

Zoning Permit

Permit Number ZP-2022-005574

LOCATION OF WORK 1525 CHESTNUT ST, Philadelphia, PA 19102-2501	PERMIT FEE \$1,767.00	DATE ISSUED 7/7/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER D.O. Holdings USA Inc	1525 Chestnut St Philadelphia, Pennsylvania 19102
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OWNER CONTACT 1 DAVID OUAKNINE	5950 CHEMIN DE LA COTE DE LIES, MONT-QUEBEC, CA
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF TWO & THREE-STORY ADDITION ABOVE THE EXISTING SEVEN -STORY STRUCTURE WITH ELEVATOR AND STAIR PENTHOUSES AS PART OF AN EXISTING STRUCTURE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN
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APPROVED USE(S) Retail Sales - Consumer Goods
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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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<p>i CONDITIONS AND LIMITATIONS:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

1525 CHESTNUT ST Philadelphia, PA 19102-2501

ADDITIONAL USE DETAILS

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

FOR RETAIL SALES OF CUSTOMER GOODS AND VISITORS ACCOMMODATION AS PREVIOUSLY APPROVED (ZP-2022-000231)

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.

1525 CHESTNUT STREET

SONDER HOTEL & CDI FURNITURE

ADDRESS: 1525 CHESTNUT STREET
PHILADELPHIA, PA 19102

OCCUPANCY TYPE: M- B, 1ST & 2ND FLOOR
R-1- B, 3RD-9TH FLOOR

LOT AREA: 3,626 SF.

BUILDING FOOTPRINT: 3,626 SF.

SCOPE OF WORK:
INTERIOR RENOVATIONS TO EXISTING 9-STORY BUILDING AND
2 & 3-STORY ADDITION ON 7-STORY PORTION FOR TOTAL 10-
STORY BUILDING.

NO ROOF DECK AS PART OF THIS APPLICATION.

FOR USE AS:

1ST FRONT & 2ND: RETAIL SALES OF FURNITURE

B, 1ST FLR REAR, 3RD-9TH: 46 GUESTROOMS FOR VISITOR ACCOMMODATIONS & ACCESSORY & MECHANICAL SPACES

10TH & ROOF: MECHANICALS

CONSTRUCTION TYPE: 1B

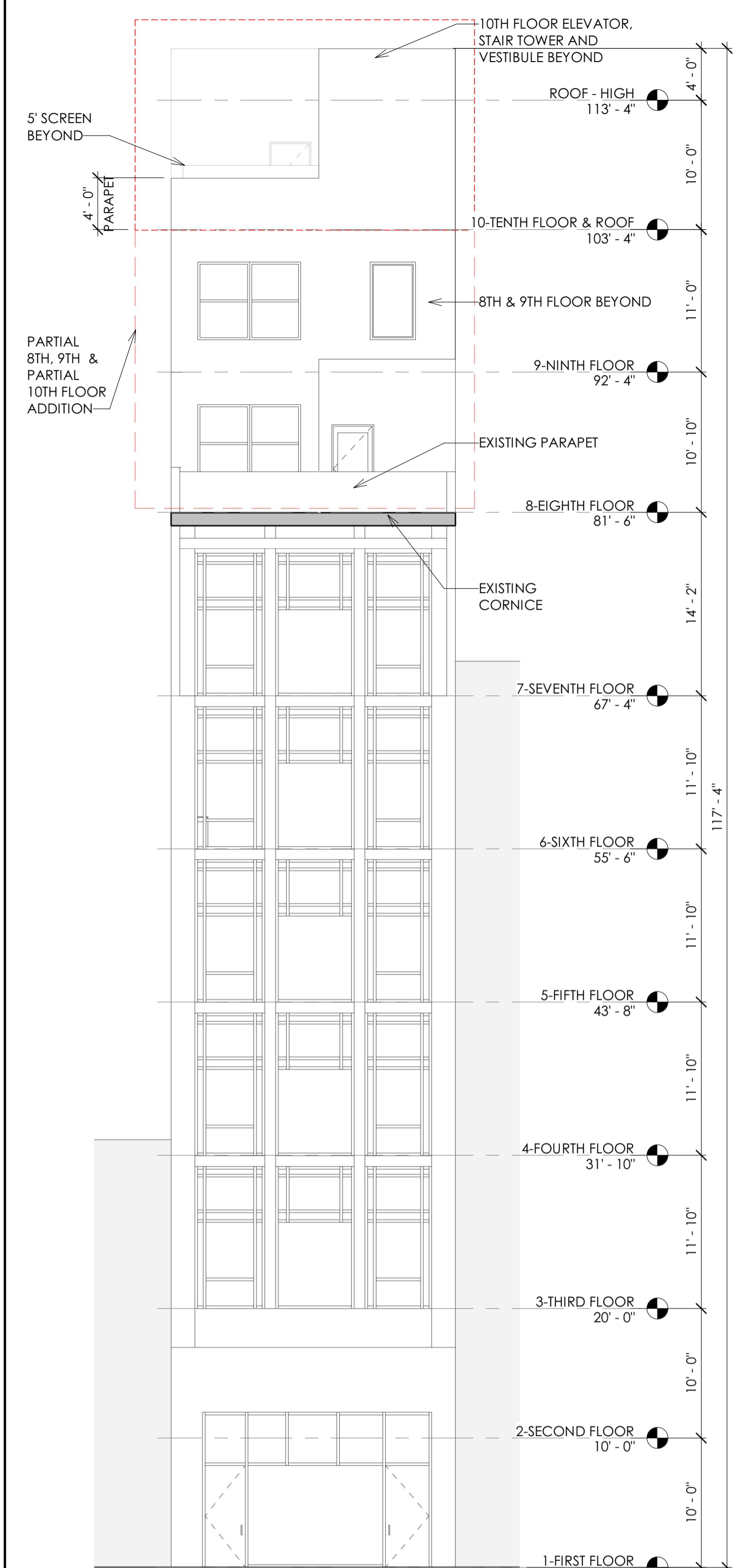
PROJECT AREA:

