

APPROVED FOR ZONING ONLY 11/29/22

Know what's below. Call before you dig. SERIAL #: 20221822660

ONE-CALL DATE: 2022/07/01

LEGEND - EXISTING FEATURES

PROPERTY LINE  
PHYSICAL CURB LINE  
CITY PLAN CURB LINE  
FENCE LINE  
BUILDING FOOTPRINT AT GROUND LEVEL  
DOOR LOCATION AT CENTER  
BUILDING STRUCTURE ABOVE (BAY/CONCRETE/BALCONY AS NOTED)  
OVERHEAD ELECTRIC OR COMMUNICATIONS LINE  
ROADWAY LIGHT (UTILITY POLE ARM-MOUNTED)  
POST TOP LIGHT  
ARM MOUNTED AREA LIGHT

ABBREVIATIONS

UTILITY COMPANIES	UTILITY FEATURE
PECO PENNSYLVANIA ELECTRIC COMPANY	HH HANDLE
PHILADELPHIA WATER DEPARTMENT	JB JUNCTION BOX
VERIZON PHILADELPHIA GAS WORKS	COMM COMMUNICATION LINES OR FACILITY
KEYSTONE TELEPHONE COMPANY (*)	CATV DATA CABLE LINE
AT&T COMCAST	

(\*) DENOTES THE FORMER OWNER OF THE UTILITY

PROPOSED BUILDING FEATURES

BUILDING LIMIT AT GROUND LEVEL (SOLID TONE)  
BUILDING LIMIT AT UPPER LEVELS (CROSS HATCH)  
DOOR LOCATION  
BUILDING STRUCTURE ABOVE (BAY/AMINING/BALCONY AS NOTED)  
ROOF DECK (AT TOP LEVEL)  
ROOF DECK (AT LEVEL 7)

PROPOSED FEATURES

PROPERTY LINE  
TURF OR PLANTED AREA  
ASPHALT PAVING (FULL DEPTH)  
CONCRETE PAVING  
HEAVY DUTY CONCRETE PAVING  
DECORATIVE CONCRETE PAVING  
ACCESSIBLE CURB RAMP  
BICYCLE RACK  
TRAFFIC SIGN  
DECIDUOUS TREE

PWD TRACKING #: FY23-NTHS-7119-01  
STREETS REVIEW #: SR-2022-016141

1. PER LAJ REVIEW COMMENTS	JMR	KRS	2022.11.22	
Revision	By	Appd	YYYY-MM-DD	
2. STREETS REVIEW ZONING SUBMISSION #2	JMR	KRS	2022.11.17	
3. STREETS REVIEW ZONING SUBMISSION	JMR	KRS	2022.11.09	
Issued	By	Appd	YYYY-MM-DD	
File Name: 20211123C-111P	JMR	KRS	2022.11.22	
	Dwnl	Diagn	Chkcd	YYYY-MM-DD

Permit/Seal

Client/Project  
GENESIS 225 N 13th LLC  
225-239 N 13th Street  
1234 Summer Street  
1-7 Winters Court  
Philadelphia, Pennsylvania

Title  
SITE ZONING PLAN

Project No.  
202211923

Revision Sheet

Scale  
1" = 10'

Drawing No.  
C-111

Stantec Consulting Services Inc.  
1500 Spring Garden, Suite 1100  
Philadelphia PA 19130  
Tel: 215.665.7000  
www.stantec.com

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-any errors or omissions shall be reported to Stantec without delay.  
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Notes

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-3 (COMMUNITY COMMERCIAL MIXED-USE).
- 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.
- CURB GRADES TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
- 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 MINIMAL FLOOD HAZARD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PANEL 0183 G DATED JANUARY 17, 2007.
- INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
  - PORTION OF CITY PLAN NO. 307 DATED DECEMBER 23, 1991
  - PORTION OF CITY PLAN NO. 307 DATED MAY 31, 1999
  - FIELD SURVEY PERFORMED IN JUNE 2022
  - DEEDS FURNISHED BY CLIENT.
- 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 14,885 SF IN THE DELAWARE DIRECT WATERSHED (SDH). AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE NOT REQUIRED. (ERSA TRACKING NO. #FY23-NTHS-7119-01).
- 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 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.
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SERIAL #: 20221822660

