHIA, PA 19106
OWNER OF RECORD: THE DURST ORGANIZATION
APPLICANT: ONE BRYANT PARK
NEW YORK, NEW YORK 10036
- ZONING DATA:
300 N COLUMBUS BOULEVARD, PHILADELPHIA, PA 19106
CDA-3 COMMUNITY COMMERCIAL MIXED-USE
PROPOSED USE: RESIDENTIAL COMMERCIAL FACILITY
OPA ACCOUNT NUMBER: 88578590
APPROXIMATE GROSS AREA = 69,070 SF (D.S.) + 69,264 SF (U.S.)
- LOT IDENTIFICATION:
DEED BEARINGS IN DEED BOOK JTD200 PAGE 507
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO THE DEED BEARINGS IN DEED BOOK JTD200 PAGE 507.
- DIMENSIONS AND AREAS FOLLOWED BY 10.5 FT ARE IN THE PHILADELPHIA DISTRICT STANDARD UNITS OF MEASUREMENT. DIMENSIONS AND AREAS FOLLOWED BY 10.5 FT ARE IN THE UNITED STATES STANDARD UNITS OF MEASUREMENT.
- ELEVATIONS SHOWN ARE REFERENCED TO THE CITY OF PHILADELPHIA VERTICAL DATUM. BENCHMARK ON LIGHT POLE BASE AT NORTHWEST CORNER OF CHRISTOPHER COLUMBUS BOULEVARD AND VINE STREET, ELEVATION 0.91, PROVIDED BY 2nd SURVEY DISTRICT AND SET ON JANUARY 7, 2020.
- STREET NAMES AND RIGHT OF WAY WIDTHS ARE SHOWN IN ACCORDANCE WITH THE PHILADELPHIA CITY PLAN.
- TOPOGRAPHIC AND PLANNETRIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC. DURING DECEMBER, 2019.
- OFFSETS (IF SHOWN) ARE FOR SURVEY REFERENCES ONLY AND SHOULD NOT BE USED IN CONSTRUCTION OF ANY TYPE.
- WETLANDS, ENVIRONMENTAL AND/OR HAZARDOUS MATERIALS LOCATION, IF ANY, NOT COVERED UNDER THIS CONTRACT.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLE/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND THE LOCATIONS WHERE DATA WAS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT AND DOES NOT WARRANT THAT PIPE MATERIAL, AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES. ADDITIONAL UTILITY (WATER, GAS, ELECTRIC, ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS. UNLESS SPECIFICALLY NOTED HEREON THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON. PRIOR TO ANY DESIGN OR CONSTRUCTION THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS PLAN NOT VALID UNLESS EMBOSSED WITH THE SEAL OF THE PROFESSIONAL.
BY GRAPHICAL PLOTTING OF THE FEMA FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, FIRM 15461, PANEL 18A OF 23A, MAP NUMBER 407202018H, MAP REVISED NOVEMBER 18, 2015, THE SUBJECT PROPERTY LIES PARTIALLY WITHIN FLOOD ZONE X (SHADED). AREAS OF 32% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY WITHIN FLOOD ZONE AE (EL. 11, NAVD83). BASE FLOOD ELEVATIONS DETERMINED: (EL. 11 (NGVD29) = EL. 9.92 (NAVD83) = EL. 4.91 (CITY)).
- THE DELAWARE IS THE CLOSEST WATERCOURSE TO THE SITE AND IS LOCATED EAST OF THE PROJECT SITE.
- THE PROJECT SITE IS LOCATED IN THE DELAWARE DIRECT (SOUTH) WATERSHED ACCORDING TO THE PHILADELPHIA WATER DEPARTMENT STORMWATER MANAGEMENT GUIDANCE MANUAL.
- SITE SOILS ARE CLASSIFIED AS LA, URBAN LAND.

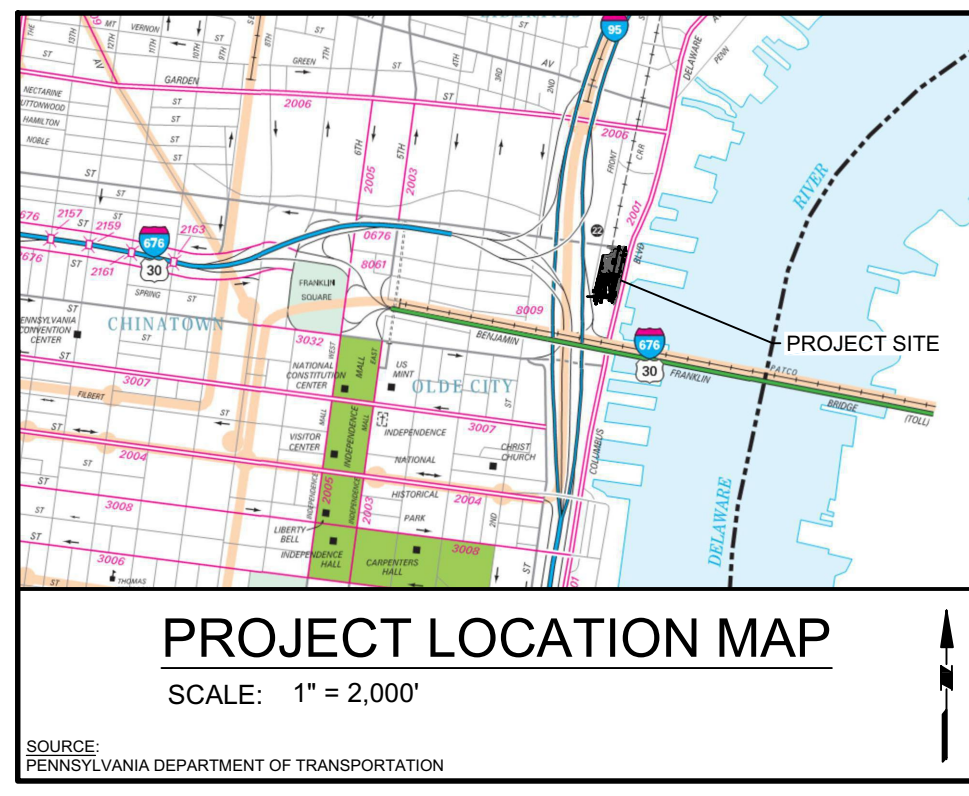
LEGEND OF SYMBOLS & ABBREVIATIONS (NOT TO SCALE)

HYDRANT	CONCRETE CURB	PROPOSED BUILDING OVERHEAD
STREET LIGHT	CONCRETE	PROPOSED BUILDING
AREA LIGHT	DETECTABLE PAD	PROPOSED BUILDING TOWER
SIGNAL POLE	DROP CURB	PROPOSED BUILDING OVERHANG
POLE	BROKEN WHITE STRIPE	
GUY WIRE	SINGLE YELLOW STRIPE	
ANCHOR POLE	DOUBLE YELLOW STRIPE	
MANHOLE	SINGLE WHITE STRIPE	PROPOSED SIDEWALK
MANHOLE (DRAINAGE)	REINFORCED CONCRETE PIPE	PROPOSED CURB
MANHOLE (SANITARY SEWER)	DUCTILE IRON PIPE	
MANHOLE (ELECTRIC)	CORRUGATED METAL PIPE	
MANHOLE (WATER)	NO VISIBLE PIPE	
MANHOLE (NATURAL GAS)	EDGE OF PAVEMENT	
MANHOLE (TELEPHONE)	LANDSCAPED AREA	
MANHOLE (FORCE MAIN)	SURVEY BEARING & DISTANCE	
MANHOLE (STEAM)	DEED BEARING & DISTANCE	
MANHOLE (UNKNOWN UTILITY)	STORM DRAIN	
WATER VALVE	SANITARY LINE	
GAS VALVE	COMBINED UTILITY LINE	
SHRUB	UNKNOWN UTILITY LINE	
CATCH BASIN	GAS LINE	
CLEAN OUT	WATER LINE	
TREE	ELECTRIC LINE	
ISN	TELEPHONE LINE	
BOLLARD	CABLE TV LINE	
PEDESTRIAN WALK SIGNAL	STEAM LINE	
DOOR	FORCE MAIN	
DOUBLE DOOR	FIBER OPTIC	
OVERHEAD DOOR	REFERENCED UTILITY LINE	
PARKING METER	(TYPE AS NOTED BASED ON RECORD MAPPING)	
METAL COVER	OVERHEAD WIRE	
ELECTRIC BOX	QUIR RAILWAY (AS NOTED)	
SOIL BORING	CHAIN LINK FENCE	
MONITORING WELL	WOODSTOCKADE FENCE	
TEST PIT	WIRE FENCE	
BENCHMARK	IRON FENCE	
ROOF DRAIN	NON FENCE	
SPOT ELEVATION	TREE LINE	
CONTOUR LINE	EASEMENT LINE	
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	UTILITY RIGHT-OF-WAY LINE	

FOR ZONING TABLE
SEE ZONING SUBMISSION
DRAWINGS FROM ARCHITECT



Applied Electronically by L&L User



VINE STREET

PHILADELPHIA, PA

OWNER
The Durst Organization
One Bryant Park
New York, New York 10036
Telephone: 212 257 6800
www.durst.org

ARCHITECT
Handel Architects LLP
120 Broadway, 6th Floor
New York, New York 10071
Telephone: 212 595 4112
www.handelarchitects.com

INTERIOR DESIGNER
Daroff Design
2121 Market St
Philadelphia, PA 19103
Telephone: 215 638 9900
www.daroffdesign.com

STRUCTURAL ENGINEER
The Hamman Group
900 West Valley Forge Rd, Suite 200
King of Prussia, PA 19406
Telephone: 610 337 3360
www.hammingroup.com

MEP ENGINEER
Bala
443 South Gulph Road
King of Prussia, PA 19406
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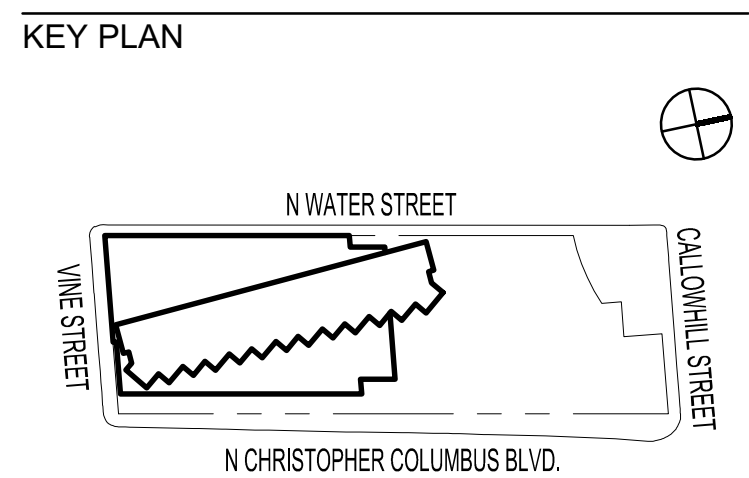
FAÇADE CONSULTANT
Edwards & Company
1022 Keystone Dr
 Sellersville, PA 18960
Telephone: 215 703 0628
www.edwardsbec.com

FAÇADE MAINTENANCE
Lerch Bates
1430 Broadway
Suite 908
New York, NY 10018
www.lerchbates.com

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VDA
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www.vdasoc.com

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REV.	DATE	ISSUANCE
03/10/2020	ZONING SUBMISSION	
04/30/2020	ZONING APPROVAL REVISIONS	
06/09/2021	FINAL ZONING APPROVAL	
	SUBMISSION	
06/25/2021	FINAL ZONING APPROVAL	
	SUBMISSION REVISIONS	