CELLAR	FLOOR	EXISTING	PROPOSED
	1ST FLOOR	3,626 SF.	3,626 SF.
	2ND FLOOR	2,089 SF.	2,089 SF.
	3RD FLOOR	3,567 SF.	3,567 SF.
	4TH FLOOR	3,567 SF.	3,567 SF.
	5TH FLOOR	3,567 SF.	3,567 SF.
	6TH FLOOR	3,567 SF.	3,567 SF.
	7TH FLOOR	3,567 SF.	3,567 SF.
	8TH FLOOR	1,062 SF.	2,914 SF.
	9TH FLOOR	1,062 SF.	2,842 SF.
	10TH FLOOR	0 SF.	923 SF.

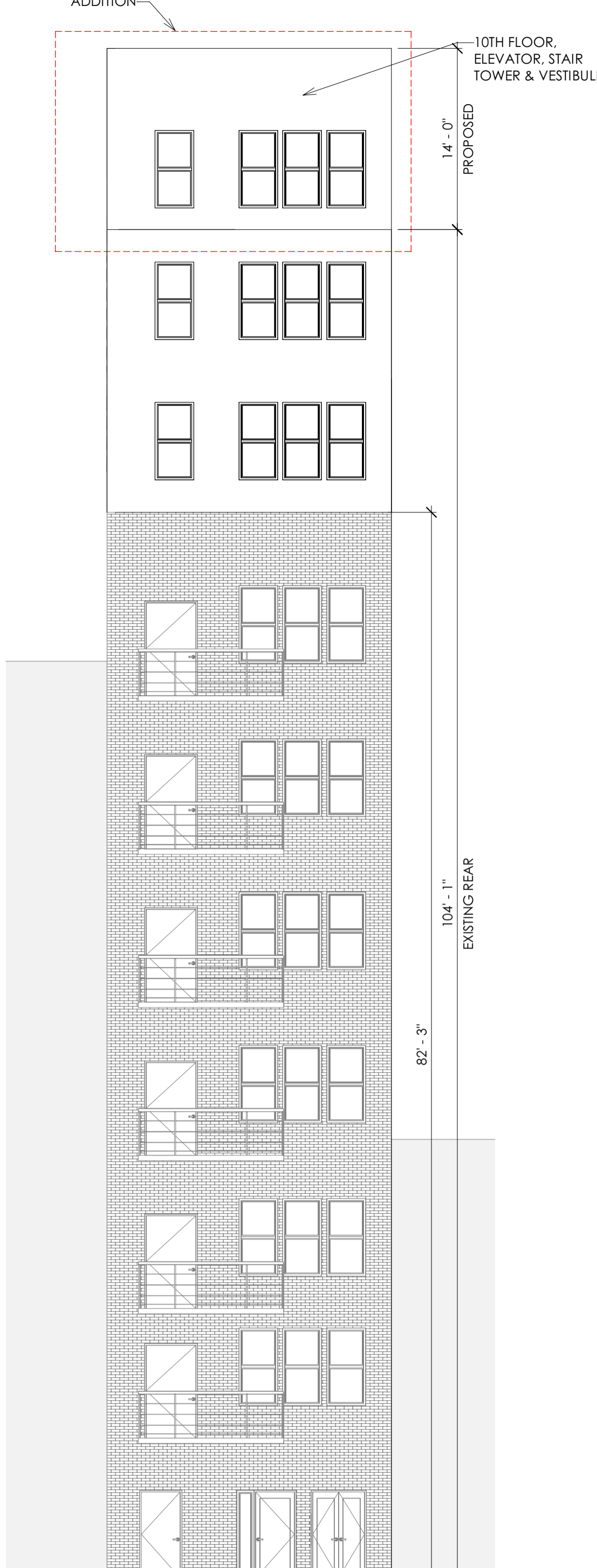
GROSS FLOOR AREA TOTAL 25,674 SF. 30,229 SF.

