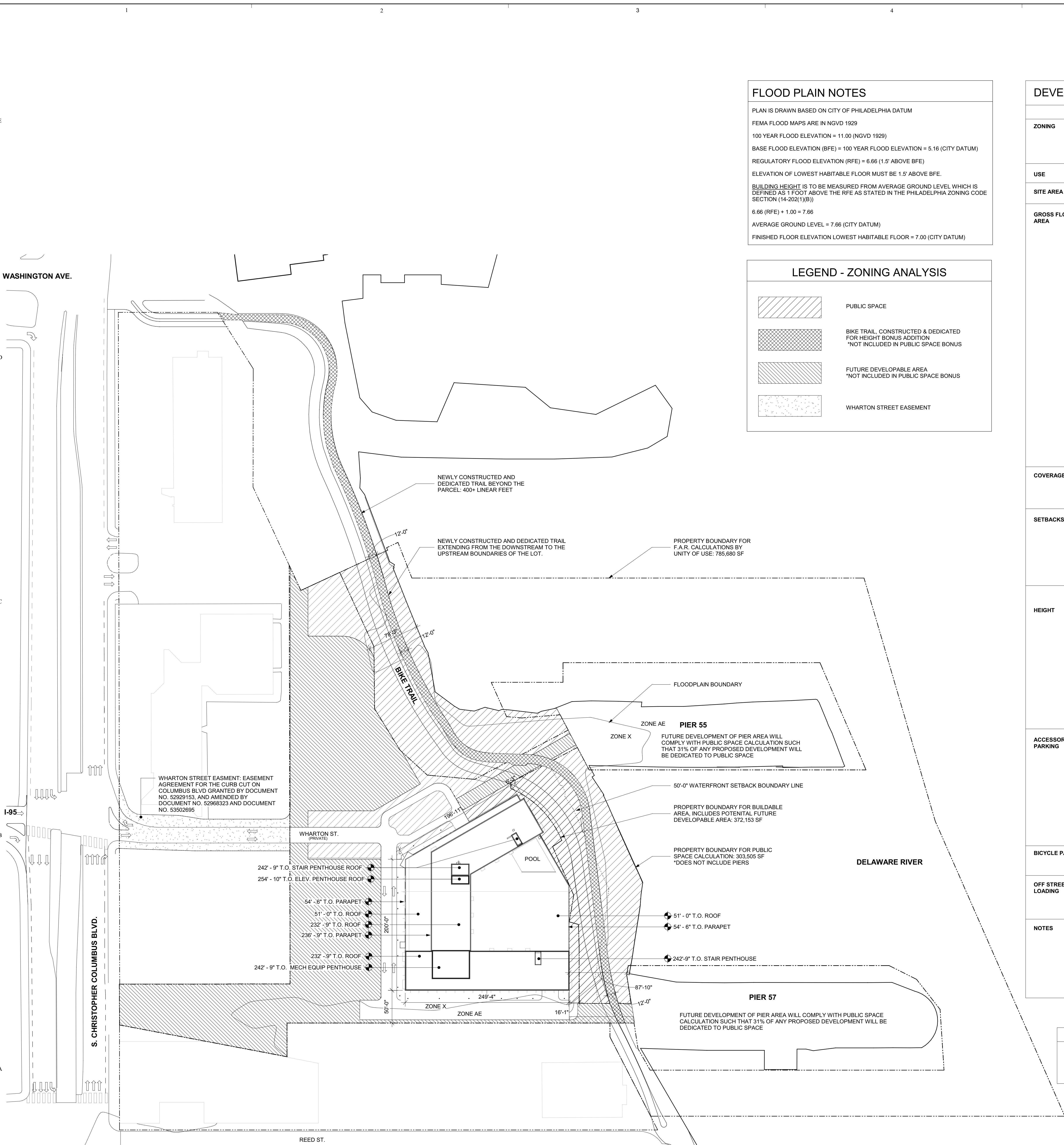



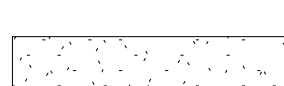


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FLOOD PLAIN NOTES
PLAN IS DRAWN BASED ON CITY OF PHILADELPHIA DATUM
FEMA FLOOD MAPS ARE IN NGVD 1929
100 YEAR FLOOD ELEVATION = 11.00 (NGVD 1929)
BASE FLOOD ELEVATION (BFE) = 100 YEAR FLOOD ELEVATION + 5.16 (CITY DATUM)
REGULATORY FLOOD ELEVATION (RFE) = 6.66 (1.5' ABOVE BFE)
ELEVATION OF LOWEST HABITABLE FLOOR MUST BE 1.5' ABOVE BFE.
BUILDING HEIGHT IS TO BE MEASURED FROM AVERAGE GROUND LEVEL WHICH IS DEFINED AS 1 FOOT ABOVE THE RFE AS STATED IN THE PHILADELPHIA ZONING CODE SECTION 14-302(1)(B).
6.66 (RFE) + 1.00 = 7.66
AVERAGE GROUND LEVEL = 7.66 (CITY DATUM)
FINISHED FLOOR ELEVATION LOWEST HABITABLE FLOOR = 7.00 (CITY DATUM)

LEGEND - ZONING ANALYSIS
 PUBLIC SPACE
 BIKE TRAIL, CONSTRUCTED & DEDICATED FOR HEIGHT BONUS ADDITION *NOT INCLUDED IN PUBLIC SPACE BONUS
 FUTURE DEVELOPABLE AREA *NOT INCLUDED IN PUBLIC SPACE BONUS
 WHARTON STREET EASEMENT

DEVELOPMENT DATA				
	REQUIRED / ALLOWED		PROPOSED	
ZONING	CMX-3/ CDO, CENTRAL DELAWARE RIVERFRONT OVERLAY, /CTR, CENTER CITY RESIDENTIAL PARKING CONTROL AREA, OPEN SPACE AND NATURAL RESOURCES - FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA, OPEN AND NATURAL RESOURCES - WATERFRONT SETBACKS		CMX-3/ CDO, CENTRAL DELAWARE RIVERFRONT OVERLAY, /CTR, CENTER CITY RESIDENTIAL PARKING CONTROL AREA, OPEN SPACE AND NATURAL RESOURCES - FLOOD PROTECTION - WITHIN THE SPECIAL FLOOD HAZARD AREA, OPEN AND NATURAL RESOURCES - WATERFRONT SETBACKS	
USE	RESIDENTIAL, RETAIL AS PERMITTED (MIXED USE)		MULTI-FAMILY RESIDENTIAL (612 DWELLING UNITS), RETAIL, SALES, ACCESSORY PARKING, AND OTHER USES AS PERMITTED IN CMX-3 DISTRICTS	
SITE AREA	785,680 SF 303,505 SF	FOR F.A.R. FOR PROPERTY AREA		
GROSS FLOOR AREA	ALLOWABLE GROSS FLOOR AREA F.A.R. FOR ZONE CMX-3 GSF ALLOWED = 5 X 785,680 SF	5.00 3,828,400 SF	PROPOSED PLANS GROUND FLOOR PARKING RETAIL/OFFICE/COMMERCIAL LOBBY / SUPPORT SPACES LOADING DOCK AREA PARKING LEVEL 2 PARKING RESIDENTIAL AMENITY SPACES (INDOOR) PARKING LEVEL 3 PARKING RESIDENTIAL AMENITY SPACES (INDOOR) PARKING LEVEL 4 PARKING RESIDENTIAL PARKING LEVEL 5 PARKING RESIDENTIAL AMENITY SPACES (INDOOR) LEVEL 6 RESIDENTIAL AMENITY SPACES (INDOOR) TYPICAL LEVELS (7-23) RESIDENTIAL ROOF LEVEL PENTHOUSE	GROSS FLOOR AREA F.A.R. 24,558 GSF 15,000 GSF 19,609 GSF 1,650 GSF 30,384 GSF 1,758 GSF 1,959 GSF 43,840 GSF 1,758 GSF 11,741 GSF 43,840 GSF 1,758 GSF 43,840 GSF 1,758 GSF 9,430 GSF 29,974 GSF 2,205 GSF 514,864 GSF 514,864 GSF 803 GSF
COVERAGE	PER SECTION 14-701-3 MAX. OCCUPIED AREA (% OF LOT)	75%	OCCUPIED AREA: 60,817 SF / 785,680 SF 7%	
SETBACKS	MIN. SIDE YARD WIDTH, EACH (FT.): 8'-0", IF USED, FOR BUILDINGS CONTAINING DWELLING UNITS MIN. ROOF DECK SET BACK: 5'-0" FROM FRONT BUILDING LINE. MIN WATERFRONT SETBACK: 50'-0" FROM TOP OF BANK FOR ALL DEVELOPMENT		N/A 5'-0" PROVIDED AT LEVEL 06 ROOF DECK ALONG WEST ELEVATION 50'-0" MIN	
HEIGHT	ALLOWABLE HEIGHT: MAX HEIGHT BONUS TOTAL ALLOWABLE HEIGHT	84'-0" 156'-0" 240'-0"	AVERAGE GROUND LEVEL IS CITY DATUM: 7.66' PROPOSED HEIGHT: 84'-0" + 144'-0" HEIGHT BONUS = 228'-0" HEIGHT BONUSES (USED 144'-0") PUBLIC SPACE TRAIL RETAIL TOTAL	31% - 40% OF AREA, 31.05% PROVIDED, REFER TO PLAN (94, 103 SF / 303,505 SF) DESIGN SHALL COMPLY WITH SECTION 14-702 (06) 24'-0" FOR THE FIRST MINIMUM REQUIRED TRAIL SEGMENT AND 24'-0" FOR EACH IMPROVED TRAIL SEGMENT OF 200'-0" LINEAR FT THEREAFTER, UP TO A MAXIMUM OF 72'-0" DESIGN SHALL COMPLY WITH SECTION 14-702 (11) 12'-0" PER 5,000 SF OF RETAIL, 15,000 SF PROVIDED, DESIGN SHALL COMPLY WITH SECTION 14-702 (13) 228'-0"
ACCESSORY PARKING	RESIDENTIAL: PROVIDE 3 SPACES PER 10 DWELLING UNITS; 612 UNITS = 186 SPACES RETAIL: NO PARKING REQUIRED THE MAXIMUM NUMBER OF COMPACT SPACES IS 25% OF THE TOTAL: 500 X 0.25 = 125 SPACES THE MINIMUM NUMBER OF ACCESSIBLE SPACES IS 2% OF THE TOTAL: 500 X .02 = 10 SPACES THE MINIMUM NUMBER OF VAN ACCESSIBLE SPACES IS 1/6 OF ACCESSIBLE SPACES: 10 X .167 = 2 SPACES THE MINIMUM NUMBER OF PREFERRED SPACES IS 5% OF THE TOTAL: 500 X .05 = 25 SPACES		500 TOTAL ACCESSORY SPACES: 101 COMPACT SPACES 10 ACCESSIBLE SPACES 2 VAN ACCESSIBLE PARKING SPACES 8 ACCESSIBLE PARKING SPACES 25 PREFERRED SPACES (ELECTRIC VEHICLE CHARGING)	
BICYCLE PARKING	RESIDENTIAL: 1 PER 3 DWELLING UNITS 612 UNITS = 204 SPACES REQUIRED RETAIL: 2 PER 7,500 SF TO 20,000 SF 15,000 SF RETAIL = 2 SPACES REQUIRED		204 CLASS 1 BIKE SPACES PROVIDED ON GROUND LEVEL 2 RETAIL BIKE SPACES	
OFF STREET LOADING	LOADING NOT REQUIRED AS LOT DOES NOT FRONT TWO PUBLIC STREETS PER SECTION 14-806(1)		2 LOADING SPACES PROVIDED (2) 40' L X 11' W X 14'H	
NOTES	1. RETAIL SALES FLOOR AREA EXCLUDED FROM GROSS FLOOR AREA CALCULATION PURSUANT TO SECTION 14-202(4)(B)(10) 2. RETAIL DESIGN SHALL COMPLY WITH SECTION 14-702(13) 3. PERMIT #945487 ESTABLISHING UNITY OF USE FOR 1341 AND 1341-R S. CHRISTOPHER COLUMBUS BLVD 4. PLANS COMPLY WITH APPLICABLE REQUIREMENTS OF SECTION 14-703 5. PARKING GARAGE SHALL BE SCREENED AS REQUIRED BY SECTION 14-507(7); REFER TO C12-201 6. PLANS COMPLY WITH LANDSCAPING REQUIREMENTS OF SECTION 14-705; STREET TREES PROVIDED EXCEPT WHERE CONFLICT WITH UTILITIES OR STREET FURNITURE 7. PUBLIC SPACE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-702(6)(a) 8. DESIGN COMPLIES WITH SPECIAL FLOOD HAZARD AREA REQUIREMENTS OF SECTION 14-704(4)(2) 9. PUBLIC TRAIL AND PUBLIC SPACE HEIGHT BONUS WILL APPLY TO ALL BUILDINGS CONSTRUCTED ON THE LOT NOW AND IN THE FUTURE 10. FILL WILL COMPLY WITH 14-704(4)(C)(2)(g)			

