BOX NUMBER:

0000001708

00400

RANSTEAD

ST

HANSEN NUMBER:

495261

00BREAK00

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

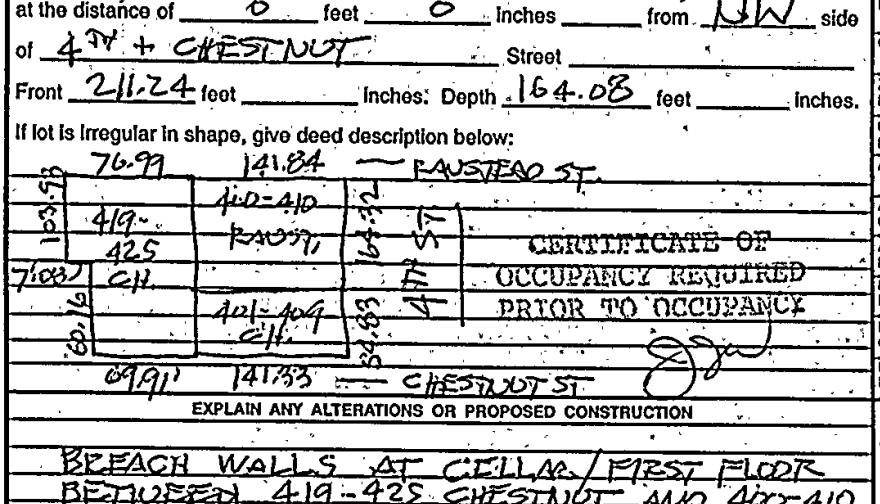
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NUMBER: Q502110026.
DISTRICT DESIGNATION: C4 Comm
ZONING MAP NUMBER: 4B-1 SUB.
F.A. VOL. PL. 1-29 WARD
PREVIOUS APPLICATION 031200650
CALENDAR NUMBER
ZONING REFUSED
USE REFUSED 413-31
APPEAL Del. Chestnut St
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A. for original
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY (Street and House Number)
419-425 CHESTNUT, 401-409 CHESTNUT, 400-410 RANSTEAD

situated on CORNER side of 4TH + CHESTNUT, NW Street
at the distance of 0 feet 0 inches from NW side
of 4TH + CHESTNUT Street
Front 211.24 feet Inches; Depth 164.08 feet Inches.

If lot is irregular in shape, give deed description below:



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

BREACH WALLS AT CELLAR/FIRST FLOOR BETWEEN 419-425 CHESTNUT AND 400-410 RANSTEAD TO CREATE CONVENIENCE CORRIDOR NO CHANGE IN AREA IN ANY BUILDINGS. EXISTING BREACH BETWEEN 400-410 RANSTEAD AND 401-409 CHESTNUT

THIS SPACE FOR OFFICIAL STAMP
DEPARTMENT OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 203532
DATE 2/15/05
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	419-425 CHESTNUT	-SEE USES LISTED ON REVERSE	
	401-09 CHESTNUT	-SEE USES LISTED ON REVERSE	
	400-410 RANSTEAD	-SEE USES LISTED ON REVERSE	

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING

Additional use information, if required

OWNER SEE REVERSE FOR LIST OF OWNERS	ADDRESS	TELEPHONE NUMBER
ARCHITECT OR ENGINEER TACKETT AND COMPANY	ADDRESS 1126. 1617 WALNUT, PHILA	TELEPHONE NUMBER 215.557.9540
CONTRACTOR	ADDRESS	TELEPHONE NUMBER
APPLICANT AI KIKUCHI, EMPLOYEE OF TACKETT & CO.	ADDRESS	TELEPHONE NUMBER 215.557.9540

81-16 (Page 1 of 4) (Rev. 4/95)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE	APPLICATION NUMBER
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	~~REASONS FOR REFUSAL~~
USE	To document breach in wall at 1st floor between 400-10 Ranstead & 401-09 Chestnut St. To create breach in wall between the basement level of 419-25 Chestnut St. and 1st story level at 400-10 Ranstead St. for use as a connecting corridor and for interior alterations; to eliminate storage room in 400-10 Ranstead St. No change in height or area. ~~The~~ Existing uses by property address as follows: 419-25 Chestnut St.: Twenty-three (23) family dwelling on 2nd thru 6th stories, architects office on 1st story. 401-09 Chestnut St.: one hundred fifty-two (152) unit hotel, gift shop, office, pool, health club, restaurant (no take-out) coffee shop (eat-in w/acc. take-out) ~~gift shop~~, storage areas. 400-10 Ranstead: parking garage, movie theaters, dry cleaners (drop-off + pick-up only), retail convience store with acc. take-out not to exceed 25% GFA, loading and acc. storage.

Signed _____ Plan Examiner

Signed _____ Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

~~ZONING~~

For partial demolition of Existing Building and erection of Addition, structure-, garage, accessory to a _____ single family dwelling with accessory _____; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

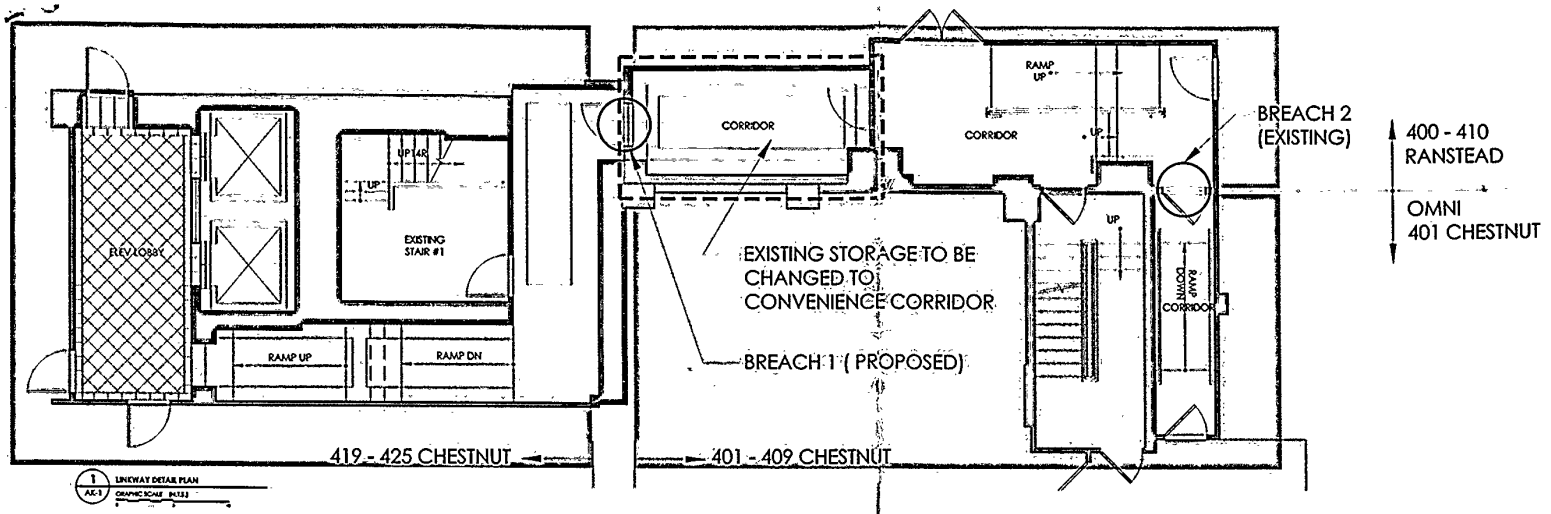
USE

For extension of _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____

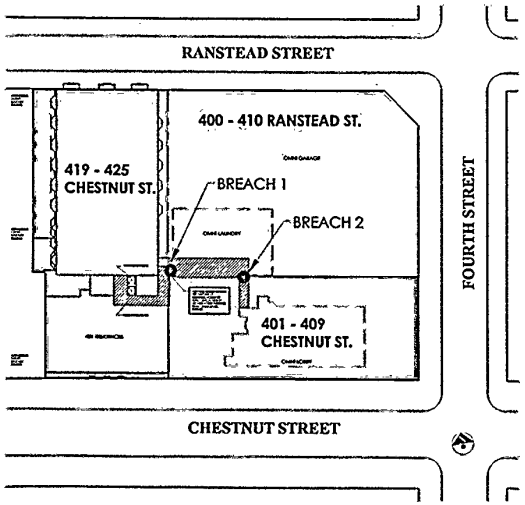
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by Mark Cobb 2/11/05 Authorized by _____

81-16 (Page 4 of 4) (Rev. 4/95)



1 / A2-1 LINEWAY DETAIL PLAN
GRAPHIC SCALE 1/4"=1'-0"



3 / SK-1 LINEWAY ELEVATION
GRAPHIC SCALE 1/4"=1'-0"

NOTES

1. AREAS OF 419-425 CHESTNUT, 401 CHESTNUT, AND 400 - 410 RANSTEAD ARE NOT AFFECTED BY PROPOSED CHANGES.
2. USES OF 3 BUILDINGS ARE NOT CHANGED.
3. BREACHES OCCUR ONLY AT FIRST FLOOR AND CELLAR

Key Plan
App # 0502110026

THE BANK BUILDING
Residences
AT THE OMNI

T&Co.
TACKETT AND COMPANY, INC
ARCHITECTURE AND DESIGN
1617 WALNUT STREET
PHILADELPHIA PA 19103
TEL: 215-557-9540
FAX: 267-000-0394
design@tackettcompany.com
Tackett and Company, Inc.
PA Reg. No. AA004602

419 - 425 CHESTNUT
400 - 410 RANSTEAD
401 - 409 CHESTNUT

BREACHES LOCATION PLANS

Date:	02/10/05
T&Co. Project No.:	2003 056.01
Drawn By:	AJK
Checked By:	
Drawing Number:	

ZO-3

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 94042602 7
DISTRICT DESIGNATION C4 Comm
ZONING MAP NO. 43-2 SUB.
F. A. VOL. PL. 1-19 WARD
PREVIOUS APPLICATION 95012503 2
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

400-10 Ranstead aka 46 S. 4th St

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ Inches. Depth _____ feet _____ Inches.