*BUILDING TO BE FULLY SPRINKLERED W/NFPA 13 SYSTEM

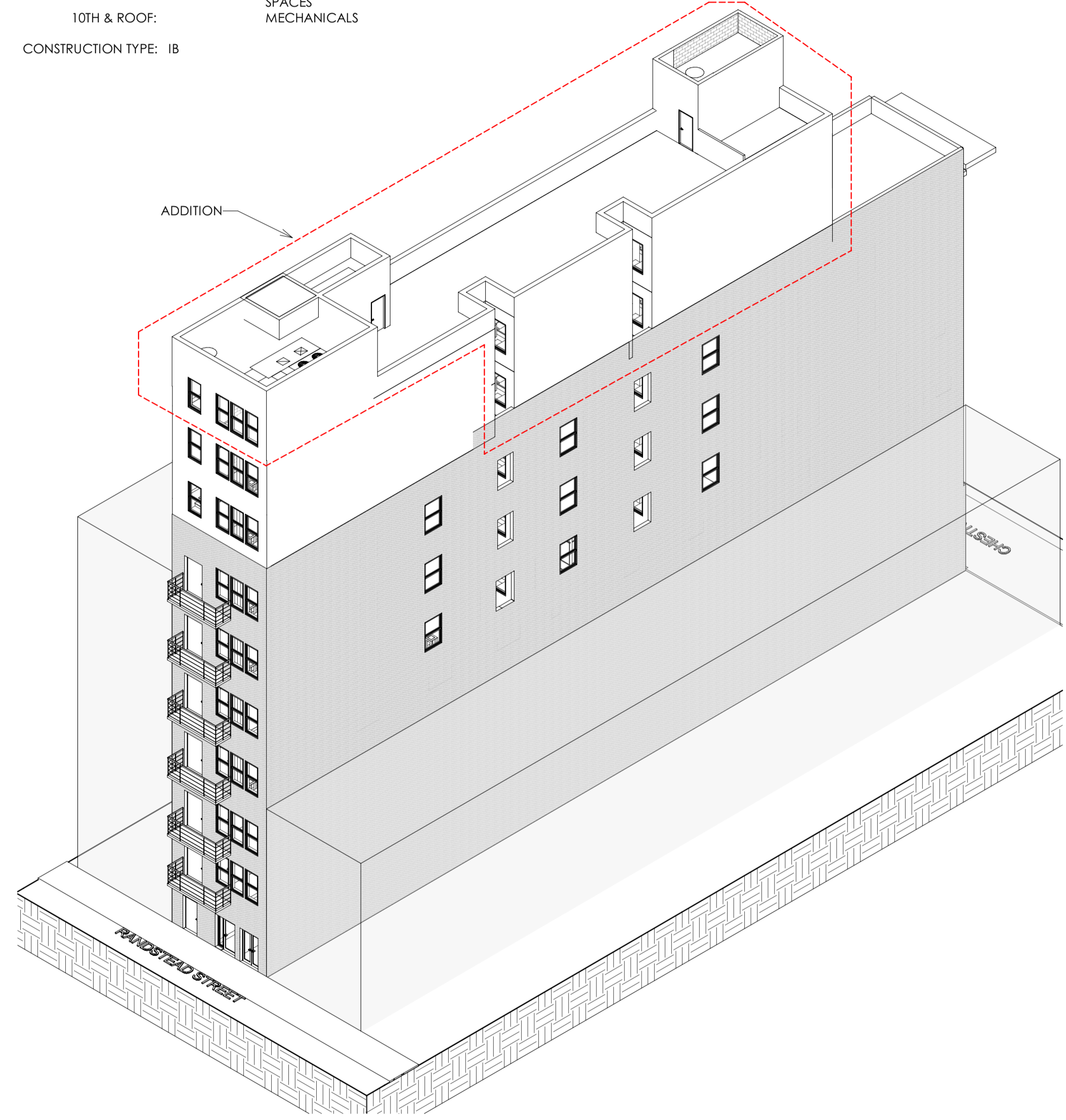
*SMOKE DETECTORS INSTALLED PER IBC 2018 907.2.10.2