ONE-CALL DATE: 2022/07/01



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<b>REVISIONS</b>

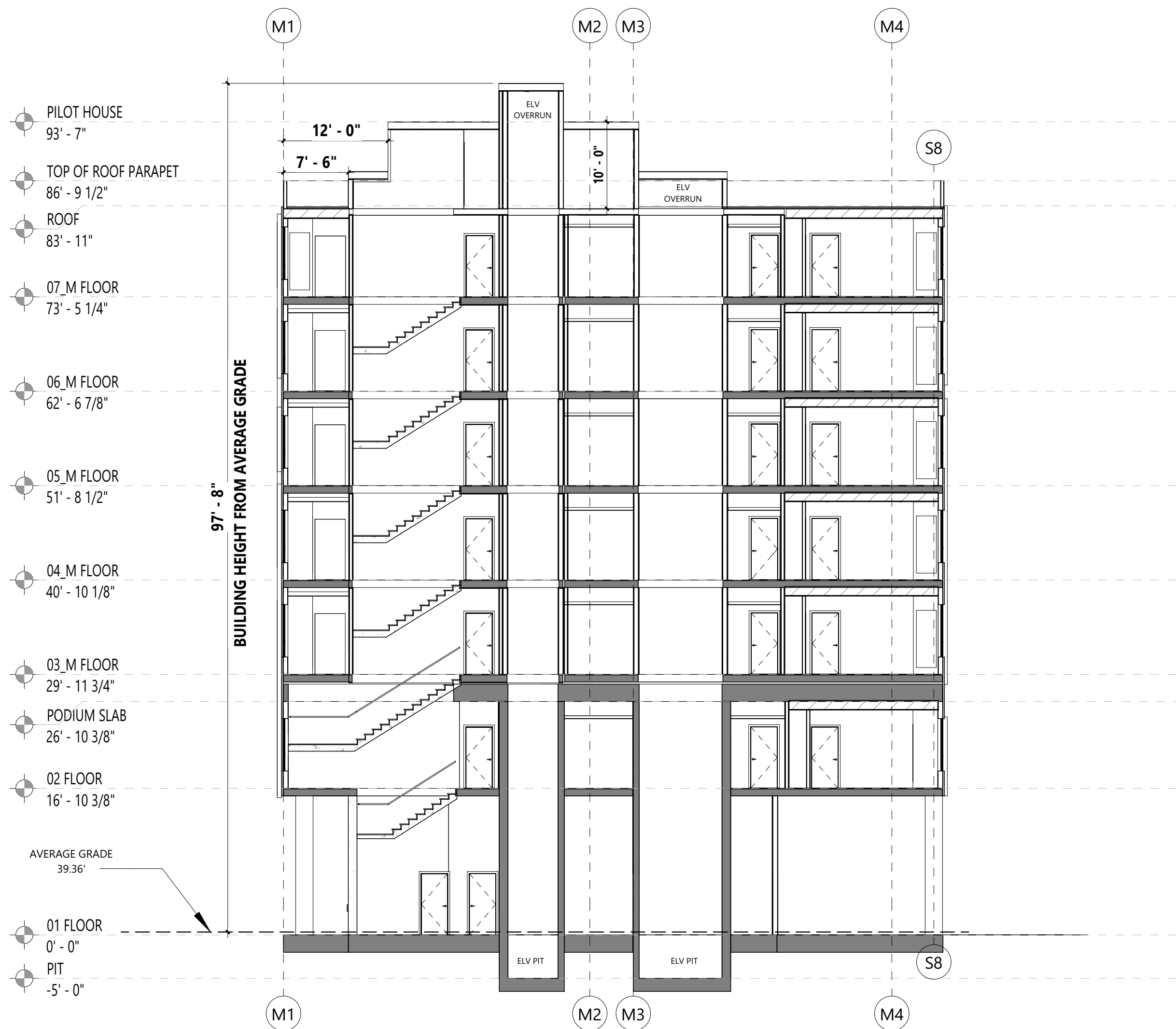

<b>ZONING SET</b>
NOVEMBER 21, 2022

<b>NORTH 13TH STREET</b>	<b>225-239 NORTH 13TH STREET PHILADELPHIA, PA 19145</b>
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<b>DRAWING NUMBER</b> 	<b>Z002</b> ZONING SECTIONS
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**14** ZONING SECTION 1  
SCALE: 3/32" = 1'-0"



