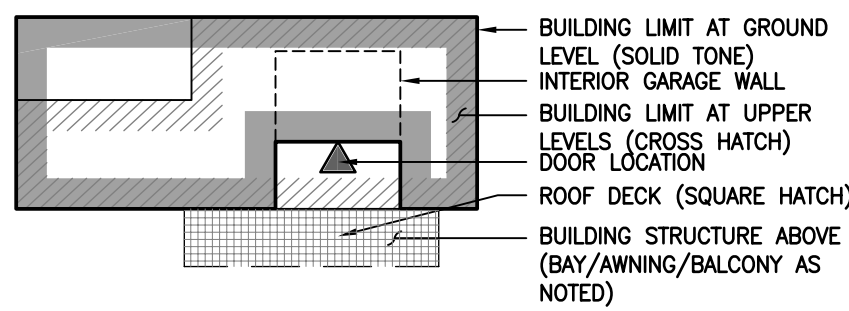
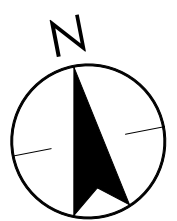


PROPOSED FEATURES



Know what's below.
Call before you dig.
SERIAL#: 20200161943



1"=20'
0' 20' 30' 40'

JOHN F. KENNEDY BLVD.

Legally Open
80' Wide
On City Plan
23'-16'-2'-22'-17'
Urban Arterial

N. 22ND STREET
PARKING
Legally Open
80' Wide
On City Plan
11'-38'-11'
Urban Arterial

PROPOSED 6TH FLOOR
SCALE: 1"=20'

JOHN F. KENNEDY BLVD.

Legally Open
80' Wide
On City Plan
23'-16'-2'-22'-17'
Urban Arterial

N. 22ND STREET
PARKING
Legally Open
80' Wide
On City Plan
11'-38'-11'
Urban Arterial

PROPOSED 7TH & 8TH FLOORS
SCALE: 1"=20'

APPROVED

Approved by ZBA 10/07/20
Approval conditioned on consistency with proviso plans form.
Sharon Suleta
Sharon Suleta, Esquire

PROPOSED 9TH-10TH, 15TH-18TH AND 23RD-26TH FLOORS
SCALE: 1"=20'

JOHN F. KENNEDY BLVD.

Legally Open
80' Wide
On City Plan
23'-16'-2'-22'-17'
Urban Arterial

N. 22ND STREET
PARKING
Legally Open
80' Wide
On City Plan
11'-38'-11'
Urban Arterial

PROPOSED 11TH-14TH, 19TH-22ND AND 27TH-29TH FLOORS
SCALE: 1"=20'

JOHN F. KENNEDY BLVD.

Legally Open
80' Wide
On City Plan
23'-16'-2'-22'-17'
Urban Arterial

N. 22ND STREET
PARKING
Legally Open
80' Wide
On City Plan
11'-38'-11'
Urban Arterial

PROPOSED MECHANICAL ROOF
SCALE: 1"=20'



Stantec Consulting Services Inc.
1500 Spring Garden Suite 1100
Philadelphia PA 19130-4067
Tel: (215) 665-7000
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing.
-any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or
use for any purpose other than that authorized by Stantec is forbidden.

GENERAL NOTES:

- THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
- PLAN MADE AS PER INSTRUCTIONS OF APPLICANT. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED CMX-5.
- PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY.
- ALL PROPERTY DIMENSIONS ARE PHILADELPHIA DISTRICT STANDARD. THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE, WITH A CONVERSION FACTOR OF 1.0018.
- CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
- PER THE SURVEY PROVIDED BY BARRY ISETT & ASSOCIATES DATED 11/29/2012 AND REVISED ON 2/18/2020, THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AND ZONE Y (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 0183G DATED JANUARY 17, 2007.
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - CITY PLAN NO. 307 DATED JANUARY 3, 2003
 - FIELD SURVEYS PERFORMED IN NOVEMBER 2012 AND JANUARY 2020 (BARRY ISETT & ASSOCIATES) AND JULY 2020 (STANTEC).
 - DEEDS FURNISHED BY CLIENT.
- EXISTING CONDITIONS BASED ON A TOPOGRAPHICAL SURVEY PLAN PREPARED BY BARRY ISETT & ASSOCIATES INC. ON 11/29/12. PLAN WAS UPDATED WITH GREEN STORMWATER INFRASTRUCTURE PLAN PROVIDED BY THE PHILADELPHIA WATER DEPARTMENT DATED 09/26/17, WORK NUMBER S-5008B-B, SHEETS 4 AND 6, FOR THE REQUEST OF PMD AND THE RETURN PLANS. THE GRADE OF THE SEWER IN FORMER COMMERCE STREET HAS BEEN REVISED. THE PLAN HAS ALSO BEEN REVISED TO SHOW THE 60" RCP SEWER IN N. 22ND STREET, IN ADDITION TO A POSSIBLE MANHOLE IN FORMER COMMERCE STREET.
- SUPPLEMENTARY SURVEY WAS PERFORMED BY STANTEC IN JULY 2020. REFER TO SHEET C-101 FOR BOUNDARY.
- ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
- UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
- ENGINEER OR SURVEYOR'S CERTIFICATION THAT ALL VALVES, MANHOLES, INLETS, AND OTHER UTILITY STRUCTURES HAVE BEEN FIELD VERIFIED AND WILL NOT CONFLICT WITH PROPOSED CURB ALIGNMENTS.
- THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 30,000 SF IN THE DELAWARE DIRECT WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE NOT REQUIRED. (ERSA TRACKING NO. #FY20-MN05-5039-01)
- THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES.
- ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STANTEC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE STANTEC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
- COPYRIGHT 2020 - ALL RIGHTS RESERVED - STANTEC NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STANTEC.