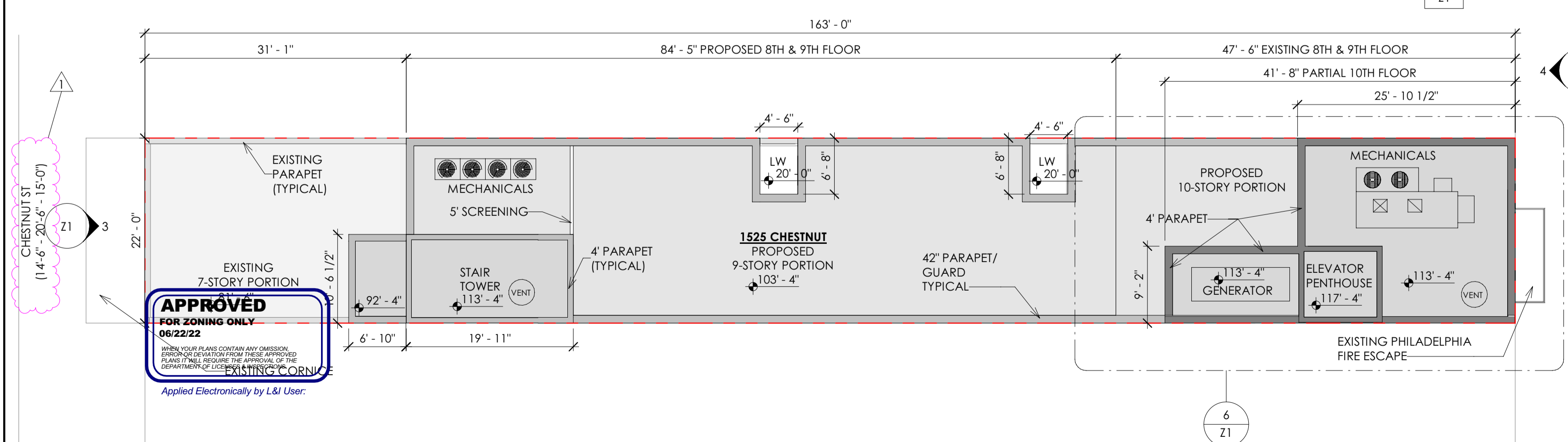
3 Front Elevation (Chestnut St.)
Z1 1/8" = 1'-0"



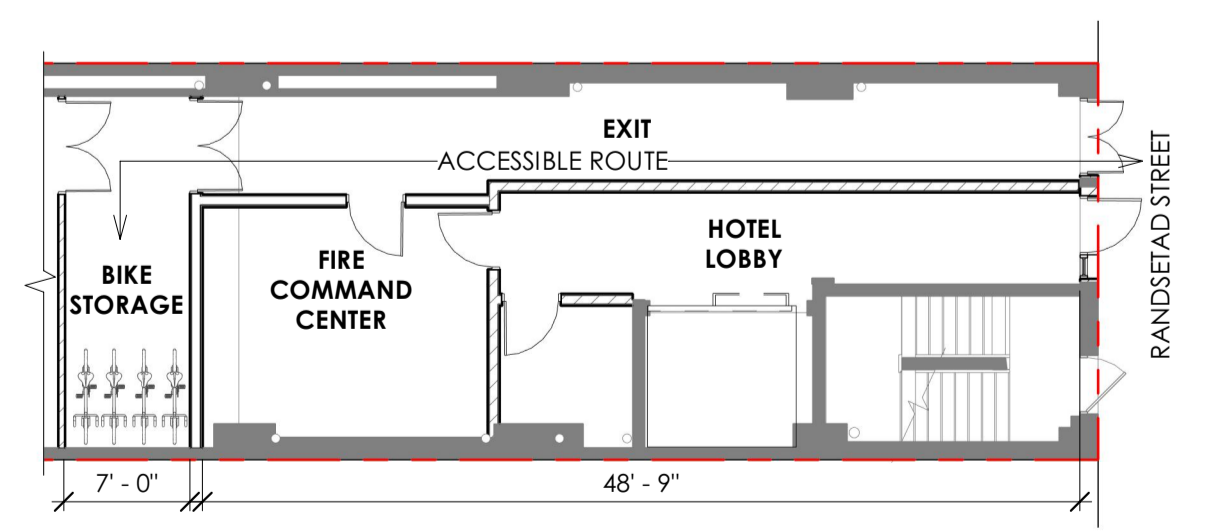
4 Rear Elevation (Ranstead St.)
Z1 1/8" = 1'-0"