TOTAL PARKING COUNT

STANDARD	COMPACT	EV CHARGING (PREFERENTIAL)	ACCESSIBLE	TOTAL (SPACES REQUIRED)	PROVIDED
364 SPACES	101 SPACES (20.2%)	25 SPACES	10 SPACES (2 VAN SPACES)	186 SPACES	500 SPACES

TOTAL BIKE STORAGE COUNT

RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	TOTAL (SPACES REQUIRED)	PROVIDED
204 SPACES*	2 SPACES	206 SPACES	206 SPACES

* CLASS 1A BICYCLE PARKING REQUIRED

PROJECT TITLE
1341 S. CHRISTOPHER COLUMBUS BLVD.
PHILADELPHIA, PA 19147

CLIENT
SILVERSTEIN PROPERTIES
250 GREENWICH STREET
NEW YORK, NY 10007
212.490.0666

ARCHITECT
BLTa - A Perkins Eastman Studio
1216 ARCH STREET, SUITE 800
PHILADELPHIA, PA 19107
215.563.3900

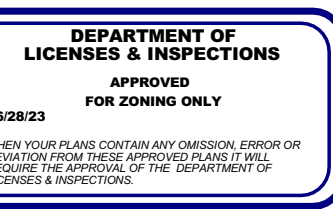
CIVIL ENGINEER
STANTEC
1500 SPRING GARDEN
SUITE 1100
PHILADELPHIA, PA 19103
215.665.7000

STRUCTURAL ENGINEER
THE HARMAN GROUP
150 S. WARNER ROAD
SUITE 100
KING OF PRUSSIA, PA 19406
610.337.3360

MEP ENGINEER
BALA CONSULTING ENGINEERS, INC.
441 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406
610.649.8000

LANDSCAPE ARCHITECT
MATHEWS NIELSEN LANDSCAPE ARCHITECTS, P.C.
120 BROADWAY, #1040
NEW YORK, NEW YORK 10271
212.431.3609

SEAL



Applied by L.E. Christopher Herndon

PROJECT NO.
2110000

FILE NO.
2110000_A_RVT

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PS

NO.
20 JAN 2023
13 APR 2023

DATE
20 JAN 2023
13 APR 2023

ISSUE NAME
CONDITIONAL ZONING R1
CONDITIONAL ZONING R2

SHEET TITLE
ZONING ANALYSIS

SHEET NO.



PROJECT TITLE
1341 S. CHRISTOPHER
COLUMBUS BLVD.
PHILADELPHIA, PA 19147

CLIENT
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NEW YORK, NEW YORK 10271
212.431.3609

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Applied by L.E. Christopher Hartman

PROJECT NO.
2110000
FIRST ISSUE DATE
09/16/22
FILE NO.
2110000_A_RVT
SCALE
As indicated
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PS
REVIEWED
SLB

NO
20 JAN 2023
ISSUE NAME
CONDITIONAL ZONING R1

SHEET TITLE
ZONING FLOOR PLANS

SHEET NO

Z-102

PARKING SYMBOL LEGEND

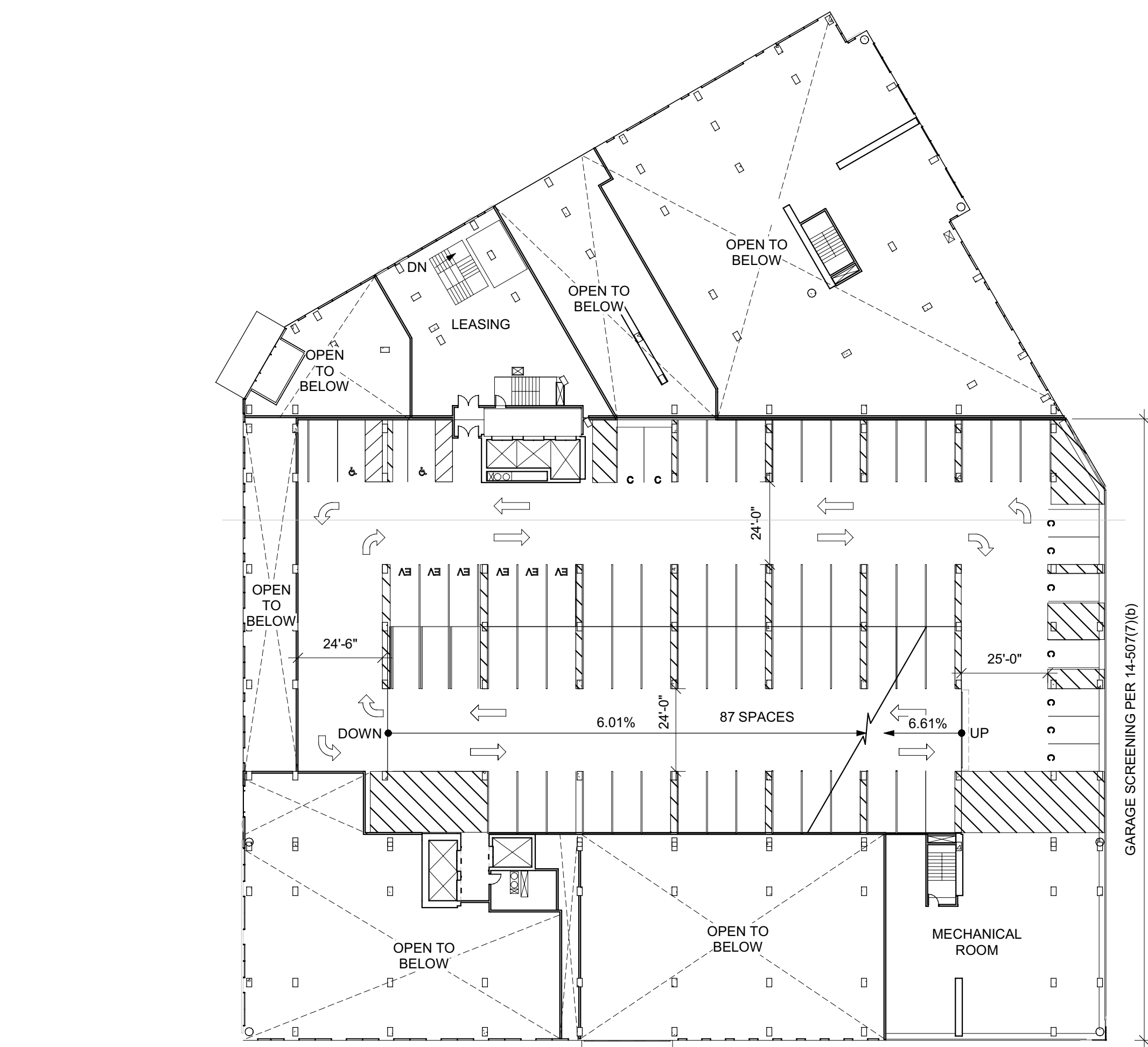
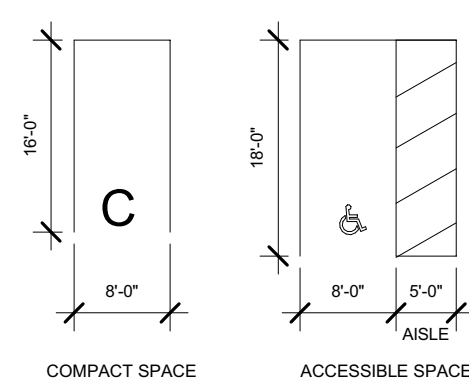
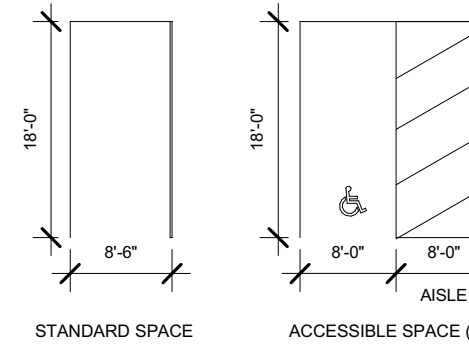
EV -EV CHARGING
(PREFERENTIAL) SPACE