SCALE:
PROJECT NO:
SEAL & SIGNATURE



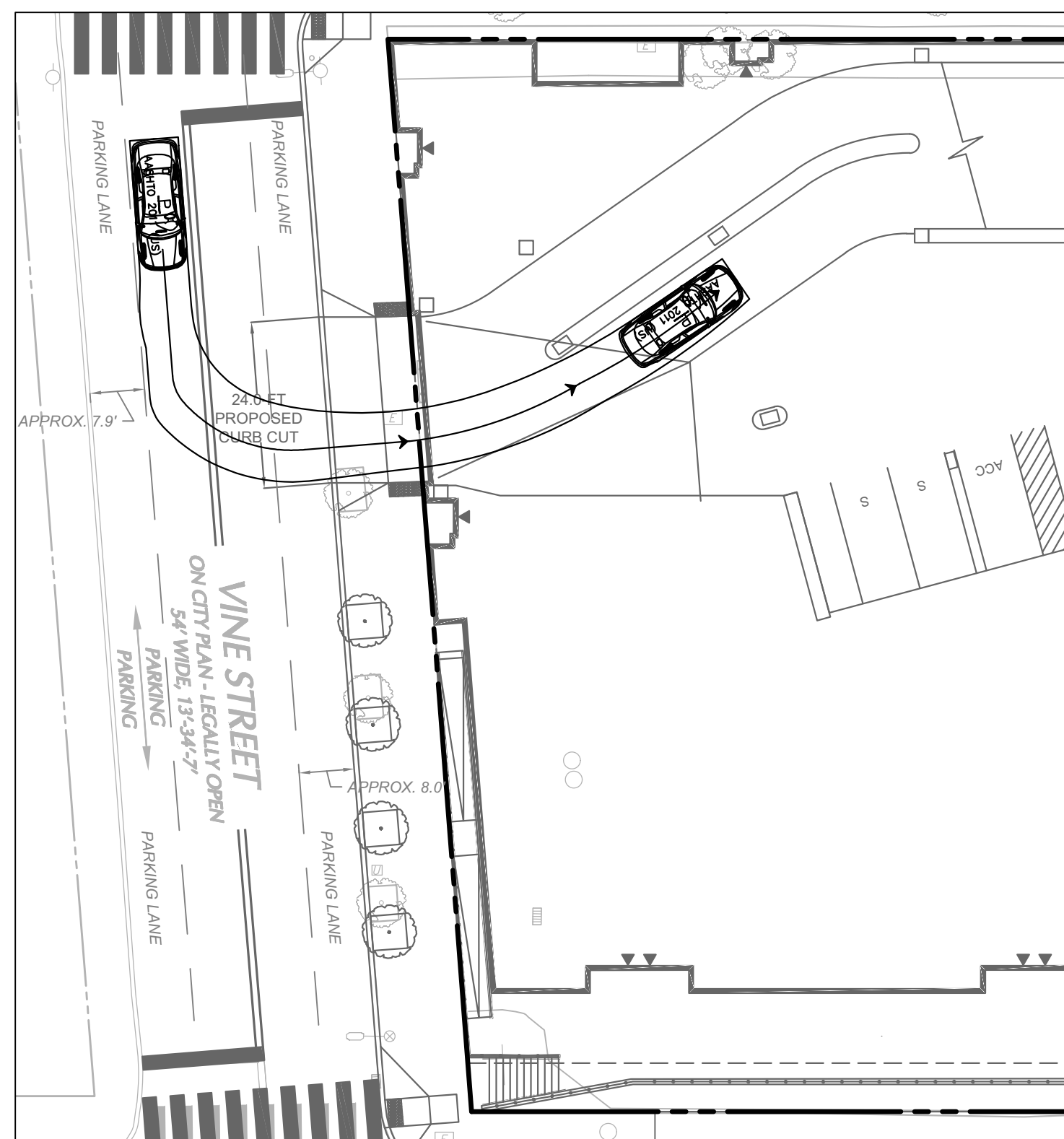
DRAWING TITLE:

ZONING SITE PLAN

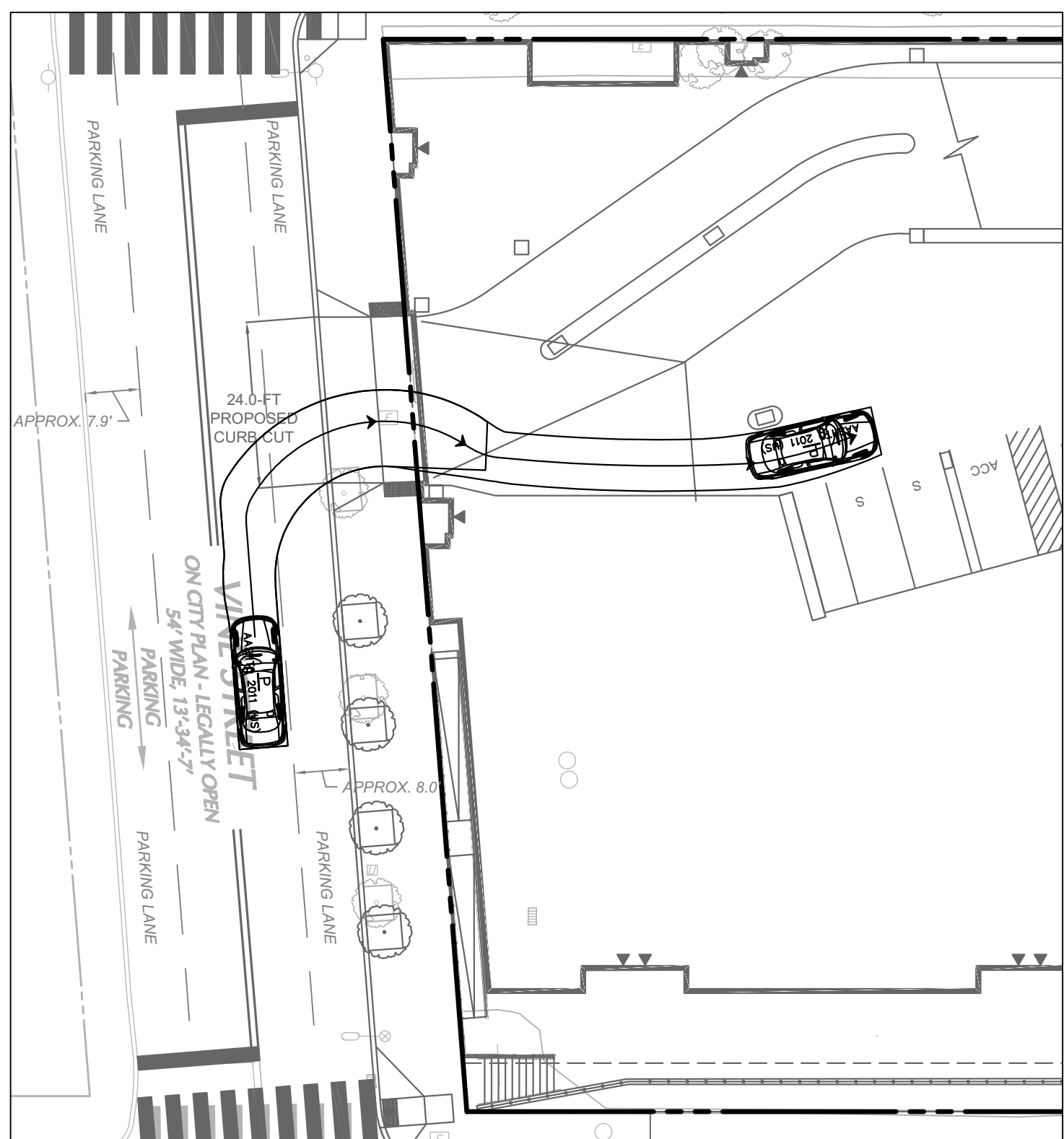
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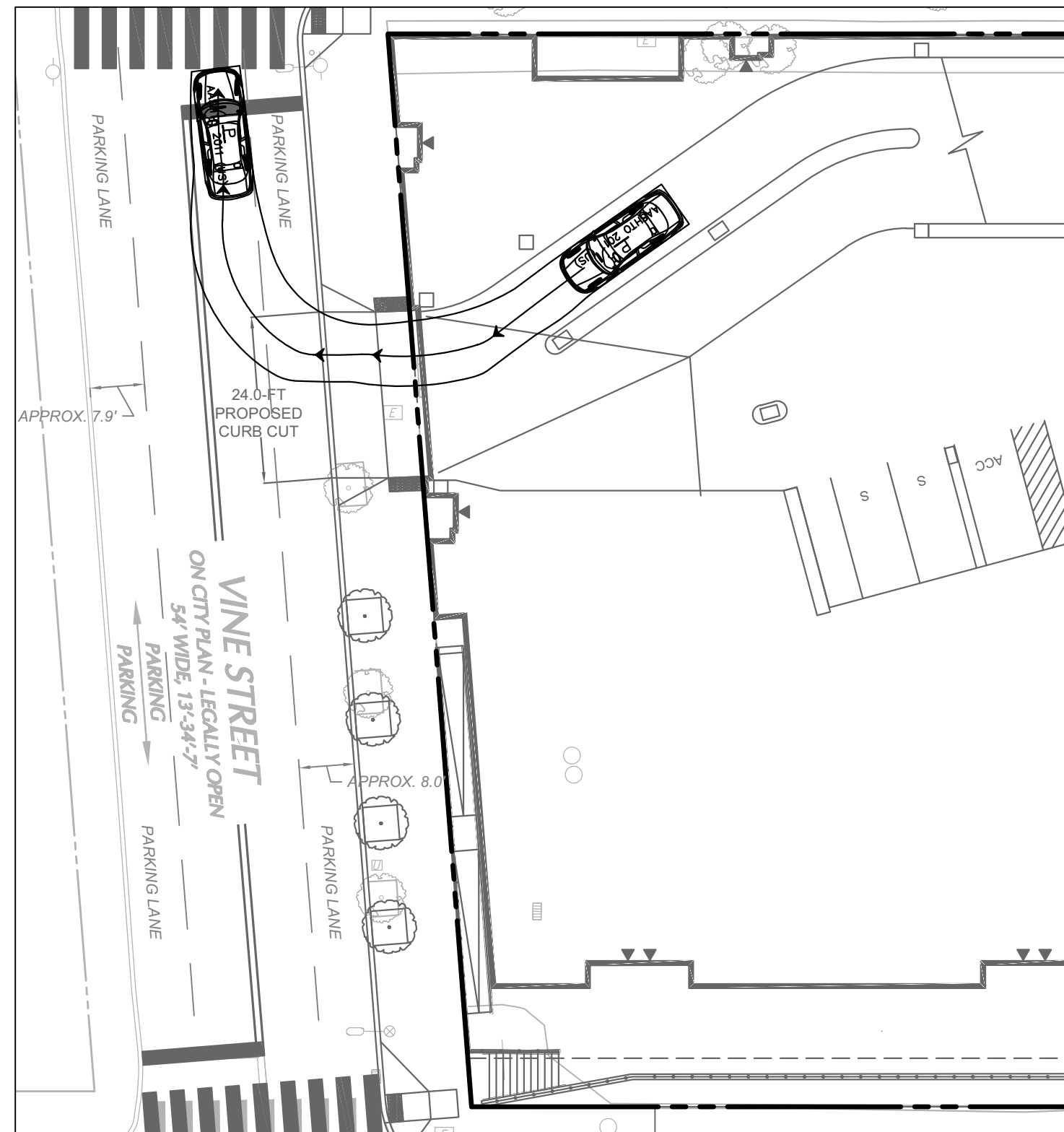
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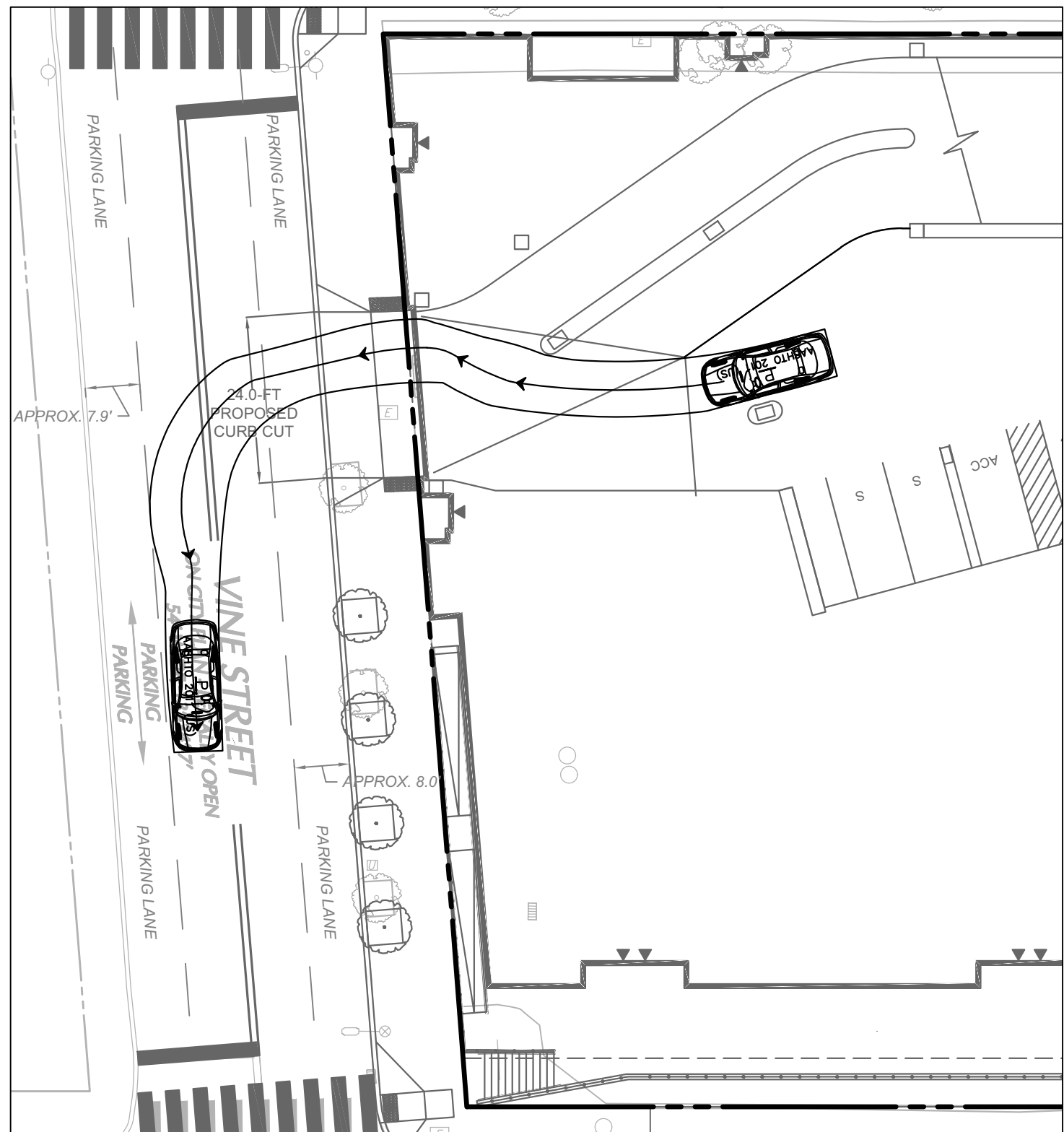
VINE STREET GARAGE DRIVEWAY
ENTER WEST - CAR MOVEMENT
SCALE: 1"=20'