2 RANDSTEAD STREET PERSPECTIVE
Z1

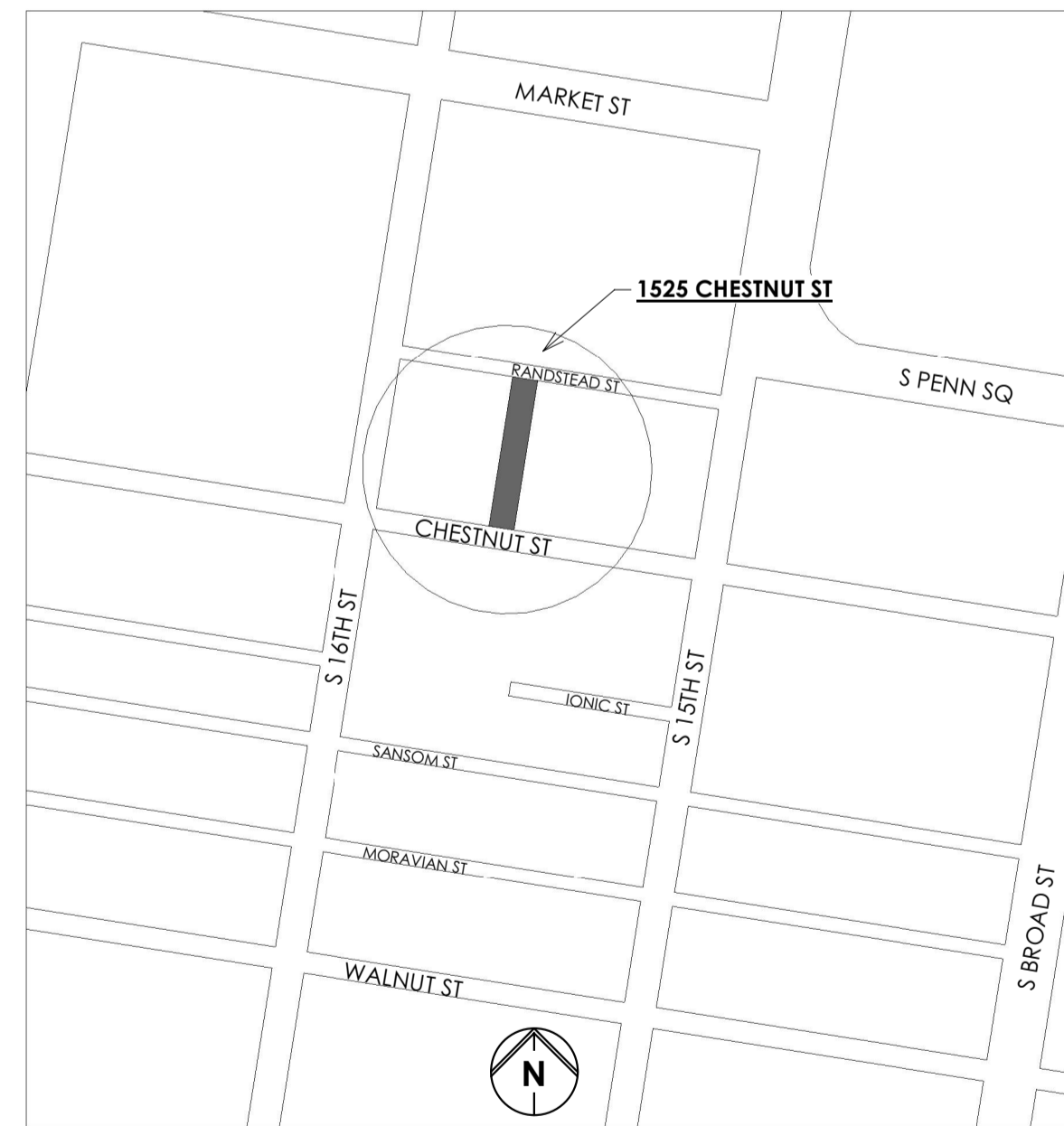


5 Site Plan - ZONING
Z1 3/32" = 1'-0"



6 1-FIRST FLOOR - BIKE STORAGE
Z1 3/32" = 1'-0"

ZONING INFORMATION		
Enter address here		
Lot Area	3,626 SF	Proposed Bldg Area (footprint)
		3,626 SF
ZONING CLASSIFICATION: CMX-5		
<small>ICTR Center City Overlay District - Chestnut and Walnut Street Area West ICTR Center City Overlay District - Chestnut and Walnut Street Area ICTR Center City Overlay District - City Hall Area ICTR Center City Overlay District - Parking Garage Ground Floor Use Control Area ICTR Center City Overlay District ICTR Center City Overlay District - Center City Commercial Area Dimensional Standards - Commercial Districts Dimensional Table - Center City/University City Floor Area Ratio Map ICTR Center City Overlay District - Center City Residential District Control Area ICTR Center City Overlay District - Center City Commercial District Control Area</small>		
	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	--
MIN. STREET FRONTAGE	--	--
MIN. LOT AREA	--	--
MAX. OCCUPIED AREA (%)	BUILDINGS < 5 STORES W/ 1 OR MORE DWELLING UNITS: 90% OTHERS: 100%	100%
YARDS		
MIN. FRONT YARD DEPTH	--	--
MIN. SIDE YARD WIDTH (EA.)	IF USED: BUILDINGS < 4 STORES W/ THREE OR FEWER DWELLING UNITS = 5' OTHERS: 8'	--
MIN. REAR YARD DEPTH	--	--
HEIGHT		
MAX. HEIGHT	--	--
MIN. CORNICE HEIGHT	--	--
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	CMX-5: 1.200 (2) SEE ALSO §14-701 (8) (CMX-4 AND CMX-5 BULK AND MASSING CONTROLS)	30,229 SF / 3,626 SF = 833.7%
<div style="border: 1px dashed pink; padding: 2px;"> SKY PLANE OPTION A 80% COVERAGE FROM 65'-90' SEE SHEET Z2 </div>		
<small>(2) The maximum floor area ratio for lots zoned CMX-5 located within the boundaries of the Center City/University City Floor Area Ratio Map is increased to 1.600% of lot area.</small>		
PARKING		
COMMERCIAL SERVICES USE-VISITOR ACCOMMODATIONS	0	0
BICYCLE PARKING		
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	--
7,501-20,000 SF	2	--
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	30,229 SF / 10,000 = 3.2 4 BICYCLE SPACE REQ'D
STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :	CHESTNUT: 14'-6"(S) - 20'-6" - 15'-0"(N) RANDSTEAD: 6'-9"(S) - 20'-9" - 2'-6" (N)	
ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
FIRE ESCAPE	RANDSTEAD-EXISTING	EXISTING
CORNICE	CHESTNUT-EXISTING	EXISTING