- ACCESSIBLE SPACE

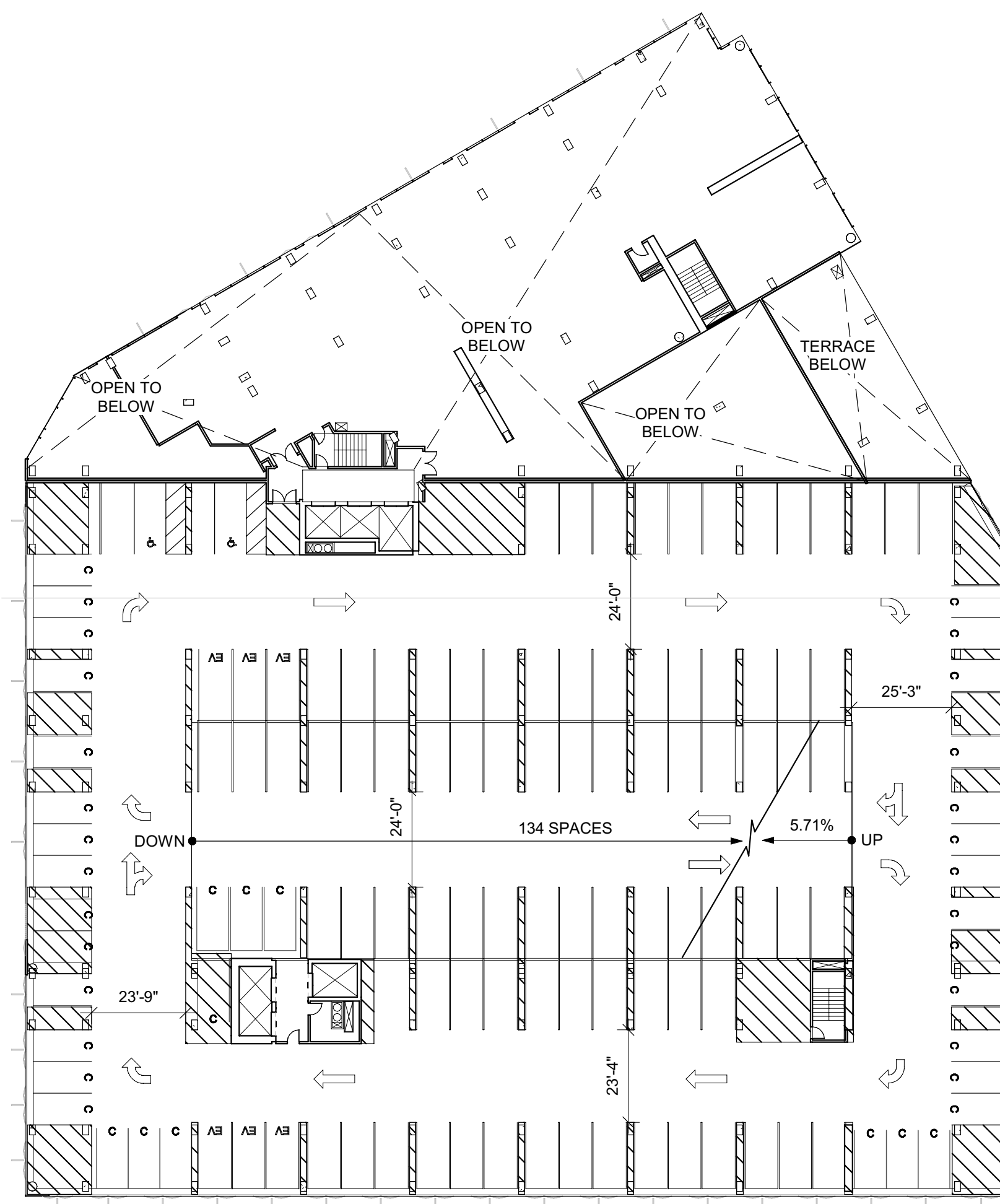
C - COMPACT SPACE

ACCESSORY PARKING SPACES LEGEND

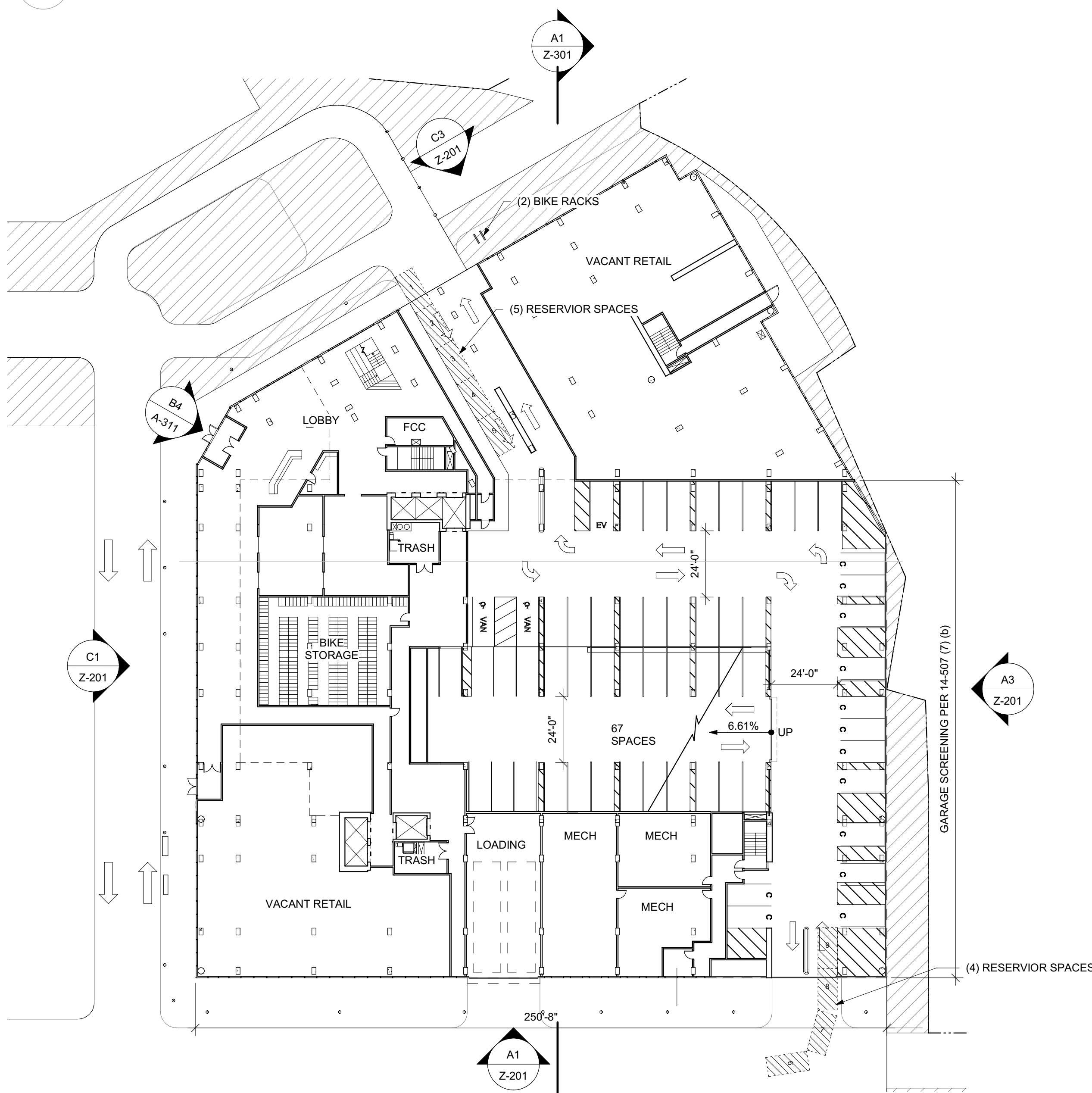
*ALL DRIVE LANES MINIMUM OF 20'-0"



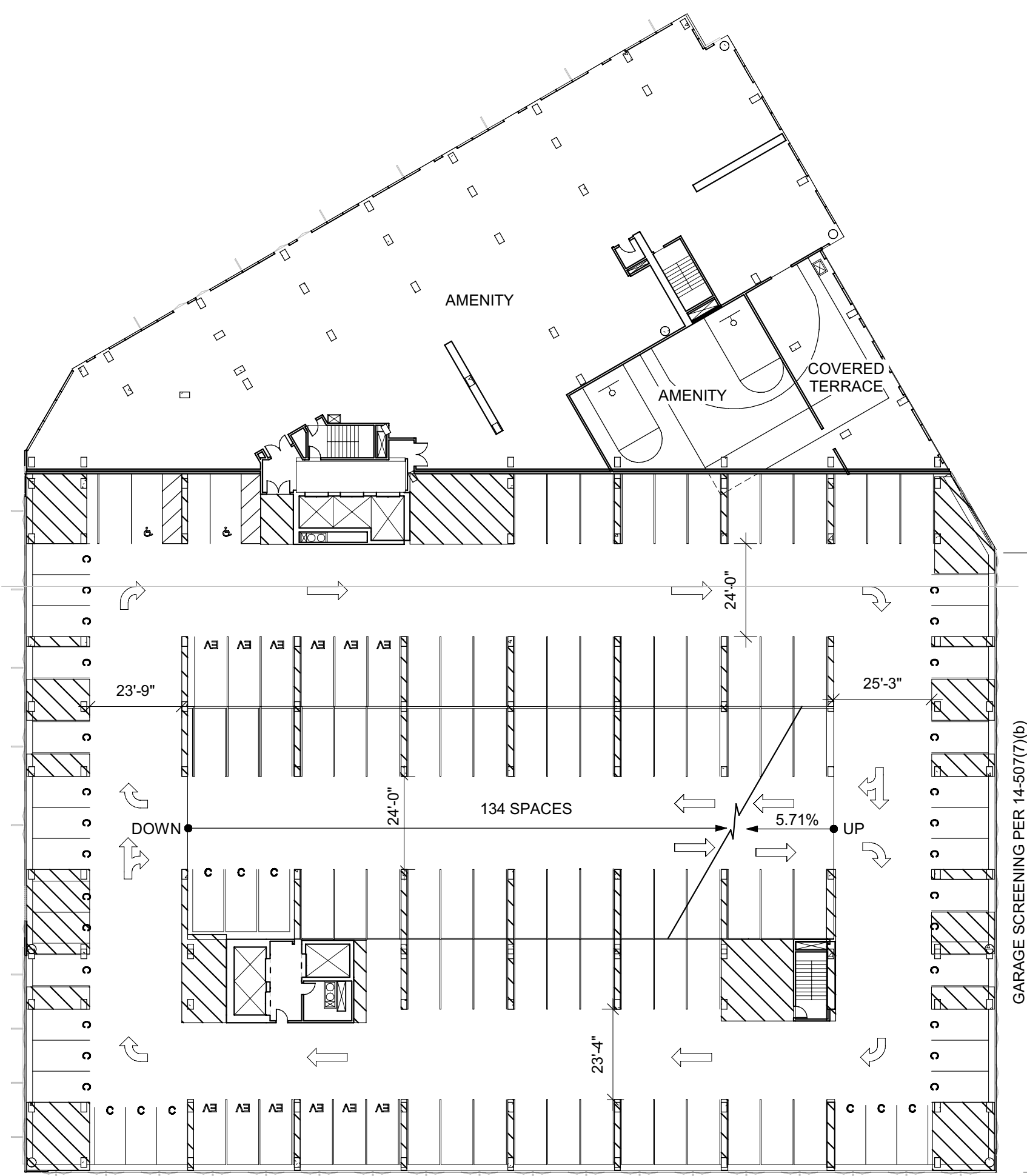
C1 LEVEL 02 PLAN
Scale: 1" = 30'-0"



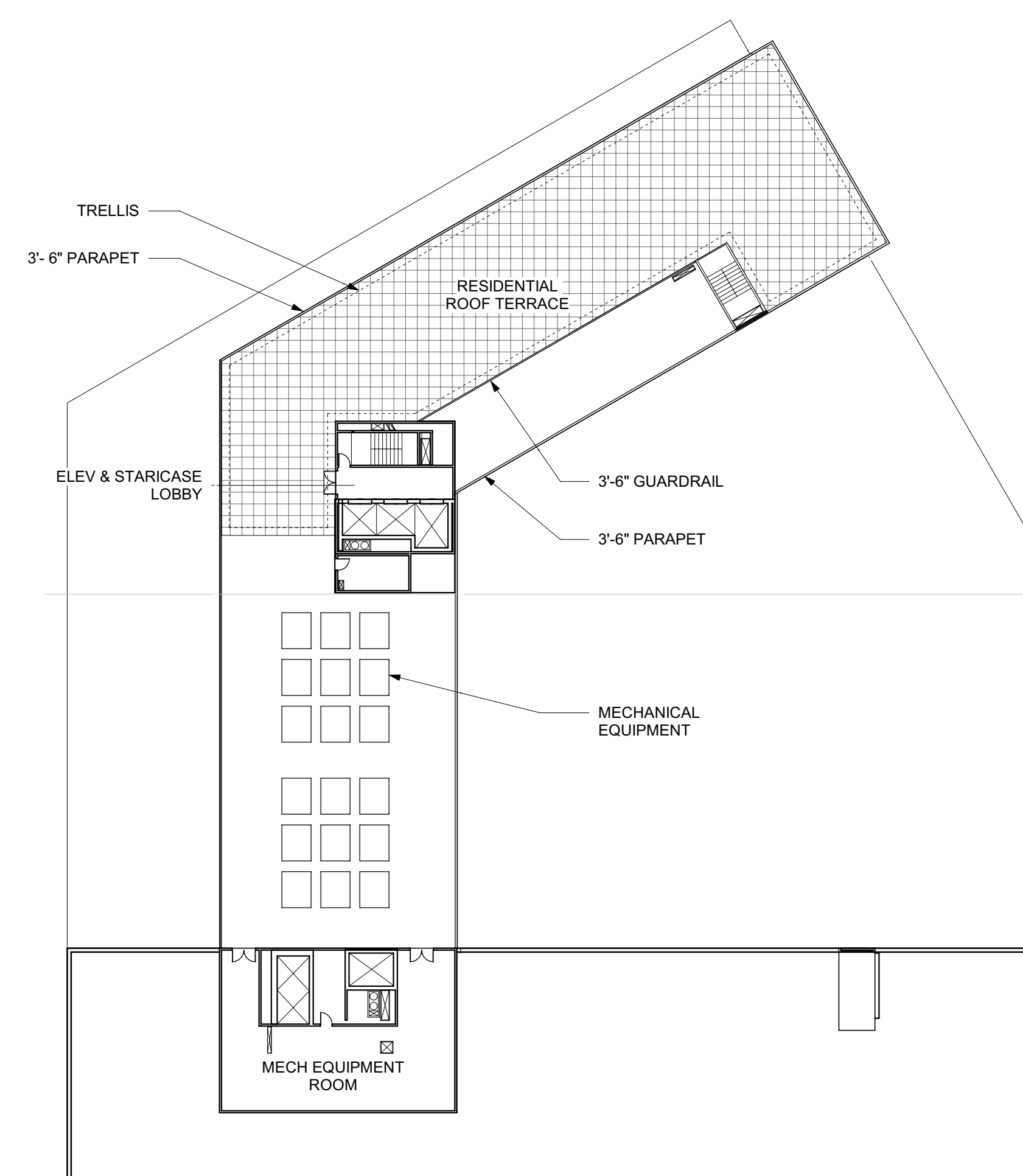
C3 LEVEL 04 PLAN
Scale: 1" = 30'-0"