If lot is irregular in shape, give deed description below:

$80 pd check #1377

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

THIS SPACE FOR OFFICIAL STAMP DEPT. *(Do not write in this space)*
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 408791
DATE 4-26-95
PERMIT GRANTED IN ACCORDANCE WITH ZRA
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Garage		
	Movie Theaters		
	Dry Cleaners		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same &	
	Convenience Store w/ are preparing &	
	Serving of cold food	

Additional use information, if required Trash storage area available within lot line

X OWNER Doo Seu Park	ADDRESS 6033 N-Water St Phila Pa	PHONE 925-6619
ARCHITECT OR ENGINEER	ADDRESS 191	PHONE
CONTRACTOR	ADDRESS	PHONE
X APPLICANT Doo Seu Park	ADDRESS 6033 N-Water St Phila Pa	PHONE 925-6619

81-16 (Rev. 8/93) BP# 002737

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

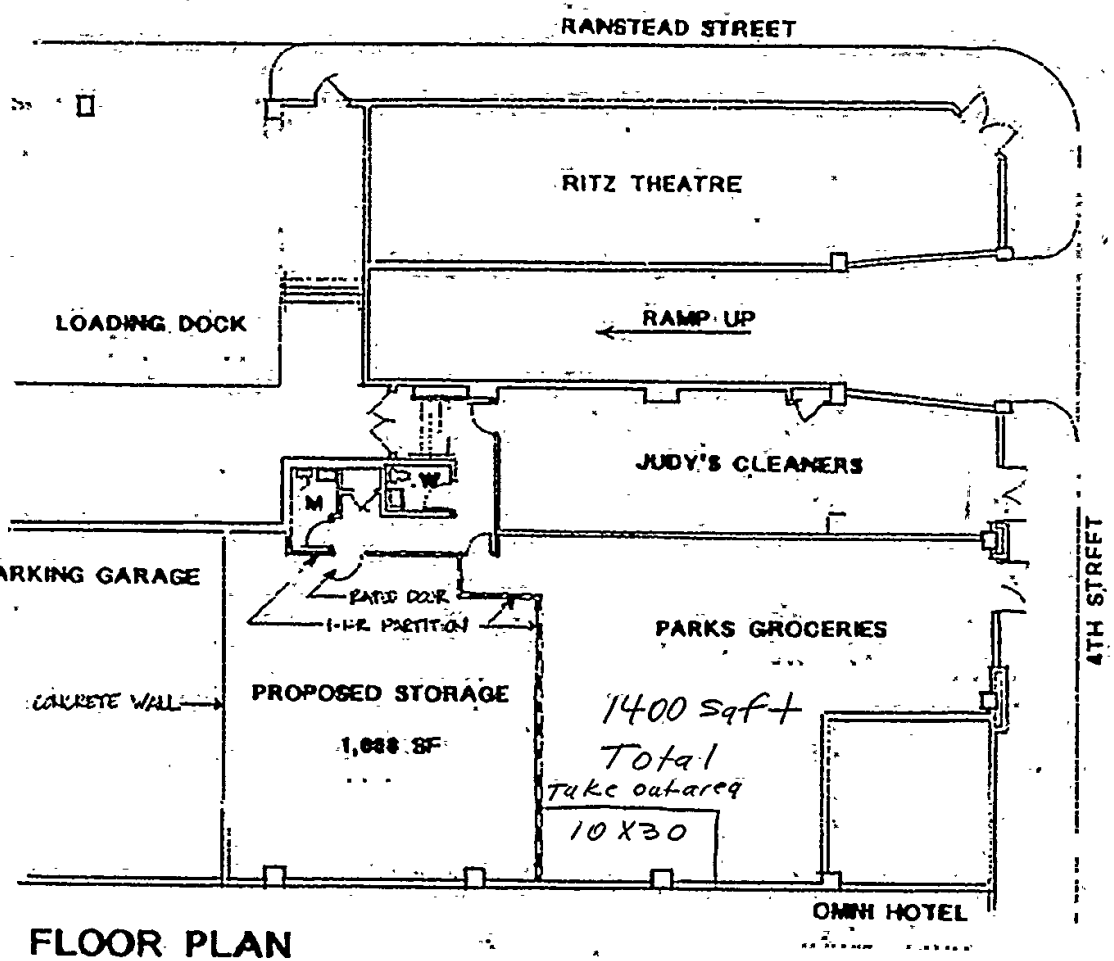
Don Sen Park

(Applicant Sign Here)

Floor Plan
for take out

GENERAL NOTES

1. CODE INFORMATION: BOCA CODE EDITION 1993
   BOCA USE GROUP: S-2
2. THIS BUILDING IS FULLY SPRINKLERED.
3. PROPOSED STORAGE AREA IS FOR BUILDING LOW HAZARD STORAGE. THIS SPACE NOT HAVE ANY OCCUPANTS EXCEPT WHEN MATERIALS ARE BEING STORED AND REMOVED.



FLOOR PLAN

KAISERMAN MANAGEMENT COMPANY, INC

BUILDING STORAGE
BOURSE PARKING GARAGE
4TH & RANSTEAD STREETS
PHILADELPHIA, PA

DATE 1/21/94
SCALE 1/16=1'-0"
PROJECT NO. 10103
DRAWN BY ELH

P-1

FROM : ERIC L. HAFER, R.A. PHONE NO. : 1 609 782 7720 P01

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS 1600 ARCH STREET — CONCOURSE	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE Retail Convenience Store w/ acc preparing & Serving of Cold sandwiches for take out (take out not to exceed 25% GFA) 46S.4th

For extension of ~~On same lot w/ Parking Garage Movie Theatre~~ single family dwelling with accessory, _____ , ~~garage, size and location, equipment and capacity as shown in the application, to include~~ use of new construction for and uses as approved - Trash Storage area
Authorized by and subject to the conditions of Board of Adjustment Certificate, available on lot

#918

Issued by Jeanne Klinger 4-26-95 Authorized by _____

IU-A80

L & I - Office Copy

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

SEAL

CERTIFICATE OF USE & OCCUPANCY
FOR
THE PROPERTY LOCATED AT:

400-10 RANSTEAD ST
PARTIAL 1ST FLOOR

PARKING GARAGE

PROVISO:

PERMIT NUMBER	:	70092
PLAN NUMBER	:	251-C-94
APPLICATION NUMBER	:	940124076
USE GROUPS	:	S1
TYPE OF CONSTRUCTION	:	1B

LOCATION OF SPRINKLERS	:	ENTIRE BUILDING
STANDPIPES	:	YES

RECEIVED
DEPT LICENSES & INSPECTIONS

This building, situated in CENSUS TRACT 001, conforms with the plans approved by the Philadelphia Department of Licenses and Inspections and the requirements of the THE PHILADELPHIA BUILDING CODE. (The BOCA National Building Code/1990, 11th edition).

DISTRICT #1
INSPECTIONS

APPROVED BY:

Building Plans Examiner:	[signature]	Date: 2/14/94
Building Inspector:	[signature]	Date: 11-7-97
Housing/Fire Inspector:		Date:
District Supervisor:	Thomas J. Scullh	Date:
Received By:	Charles J. Forward	Date: 11-12-97

CITY OF PHILADELPHIA

DEPARTMENT OF
LICENSES AND INSPECTIONS

CERTIFICATE OF USE AND OCCUPANCY

400-10 for RANSTEAD ST.

STREET LEVEL

RETAIL CONVENIENCE STORE

Permit Number : _____

Plan Number: 2594-C-93 Application Number: 92822
Use Groups: M Type of Construction: 1B
Location of Sprinklers: ENTIRE BUILDING
Location of Standpipes: EXIT STAIRS

This building situated in the 1st Census Tract conforms with the plans approved by The Philadelphia Department of Licenses and Inspections and the requirements of THE PHILADELPHIA BUILDING CODE. (The BOCA National Building Code/1990, 11th edition)

Approved By:

Building Plans Examiner: John L. Holt, Jr., Building Plans Examination Engineer I Date: 09/14/93

Building Inspector: Date: 11/5/92

Housing/Fire Inspector: N/A Date: _____

South District Supervisor: Date: 11/5/93

L & I — Office Copy

LAWFUL OCCUPANCY CERTIFICATE	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION
ADDRESS 400 Ranstead St	BUSINESS NAME Rite Bourse Theatres
FLOOR AND ROOM USE Basement Theatre #1	NAME OF OWNER Posel Enterprises
ZONED FOR	FIRE PLAN EXAMINER / DATE
USE REGISTRATION PERMIT ☐ Required ☐ Not Required	BUILDING PLAN EXAMINER Israel / DATE 1/5/90
ZONING PLAN EXAMINER / DATE	BUILDING PLAN NUMBER OR S.O.
☐ New Building ☑ Alteration ☐ Occupancy Change ☐ Other	PREMISES INSPECTED BY (Full Name) / DATE

In accordance with chapter 5-1302 of the Fire Code, the lawful maximum occupancy is 225 (number) persons.

Sign Number 106598

81-620 (Rev. 3/81)

LAWFUL OCCUPANCY CERTIFICATE	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION
ADDRESS 400 Ranstead St.	BUSINESS NAME Ritz Bourse Theatres
FLOOR AND ROOM USE Basement Theatre # 2	NAME OF OWNER Posel Enterprises
ZONED FOR	FIRE PLAN EXAMINER / DATE
USE REGISTRATION PERMIT ☐ Required ☐ Not Required	BUILDING PLAN EXAMINER Israel / DATE 1/15/90
ZONING PLAN EXAMINER / DATE	BUILDING PLAN NUMBER OR S.O.
☐ New Building ☑ Alteration ☐ Occupancy Change ☐ Other	PREMISES INSPECTED BY (Full Name) / DATE

In accordance with chapter 5-1302 of the Fire Code, the lawful maximum occupancy is 133 (number) persons.

Sign Number 106598

81-620 (Rev. 3/81)

LAWFUL OCCUPANCY CERTIFICATE	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION
ADDRESS 400 Ranstead St.	BUSINESS NAME Ritz Bourse Theatres
FLOOR AND ROOM USE Basement Theatre #3	NAME OF OWNER Posel Enterprises
ZONED FOR	FIRE PLAN EXAMINER / DATE
USE REGISTRATION PERMIT ☐ Required ☐ Not Required	BUILDING PLAN EXAMINER / DATE Israel / 1/5/90
ZONING PLAN EXAMINER / DATE	BUILDING PLAN NUMBER OR S.O.
☐ New Building ☑ Alteration ☐ Occupancy Change ☐ Other	PREMISES INSPECTED BY (Full Name) / DATE

In accordance with chapter 5-1302 of the Fire Code, the lawful maximum occupancy is 150 (number) persons.