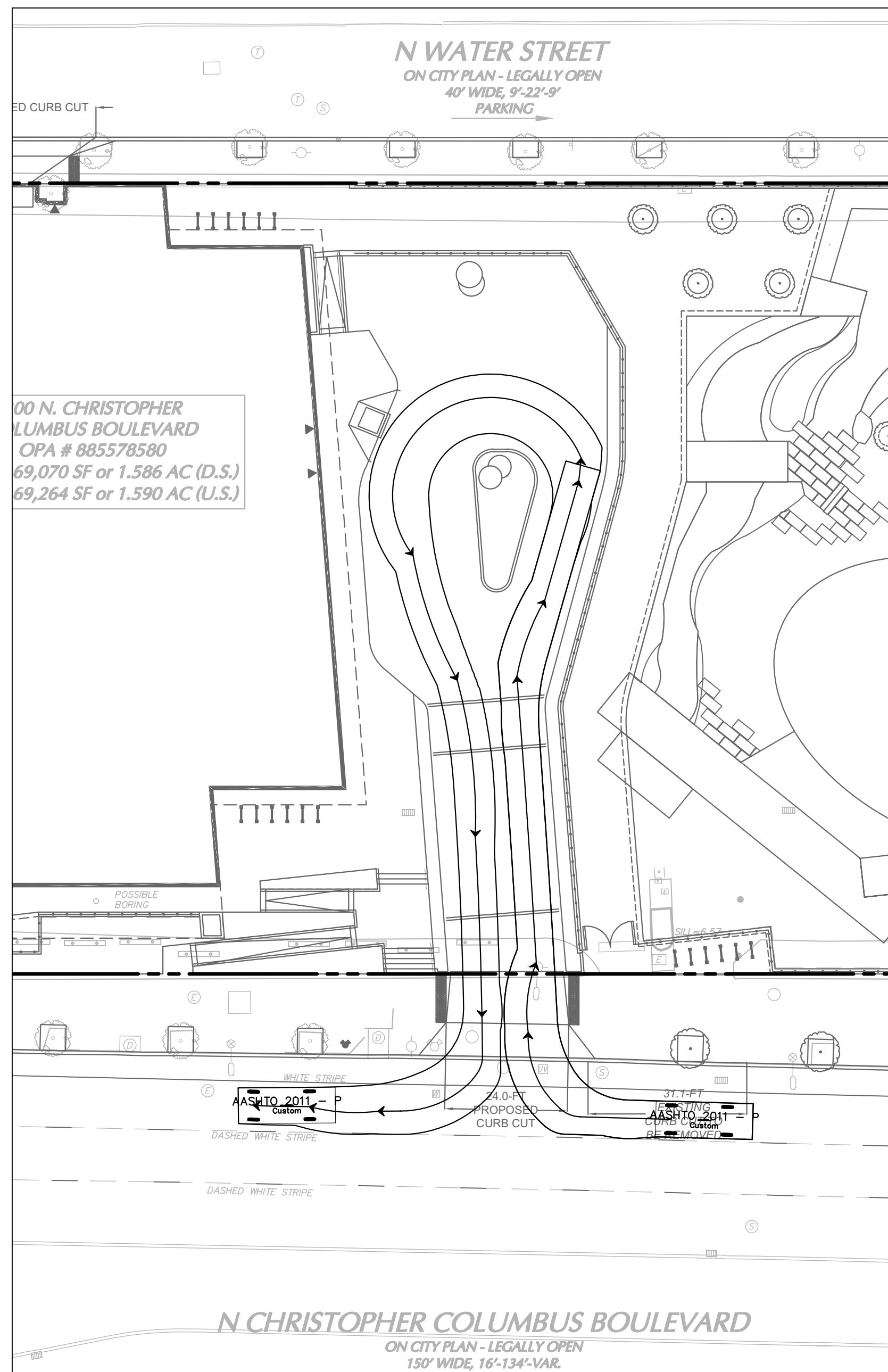
VINE STREET GARAGE DRIVEWAY
ENTER EAST - CAR MOVEMENT
SCALE: 1"=20'



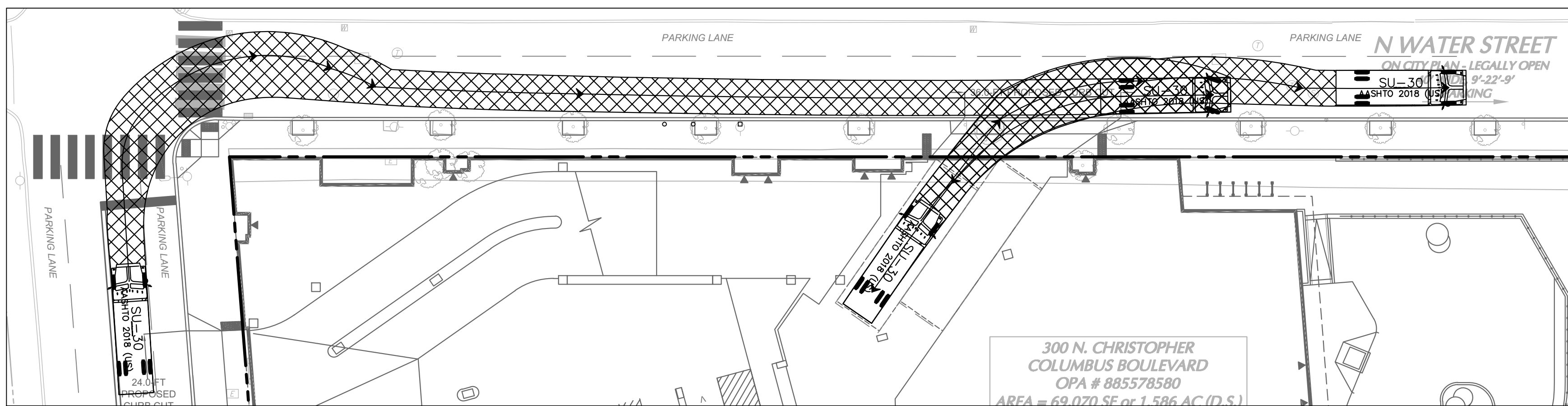
VINE STREET GARAGE DRIVEWAY
EXIT WEST - CAR MOVEMENT
SCALE: 1"=20'



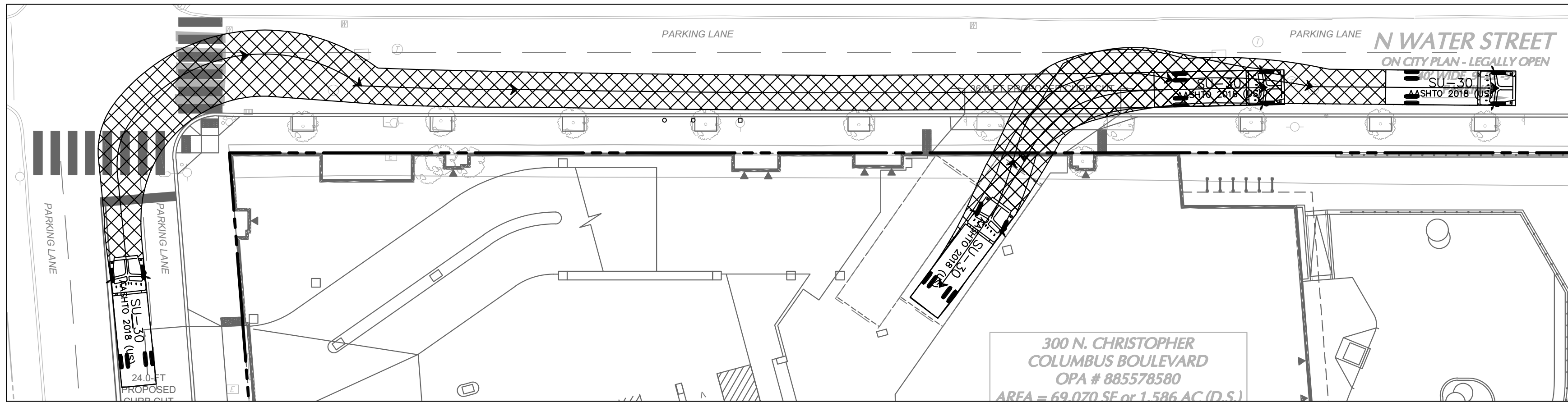
VINE STREET GARAGE DRIVEWAY
EXIT EAST - CAR MOVEMENT
SCALE: 1"=20'



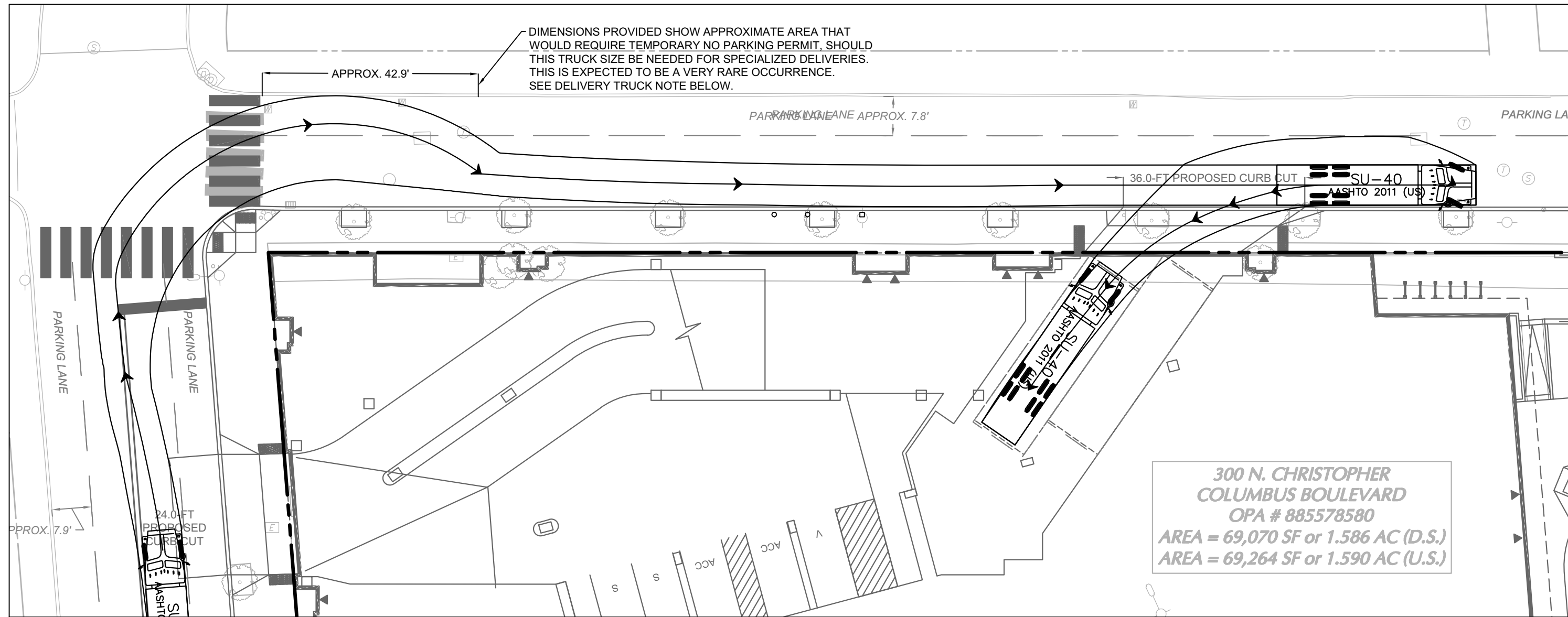
COLUMBUS BOULEVARD DRIVEWAY
CAR MOVEMENT
SCALE: 1"=20'