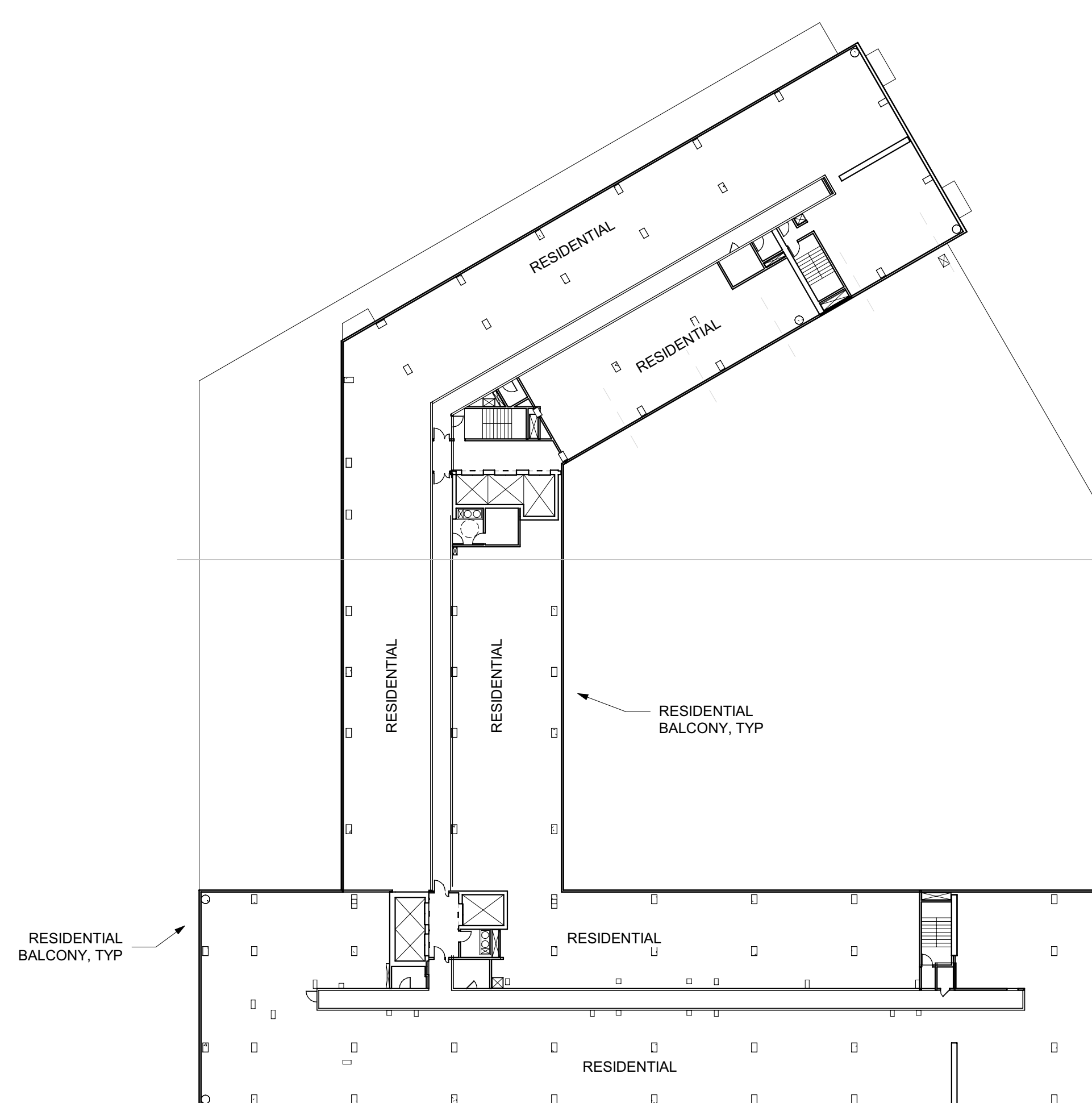
A1 GROUND LEVEL PLAN
Scale: 1" = 30'-0"



A3 LEVEL 03 PLAN
Scale: 1" = 30'-0"

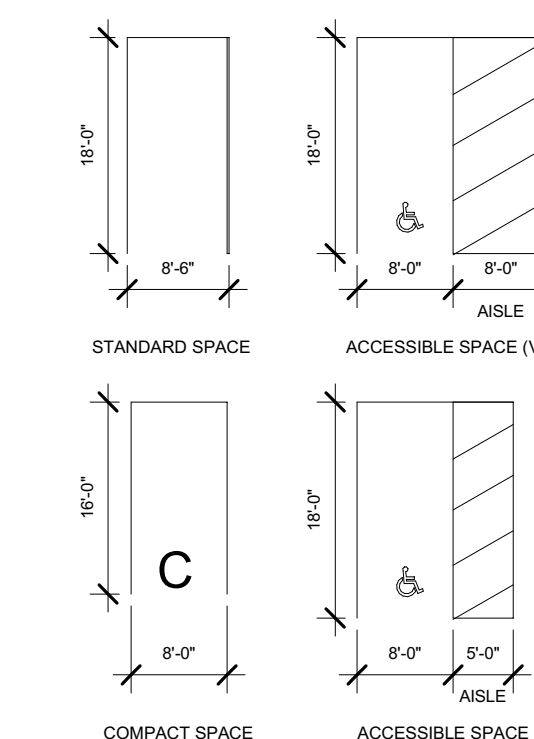


C3 **ROOF PLAN**
Scale: 1" = 30'-0"



A3 **TYPICAL LEVEL PLAN (7-24)**
Scale: 1" = 30'-0"

*ALL DRIVE LANES MINIMUM OF 20'-0"



PROJECT NO.	FIRST ISSUE DATE	
2110000	09/16/22	
FILE NO	SCALE	
2110000_A.RVT	As indicated	
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PS	SLB	
NO	DATE	ISSUE NAME
	20 JAN 2023	CONDITIONAL ZONING R1

SHEET TITLE

ZONING FLOOR PLANS

SHEET NO.



PROJECT TITLE
1341 S. CHRISTOPHER
COLUMBUS BLVD.
PHILADELPHIA, PA 19147

CLIENT
SILVERSTEIN PROPERTIES
250 GREENWICH STREET
NEW YORK, NY 10007
212.490.0666

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1216 ARCH STREET, SUITE 800
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CIVIL ENGINEER
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1500 SPRING GARDEN
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215.665.7000

STRUCTURAL ENGINEER
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150 S. WARNER ROAD
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MEP ENGINEER
BALA CONSULTING ENGINEERS, INC.
443 SOUTH GULPH ROAD
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LANDSCAPE ARCHITECT
MATHEWS NIELSEN LANDSCAPE
ARCHITECTS, P.C.
120 BROADWAY, #1040
NEW YORK, NEW YORK 10271
212.431.3609

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Applied by L.E. Christopher Herford

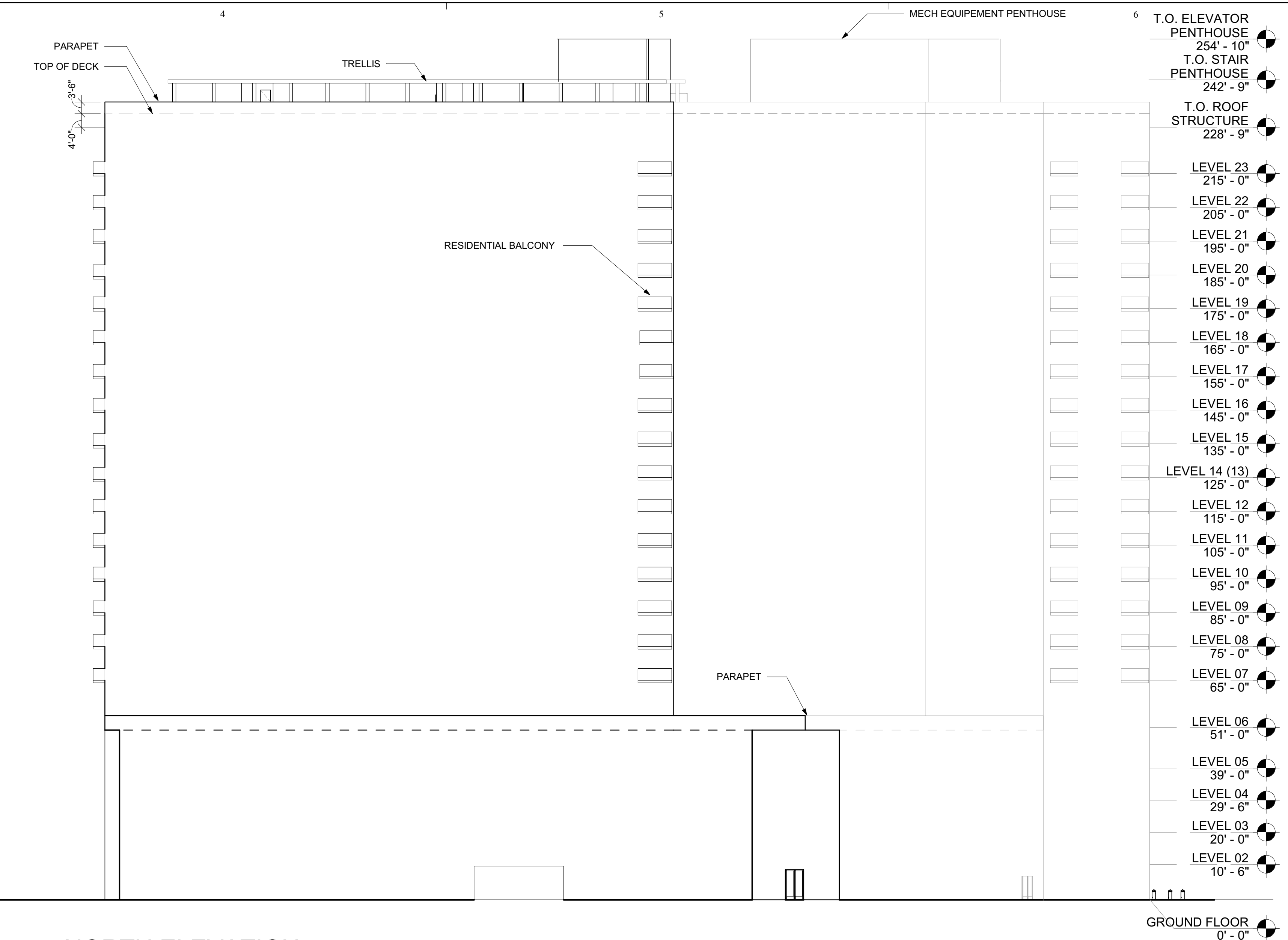
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FILE NO. 2110000_A_RVT
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REVIEWED SLB
FIRST ISSUE DATE 09/16/22
SCALE 3/64" = 1'-0"
REVIEWED SLB

NO. 20 JAN 2023
DATE 20 JAN 2023
ISSUE NAME CONDITIONAL ZONING R1

SHEET TITLE
ZONING ELEVATIONS

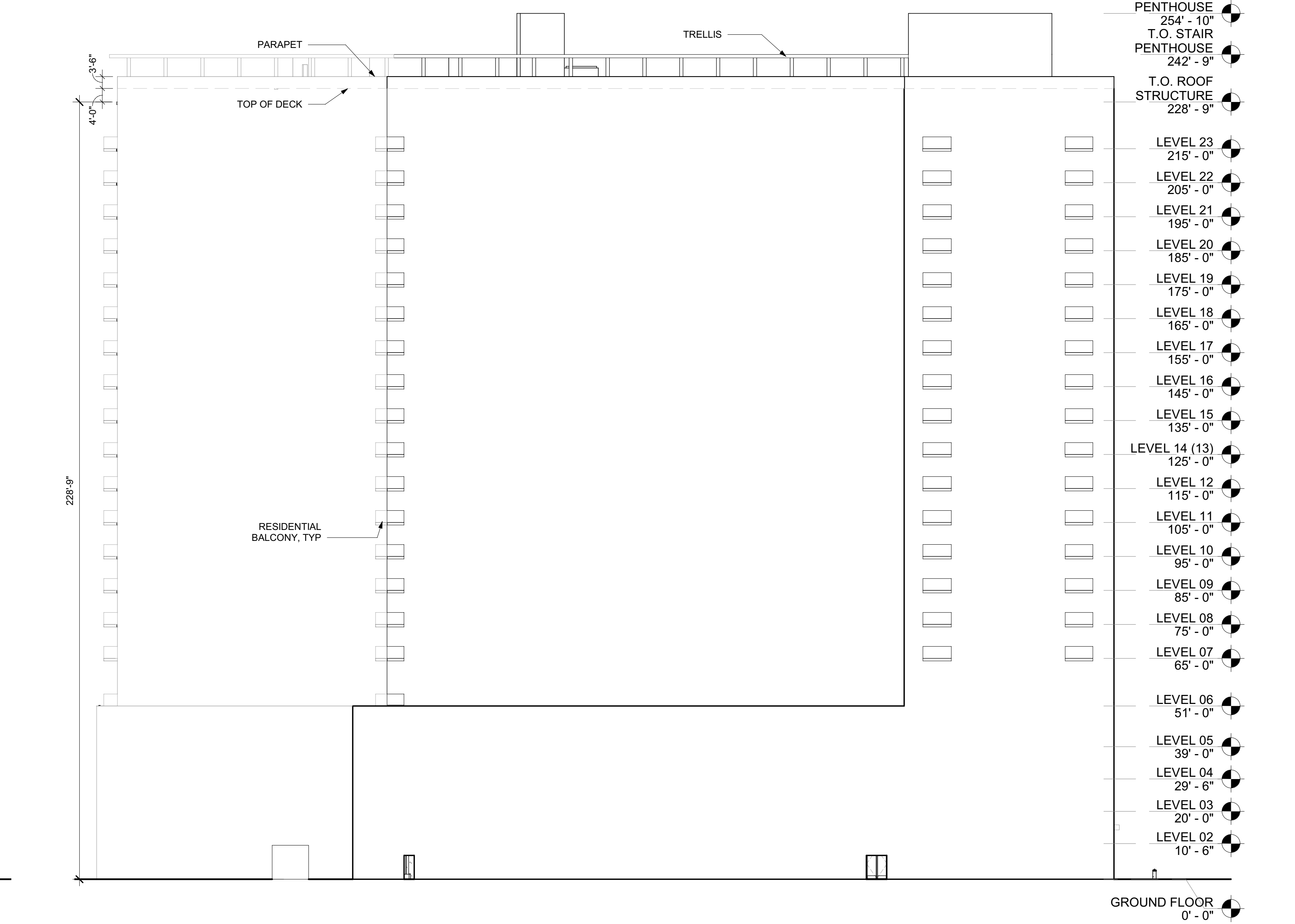
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Z-201