Sign Number 106598.

81-620 (Rev. 3/81)

LAWFUL OCCUPANCY CERTIFICATE	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION
ADDRESS 400 Ranstead St.	BUSINESS NAME Ritz Bourse Theatres
FLOOR AND ROOM USE Basement Theatre #4	NAME OF OWNER Posel Enterprises
ZONED FOR	FIRE PLAN EXAMINER / DATE
USE REGISTRATION PERMIT ☐ Required ☐ Not Required	BUILDING PLAN EXAMINER Israel / DATE 1/5/90
ZONING PLAN EXAMINER / DATE	BUILDING PLAN NUMBER OR S.O.
☐ New Building ☑ Alteration ☐ Occupancy Change ☐ Other	PREMISES INSPECTED BY (Full Name) / DATE

In accordance with chapter 5-1302 of the Fire Code, the lawful maximum occupancy is 163 (number) persons.

Sign Number 106598

81-620 (Rev. 3/81)

LAWFUL OCCUPANCY CERTIFICATE

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MECHANICAL SERVICES SECTION

ADDRESS 400 Ranstead St	BUSINESS NAME Ritz Bourse Theatres
FLOOR AND ROOM USE Basement Theatre #5	NAME OF OWNER Posel Enterprises
ZONED FOR	FIRE PLAN EXAMINER — DATE
USE REGISTRATION PERMIT ☐ Required ☐ Not Required	BUILDING PLAN EXAMINER Israel — DATE 1/5/00
ZONING PLAN EXAMINER — DATE	BUILDING PLAN NUMBER OR S.O.
☐ New Building ☑ Alteration ☐ Occupancy Change ☐ Other	PREMISES INSPECTED BY (Full Name) — DATE

In accordance with chapter 5–1302 of the Fire Code, the lawful maximum occupancy is 146 (number) persons.

Sign Number 106598

81-620 (Rev. 3/81)

CITY OF PHILADELPHIA

ZONING BOARD OF ADJUSTMENT
Room 710
Municipal Services Building, Philadelphia, Pa 19107

August 10, 1987

Rotan Edward Lee, Esquire
c/o Burrell, Waxman, Donaghy & Lee
Seventeenth Floor
230 South Broad Street
Philadelphia, Pennsylvania 19102

IN RE: Cal. No. 86-1189
Appl. No. 110513
Premises: 400-10 Ranstead St. (S.W.C. 4th St.)

and

Cal. No. 86-1190
Appl. No. 110514
Premises: 401-09 Chestnut Street (N.W.C. 4th St. thru to Ranstead St.)

Dear Mr. Lee:

In compliance with the variance and proviso issued by the Zoning Board of Adjustment dated September 24, 1986, for the above-noted properties, the Zoning Board of Adjustment approved the following on August 6, 1987:

1) The issuance of permits for the foundation of the thirteen (13) story public parking facility (garage with 461 spaces) to grade level; and

2) Upon completion of said parking facility to grade level, once your clients demonstrate the ability to finance the necessary excavation and construction for the fourteen (14) story hotel including offices and restaurant), the necessary permits may be issued for the completion of the entire project.

Very truly yours,

James M. Scott, Jr.
Administrator
Zoning Board of Adjustment

AZT/JMS/mlh

cc: Henry G. Herling, Commissioner
Permit Issuance Section
City Planning Commission

MEMORANDUM

CITY OF PHILADELPHIA

DATE 6/11/87

TO : Commissioner Henry G. Herling
Department of Licenses and Inspections

FROM : James M. Scott, Jr., Code Administrator III
Board of Building Standards

SUBJECT: Board of Building Standards Case No. 0512-87
4th & RANSTEAD STREETS (400-10 Ranstead Street)

The Board of Building Standards recommends approval of subject request for a variance. The appropriate correspondence is attached for your approval and signature.

APPROVED/~~DISAPPROVED~~

Henry G. Herling Date 6.11.87

HENRY G. HERLING, Commissioner
Department of Licenses and Inspections

JMS/cat

Attachment

82-S-1. (Rev. 3/59) RESPONSE TO THIS MEMORANDUM MAY BE MADE HEREON IN LONGHAND

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building, Philadelphia, Pa. 19102

HENRY G. HERLING
Commissioner

DAVID L. WISMER
Deputy Commissioner

CLARENCE E. MOSLEY
Deputy Commissioner

June 16, 1987

Board of Building Standards Case No. 0512-87
4th & RANSTEAD STREETS (400-10 Ranstead Street)
Occupancy: A1, B, M and S-2
Type of Construction: IB

Mr. Joseph T. Schwindt, Jr.
c/o Cope Linder Assoc.
30 S. 15th Street
Philadelphia, PA 19102

Dear Mr. Schwindt:

At its meeting of May 21, 1987, the Board of Building Standards considered your appeal for a variance from Section 617.3.2 of the Philadelphia Building Code which states that each level of an assembly occupancy shall have access to at least two exits in addition to the main exit, i.e., each theatre shall have access to both exit stairs in this basement level assembly occupancy, in addition to the main exit stair.

Proposed is theatre No. 1 having access to the main exit and stair No. 1 only; and that theater Nos. 2 - 4 have access to the main exit and stair No. 2 only. Theatre No. 5 is the only one to have access to both stair Nos. 1 and 2 in addition to the main exit.

The Board recommends that a variance be granted to allow exit arrangements provided the exit access corridor is constructed with a minimum two-hour fire resistance rating and that the area is equipped with an automatic sprinkler system.

I have approved the Board's recommendation.

Copies of this letter have been forwarded to the Construction Section of this Department as evidence of the fact that this Department will grant preliminary approval to this project. Approval of your application for a building permit, when submitted, will be granted if the plans submitted with the application indicate conformance with this variance and with all other Philadelphia Code requirements.

Very truly yours,

Henry G. Herling

Henry G. Herling
Commissioner

HGH/RWH/cat

cc: Mr. Ramon Posel
Posel Theatres
212 Walnut Street
Philadelphia, PA 19106

bc: File

C I T Y O F P H I L A D E L P H I A

ART COMMISSION
1329 City Hall Annex
Philadelphia, PA 19107
215. 686. 4463/4470

August 24, 1989

DECISION FORM

Name: Bourse Parking Garage

File #: 133-89

Location: 4th and Chestnut Streets

Proposal: To install the following signs:
Overhead illuminated entrance and exit : 9"letters
Free-standing parking directional:
1'6" medallion; 3'2"x 3' sign ; 7' post
Loading area sign: 17' column ; 5" letters
Bus stop sign: 17' column: 2' circle

Applicant/Owner
Mr. John Brun, P.E.
O'Donnell & Naccarato
Bourse Building
Suite 1060
Independence Mall East
Philadelphia, Pa. 19106

Graphics Designer:
Sussman/Prejza & Co.
1651 18th St.
Santa Monica, CA 90404
(213) 829-3337

Commission Decision: Approved, subject to the following condition:

Remarks:

Signs should be attached to the mortor, not the brick.

Sandra Gross Bressler/do
Sandra Gross Bressler
Executive Director

cc: Zoning Section, Licenses and Inspections
Mary Kay Noyallis, Planning Commission
Patricia Siemiontkowski, Historical Commission

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

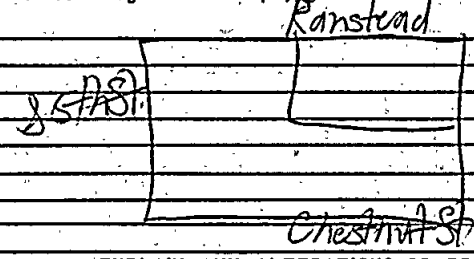
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 950502009
DISTRICT DESIGNATION C4 Commercial
ZONING MAP NO. 48-1 SUB. (3)
F. A. VOL. PL. 1-99 WARD
PREVIOUS APPLICATION
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)* aka 46 S. 4th St
400-10 RANSTEAD ST.

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street _____
Front _____ feet _____ Inches. Depth _____ feet _____ Inches.

If lot is irregular in shape, give deed description below:



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

LEGALIZE SIGN
Flat wall 11'10" X 2' (23.66 ☐)
12" projection

THIS SPACE FOR OFFICIAL STAMP *(Do not write in this space)*
DEPT. OF CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 408875
DATE 5-2-95
☐ PERMIT GRANTED IN ACCORDANCE WITH
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Convenience store		
	prep. & serving of cold		
	sandwiches for take out		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	same	

Additional use information, if required

OWNER	Poo. sev PARK	ADDRESS	6033 N. water St	PHONE	925-6619
ARCHITECT OR ENGINEER		ADDRESS		PHONE	
CONTRACTOR		ADDRESS		PHONE	
APPLICANT	"	ADDRESS	46 S. 4th St.	PHONE	"

81-16 (Rev. 4/95)

B.P.# 002737 Sign licensed to applicant 19103

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Dr Gen Pall

(Applicant Sign Here)

LICENSE
M 12097
TAX NO.

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

DISPLAY PROMINENTLY IF REQUIRED BY LAW.