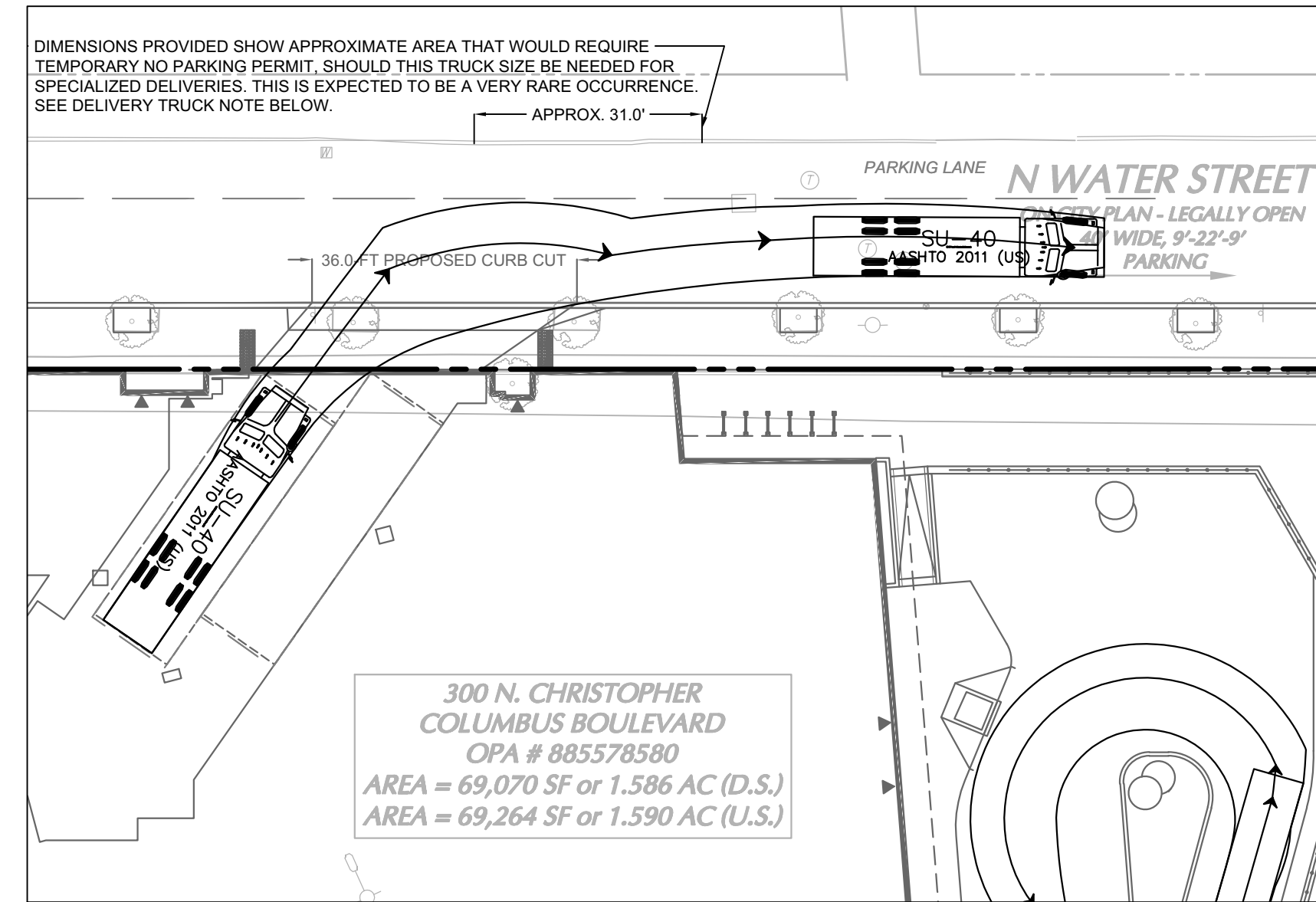
WATER STREET DRIVEWAY
SOUTH DOCK - TRUCK MOVEMENT (SU-30)
SCALE: 1"=20'



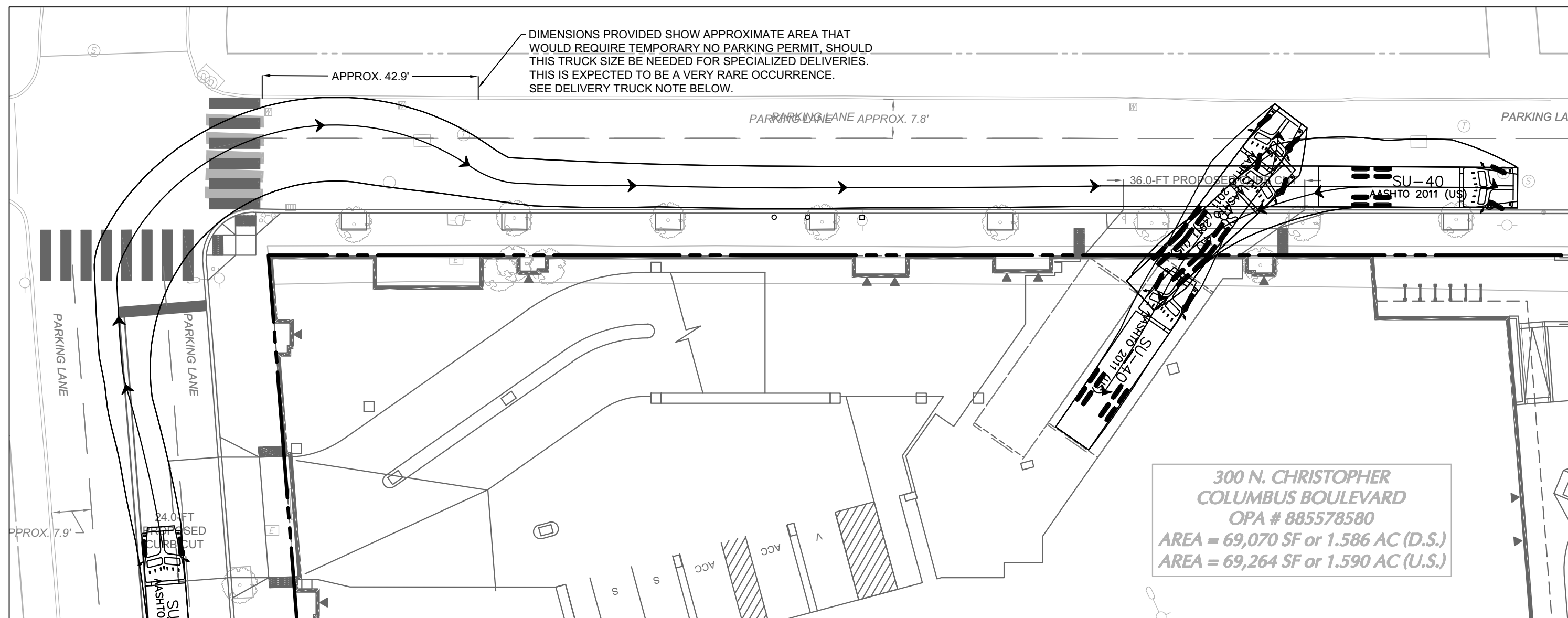
WATER STREET DRIVEWAY
NORTH DOCK - TRUCK MOVEMENT (SU-30)
SCALE: 1"=20'



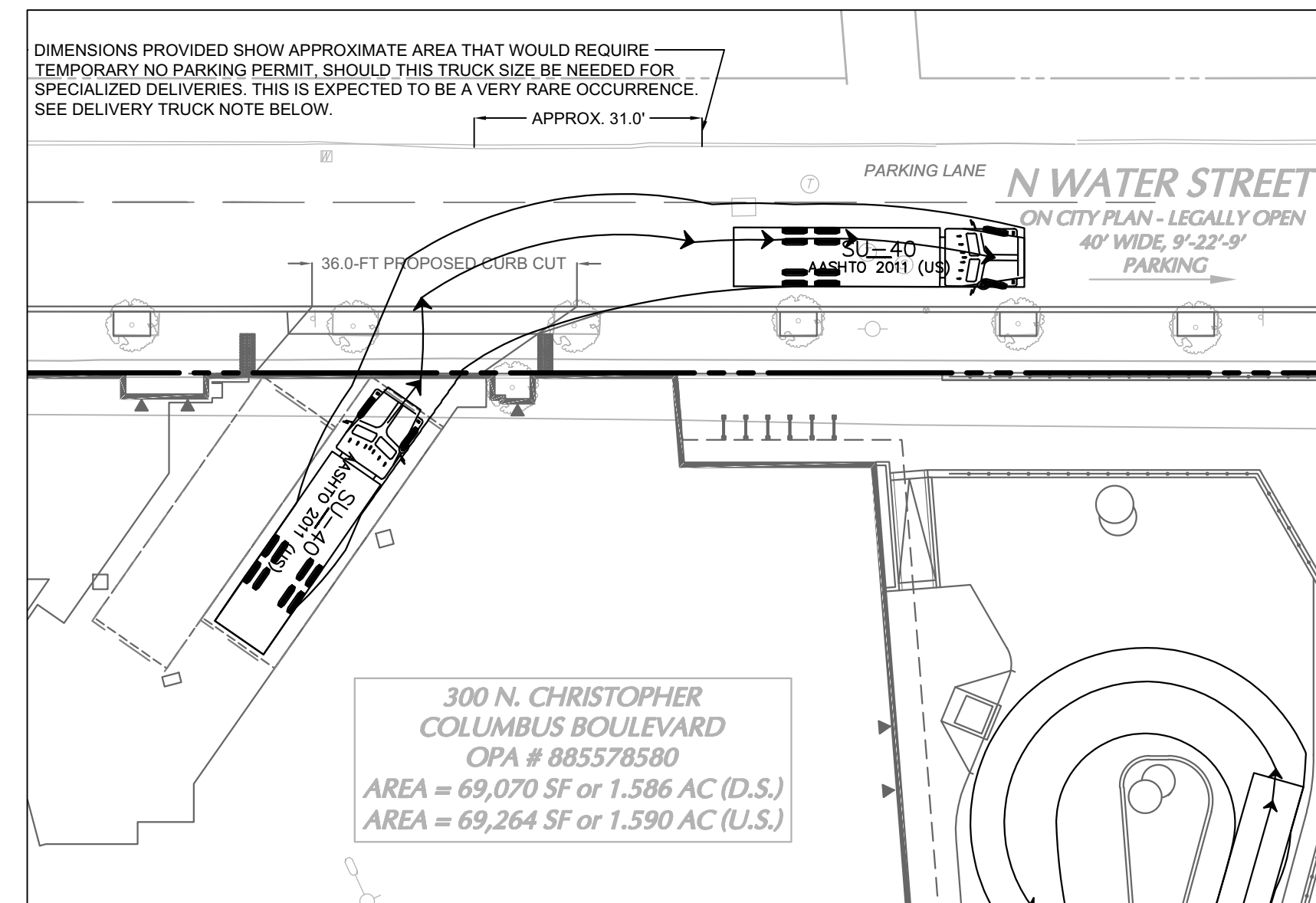
WATER STREET DRIVEWAY
ENTER SOUTH DOCK - TRUCK MOVEMENT (SU-40)
SCALE: 1"=20'



WATER STREET DRIVEWAY
EXIT SOUTH DOCK - TRUCK MOVEMENT (SU-40)
SCALE: 1"=20'

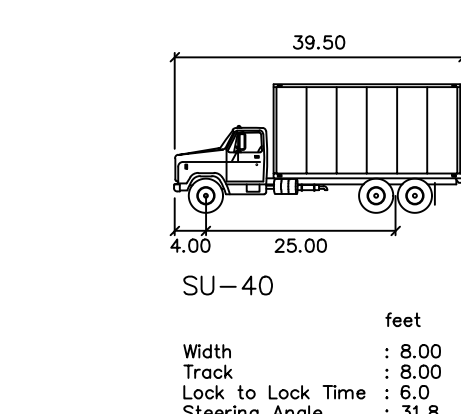


WATER STREET DRIVEWAY
ENTER NORTH DOCK - TRUCK MOVEMENT (SU-40)
SCALE: 1"=20'

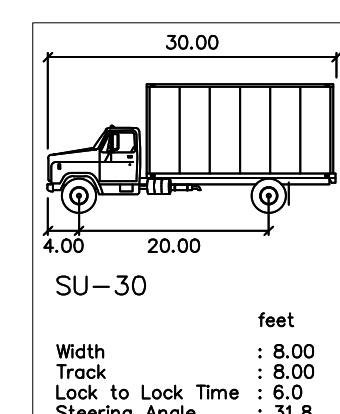


WATER STREET DRIVEWAY
EXIT NORTH DOCK - TRUCK MOVEMENT (SU-40)
SCALE: 1"=20'

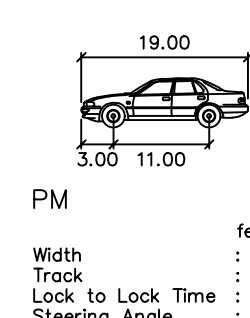
DELIVERY TRUCK NOTE:
THE LARGEST TRUCK THAT WILL BE USED
REGULARLY ON THE SITE WILL BE AN
SU-30. NO REMOVAL OF ANY PARKING
SPACES IS INTENDED OR REQUIRED FOR
TYPICAL USE. OWNERSHIP WILL RESTRICT
THE TRUCK SIZE TO SU-30. OWNERSHIP
WILL HAVE ON-SITE PERSONNEL TO
MANAGE THIS RESTRICTION, AND IF THERE
IS ANY NEED TO USE THE LARGER TRUCK
SIZE ON A RARE OCCASION, A TEMPORARY
PARKING PERMIT WILL BE COORDINATED
BY ON-SITE MANAGEMENT AT THAT TIME.