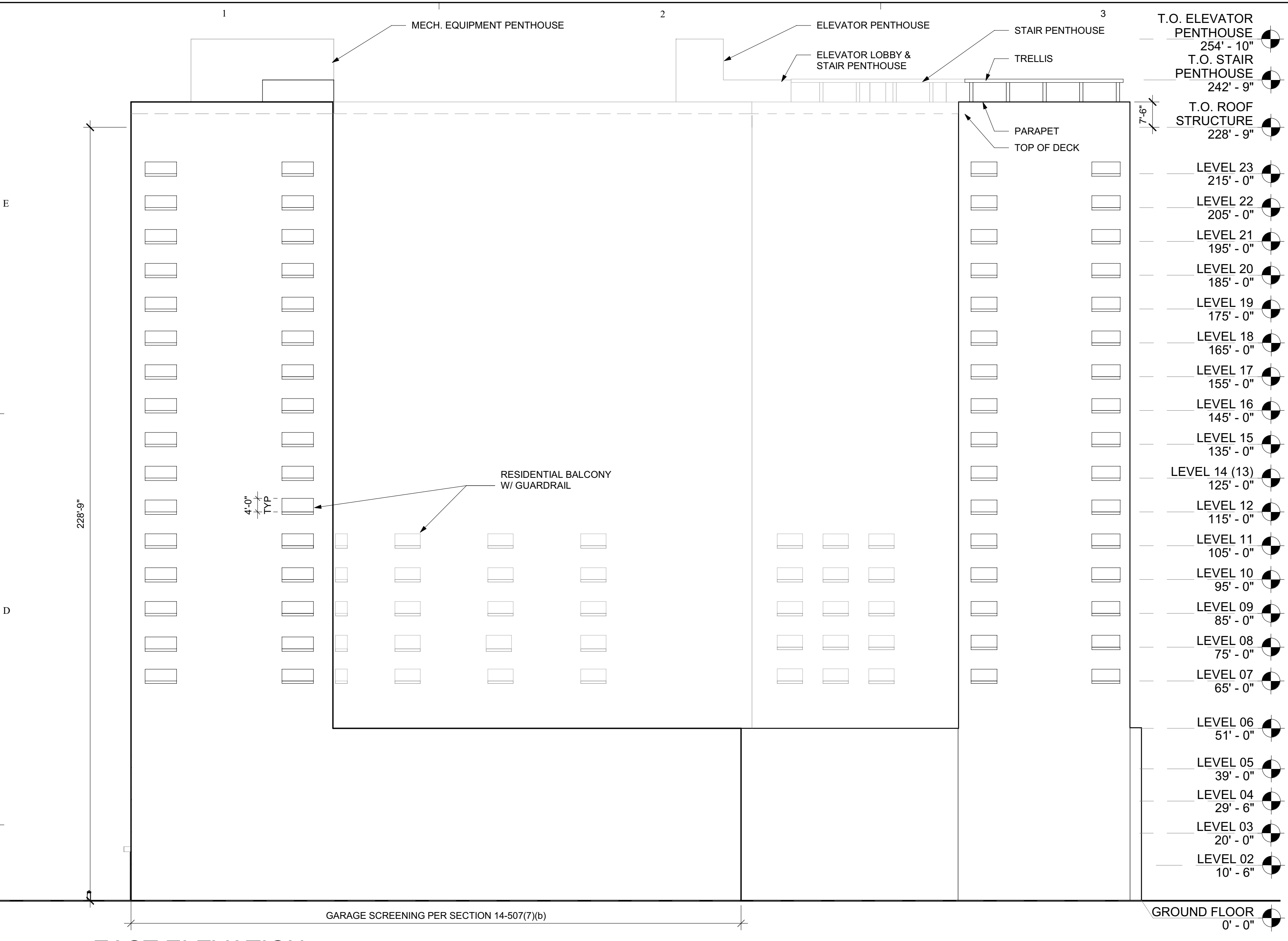
C3 NORTH ELEVATION

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*REFER TO SHEET Z-301 FOR AVG. GROUND LEVEL DATUM



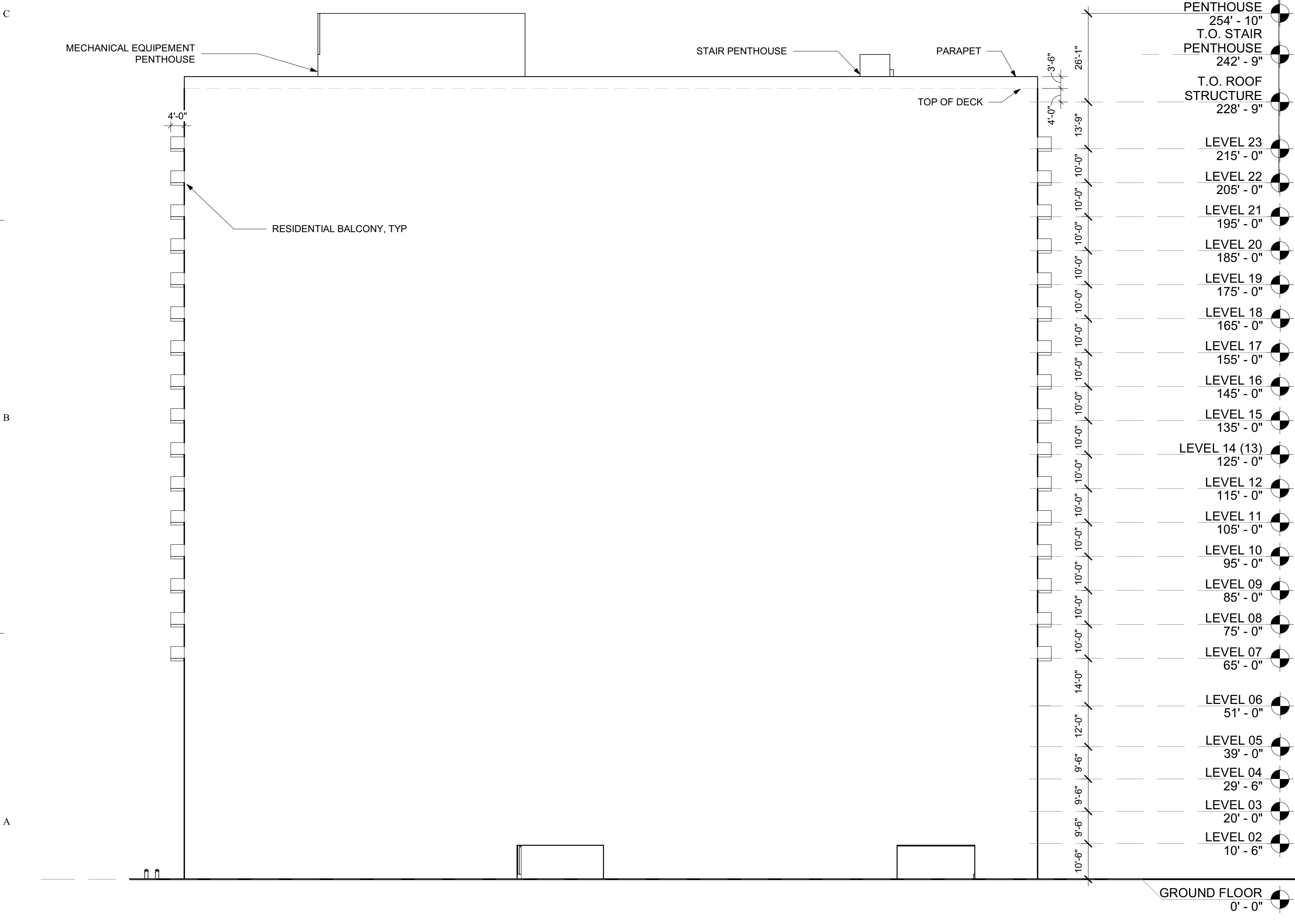
A3 WEST ELEVATION

Scale: 3/64" = 1'-0"
*REFER TO SHEET Z-301 FOR AVG. GROUND LEVEL DATUM



C1 EAST ELEVATION

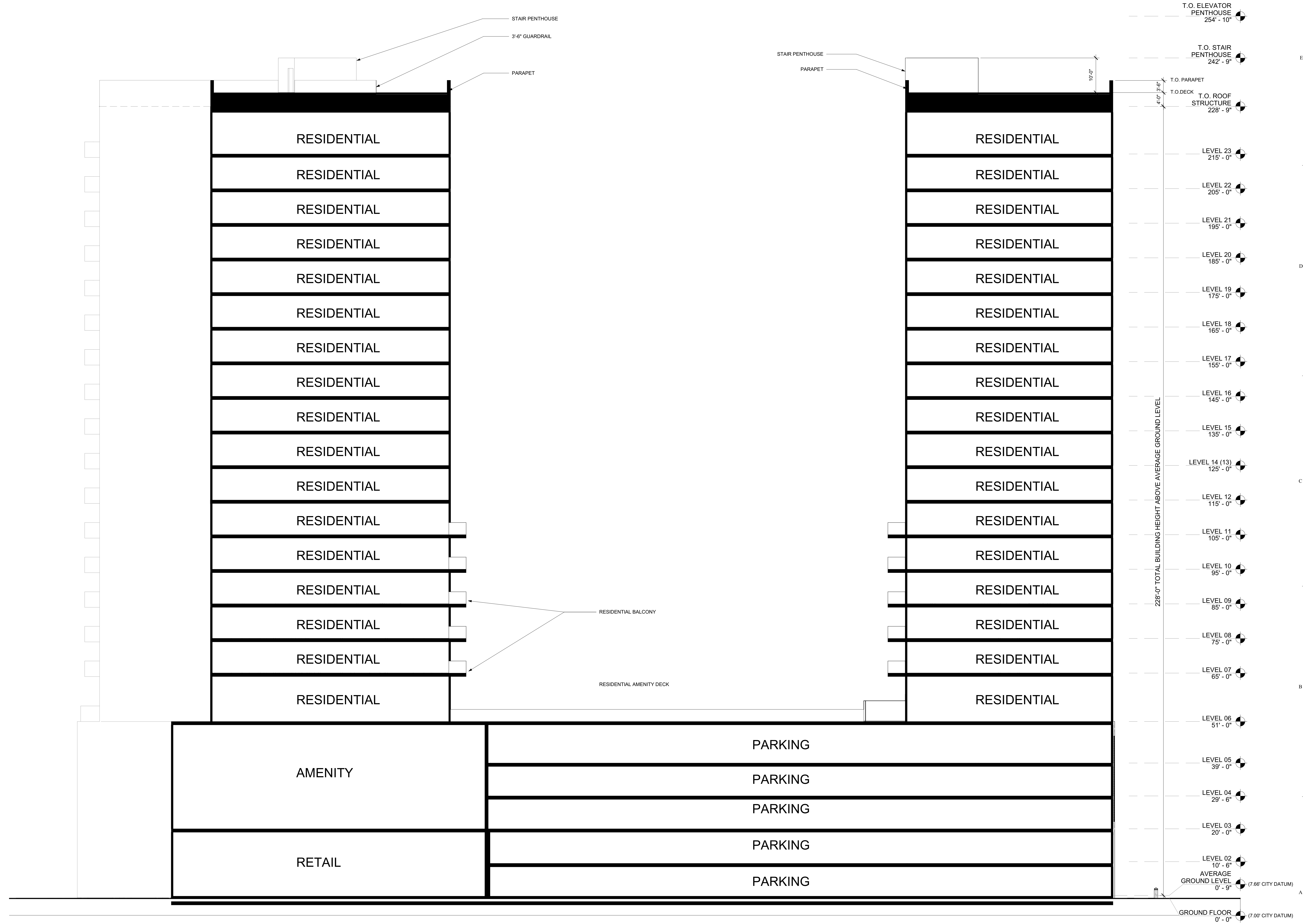
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*REFER TO SHEET Z-301 FOR AVG. GROUND LEVEL DATUM