THIS LICENSE IS GRANTED TO THE PERSON AND LOCATION AND FOR THE PURPOSE STATED BELOW. IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THE DEPARTMENT FOR VIOLATION OF CITY ORDINANCES AND REGULATIONS.

at 5-2-95

LICENSE CODE
3409

PAY THIS AMOUNT

$20.00

EXPIRES LAST DAY OF: MONTH YEAR
12/95

LICENSE: sign - flat wall
FOR: 400-10 Ranstead Street (67440)

ZIP CODE

MAILING ADDRESS: Poo-Sev Park
46 S. 4th Street
Phila, PA 19106

CK # 1379

81-62 (Rev. 1/91)

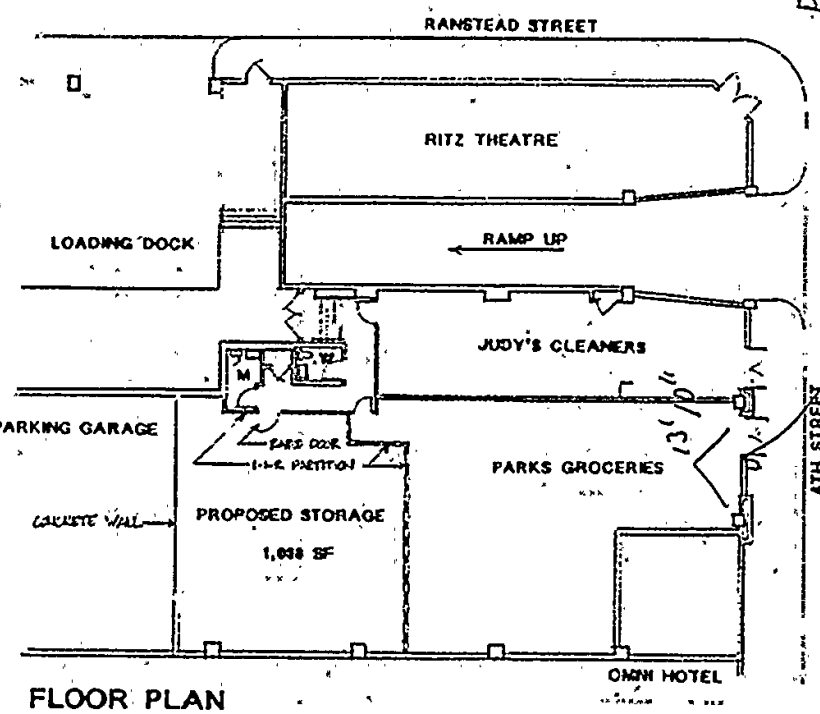
WHITE — LICENSE APPLICANT WHITE — REVENUE CANARY — REVENUE PINK — LICENSE ISSUANCE GOLDENROD — LICENSE ISSUANCE

ENERAL NOTES

ON: BOCA CODE EDITION 1993
S-2

FULLY SPRINKLERED.

GE AREA IS FOR BUILDING LOW
. THIS SPACE NOT HAVE ANY
PT WHEN MATERIALS ARE BEING
OVED.



FLOOR PLAN

11' 10" x 2' Plat Plan) Simply 10' Elevation projection

BUILDING STORAGE
BOURSE PARKING GARAGE
4TH & RANSTEAD STREETS
PHILADELPHIA, PA

1/21/94

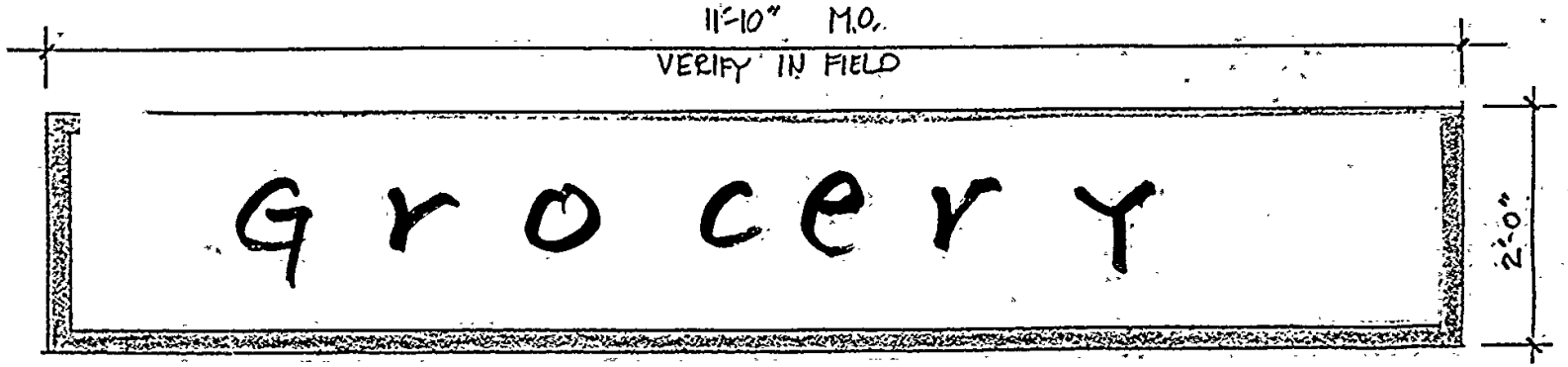
1/16=1'-0"

10103

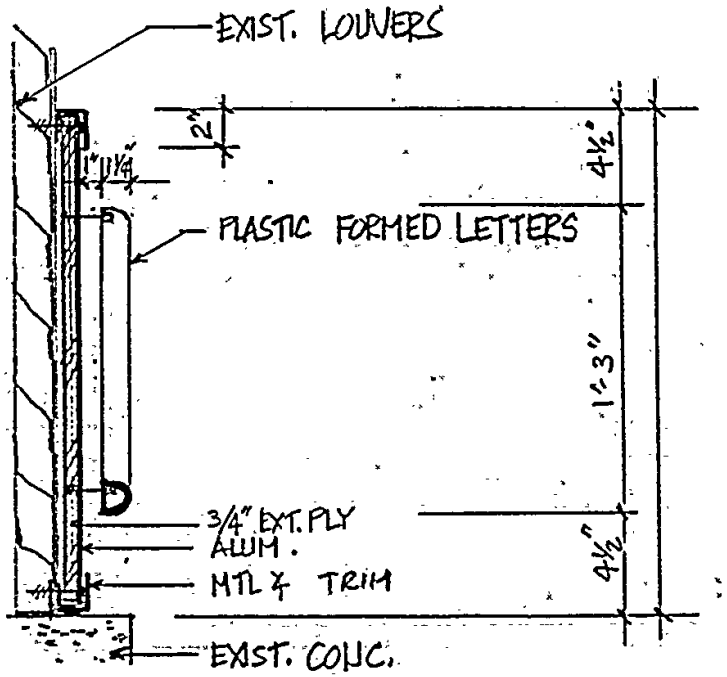
ELH

P-1

Approved
9505020009
OK 5-2-95



ELEVATION
3/4"=1'-0"



PLASTIC FORMED, ROUNDED LETTERS TO BE PALATINO STYLE, 15" HIGH. COLOR SAMPLES SELECTED BY THE TENANT AND SUBMIT TO ARCHITECT FOR APPROVAL.

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard. • Philadelphia, PA 19102	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

PERMIT SECTION
DEPARTMENT OF L&I
1995 MAY -2 AM 9:16

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING USE - Legalize flat wall sign (11'10" x 2) 12" projection

~~For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single family dwelling with accessory~~ _____ ; garage, size and location, as shown in the application.

Authorized by and subject to the conditions of Board of Adjustment Certificate, one to an existing

USE Retail Convenience Store w/a preparing & serving of cold sandwiches for take out (not exceeding 2500 GFA)

For extension of in same bldg of uses as approved single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____

Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

#918

Issued by Joanne Klinger 5-2-95 Authorized by

Inc - $160 Sign License @ 20 = Flatwall Total $180

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

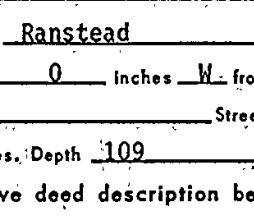
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY *(Street and House Number)*
400 to 410 Ranstead Street SWC 4th St.

situated on South side of Ranstead Street
at the distance of 0 feet 0 inches W from west side
of Fourth Street
Front 141 feet 6 inches. Depth 109 feet 1 inches.

If lot is irregular in shape, give deed description below:

See attached drawing for site plan



APPLICATION NO.	940124026
DISTRICT DESIGNATION	C-4 Com
ZONING MAP NO. / SUB.	4B-1 (32)
F. A. VOL. PL. / WARD	1-29
PREVIOUS APPLICATION	87366
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

See attached drawing

PERMIT ISSUANCE SECTION
DEPARTMENT L&I
1984 JAN 24

THIS SPACE FOR OFFICIAL STAMP
DEPT. OF LIC. & INSPECTIONS
(Do not write in this space)
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 402472
DATE 1-24-94
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING FRONT	EXISTING BUILDING SIDE	EXISTING BUILDING REAR	PROPOSED ADDITION, ALTERATION OR NEW BUILDING FRONT	SIDE	REAR
In Feet	121.56*	121.56*	121.56*			
In Stories	13	13	13			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
Lower Level (2)	Theaters	Parking lot	
1st level	Retail/garage entry-exit/theater entry		
2 thru 13	hotel loading		
	Parking		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1st level	Ac. Storage area (in addition to all existing uses) NOT TO EXCEED 25% OF GROSS FLOOR AREA SAME	

Additional use information, if required *Based upon Average Grade of 121.0', structure height (top slab) 121.56' above grade parapet height 130.8', above grade roof penthouse 145.12 above grade.

OWNER Bourse Garage Associates	ADDRESS Suite 300, 201 S. 18th St. Phila. PA 19103	PHONE 215-546-2665
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT Robert Gelberg, agent	ADDRESS Suite 300 201 S. 18th St Phila, Pa	PHONE 215 546 2665