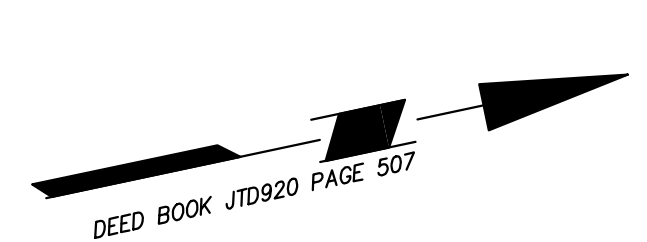
SU-40 PROFILE
SCALE: 1"=20'



SU-30 PROFILE
SCALE: 1"=20'



CAR (AASHTO 2011
PASSENGER VEHICLE)
PROFILE
SCALE: 1"=20'



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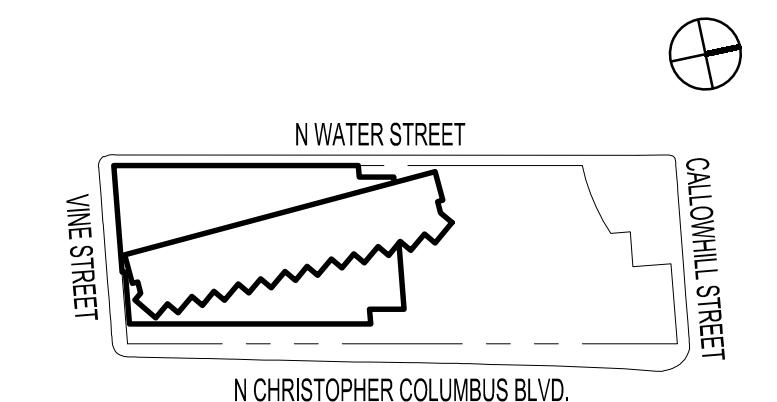
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	SUBMISSION REVISIONS	

KEY PLAN



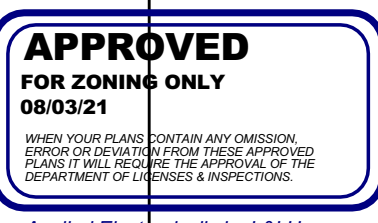
SCALE:
PROJECT NO: 1427-00
SEAL & SIGNATURE



DRAWING TITLE:
VEHICULAR
CIRCULATION
PLAN

DRAWING NO:
CS201

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Date: 06-03-2021

Signature:  SHAUN F. HIGGINS
PROFESSIONAL LAND SURVEYOR
PA LIC. No. SU-0586

VINE STREET

PHILADELPHIA, PA

300 N. CHRISTOPHER COLUMBUS BLVD
PHILADELPHIA, PA 19108

OWNER

300 Columbus LLC c/o The Durst Organization
One Bryant Park
New York, New York 10036
212.257.6600
www.durst.org

ARCHITECT

Handel Architects LLP
120 Broadway, 6th Floor
New York, New York 10271
T: 212.585.4112 F: 212.595.9032
www.handelarchitects.com

INTERIOR DESIGNER

Daroff Design
2121 Market St
Philadelphia, PA 19103
215.636.9900
www.daroffdesign.com

STRUCTURAL ENGINEER

The Haman Group
150 South Warner Road, Suite 100
King of Prussia, PA 19406
610.337.3360
www.hamangroup.com

MEP ENGINEER

Bala
443 South Gulph Rd
King of Prussia, PA 19406
610.649.8000
www.bala.com

CIVIL ENGINEER

Langan
1815 Market St, Suite 3200
Philadelphia, PA 19103
215.845.8900
www.langan.com

LANDSCAPE ARCHITECT

Starr Whitehouse
80 Broad St, Suite 1700
New York, NY 10004
212.487.3272
www.starrwhitehouse.com

LIGHTING DESIGNER

The Lighting Practice
115 Broadway, 5th Floor
New York, NY 10006
646.838.4385
www.theightingpractice.com

FACADE CONSULTANT

Edwards & Company
1022 Keystone Dr
Sellersville, PA 18960
215.703.0028
www.edwardsbac.com

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Lerch Bates
1430 Broadway
Suite 908
New York, NY 10018
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VERTICAL TRANSPORTATION

VDA
120 Eagle Rock Avenue, Suite 310
Hanover, NJ 07936
973.994.9220
www.vdaspc.com

AV / IT / SECURITY CONSULTANT

JB8
80 Pine St, 12th Floor
New York, NY 10005
212.530.5300
www.jb8.com

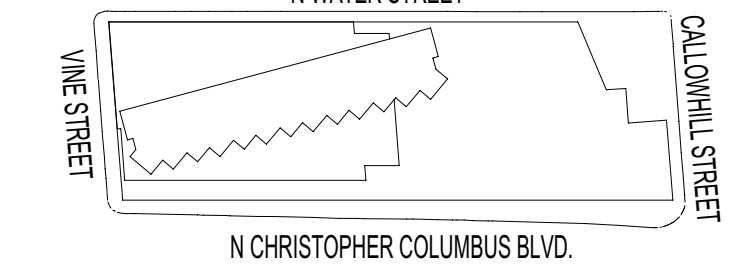
AQUATIC DESIGN

Integrated Aquatics Engineering Inc.
75 Shenell Ave
Doylstown, PA 18901
215-230-8623
www.integratedaquatics.com

NO. DATE ISSUANCE

03/10/2020 ZONING SUBMISSION
04/09/2020 ZONING APPROVAL REVISIONS
06/09/2021 FINAL ZONING APPROVAL SUBMISSION
06/25/2021 FINAL ZONING APPROVAL SUBMISSION REVISIONS

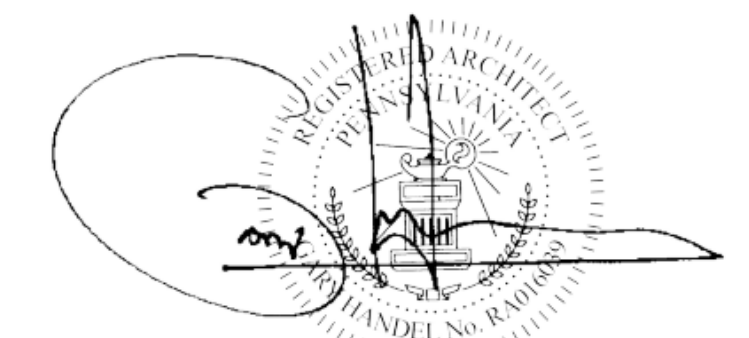
KEY PLAN



SCALE 1/16" = 1'-0"

PROJECT NO. 1427

SEAL & SIGNATURE



DRAWING TITLE:

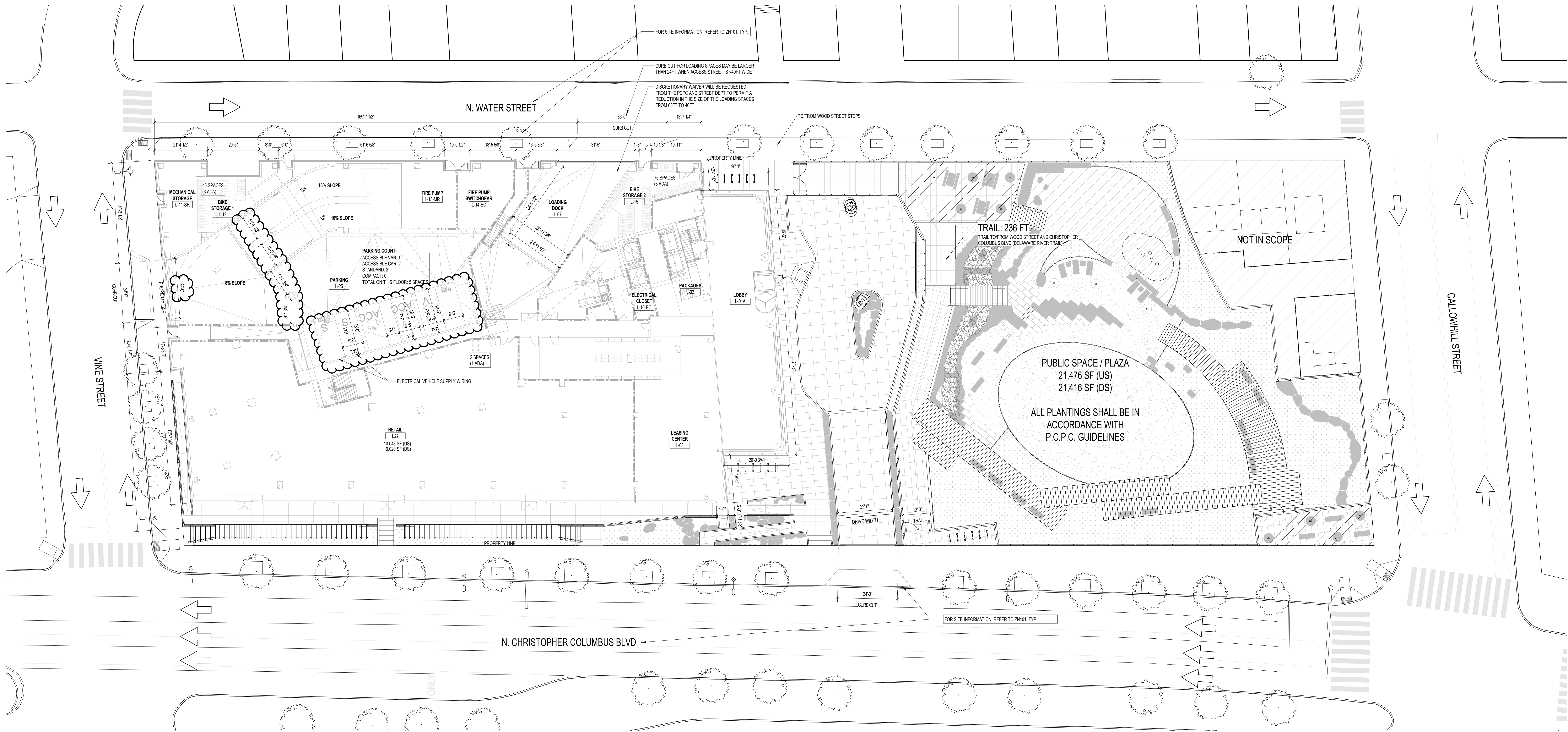
LEVEL 01 - LOBBY
(MARKETING LEVEL 1)

DRAWING NO.:

Z-003

L&I FILE NO: PR-2020-006369

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1 LEVEL 01 - LOBBY (MARKETING LEVEL 1)

1/16" = 1'-0"



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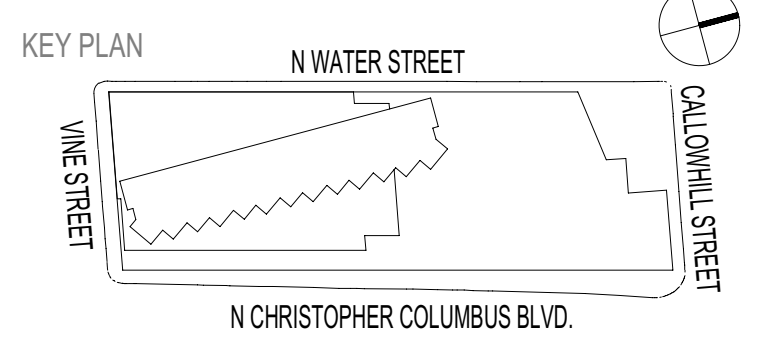
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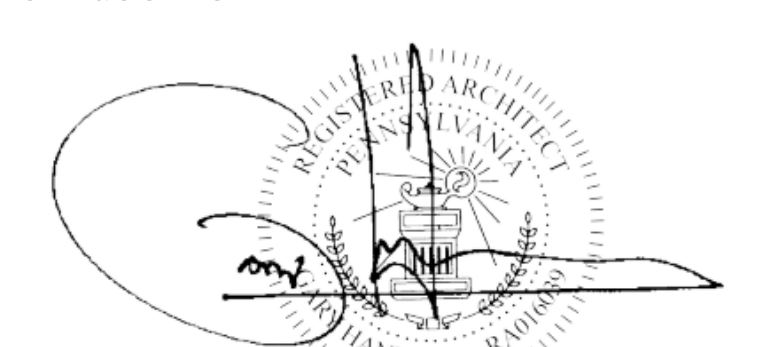
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	03/10/2020	ZONING SUBMISSION
	04/03/2020	ZONING APPROVAL REVISIONS
	06/09/2021	FINAL ZONING APPROVAL SUBMISSION
	06/25/2021	FINAL ZONING APPROVAL SUBMISSION REVISIONS