A1 SOUTH ELEVATION

Scale: 3/64" = 1'-0"
*REFER TO SHEET Z-301 FOR AVG. GROUND LEVEL DATUM

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A1 BUILDING SECTION - NORTH TO SOUTH, LOOKING EAST
Scale: 3/32" = 1'-0"



PROJECT TITLE
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COLUMBUS BLVD.
PHILADELPHIA, PA 19147

CLIENT
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NEW YORK, NY 10007
212.490.0666

ARCHITECT
BLT+ - A Perkins Eastman Studio
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PHILADELPHIA, PA 19107
215.563.3900

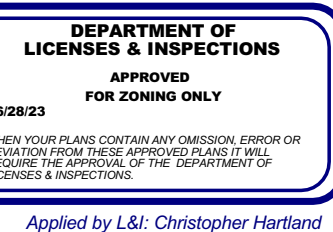
CIVIL ENGINEER
STANTEC
1500 SPRING GARDEN
SUITE 1100
PHILADELPHIA, PA 19103
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STRUCTURAL ENGINEER
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212.431.3609

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PROJECT NO. 2110000
FILE NO. 2110000_A_RVT
DRAWN BY PS
NO. 20 JAN 2023

FIRST ISSUE DATE 09/16/22
SCALE 3/32" = 1'-0"
REVIEWED SLB
ISSUE NAME CONDITIONAL ZONING R1

SHEET TITLE
ZONING SECTION

SHEET NO.

Z-301

1. THIS PLAN IS NOT TO BE USED FOR TITLE OR CONVEYANCE PURPOSES.
2. PLAN MADE AS PER INSTRUCTIONS OF APPLICANT.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHAELAPHODA CODE AS AMENDED. PROPERTY IS ZONED CMC-1.
4. PHAELAPHODA DISTRICT STANDARDS DESIGNED TO BE USED FOR TITLE PURPOSES ONLY.
5. ALL PROPERTY DIMENSIONS ARE PHAELAPHODA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE IS TO THE CITY OF PHAELAPHODA. DESIGN DIMENSIONS ARE IN UNITED STATES STANDARD MEASURE.
6. CURB GRIDS TO BE REGULATED BY THE 2ND SURVEY DISTRICT.
7. THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE SURVEY LIES WITHIN ZONE AE (AREA OF 1.0% ANNUAL CHANCE OF FLOOD) AND ZONE A (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 420757 PLAN 01921 DATED 11/18/2015. (FLOOD ZONE LINE AS SHOWN ON PLAN IMPORTED FROM ONLINE RESOURCE).
8. INFORMATION USED TO PREPARE THIS PLAN IS AS FOLLOWS:
 - a. FIELD SURVEY RECORDED BY OTHERS
 - b. DEEDS FURNISHED BY CLIENT.
9. ALL PROPERTIES HAVE DIRECT ACCESS TO A LEGALLY OPEN STREET ON THE CITY PLAN.
10. UTILITIES ENTER THE PREMISE FROM PUBLIC STREETS OR RIGHT-OF-WAYS.
11. 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.
12. THIS PROJECT INVOLVES THE EARTH DISTURBANCE OF APPROXIMATELY 176,500 SF IN THE DELAWARE DELTA WATERSHED. AS SUCH, STORMWATER MANAGEMENT CONTROLS ARE REQUIRED. PER 901-10554-101.
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT WALTD TO ANY OTHER PARTIES.
14. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. STATEWIDE IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, OMISSIONS, OR ERRORS THAT MAY BE FOUND IN THE ORIGINAL FILE, OR ANY FUTURE PARTIES UTILIZING SAID COPY OF EITHER RELEASE, STATEWIDE FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
15. COPYRIGHT 2023 - ALL RIGHTS RESERVED - STATEWIDE NO THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDED OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF STATEWIDE.

Z-111

PROJECT TITLE

1341 S. CHRISTOPHER
COLUMBUS BLVD.
PHILADELPHIA, PA 19147

BLT ARCHITECTS
1216 ARCH STREET, SUITE 800
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215.563.3900

CIVIL ENGINEER

STANTEC
1500 SPRING GARDEN
SUITE 1100
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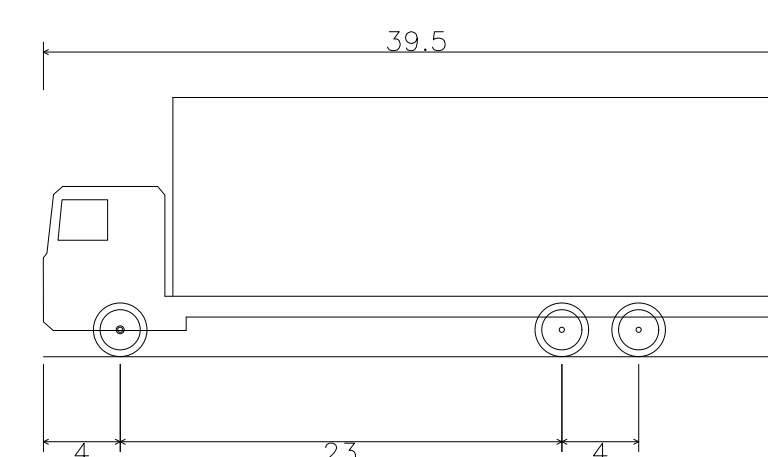
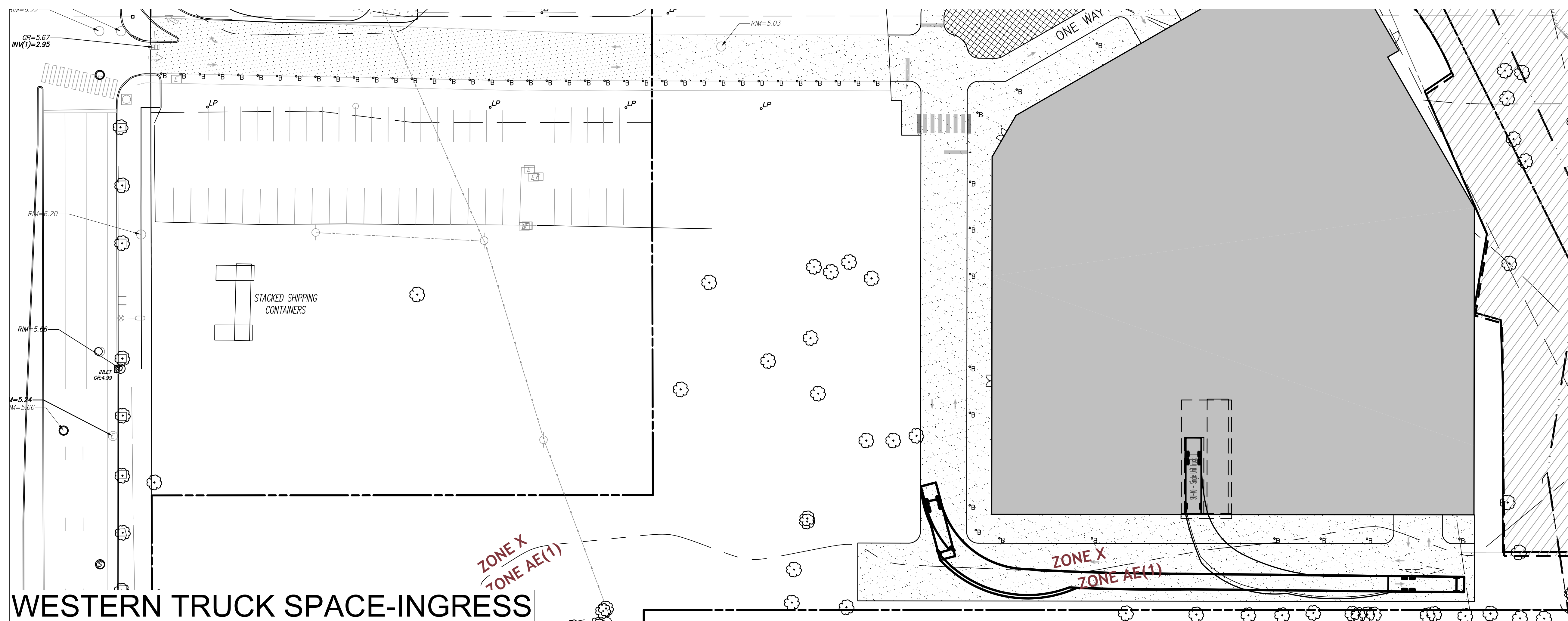
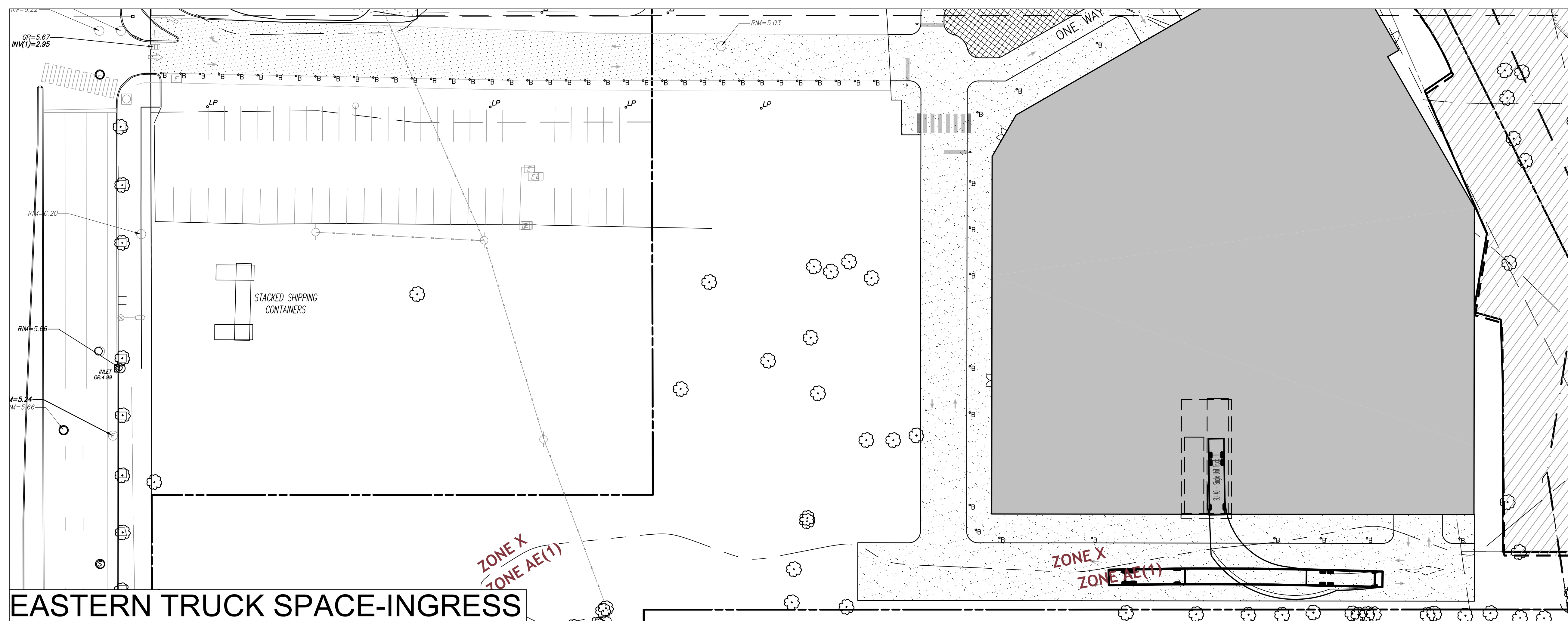
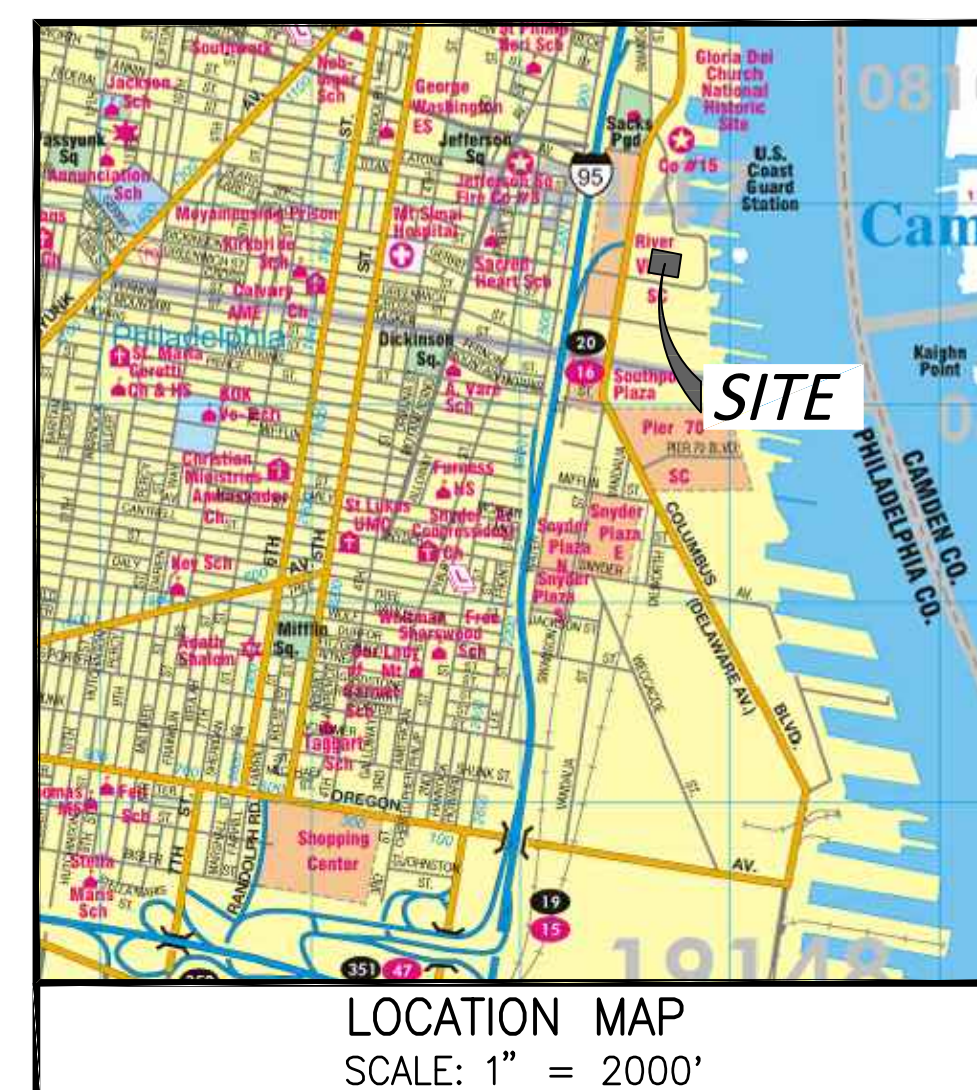
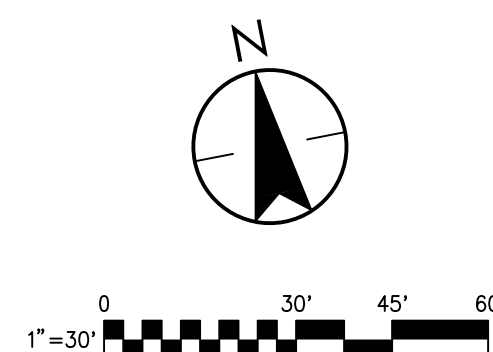
STRUCTURAL ENGINEER