81-16 (Rev. 12/63) BPH 531800

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

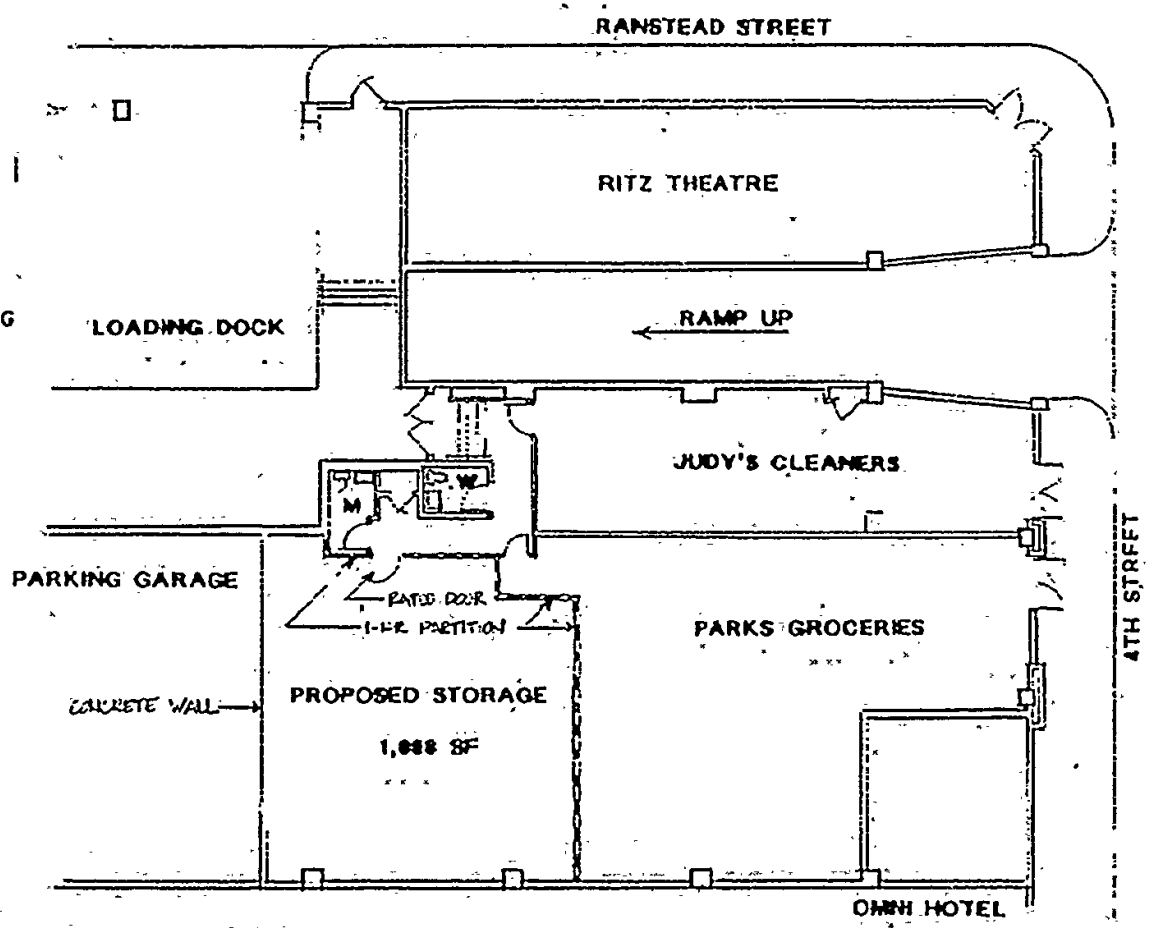
"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Robert E. Gilberg, agent

(Applicant Sign Here)

GENERAL NOTES

1. CODE INFORMATION: BOCA CODE EDITION 1993
   BOCA USE GROUP: S-2
2. THIS BUILDING IS FULLY SPRINKLERED.
3. PROPOSED STORAGE AREA IS FOR BUILDING LOW HAZARD STORAGE. THIS SPACE NOT HAVE ANY OCCUPANTS EXCEPT WHEN MATERIALS ARE BEING STORED AND REMOVED.



FLOOR PLAN

KISERMAN MANAGEMENT COMPANY, INC

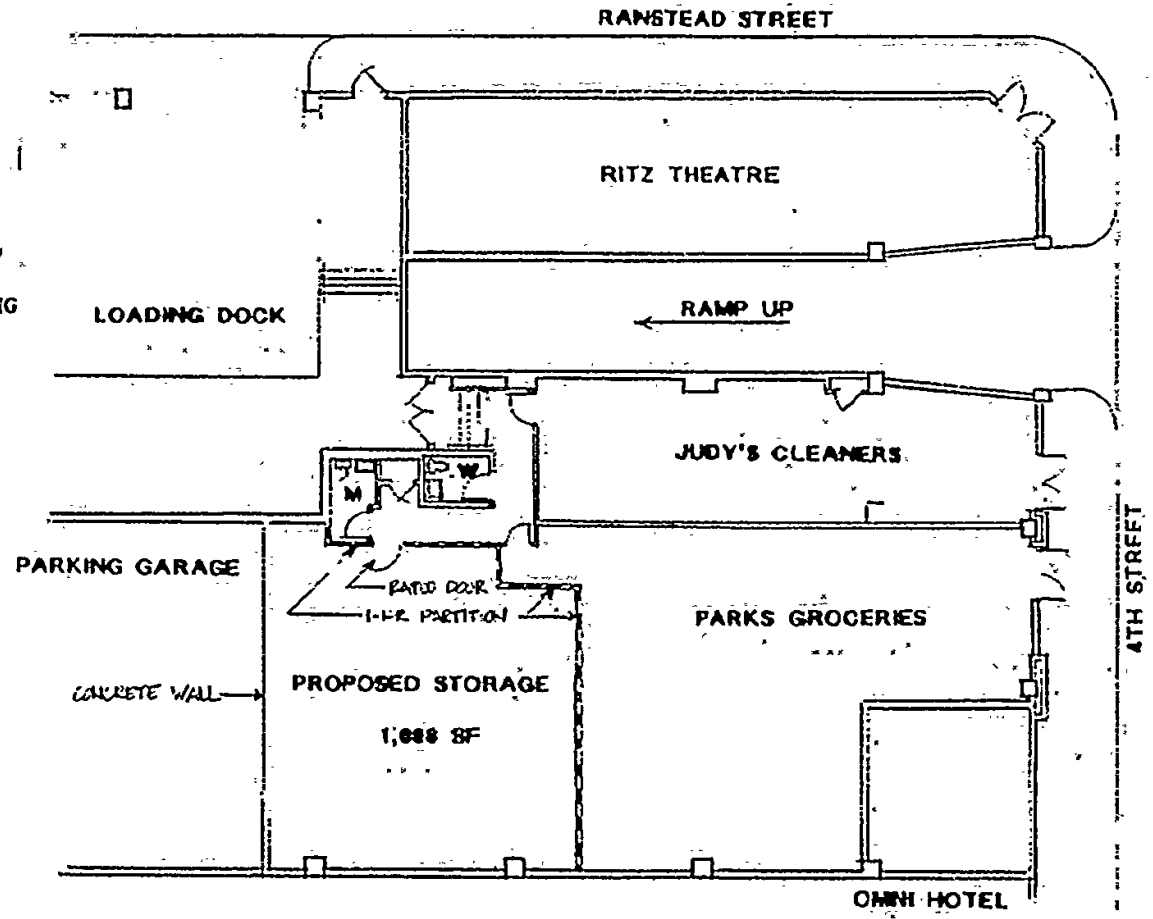
BUILDING STORAGE
BOURSE PARKING GARAGE
4TH & RANSTEAD STREETS
PHILADELPHIA, PA

DATE 1/21/94
SCALE 1/16=1'-0"
PROJECT NO. 10103
DRAWN BY: ELH

P-1

GENERAL NOTES

1. CODE INFORMATION: BOCA CODE EDITION 1993
   BOCA USE GROUP: S-2
2. THIS BUILDING IS FULLY SPRINKLERED.
3. PROPOSED STORAGE AREA IS FOR BUILDING LOW HAZARD STORAGE. THIS SPACE NOT HAVE ANY OCCUPANTS EXCEPT WHEN MATERIALS ARE BEING STORED AND REMOVED.



FLOOR PLAN

KAISERMAN MANAGEMENT COMPANY, INC

BUILDING STORAGE
BOURSE PARKING GARAGE
4TH & RANSTEAD STREETS
PHILADELPHIA, PA

DATE: 1/21/94
SCALE: 1/16=1'-0"
PROJECT No: 10103
DRAWN BY: ELH

P-1

APPLICANT! Do not use this sheet!

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

57 / 21

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

~~For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____, garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____~~

USE Accessory storage area (1080 square feet) for tenants and parking garage with loading facilities and 5 theatres (accessory storage will not exceed 25% of gross floor area)

~~For extension of _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____~~

Issued by Laura J. Mitchell (914) 1/24/94

14 = $80.00

Authorized by _____

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)
400-10 & Ranstead St
Space # 44 S. FOURTH ST. PHILADELPHIA, PA 19106

situated on 400 Ranstead St side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front ___ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

APPLICATION NO.	X1366
DISTRICT DESIGNATION	C-4 comm
ZONING MAP NO. / SUB.	4B-1
F. A. VOL. PL. / WARD	1-29
PREVIOUS APPLICATION	86639
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

PERMIT ISSUANCE SECTION
DEPARTMENT OF L&I
1992 JAN 6 PM 12:16

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

erect a sign flat wall
2 ft h x 11 ft 10 in (23.66)

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 356659
1-5-93
PERMIT ISSUED IN ACCORDANCE WITH ZOA

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	~~NOTE VACANT BLDG~~		
	1.3 sty pk, garage, 5 theaters		
	[illegible]		
St level	drop off cleaners		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
St level	DROP - STORE (DRY CLEANERS)	
	I Same	

Additional use information, if required _____

OWNER YONGHO JO	ADDRESS 44 S. FOURTH ST., PHIL. PA 19106	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT YONGHO JO	ADDRESS 2500 KNIGHTS RD. #7-05 BENSALEM, PA 19020	PHONE (215) 244-9087

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

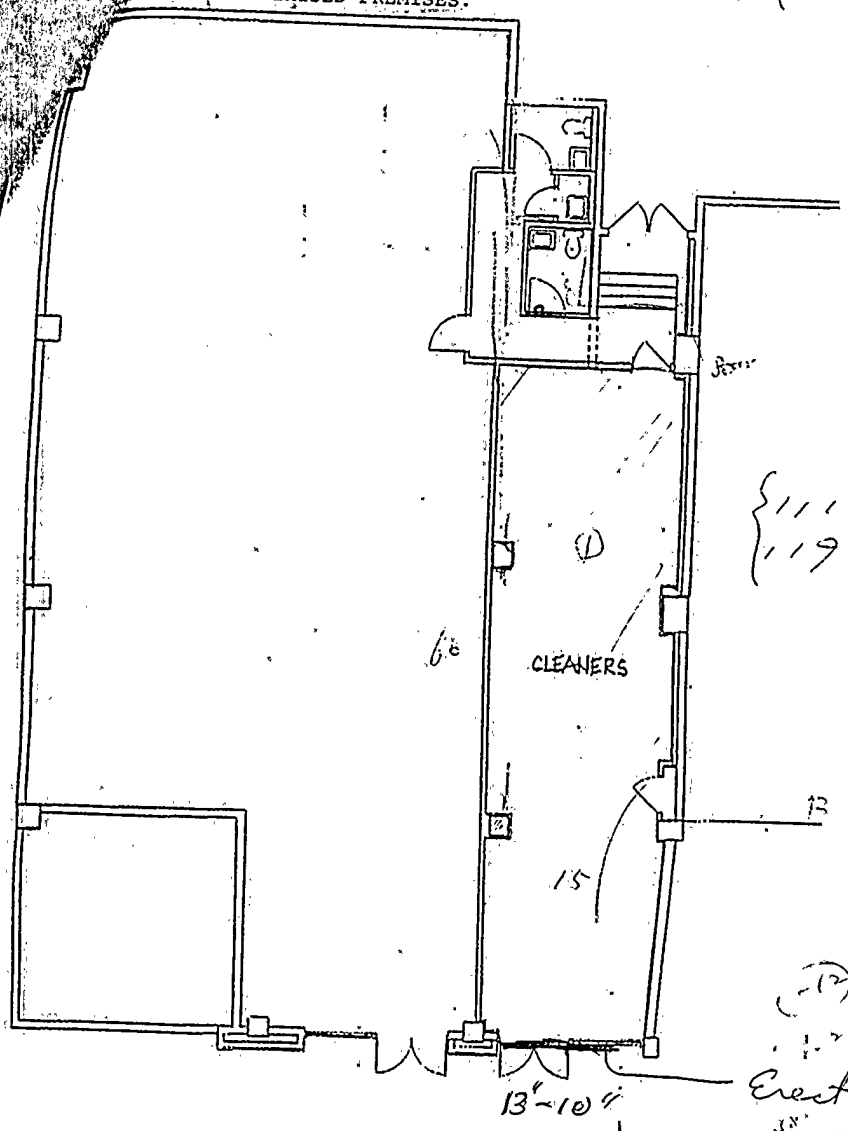
"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Yongho Jo