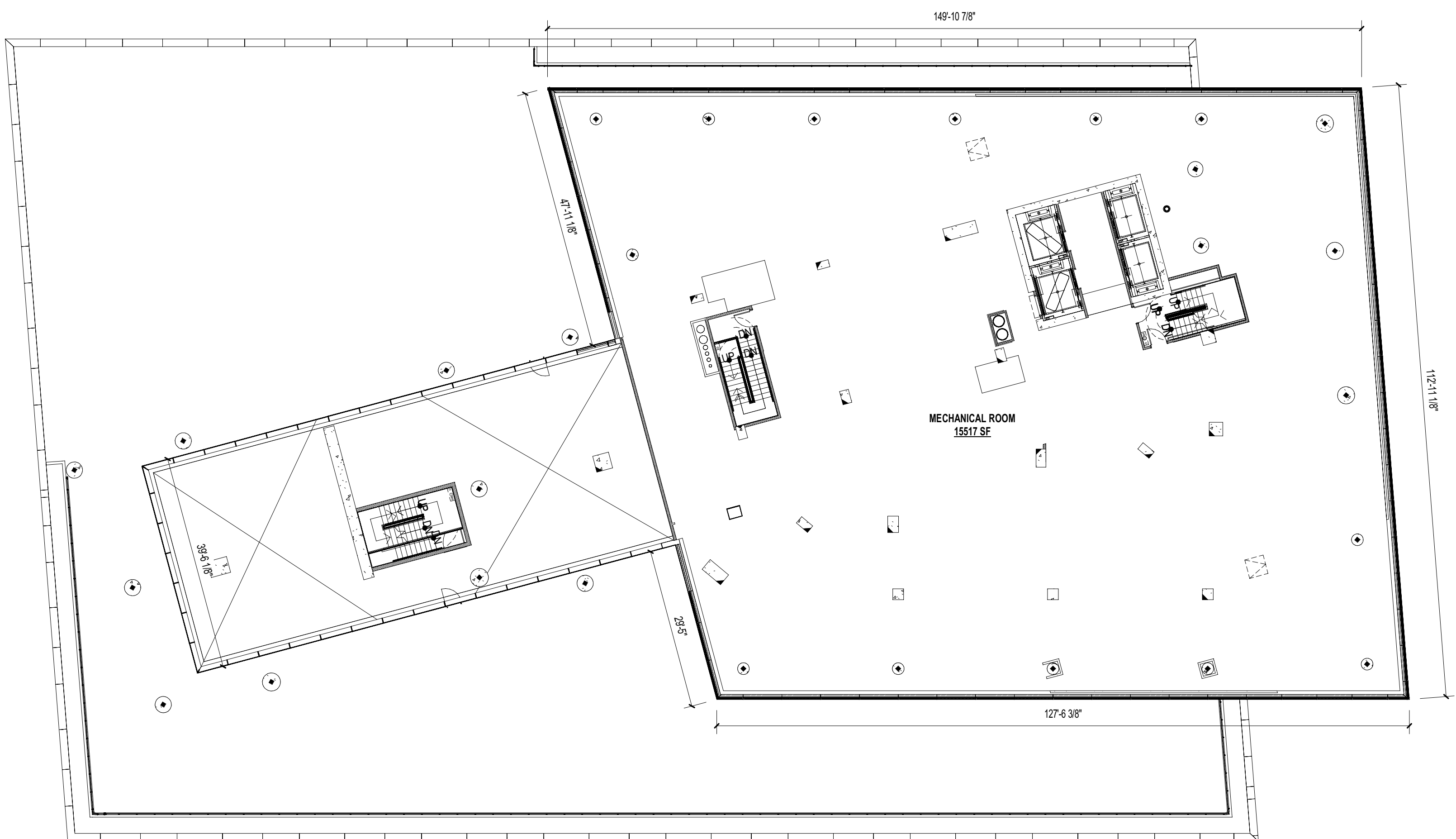
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PROJECT NO: 1427
SEAL & SIGNATURE



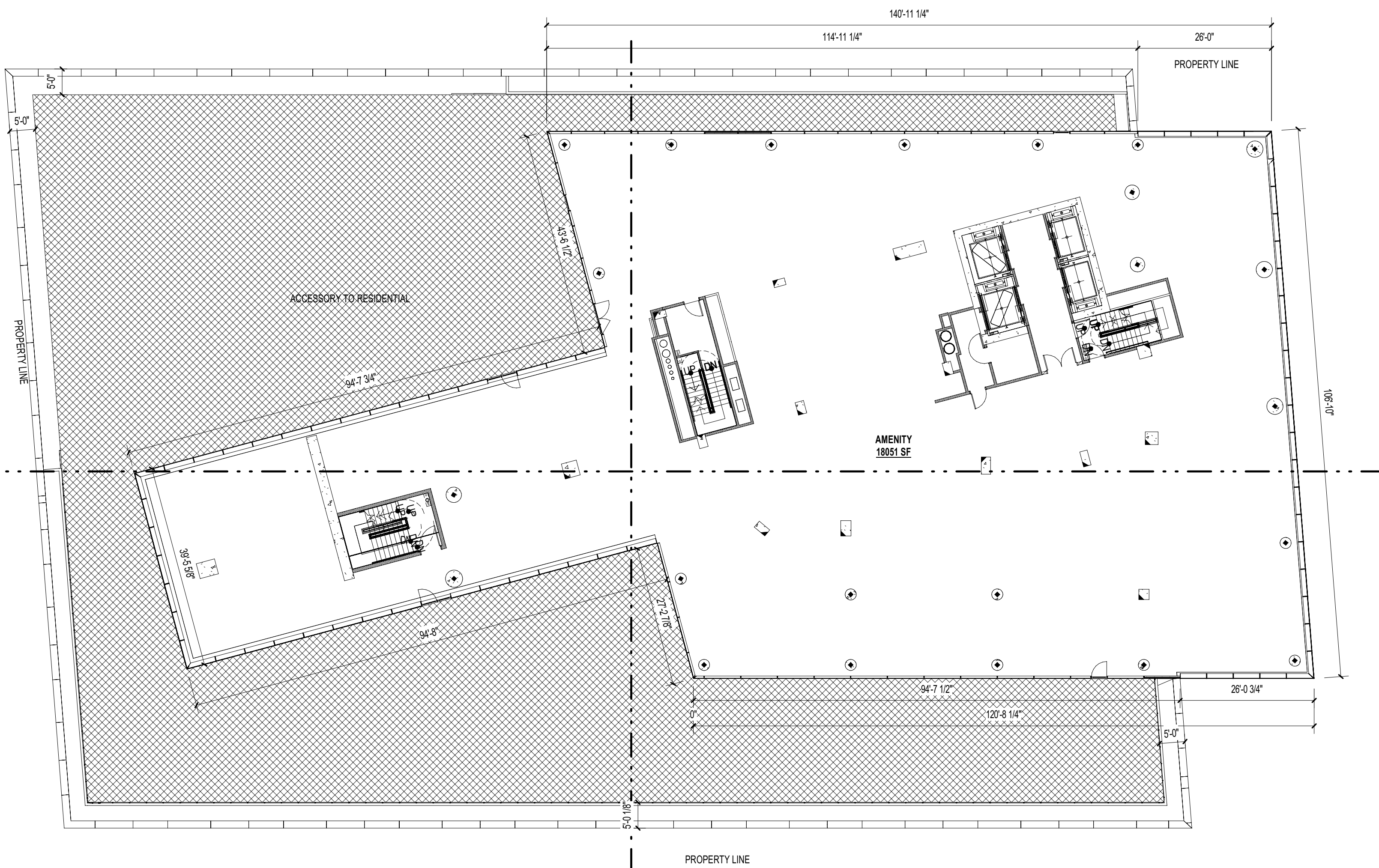
DRAWING TITLE:
LEVEL 02 - LEVEL 05

DRAWING NO:
Z-004

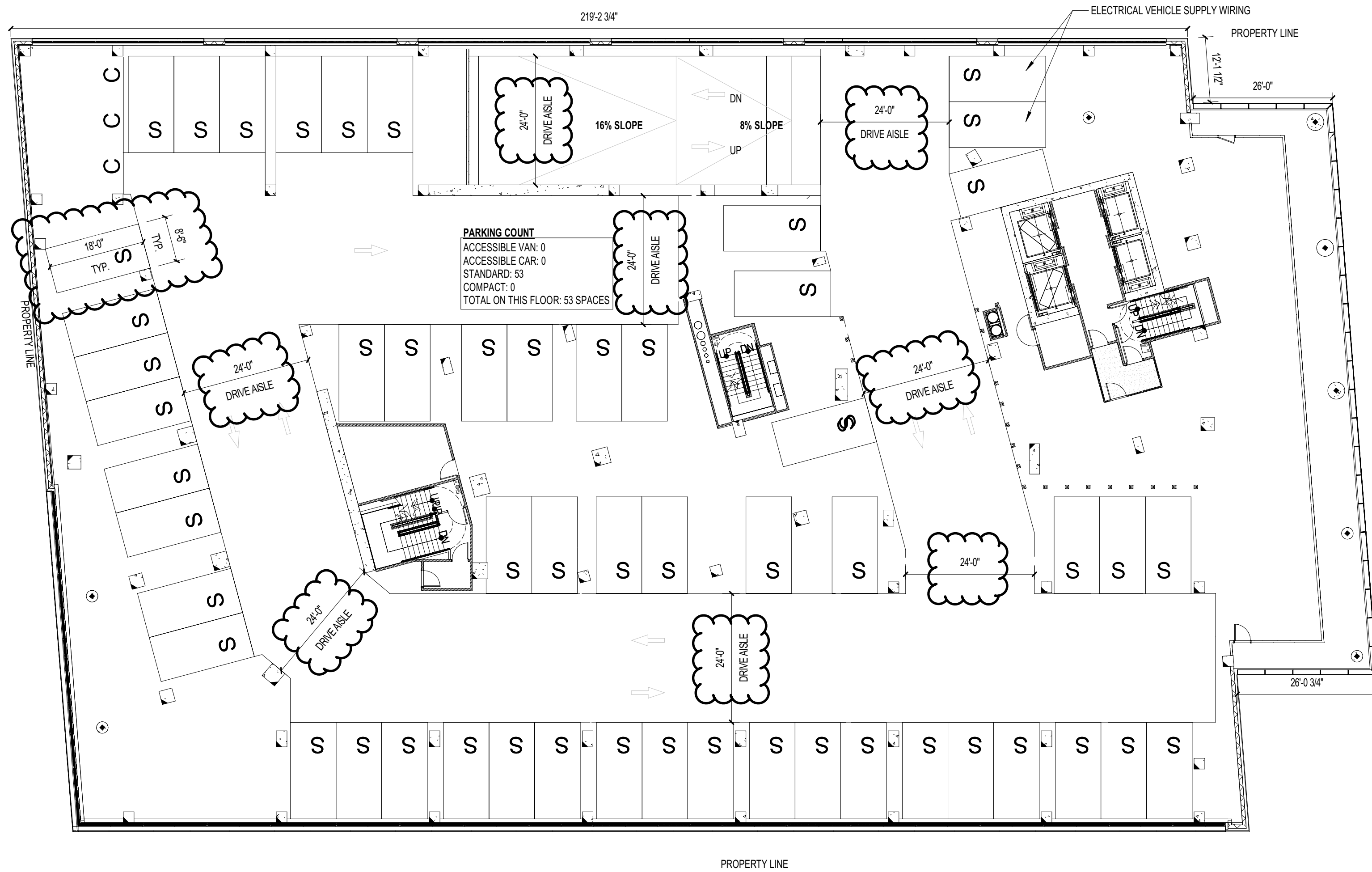
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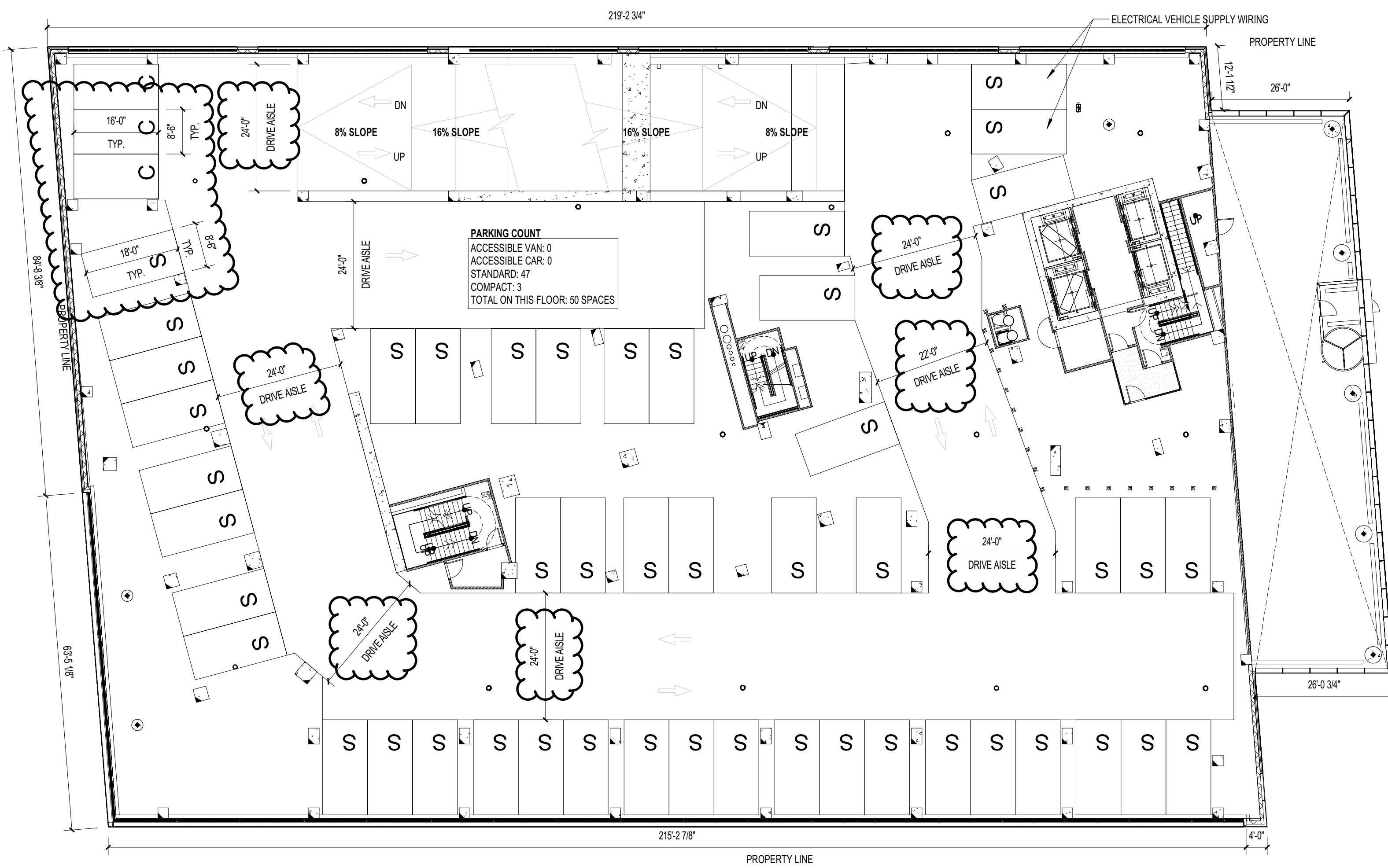
4 LEVEL 05 - MECHANICAL (MARKETING LEVEL ML1)
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3 LEVEL 04 - AMENITY (MARKETING LEVEL AL1)
1/16" = 1'-0"