THE HARMAN GROUP
150 SOUTH WARNER ROAD
SUITE 100
KING OF PRUSSIA, PA 194
610.337.3360

SEAL



Know what's **below**.
Call before you dig.
 SERIAL#: 20191963941
 20191963942, 20191963981
 ONE-CALL DATE: 2019/07/15



SU-40 - Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



Applied by L&I: Christopher Hartland

PROJECT NO.	FIRST ISSUE DATE
2110000	01/20/2023

FILE NO 211000_A.RVT SCALE 1"=30'

DRAWN BY
KAI

REVIEWED
KRS

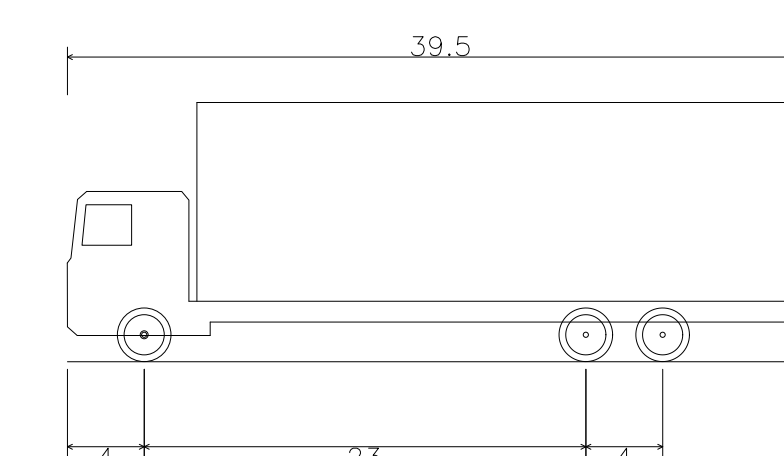
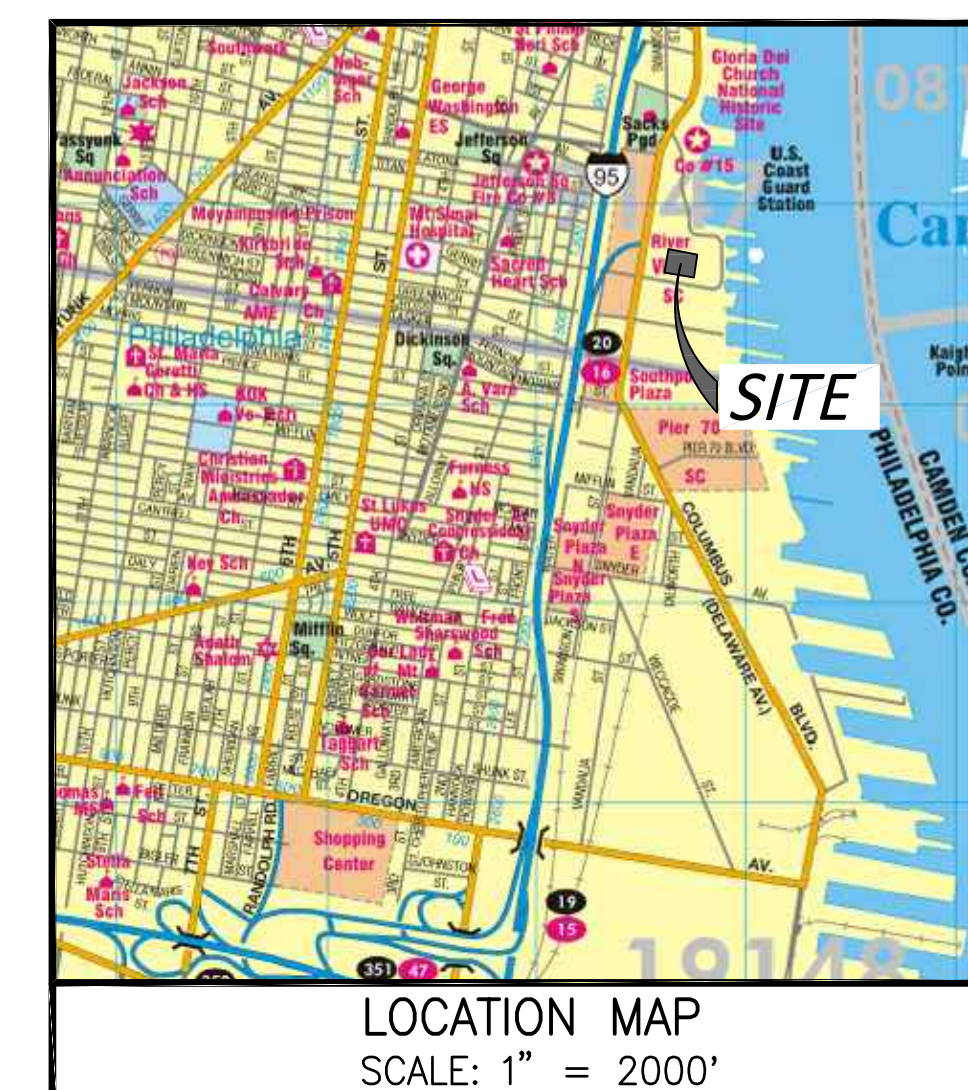
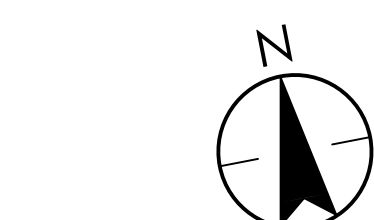
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SHEET TITLE
STREETS
DEPARTMENT SITE
PLAN - TRUCK
MANUEVERS

SHEET NO.