(Applicant Sign Here)

EXHIBIT "A" ATTACHED TO AND MADE A PART OF THIS LEASE AGREEMENT DATED _____ BETWEEN BOURSE GARAGE ASSOCIATES (LANDLORD) AND YONGHO JO AND SEONJOO JO, HUSBAND AND WIFE, JOINTLY AND SEVERALLY (TENANT) DEMISING CERTAIN SPACE IN THE BOURSE GARAGE.

THIS PLAN SHALL NOT BE DEEMED TO BE A WARRANTY OR REPRESENTATION AS TO ANY ARRANGEMENT, LOCATION, DIMENSION OR TENANCY OF ANY BUILDING, STORE, OFFICE OR IMPROVEMENT (EXCEPT FOR THE DEMISED PREMISES.



{1110 · (2 faces)
1190 · (3 faces)}

appl # 087
081364
@ 04/04/93
Erect one flat wall
sign - int - illu
12 ft X 11'10"

BOURSE GARAGE RETAIL
NTS

44 So. 4th St

LICENSE

H 77851

TAX NO.

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

DISPLAY PROMINENTLY IF REQUIRED BY LAW.

THIS LICENSE IS GRANTED TO THE PERSON AND LOCATION AND FOR THE PURPOSE STATED BELOW. IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THE DEPARTMENT FOR VIOLATION OF CITY ORDINANCES AND REGULATIONS.

1/5/93 8d

LICENSE CODE: Flat Wall Sign

PAY THIS AMOUNT

$20.

3409

EXPIRES LAST DAY OF: MONTH 12 YEAR 93

LICENSE: sign

FOR: 400-10 Ranstead (67440)

ZIP CODE

MAILING ADDRESS: Yongho Jo
44 S. 4th St.
Philadelphia, Pa. 19106

LICENSE TAX 178 PHILA 001-00072
29 F 06-JAN-93 03:4334090000000877851

AMOUNT PAID 20.00

---------- HAPPY HOLIDAY ----------

81-62 (Rev. 1/91)

WHITE — LICENSE APPLICANT WHITE — REVENUE CANARY — REVENUE PINK — LICENSE ISSUANCE GOLDENROD — LICENSE ISSUANCE

NELSON ASSOCIATES

PLASTIC FORMED, PAINTED GOLD LETTERS TO BE PLATED STYLE, 15" HIGH. COLOR SHADES SELECTED BY THE TENANT AND SUBMIT TO ARCHITECT FOR APPROVAL

4 4 50 WEST

Approved 8/13/92

Approved as noted

Client KASSIAN HANAGEMENT
Scale NOTED
Sheet No. SK-1
Title BOURSE CLEANERS SIGN
Date 11/19/92
Job No. 92122A
Drawn ELH

Nelson & Associates Interior Design/Space Planning Inc.
320 Walnut Street, Philadelphia, Pa. 19106 215/925-6562

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY?	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING I use for the erection of one flat wall sign

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE acc. to a drop off / pick up cleaners, sign is int. -

For extension of illuminated, _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for as part of a 13 sty pkg. garage & 5 theaters & retail spaces as permitted Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by E Lampton 01/05/92 (916) Authorized by one flat wall sign license internally illuminated

12 & 14 & 4 sign licensed $180.-

$80.- 80.- $20.-

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY *(Street and House Number)*

400-410 Lansdowne Ave. Phila. Pa.

situated on S.E. side of 4th & Lansdowne Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

10-23-89

APPLICATION NO.	43693
DISTRICT DESIGNATION	C-4 Comm
ZONING MAP NO. / SUB.	4B1
F. A. VOL. PL. / WARD	1-29
PREVIOUS APPLICATION	42848
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Installation of Three (3) Illuminated poster boxes - Two (2) double s/f units 6'-4" wide x 7'-0" high - One s/f 3'-4" wide x 7'-0" high. Display area on each 2'-8" x 5'-11" = 10.4 ft each.
1 unit facing Lansdowne St
2 units facing 4th St. 111.99 ft total
Doing # 537-89
All units behind Property Line

THIS SPACE FOR OFFICIAL'S STAMP
(Do not write in this space)
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 369984
DATE 2-8-90
☐ PERMIT GRANTED IN ACCORDANCE WITH ZA
CERTIFICATE
NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories		Multi				

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	Movie Theatre	Addition of poster boxes.
		Behind property line

Additional use information, if required Non flashing non rotating.

OWNER Posel Enterprises	ADDRESS 212 Walnut St. Phila Pa	PHONE 627-0900
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR Simpson Sign Co.	ADDRESS 1000 Washington Ave Chester Pa	PHONE 788-5515
APPLICANT " "	ADDRESS " "	PHONE "

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Simpson Lego Co

(Applicant Sign Here)

433104

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 43693

DISTRICT DESIGNATION

ZONING MAP NO. SUB.

F. A. VOL. PL. WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

DEPT. OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION
PERMITS
PERMIT GRANTED IN ACCORDANCE WITH ZOA
CERTIFICATE

LOCATION OF PROPERTY (Street and House Number)

~~460-470 Lancaster Ave~~

situated on ~~E~~ side of ~~4th & Lancaster~~ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

~~Installation of Three (3) Illuminated Water Boxes. Two (2) double sided 6' wide 7'10" high. One (1) 2'4" wide x 1' high. Display area on each 2'8" x 2'4" - 10.1 sq. ft. each.~~
~~1 unit facing Lancaster St~~
~~2 units facing 4th St.~~
~~Dwg # 57-69~~
~~All units behind Property Line~~

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

Zoning OK
JK 10-23-89

APPROVED: ARC COMMISSION
DEC 20 1989

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories		N/A				

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	~~Alone Theatre~~	~~Addition of water boxes.~~
		Behind property line

Additional use information, if required ~~Not showing new construction~~

OWNER ~~Reed Enterprises~~	ADDRESS ~~212 Windsor St. Phila~~	PHONE ~~[illegible]~~
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR ~~Kinney Sign Co.~~	ADDRESS ~~Wilmington Ave Chester~~	PHONE ~~[illegible]~~
APPLICANT	ADDRESS	PHONE

81-16 A (Rev. 12/63)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

Ranstead 10.4 + 13.75 prev. total 24.15 Total

4th St 20.8 + 23.33 = total 44.13 Approved ArtComm 12-20-59

DATE OF EXAMINATION	EXAMINER (Signature) J. Klinger

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR (Signature)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING & USE 3 flat wall signs, int. illum. non-flashing

For ~~partial demolition of Existing Building and~~ erection of Addition, structure, ~~garage, accessory to a single family dwelling with accessory~~ _____ ; ~~garage~~, size and location, as shown in the application.
~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

USE Movie Theatre

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by Jeanne Klinger #918 12-29-89 Authorized by _____

12-14 #140

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building, Philadelphia, Pa. 19102

DON KLIGERMAN
Commissioner

DAVID L. WISMER
Deputy Commissioner

KENNETH L. WOODSON
Deputy Commissioner

T E M P O R A R Y

CERTIFICATE OF USE AND OCCUPANCY
VALID FOR NINETY (90) DAYS

FOR

Location: 400-410 RANSTEAD STREET

1ST TO 5TH FLOOR ONLY

This building situated in the 1st Census Tract,
conforms with the plans approved by

The Philadelphia Department of Licenses and Inspections

and the requirements of the current Philadelphia Building Code.
- Plan Review used 1981 edition of B.O.C.A. Building Code -

Plan Number: 3393-A-86 Application Number: 110513

Permit Number: 35140

COMPLETED

Type of Construction: 1B (EXISTING)

Use Group: S-2 (PARKING GARAGE)

Location of Sprinklers: ALL AREAS EXCEPT GARAGE & RETAIL SPACE

APPROVED BY:

Plan Examiner: James M. Rossi Date: 09/15/89

Building Inspector: Michael J. Jozwik Date: 11-14-89

Housing/Fire: N/R Date: —

District Supervisor: John J. Dillon, Jr. Date: 11-14-89

L. & I file copy

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building, Philadelphia, Pa. 19102

JOHN PLONSKI
Commissioner

DAVID L. WISMER
Deputy Commissioner

CLARENCE E. MOSLEY
Deputy Commissioner

T E M P O R A R Y

CERTIFICATE OF USE AND OCCUPANCY
VALID FOR NINETY (90) DAYS

FOR

Location: 400-10 Ranstead St.

Parking Garage, Theatres & Retail Stores
>>>FLOORS # 6 Thru 9 ONLY- Parking Garage<<<

This building situated in the 1st Census Tract,
conforms with the plans approved by

The Philadelphia Department of Licenses and Inspections

and the requirements of the current Philadelphia Building Code.
- Plan Review used 1981 edition of B.O.C.A. Building Code -

Plan Number: 3393-A-86 Application Number: 110513

Permit Number: 26313 36609

Type of Construction: 1B-Existing

Use Group: S2,M,A3

Location of Sprinklers: Theatres and Retail Stores

Standpipes: Exit Stairs

APPROVED BY:

Plan Examiner: [signature] Date: 11/18/89

Building Inspector: Michael Jozwick Date: 12-1-89

Housing/Fire: MR Date: —

District Supervisor: [signature] Date: 12-1-89

L & I file copy

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building, Philadelphia, Pa. 19102

DON KLIGERMAN
Commissioner

DAVID L. WISMER
Deputy Commissioner

KENNETH L. WOODSON
Deputy Commissioner

CERTIFICATE OF USE AND OCCUPANCY

FOR

Location: 400 Ranstead St.