**4** ZONING SECTION 2  
SCALE: 3/32" = 1'-0"

CMX 3	RESTRICTION	PROPOSED
LOT AREA	NA	11,916 SF
OCCUPIED AREA	80% - CORNER LOT   9,533 SF	77%   9,119 SF
MAX FAR	500%   59,580 SF	499%   59,560 SF
MAXIMUM HEIGHT	NA	97' - 8"
FRONT YARD SETBACK	NA	0' - 0"
REAR YARD SETBACK	NA - COMMERCIAL USE	5' - 5" to 20' - 0"
FRONT YARD SETBACK	NA	0' - 0"

PARKING	REQUIRED	PROPOSED
BICYCLE PARKING	1/10,000 SF : 6	6
COMMERCIAL LOADING DOCK	NA - 100,000 SF	1
PARKING	0 - COMMERCIAL USE	0

LEVEL	GROSS SF	EXEMPT SF	USE	NOTES
LEVEL 1	5,680 SF		M, S2	RETAIL 1,740 SF, GYM 1,104 SF, MECH 930SF
LEVEL 2	9,119 SF		R1	VISITOR ACCOMMODATIONS 14 UNITS
LEVEL 3	9,119 SF		R1	VISITOR ACCOMMODATIONS 14 UNITS
LEVEL 4	9,119 SF		R1	VISITOR ACCOMMODATIONS 14 UNITS
LEVEL 5	9,119 SF		R1	VISITOR ACCOMMODATIONS 14 UNITS
LEVEL 6	9,119 SF		R1	VISITOR ACCOMMODATIONS 14 UNITS
LEVEL 7	7,770 SF		R1	VISITOR ACCOMMODATIONS 11 UNITS
LEVEL 7 DECK		1,115 SF		UNOCCUPIED
ROOF ACCESS	515 SF		A3	ACCESSORY USE
ROOF DECK		2,220 SF		UNOCCUPIED