Z-112

SE



SU-40 - Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

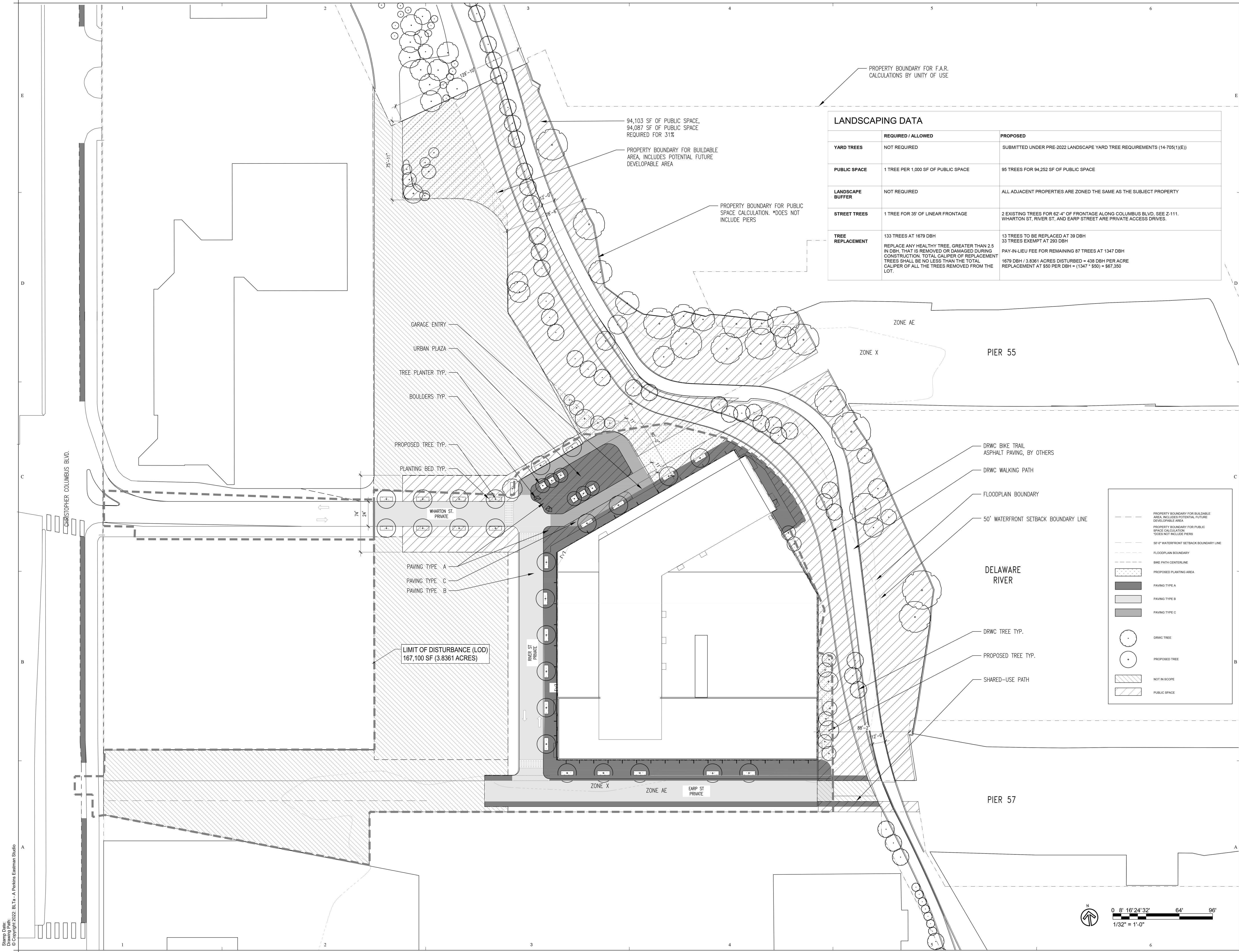


Applied by L&L: Christopher Hartlar

NO	DATE	ISSUE NAME
1	01/20/2023	CONDITIONAL ZONING

QUESTIONS

Z-113



LANDSCAPING DATA		
	REQUIRED / ALLOWED	PROPOSED
YARD TREES	NOT REQUIRED	SUBMITTED UNDER PRE-2022 LANDSCAPE YARD TREE REQUIREMENTS (14-705(1)(E))
PUBLIC SPACE	1 TREE PER 1,000 SF OF PUBLIC SPACE	95 TREES FOR 94,252 SF OF PUBLIC SPACE
LANDSCAPE BUFFER	NOT REQUIRED	ALL ADJACENT PROPERTIES ARE ZONED THE SAME AS THE SUBJECT PROPERTY
STREET TREES	1 TREE FOR 35' OF LINEAR FRONTAGE	2 EXISTING TREES FOR 62'-4" OF FRONTAGE ALONG COLUMBUS BLVD. SEE Z-111. WHARTON ST, RIVER ST, AND EARP STREET ARE PRIVATE ACCESS DRIVES.
TREE REPLACEMENT	133 TREES AT 1679 DBH REPLACE ANY HEALTHY TREE, GREATER THAN 2.5 IN DBH, THAT IS REMOVED OR DAMAGED DURING CONSTRUCTION. TOTAL CALIPER OF REPLACEMENT TREES SHALL BE NO LESS THAN THE TOTAL CALIPER OF ALL THE TREES REMOVED FROM THE LOT.	13 TREES TO BE REPLACED AT 39 DBH 33 TREES EXEMPT AT 293 DBH PAY-IN-LIEU FEE FOR REMAINING 87 TREES AT 1347 DBH 1679 DBH / 3.8361 ACRES DISTURBED = 438 DBH PER ACRE REPLACEMENT AT \$50 PER DBH = (1347 * \$50) = \$67,350

---	PROPERTY BOUNDARY FOR BUILDABLE AREA, INCLUDES POTENTIAL FUTURE DEVELOPABLE AREA
---	PROPERTY BOUNDARY FOR PUBLIC SPACE CALCULATION. *DOES NOT INCLUDE PIERS
---	50' WATERFRONT SETBACK BOUNDARY LINE
---	FLOODPLAIN BOUNDARY
---	BIKE PATH CENTERLINE
---	PROPOSED PLANTING AREA
---	PAVING TYPE A
---	PAVING TYPE B
---	PAVING TYPE C
---	DRWC TREE
---	PROPOSED TREE
---	NOT IN SCOPE
---	PUBLIC SPACE

BLT

a

— A PERKINS EASTMAN STUDIO

PROJECT TITLE

1341 S. CHRISTOPHER COLUMBUS BLVD. PHILADELPHIA, PA 19147

CLIENT

SILVERSTEIN PROPERTIES
250 GREENWICH STREET
NEW YORK, NY 10007
212.490.0666

ARCHITECT

BLT - A Perkins Eastman Studio
1216 ARCH STREET, SUITE 800
PHILADELPHIA, PA 19107
215.563.3900

CIVIL ENGINEER

STANTEC
1500 SPRING GARDEN
SUITE 1100
PHILADELPHIA, PA 19103
215.665.7000

STRUCTURAL ENGINEER

THE HARMAN GROUP
150 S. WARNER ROAD
SUITE 100
KING OF PRUSSIA, PA 19406
610.337.3360

MEP ENGINEER

BALA CONSULTING ENGINEERS, INC.
441 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406
610.649.8000

LANDSCAPE ARCHITECT

MATHEWS NIELSEN LANDSCAPE ARCHITECTS, P.C.
120 BROADWAY, #1040
NEW YORK, NEW YORK 10021
212.431.3609

SEAL

DEPARTMENT OF
LICENSES & INSPECTIONS

APPROVES
FOR ZONING ONLY
062823
SEAL DATE: 10/13/2022
SEAL EXPIRATION DATE: 10/13/2025
SEAL TYPE: LANDSCAPE ARCHITECT
SEAL NUMBER: 062823
SEAL NAME: CHRISTOPHER HARTMAN

Applied by L.E. Christopher Hartman

PROJECT NO.

0131/22

FILE NO.

2110000_A.RVT

DRAWN BY

KW

REVIEWED

JP

NO.

10 OCT 2022

13 APR 2023

DATE

10 OCT 2022

13 APR 2023

ISSUE NAME

CONDITIONAL ZONING

CONDITIONAL ZONING R2

SHEET TITLE

LANDSCAPE SITE PLAN

SHEET NO.

L-001

BLT - A PERKINS EASTMAN STUDIO 1216 ARCH STREET SUITE 800 PHILADELPHIA PENNSYLVANIA PHONE 215.563.3900 FAX 215.563.3906

PROJECT TITLE

1341 S. CHRISTOPHER
COLUMBUS BLVD.
PHILADELPHIA, PA 19147

CLIENT
SILVERSTEIN PROPERTIES
250 GREENWICH STREET
NEW YORK, NY 10007
212.490.0666

ARCHITECT
BLTa - A Perkins Eastman Studio
1216 ARCH STREET, SUITE 800
PHILADELPHIA, PA 19107
215.563.3900

CIVIL ENGINEER

STANTEC
1500 SPRING GARDEN
SUITE 1100
PHILADELPHIA, PA 19103
215.665.7000

STRUCTURAL ENGINEER

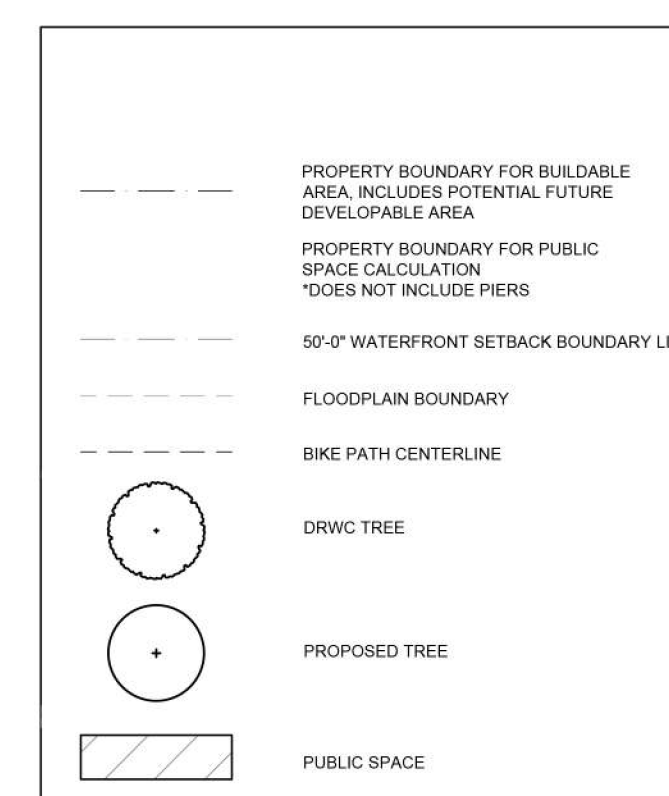
THE HARMAN GROUP
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MEP ENGINEER

BALA CONSULTING ENGINEERS, INC.
443 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406
610.649.8000

LANDSCAPE ARCHITECT
MATHEWS NIELSEN LANDSCAPE
ARCHITECTS, P.C.
120 BROADWAY, #1040
NEW YORK, NEW YORK 10271
212.431.3609

SEA



Applied by L&L: Christopher Ha

PROJECT NO. FIRST ISSUE DATE

01/31/22

FILE NO
2110000_A.RVT

SCAL

DRAFT

REVIEW

NO DATE

ISSUE NAME

CONDITIONAL ZONING
CONDITIONAL ZONING R

SHEET TITLE

PUBLIC SPACE DIAGRAM

SHEET NO

L-002

Zoning Permit

Permit Number ZP-2022-008818C

LOCATION OF WORK 1341 S CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19147-5505	PERMIT FEE \$1,462.00	DATE ISSUED 6/28/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3, CMX3	

PERMIT HOLDER PENN TREATY VENTURE LLC	107 S 2ND ST #500 PENN TREATY VENTURE LLC PHILADELPHIA PA 19106
--	--

OWNER CONTACT 1 Abteen Vaziri	441 N. 9th Avenue, 20th Floor, New York, NY 10001
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OWNER CONTACT 2 Mark Callahan	441 N. 9th Avenue, 20th Floor, New York, NY 10001
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TYPE OF WORK Conditional Zoning Approval

APPROVED DEVELOPMENT <p>**CONDITIONAL ZONING APPROVAL ONLY** FOR THE ERECTION OF A DETACHED HIGH-RISE STRUCTURE WITH ROOF DECK, ROOF DECK ACCESS STRUCTURES, AND BALCONIES. SIZE AND LOCATION AS SHOWN ON PLANS.</p> <p>**PUBLIC SPACE, RETAIL SPACE, AND TRAILS BONUSES USED FOR STRUCTURE HEIGHT INCREASE.**</p> <p>**CIVIC DESIGN REVIEW REQUIRED PRIOR TO ISSUANCE OF FINAL ZONING APPROVAL PERMIT.**</p>

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.
- 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-2022-008818C

****PWD PRE-REQUISITE APPROVAL NOT REQUIRED FOR CONDITIONAL ZONING APPROVAL IN ACCORDANCE WITH 14-303(6)(c).1). PWD APPROVAL REQUIRED PRIOR TO ISSUANCE OF FINAL ZONING APPROVAL PERMIT.****

[AMENDMENT 3/7/2024: FOR A ONE (1) YEAR EXTENSION WITH NEW EXPIRATION DATE OF 6/28/2025 IN ACCORDANCE WITH SECTION 14-303(10)(d).]



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:
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Zoning Permit

Permit Number ZP-2022-008818C

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1341 S CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19147-5505

1341R S CHRISTOPHER COLUMBUS BLVD, Philadelphia, PA 19147-5505

ADDITIONAL USE DETAILS

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

****CONDITIONAL ZONING APPROVAL ONLY**** FOR USE AS SIX HUNDRED TWELVE (612) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) AND VACANT RETAIL SPACES (SEPARATE USE REGISTRATION PERMITS REQUIRED) WITH TWO HUNDRED SIX (206) ACCESSORY CLASS 1A BICYCLE PARKING SPACES, TWO (2) OFF-STREET LOADING SPACES, AND AN ACCESSORY PARKING GARAGE CONTAINING THREE HUNDRED SIXTY FOUR (364) STANDARD SPACES, ONE HUNDRED ONE (101) COMPACT SPACES, TWENTY-FIVE (25) ELECTRIC VEHICLE CHARGING SPACES, AND TEN (10) ACCESSIBLE SPACES (TWO (2) VAN-ACCESSIBLE) FOR A TOTAL OF FIVE HUNDRED (500) ACCESSORY PARKING SPACES. ****CIVIC DESIGN REVIEW REQUIRED PRIOR TO ISSUANCE OF FINAL ZONING APPROVAL PERMIT. ****SEE AP#945487 FOR PREVIOUSLY APPROVED UNITY OF USE.****[AMENDMENT 3/7/2024: FOR A ONE (1) YEAR EXTENSION WITH NEW EXPIRATION DATE OF 6/28/2025 IN ACCORDANCE WITH SECTION 14-303(10)(d).]

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, 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.