Motion Picture Theatres (5)
Basement & Lobby Area

This building situated in the 1st Census Tract, conforms with the plans approved by

The Philadelphia Department of Licenses and Inspections

and the requirements of the current Philadelphia Building Code.
- Plan Review used 1981 edition of B.O.C.A. Building Code -

Plan Number: 66-C-90 Application Number: 43409

Permit Number: 38289

Type of Construction: 1B-Existing

Use Group: A-1B

Location of Sprinklers: Entire Basement Level and Lobby

Standpipes: Stairs

APPROVED BY:

Plan Examiner: _____ Date: 01/08/90

Building Inspector: _____ Date: 9/14/90

Housing/Fire: NIR Date: —

District Supervisor: _____ Date: 9-14-90

9-14-90

L & I file copy

RECEIVED
JAN 26 1990
LICENSE & INSPECTION
DISTRICT 2

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)
400-410 Ranstead St ~~21 S. 5th Street~~ - Ground Floor - ~~XXXXXXXXXXX~~ Parking Garage (Dry Cleaners)

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

Business Priority
#4899829

PERMIT ISSUANCE DEPARTMENT 1992 DEC -8 AM 8:51

APPLICATION NO.	86639
DISTRICT DESIGNATION	C-4 comm
ZONING MAP NO. / SUB.	4B-1
F. A. VOL. PL. / WARD	1-29
PREVIOUS APPLICATION	61277
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Interior Renovations to existing space located on street level parking garage.

THIS SPACE FOR OFFICIAL STAMP
(Do Not Write In This Space)
DEPARTMENT OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 396337
DATE 12-8-92
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	13 display, garage, 5 theatre, & retail spaces		
St. Level	Unoccupied	None	

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
St. Level	Dry Cleaners & Sample one of 5 spaces	

Additional use information, if required drop off & pick up only, no cleaning on premises

OWNER Posel Enterprises	ADDRESS 400 Ranstead St	PHONE
ARCHITECT OR ENGINEER Nelson Associates	ADDRESS 215 Church St. Phila., PA 19106	PHONE 925-6562
CONTRACTOR Florkowski Builders, Inc.	ADDRESS 2725 E. Cambria St. Phila., PA	PHONE 423-2888
APPLICANT Thomas J. Florkowski	ADDRESS Same	PHONE Same

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" Inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT	ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE a pick up/drop off dry cleaners as part of a

For extension of parking garage, retail spaces single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include Use of new construction for (total of 5) & five (5) theaters Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by E Lanzilla 12/08/52 (9/6) Authorized by _____

1-4 = $80

PHILADELPHIA

ART

COMMISSION

FAX TRANSMITTAL FORM

TO Neil Schnyer

FAX/PHONE

FROM W. Burke

PHONE X2851

DATE 2/6 PAGES TO FOLLOW 1

THIS IS THE APPLICATION I ASKED ABOUT.

1600 Arch Street
7th Floor
Philadelphia, PA 19103-1628
TEL 215-686-2851
FAX 215-686-2852

MEMORANDUM

CITY OF PHILADELPHIA

TO : WHOM IT MAY CONCERN

DATE 2/21/91

FROM : CITY OF PHILA, DEPT OF LIC'S + INSP'S

SUBJECT: Location: 400 RANSTEAD ST

Occupancy: MOTION PICTURE THEATRES (5) w/ RETAIL SALE OF PRE PACKAGED FOOD

A Statement of Occupancy is not required for use of the subject property because this is:

- [ ] Pre-Code Use
- [ ] Minor Alteration
- [x] No Change in Occupancy Classification

Signed Mun. Abdul-Zahir
(Building Plan Examiner)

81-624

Owner
wants permit for
flat wall sign
at this time
projecting would be
refused &
also Both would exceed sign
area 5-2-95

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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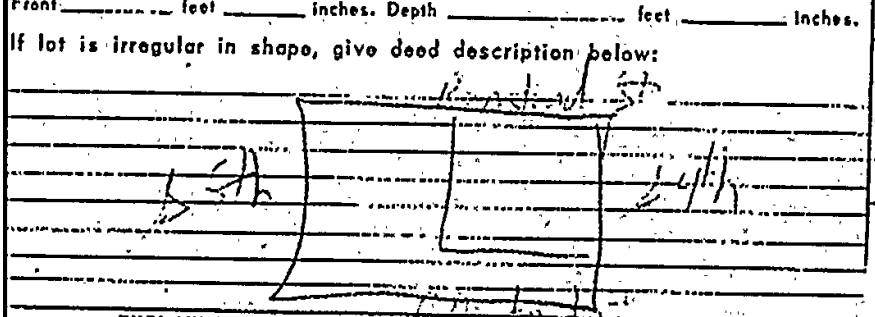
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 950125632
DISTRICT DESIGNATION C4 Commercial
ZONING MAP NO. 4B-1 (2) SUB.
F. A. VOL. PG. 1-29 WARD
PREVIOUS APPLICATION
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED
REF. TO

LOCATION OF PROPERTY (Street and House Number)
46 S. 4th ST 400-10 RANSTED ST.

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street _____
Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
~~Replace existing 6'x2' Double faced~~ Hanging Sign
~~non illuminated sign Replace with~~
~~21 pages 10'-1" off ground~~

C4 7129
R. 1-57 7363.1

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREV
	Tinsmith Plumbing Shop	
	Retail Business Store	
	Attorney Offices	

LOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED

dditional use information, if required _____

Note
Sign C4 Commercial
Refusal Projection
Sign
Applicant Ms
Cynthia Cardonick
Stated will change to
Flat wall Sign 15 2/8/95
Need Art Commission within
2007 Chestnut St

OWNER Patrick O'Neill	ADDRESS 46 S 4th ST	PHONE
ARCHITECT & ENGINEER	ADDRESS	PHONE
APPLICANT Signs Inc	ADDRESS 2626-30 N 2nd ST 19133	PHONE 425-7621

4th Street pl. at Ranstead 10' 20' varies

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)

46 S. 4th St 400-10 RANSTEAD ST.

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below

Ranstead St

4th

4th

Chestnut St

APPLICATION NO.	950125032
DISTRICT DESIGNATION	C4 Commercial
ZONING MAP NO.	48-1 (32) SUB.
F. A. VOL. PL.	1-29 WARD
PREVIOUS APPLICATION	
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED	CERT.
APP. REFUSED	CERT.
REF. TO B. OF A.	
REF. GRANTED	CERT.
REF. REFUSED	CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

FABRICATE & INSTALL 6'x2' DOUBLE FACE NON-ILLUMINATED SIGN. SIGN PROJECTS 24" 2' proj. 10'1" off GROUND.

Check 7649

NS 1/25/95 $80 paid

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

Applicant to indicate Wall Change on Plot Wall Sign Pending Art Commission Approval Signature

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	THEATRE PARKING GARAGE		
	RETAIL GROCERY STORE		
	RETAIL CLEANERS		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING

Additional use information, if required _____

OWNER PARK'S GROCERY	ADDRESS 46 S. 4th ST.	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR ATLAS SIGNS INC	ADDRESS 2726-30 N. 2ND ST 19133	PHONE 634-5621
APPLICANT CYNTHIA P. CARDONICK	ADDRESS 2726-30 N. 2ND ST 19133	PHONE 634-5621

81-16 (Rev. 8/93)

635735

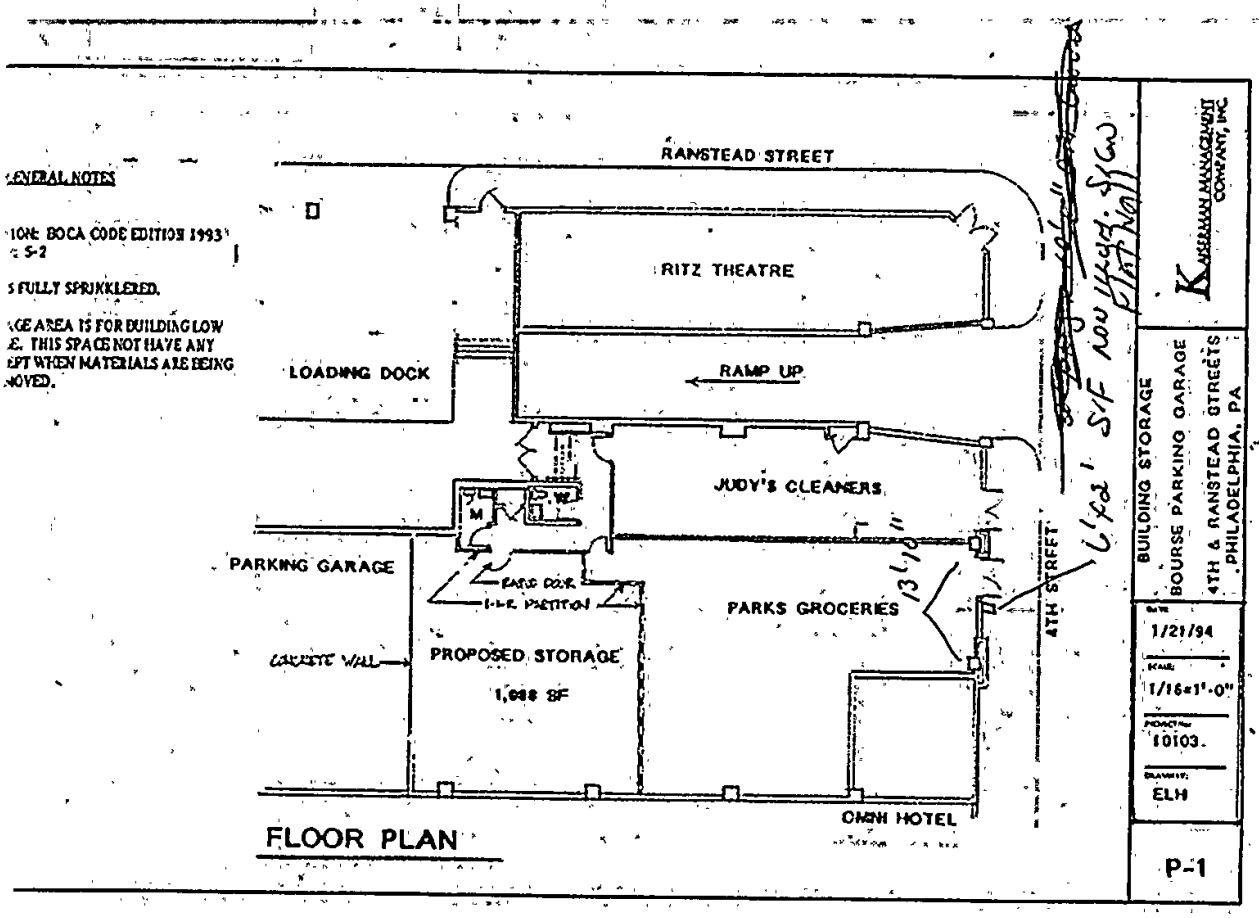
DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