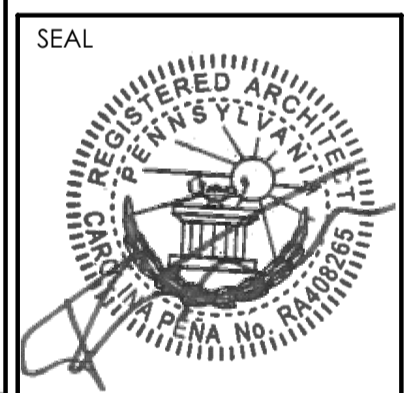


1 LOCATION
Z1 N.T.S.

APPROVALS

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	REVISIONS/SUBMISSIONS
REV. 1 PER ZONING & PCPC COMMENTS	



DRAWN BY	CHECK BY	PROJECT NO.
MK	CP	202110-01
ISSUED: 2022-05-16		

PROJECT
1525 CHESTNUT ST
PHILADELPHIA, PA

DRAWING TITLE
ZONING

SHEET No

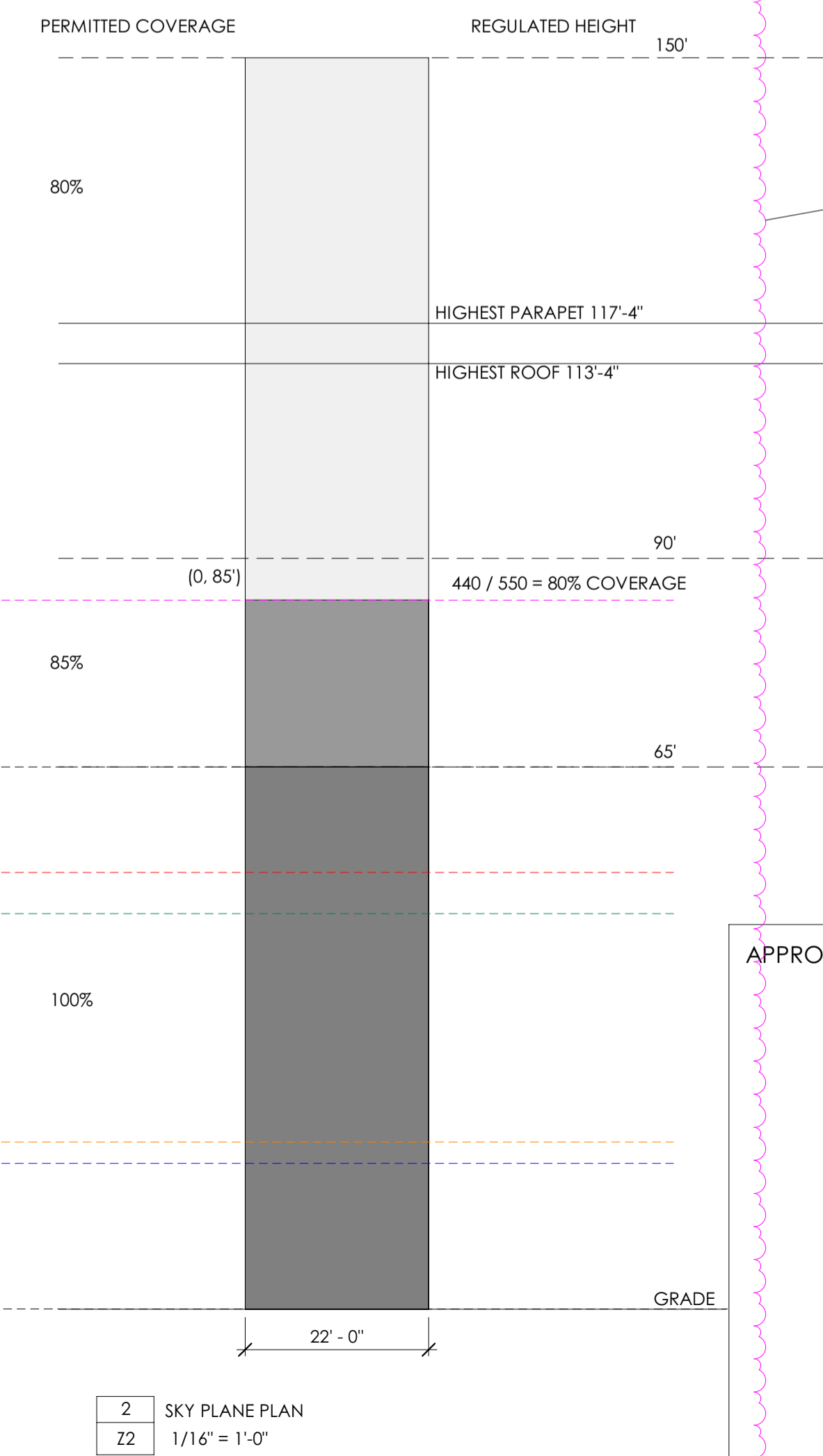
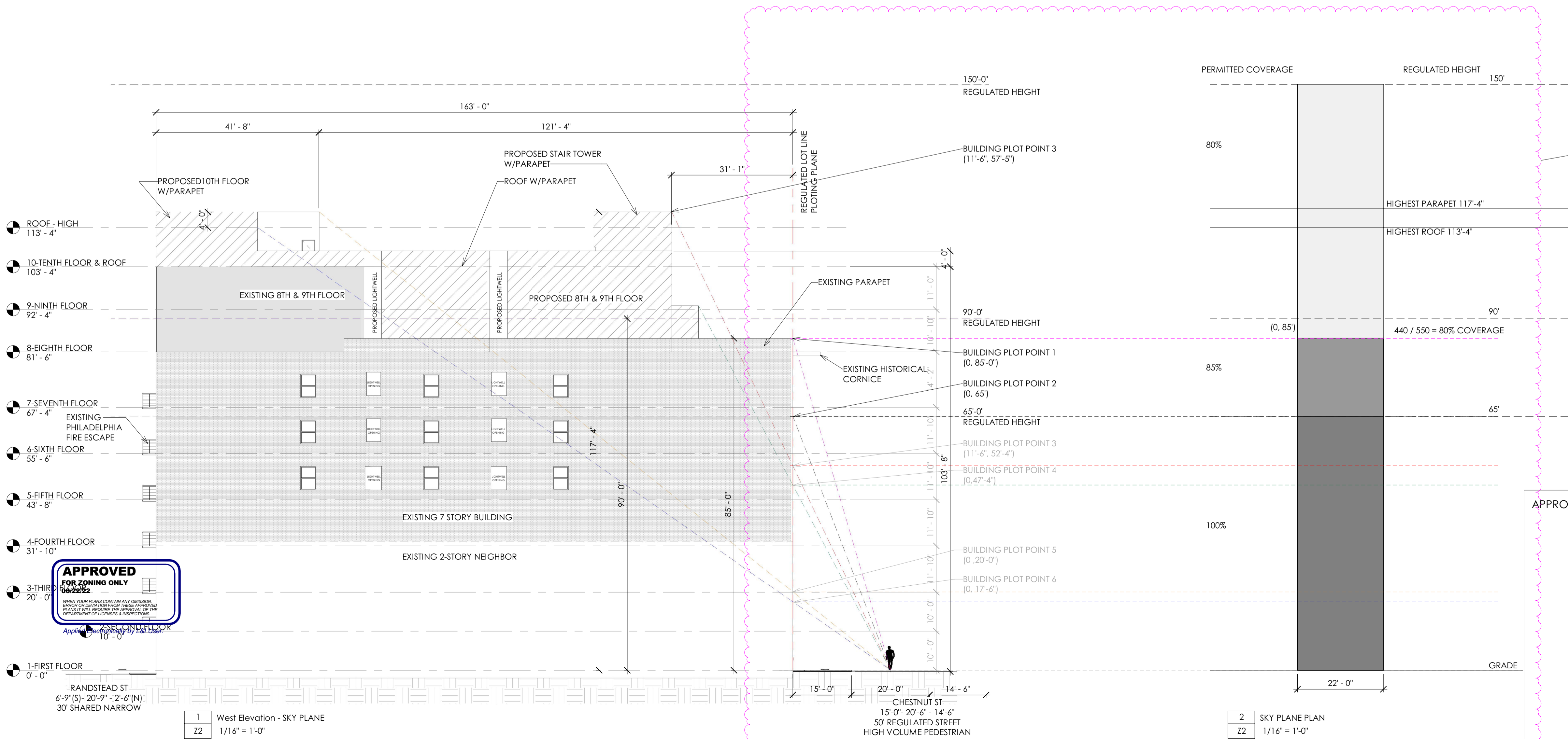
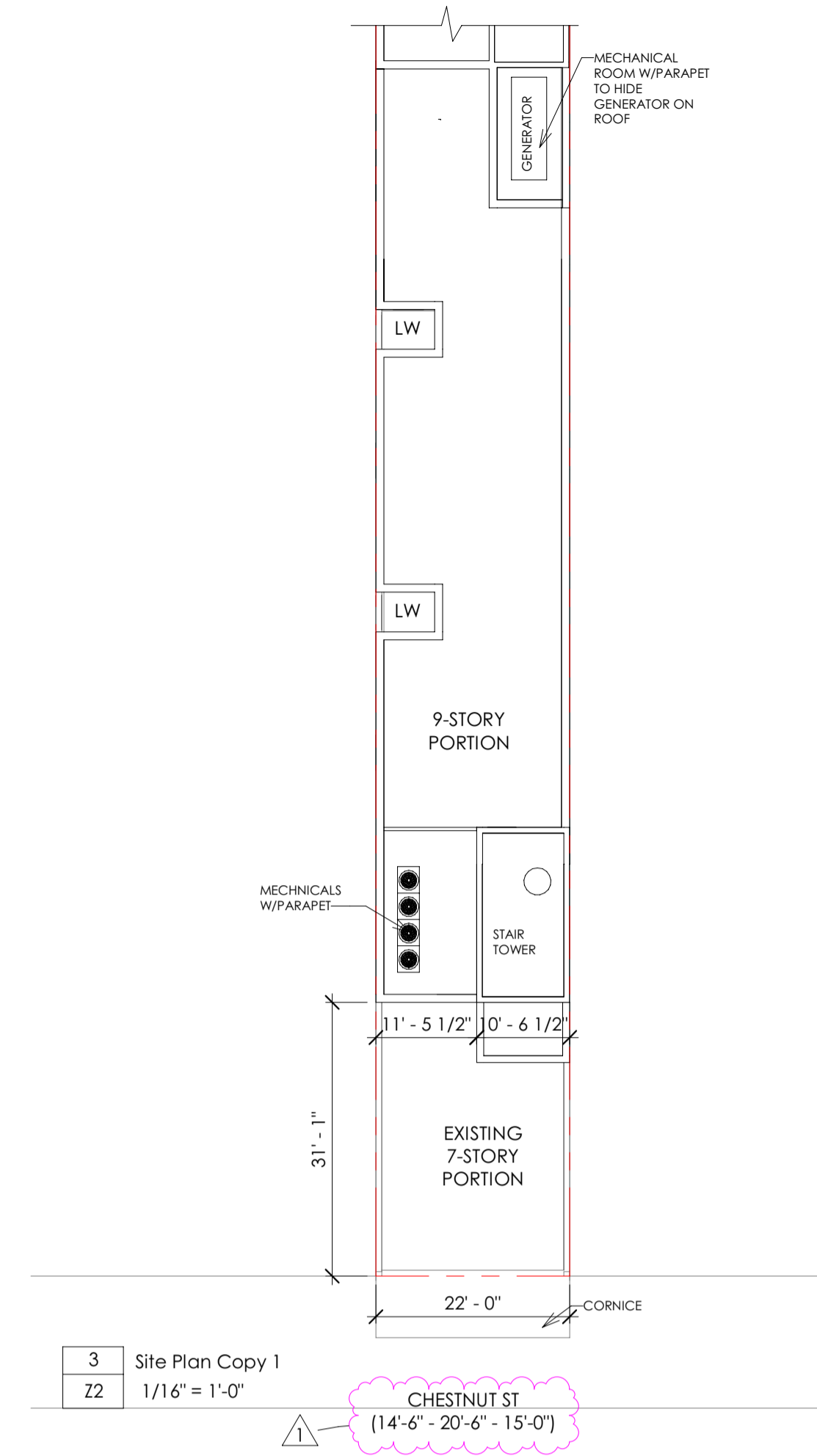
Z1