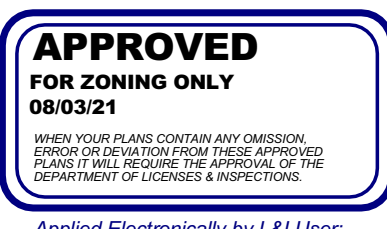


2 LEVEL 03 - PARKING (MARKETING LEVEL P2)
1/16" = 1'-0"



1 LEVEL 02 - PARKING (MARKETING LEVEL P1)
1/16" = 1'-0"

PARKING SPACE SCHEDULE		
TYPE	COUNT	TYP. DIMENSIONS
LEVEL 01 - LOBBY (MARKETING LEVEL L1)		
ACCESSIBLE	2	8'-0" X 18'-0"
ACCESSIBLE (VAN)	1	8'-0" X 18'-0"
STANDARD	2	8'-0" X 18'-0"
LEVEL 02 - PARKING (MARKETING LEVEL P1)		
COMPACT	13	8'-0" X 16'-0"
STANDARD	47	8'-0" X 18'-0"
LEVEL 03 - PARKING (MARKETING LEVEL P2)		
STANDARD	53	8'-0" X 18'-0"
TOTAL		
	108	



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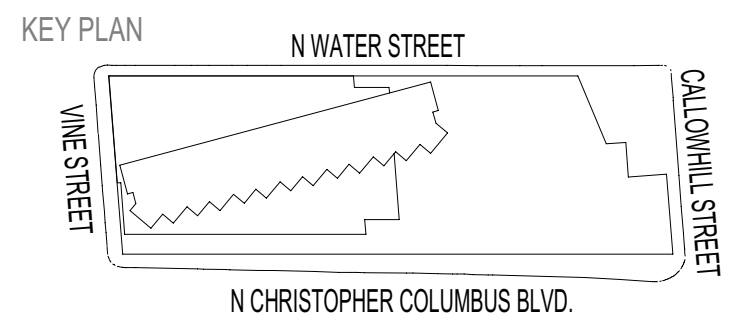
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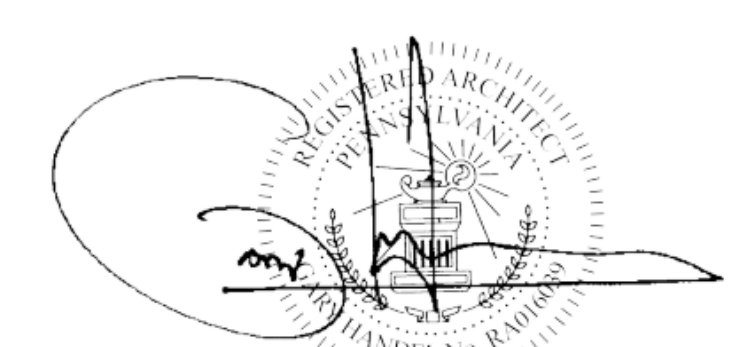
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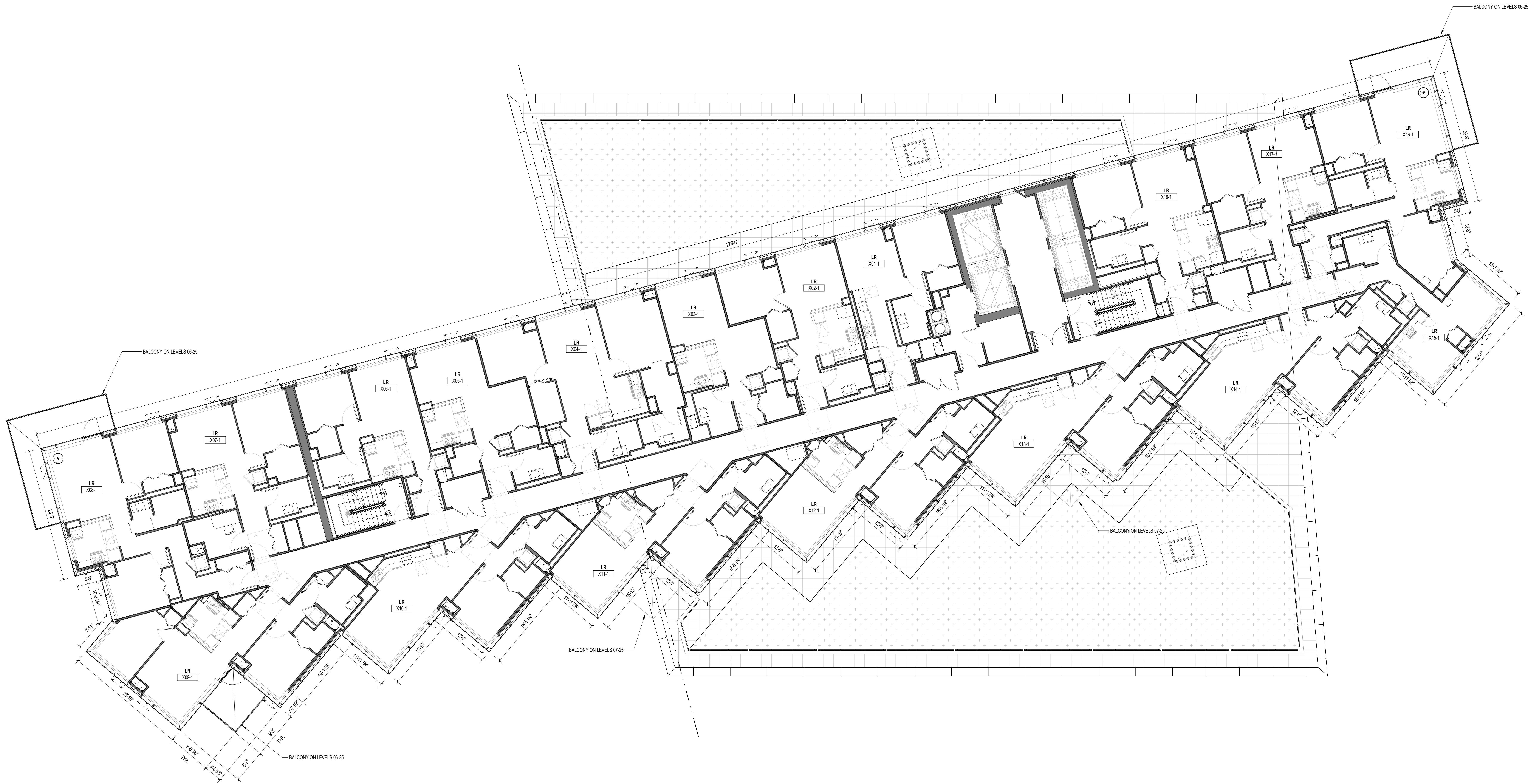
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PROJECT NO: 1427
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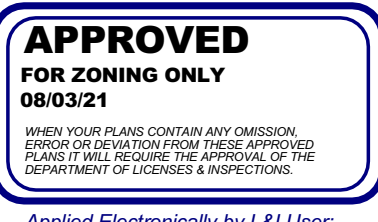
DRAWING TITLE:
TYPICAL RESIDENTIAL FLOOR PLAN

DRAWING NO:
Z-005

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1 TYP. RESIDENTIAL FLOOR PLAN
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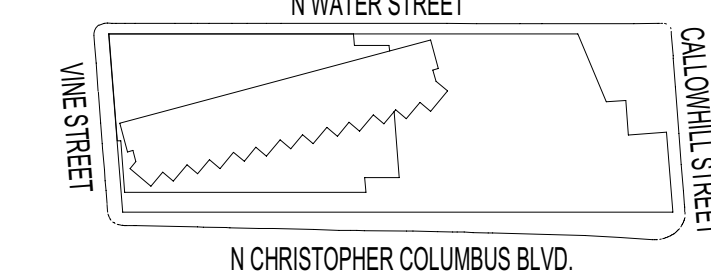
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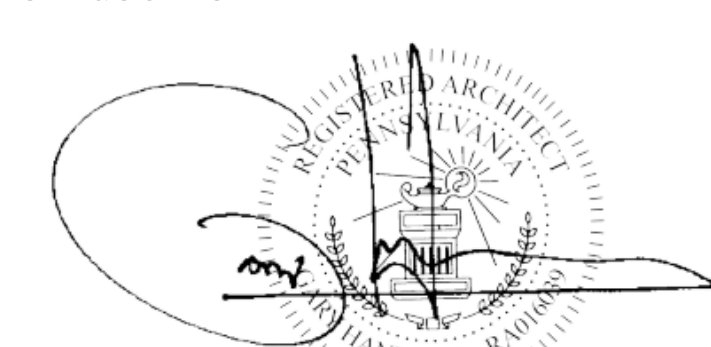
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KEY PLAN