TOTAL GSF: 59,560 SF

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REVISIONS	


ZONING SET

NOVEMBER 21, 2022

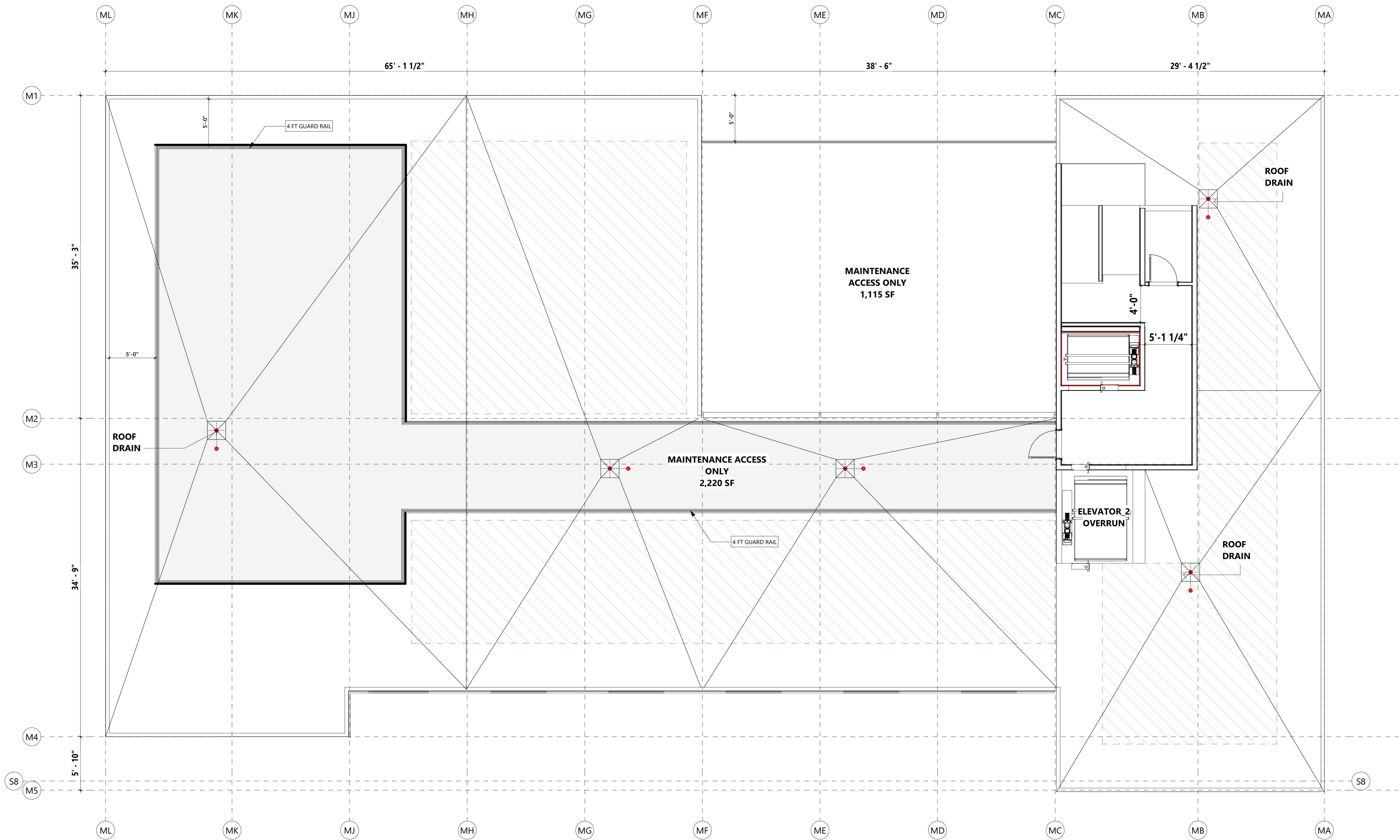
NORTH 13TH STREET

225-239 NORTH 13TH STREET  
PHILADELPHIA, PA 19145

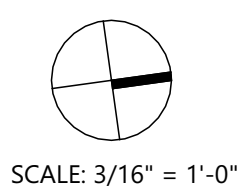
DRAWING NUMBER

**Z003**

ZONING ROOF PLAN



**1 PROPOSED ROOF PLAN - ZONING**  
SCALE: 3/16" = 1'-0"



# Zoning Permit

Permit Number ZP-2022-012706C

LOCATION OF WORK 225-39 N 13TH ST, Philadelphia, PA 19107-1629	PERMIT FEE \$1,412.00	DATE ISSUED 11/30/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER Genesis 225 N. 13th Property LLC	404 Saratoga Court Branchburg, New Jersey 08876
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OWNER CONTACT 1 Vimal Kavuru	404 Saratoga Court, Branchburg, NJ 08876
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OWNER CONTACT 2	
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TYPE OF WORK Conditional Zoning Approval
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APPROVED DEVELOPMENT For the Conditional Approval of the erection of a detached structure (w/roof access structures for maintenance purposes only; no roof deck), size and location as shown on plan/application.
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APPROVED USE(S) Visitor Accommodations
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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.



# Zoning Permit

Permit Number ZP-2022-012706C

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

225-39 N 13TH ST, Philadelphia, PA 19107-1629

## ADDITIONAL USE DETAILS

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

For the Conditional Approval of the use of Visitor Accommodations (Eighty-One (81) Units) throughout and Vacant Commercial Space (separate use registration and fit-out/CO permits required prior to occupancy) at the first floor, with six (6) bicycle parking spaces (located within the public right-of-way), and one (1) off-street loading space accessed from Summer Street); no signs on this permit.

This permit is subject to the following specific conditions.

## CONDITIONS



**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](http://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.