3.	PER LAI COMMENTS	KL	ERW	2020.08.04
2.	PER LAI COMMENTS	KL	ERW	2020.07.24
1.	PER PCPC COMMENTS	KL	ERW	2020.04.08

Revision By Appd YYYY-MM-DD

3.	REVISED ZONING PACKAGE	KL	ERW	2020.10.01
2.	REVISED ZONING PACKAGE	KL	ERW	2020.07.21
1.	ZONING PACKAGE	KL	ERW	2020.03.26

Issued By Appd YYYY-MM-DD

File Name: 202711714C-112P_L03	KL	KL	ERW	2020.03.19
	Dwn.	Dgn.	Chks.	YYYY-MM-DD

Permit/Seal

Client/Project
PMC PROPERTY GROUP

33 N. 22ND STREET

PHILADELPHIA, PA

Title
ZONING FLOOR PLANS 6-29 AND
ROOF

Project No.

202711714

Revision Sheet

3

Scale

1"=20'

Drawing No.

3 of 3

Z-113

[illegible]

PHILADELPHIA, PA 19103

Drawn By: PB
Checked By: / /
Project Number: 2020003

Sheet Number: Z-115

Notice of: ☐ Refusal ☒ Referral

Application Number: ZP-2020-000309	Zoning District(s): CMX5	Date of Refusal: 8/10/2020
Address/Location: 33 N 22ND ST, Philadelphia, PA 19103-1314		Page Number Page 1 of 1
Applicant Name: Gary Clarke DBA: Saul Ewing Arnstein & Lehr, LLP	Applicant Address: 1500 Market Street, 38th Floor Philadelphia, PA 19102	

Application for:

For the erection of an attached structure (with a roof deck above the 6th story roof accessed from the 7th floor, and with balconies at the 7th-29th floors), size and location as shown on plan/application. For use of Multi-Family Household Living (Three-Hundred-And-Forty-One (341) Dwelling Units) at the 7th through 29th floors, with accessory garage parking at the 4th-6th floor (One-Hundred-And-Three (103) spaces, including three (3) accessible spaces (w/one (1) van-accessible space), seventeen (17) compact spaces, and six (6) electric vehicle parking spaces), non-accessory above-ground structured parking at the 1st-4th floor (One-Hundred-And-Fifteen (115) spaces, including five (5) accessible spaces (w/one (1) van-accessible space), and thirty-seven (37) compact spaces), Class 1A Bicycle Parking (One-Hundred-And-Fifteen (115) Spaces, located along an accessible route), and two (2) Off-Street Loading Spaces (size of 2nd space reduced as per PCPC waiver and 14-806(4)(a)).

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-602-2 Note [6]	Uses Allowed in Commercial Districts	The proposed use of Non-Accessory Structured Parking requires a special exception when located aboveground in the CMX-5 Commercial District.

ONE (1) USE REFERRAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

- Streets Department approval required prior to permit issuance.
- Pedestrian and Vehicular impact traffic study must be submitted prior to permit issuance as per PZC §14-603(10)(a).

Parcel Owner:

PMC 33 N 22ND STREET ASSOCIATES LP
1411 Walnut Street
Philadelphia, PA 19102



Matthew Wojcik
PLANS EXAMINER

8/10/2020
DATE SIGNED

Zoning Permit

Permit Number ZP-2020-000309

LOCATION OF WORK 33 N 22ND ST, Philadelphia, PA 19103-1314	PERMIT FEE \$2,270.00	DATE ISSUED 10/7/2020
	ZBA CALENDAR MI-2020-000806	ZBA DECISION DATE 10/7/2020
	ZONING DISTRICTS CMX5	

PERMIT HOLDER PMC 33 N 22ND STREET ASSO	1411 WALNUT ST PHILADELPHIA PA 19102
--	--------------------------------------

APPLICANT Gary Clarke DBA: Saul Ewing Arnstein & Lehr, LLP	1500 Market Street38th FloorPhiladelphia, PA 19102USA
---	---

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of an attached structure (with a roof deck above the 6th story roof accessed from the 7th floor, and with balconies at the 7th-29th floors), size and location as shown on plan/application.

APPROVED USE(S) Parking, Non-Accessory - Structured Parking; Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) Provisos: 1. Revised plans, 3 pages, approved today. 2. All vehicular traffic to and from the loading area and parking structure shall be accessed from the private driveway of former Commerce St. exclusively via 22nd street.
--

 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-2020-000309

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

33 N 22ND ST, Philadelphia, PA 19103-1314

ADDITIONAL USE DETAILS

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

For use of Multi-Family Household Living (Three-Hundred-And-Forty-One (341) Dwelling Units) at the 7th through 29th floors, with accessory garage parking at the 4th-6th floor (One-Hundred-And-Three (103) spaces, including three (3) accessible spaces (w/one (1) van-accessible space), seventeen (17) compact spaces, and six (6) electric vehicle parking spaces), non-accessory above-ground structured parking at the 1st-4th floor (One-Hundred-And-Fifteen (115) spaces, including five (5) accessible spaces (w/one (1) van-accessible space), and thirty-seven (37) compact spaces), Class 1A Bicycle Parking (One-Hundred-And-Fifteen (115) Spaces, located along an accessible route), and two (2) Off-Street Loading Spaces (size of 2nd space reduced as per PCPC waiver and 14-806(4)(a)).

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.