4 VIEW EAST ON CHESTNUT STREET
Z2



5 VIEW WEST ON CHESTNUT STREET
Z2



In accordance with the terms and provisions of Section 14-701 (5) (b) of the Philadelphia Code pertaining to

SKY PLANE

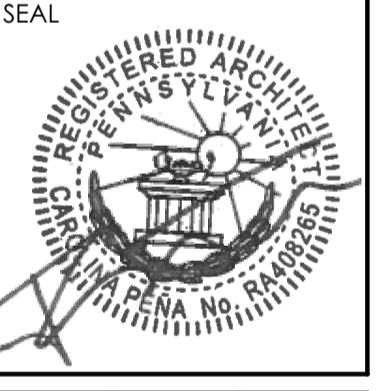
This application complies with the Sky Plane Control requirements of Section 14-701 (5) (b) and the Regulations of the City Planning Commission.

Applied Electronically By: MATT WYSONG
June 6, 2022 Ledger No: **E-3393**

Philadelphia City Planning Commission

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING CONDITIONS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAYS PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS
05/26/2022	REV. 1 PER ZONING & PCPC COMMENTS



DRAWN BY	CHECK BY	PROJECT NO.
MK	CP	20211001

ISSUED: 2022-05-16

PROJECT

1525 CHESTNUT ST
PHILADELPHIA, PA

DRAWING TITLE

ZONING SKY PLANE

SHEET No

Z2

5/26/2022 9:15:52 AM