SCALE: 1" = 20'-0"
PROJECT NO: 1427
SEAL & SIGNATURE



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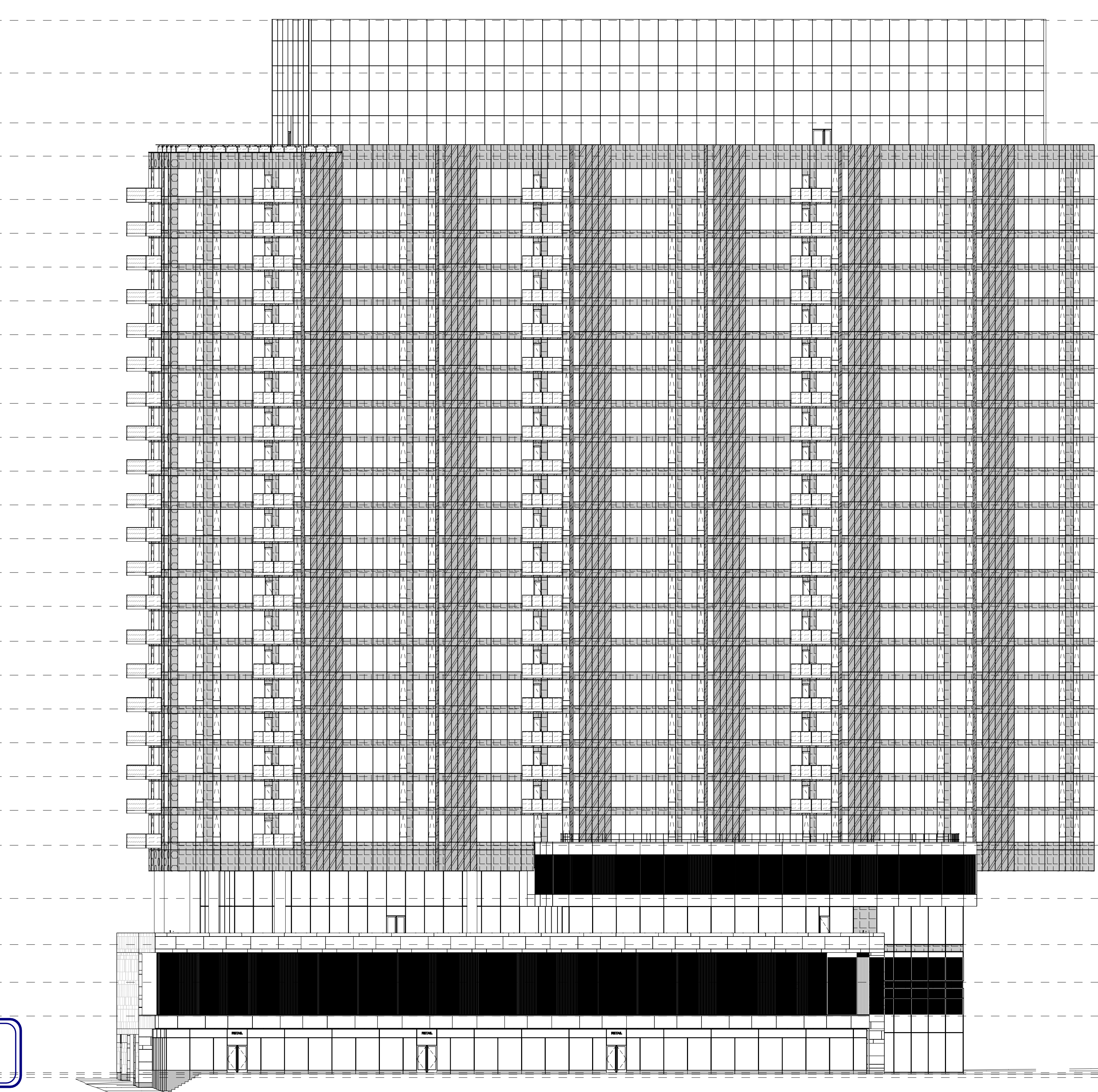
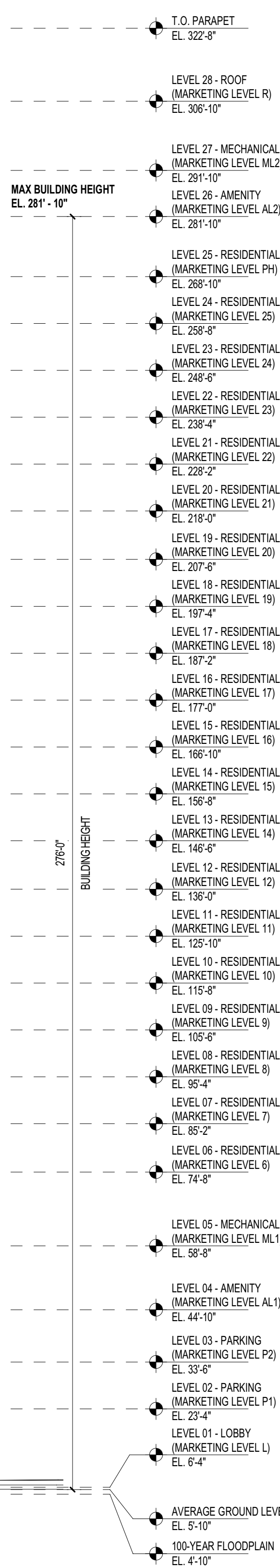
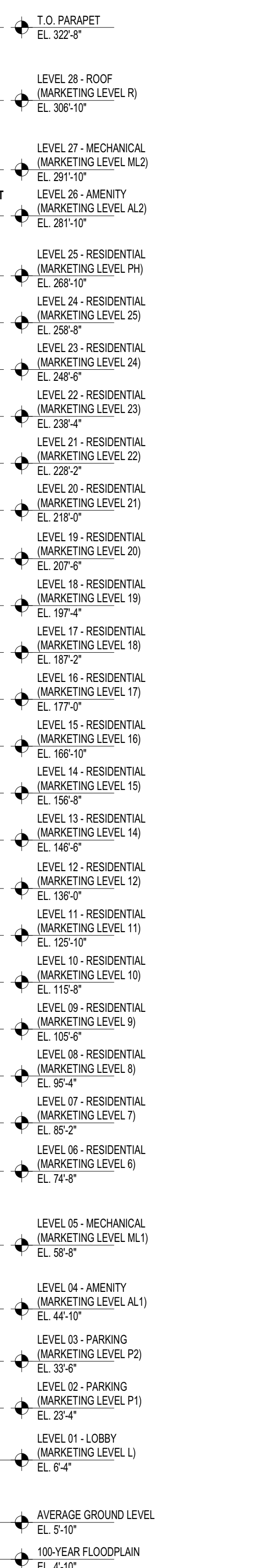
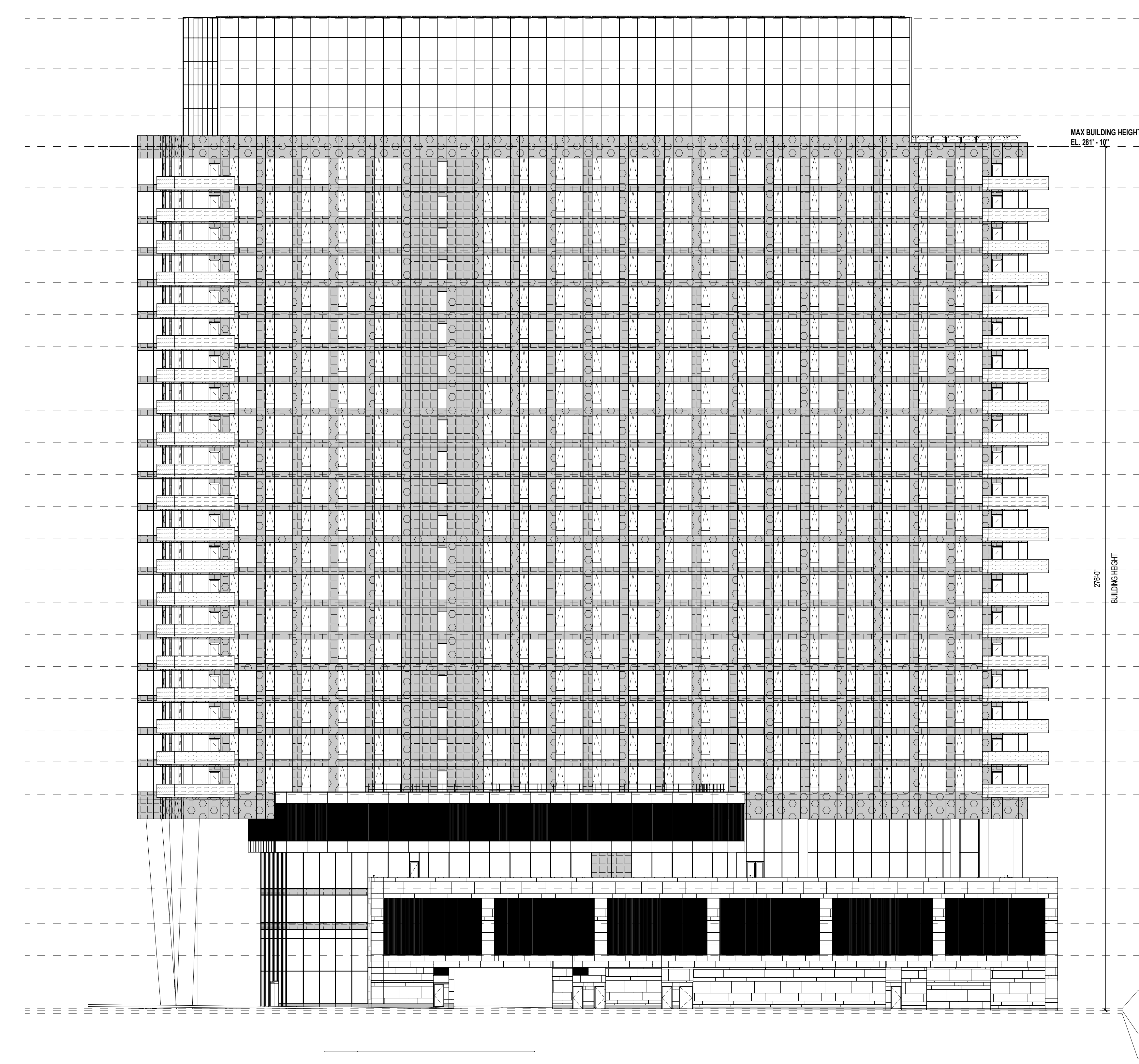
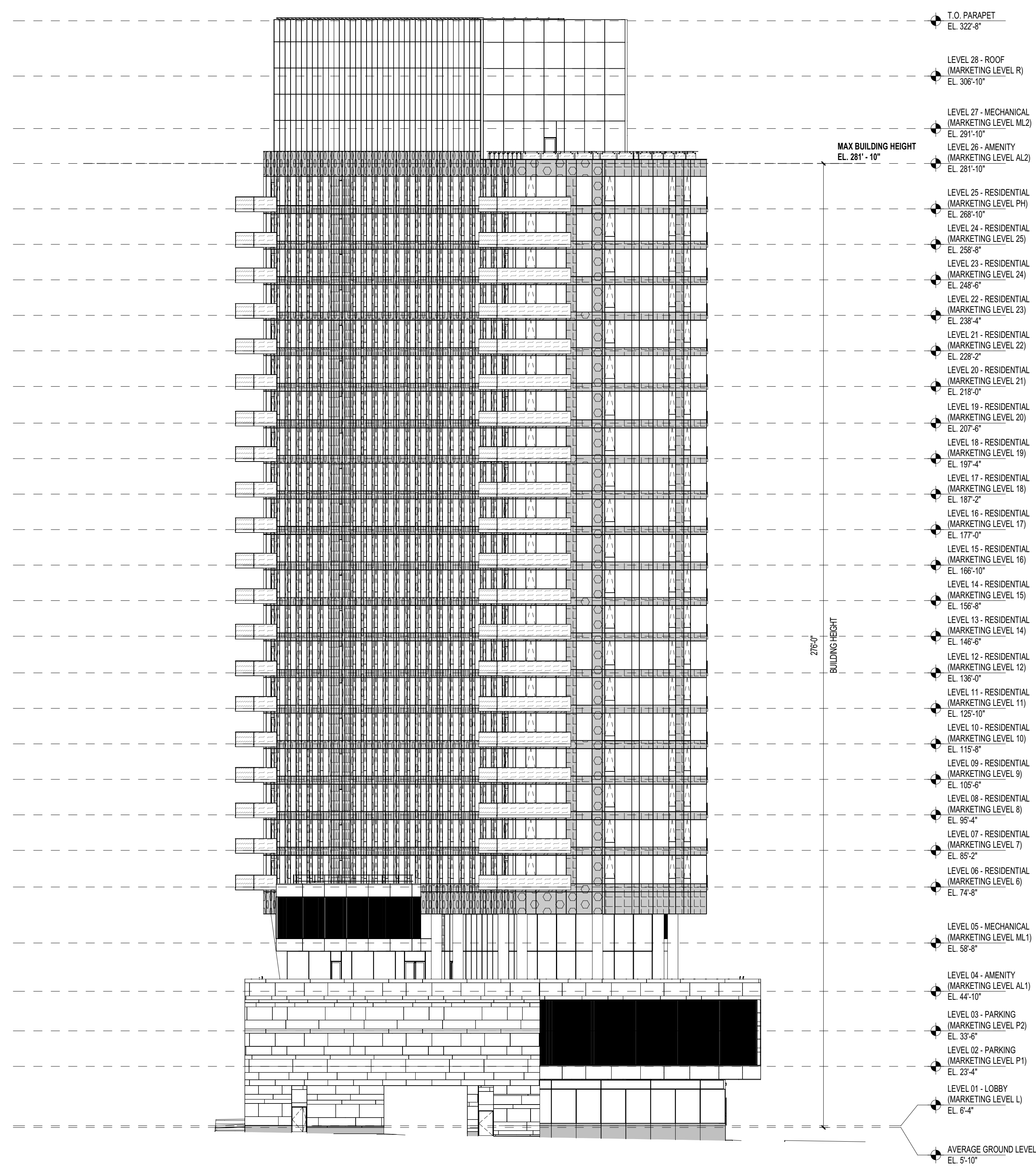
BUILDING ELEVATIONS

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