(Applicant Sign Here)


GENERAL NOTES
IONE BOCA CODE EDITION 1993
S-2
S FULLY SPRINKLERED.
GE AREA IS FOR BUILDING LOW
E. THIS SPACE NOT HAVE ANY
EPT WHEN MATERIALS ARE BEING
MOVED.
RANSTEAD STREET
RITZ THEATRE
LOADING DOCK
RAMP UP
JUDY'S CLEANERS
M
W
PARKING GARAGE
PARKS GROCERIES
PROPOSED STORAGE
1,088 SF
OMNI HOTEL
4TH STREET
FLOOR PLAN
BUILDING STORAGE
BOURSE PARKING GARAGE
4TH & RANSTEAD STREETS
PHILADELPHIA, PA
1/21/94
1/16=1'-0"
10103.
ELH
P-1

Appvd
9501 25032

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 45012563 2

DISTRICT DESIGNATION C4 (Commercial)

ZONING MAP NO. 4B-1 (32) SUB.

F. A. VOL. PL. 1-79 WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

46 S. 4th St 400-10 Ranstead St.

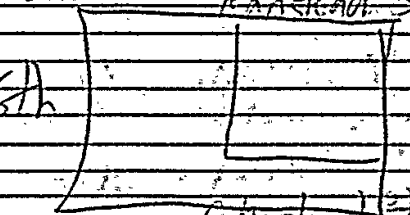
situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

~~FABRICATE & INSTALL 6'x2' DOUBLE FACE NON-ILLUMINATED SIGN. SIGN PROJECT 24" 21" DEEP 10'1" off GROUND~~

Check 7649
NS 11-25-75 $30 Paid

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

Application indicated would change to Flat Wall Sign. Projecting Sign would be Refused

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Theatre Parking Garage	N.S.P.	E. 1971
	Retail/Convenience Store		
	Retail Clothing		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	same	

Additional use information, if required _____

OWNER Parks Circle Inc	ADDRESS 46 S 4th St	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR Ames Signs Inc	ADDRESS 2726-30 N. 2nd St 19133	PHONE 634-5621
APPLICANT Cynthia P. Cardonick	ADDRESS 2726-30 N. 2nd St 19133	PHONE 634-5621

81-16 A (Rev. 12/63)

#635735

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Cynthia Cardwell

(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS 1600 ARCH STREET — CONCOURSE	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT	ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by _____ Authorized by _____

CATION FOR ZONING PERMIT OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
EPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

ation is hereby made for the permit or permits required by the elphia Zoning Ordinance before commencing the use or the work ed herein, and as shown on accompanying plans.

OF PROPERTY (Street and House Number) 4th St 400-10 Arnold St.

on _____ side of _____ Street
Distance of _____ feet _____ inches from _____ side _____ Street
_____ feet _____ inches. D _____ feet _____ Inches.
ot is irregular in shape, give ed description below:

APPLICATION NO. 450125632
DISTRICT DESIGNATION C4 Commercial
ZONING MAP NO. 4B-1 (2) SUB.
F. A. VOL. PG. 1-19 WARD
PREVIOUS APPLICATION
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

IN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Install 6'-12' Double face illuminated sign projection 24" 10'11" off ground

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

Projecting Sign 6' X 12' Double Faced Projecting Sign Total Projection 2ft Clearance 10'11" Will be Approved Pending Art Commission Approval

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Tinsmith Brakeman Office	NS 600 RSD	
	Actual Working Space		
	Storage		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION
	JAN.	

Note C4 Comm Application Subject to Plat Wall Sign Otherwise process Refusal

ditional use information, if required _____

ER Perry S. Grace	ADDRESS 466 4th St	PHONE
ENGINEER	ADDRESS	PHONE
ECTOR Jones Inc	ADDRESS 726-30 N. 2nd St 19133	PHONE 739-1
ANT Joan P. Carjuzaa	ADDRESS 726-30 N. 2nd St 19133	PHONE 739-1

(Rev. 10/91) # 635 735

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 61219
DISTRICT DESIGNATION C-4 Comm.
ZONING MAP NO. 4B-1 SUB.
F. A. VOL. PL. 1-29 WARD
PREVIOUS APPLICATION 42848
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

400-10 Ranstead Street

situated on South side of Ranstead Street

at the distance of 0 feet 0 inches W from W side

of Fourth Street

Front 141 feet 6 inches. Depth 109 feet 1 inches.

If lot is irregular in shape, give deed description below:

PLANNING & ZONING SECTION
DEPARTMENT OF L. & I.
1991 FEB 4 AM 11:00

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 386121
DATE 2-14-91
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	121.56	121.56	121.56			
In Stories	13	13	13			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
Lower level	(2) Theatres		
1-13	Parking, retail, loading		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Lower level	Candy stand for theatre	
	Applicant is Tenant	

Additional use information, if required

OWNER: Bourse Garage Assoc. L.P.	ADDRESS: c/o The Bourse	PHONE: 625-0300
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT: Raysid Corporation	ADDRESS: 212 Walnut Street	PHONE: 627-0900

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

No Alterations being done. Building already erected. Just a use request.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Rayson CORPORATION

By: Ken [signature]

(Applicant Sign Here)

5-12-7

ARTICLE 1. BASIC LEASE PROVISIONS AND CERTAIN DEFINED TERMS.

1.1 Date of Lease: 25 August, 1989

1.2 "Landlord": Bourse Garage Associates, a Pennsylvania limited partnership

1.3 Address of Landlord: c/o The Rittenhouse Claridge
Suite 300
18th and Walnut Streets
Philadelphia, Pennsylvania 19103

1.4 "Tenant": Raysid Corporation, a Pennsylvania corporation

1.5 Address of Tenant: 212 Walnut Street, Philadelphia, Pennsylvania 19106

1.6 Tenant's Trade Name: Ritz at the Bourse (or any other trade name Tenant selects so long as the word "Bourse" is a prominent and integral part of such trade name)

1.7 "Demised Premises": See insertion on page 1A

Such premises being shown and outlined in red on the plan attached hereto as Exhibit "A," ~~designated as Store No. _____~~ and being part of Landlord's Property (as hereinafter defined in Section 3.1) in Philadelphia County, Pennsylvania as described in Exhibit "B" attached hereto. ~~Exhibit "D-1" sets forth a general layout of the Retail Area of the Philadelphia Bourse Building and shall not be deemed to be a warranty, representation or agreement on the part of Landlord and the said Retail Area will be exactly indicated on said diagram. The term "Retail Area" as used herein shall refer to the Retail Area of the Philadelphia Bourse Building presently estimated to consist of approximately 106,000 square feet of area located in the Lower Level,~~ Ground Level, Mezzanine Level and ~~Upper Level of the Philadelphia Bourse Building, 21-0, 8th Street, Philadelphia, Pennsylvania (hereinafter referred to as "the Bourse Building") together with such additions and extensions as Landlord may from time to time designate as included in the Retail Area. For all purposes including, but not limited to, the United States Bankruptcy Code, the Retail Area of the Bourse Building is a shopping center.~~ Nothing herein contained shall be construed as a grant or rental by Landlord to Tenant of the exterior of the building or buildings of which the Demised Premises form a part, or of the walks and other common areas beyond the Demised Premises, or of the land upon which the Demised Premises are located.

The term "floor area" as used herein shall mean the actual number of square feet of floor space within the Demised Premises or any outside area exclusively appropriated for use by Tenant. All areas shall be calculated by using dimensions from the glass line of any exterior wall ~~or from the exterior edge of any balcony (whichever is applicable); from the glass line of any atrium wall (whenever applicable);~~ from the center line of any party wall, from the corridor finish of any corridor walls, or from the Tenant's side of the masonry structure of any wall separating the Demised Premises from mechanical space within the ~~Bourse Building~~ (whichever is applicable), to the lease line as shown on drawings furnished by Landlord and attached as Exhibit "A". (Landlord's Property)

The term "floor area" shall be calculated in the same manner for the balance of Landlord's Property, and the parties intend that each floor and level of Landlord's Property be included in any calculation of floor area for the Landlord's Property.

1.8 Lease Term: Commencing the date of this Lease and ending (unless sooner terminated as hereinafter provided) at midnight on the 25th anniversary of the last day of the calendar month during which the Rental Commencement Date (as defined in paragraph I.B. of Exhibit "D") shall fall, if the Rental Commencement Date falls on any day other than the first day of a calendar month and, if the Rental Commencement Date falls on the first day of a calendar month, at midnight on the 25th anniversary of the day preceding the Rental Commencement Date.

1.9 Minimum Rent: See Insert on Pages 1B1 and 1B2.

1.10 Percentage Rent Rate: See Insert on Page 1C.

*Notwithstanding anything to the contrary contained herein, included in the grant from Landlord to Tenant is the right to maintain the glass canopy to be affixed to the Building to be constructed on Landlord's Property and the outdoor poster boxes to be located on the sidewalk, both items are shown on plans and specifications attached to Exhibit "D".

1.11 Prepaid Rental to Be Applied to the First and Last Accruing Monthly Installments of Minimum Rent: None

1.12 Security Deposit: None

1.13 Permitted Uses: For the exhibition of motion pictures, video presentations or other means by which visual images are presented for audience entertainment or enlightenment on not more than five (5) screens; the presentation of lectures, roundtable discussions, theatrical events and meetings incidental to the exhibition of such visual images; the sale of candies, popcorn, cookies, soft drinks, alcoholic beverages (including without limitation wine) and other food and beverages ancillary to the exhibition of such visual images or such lectures, discussions, events or meetings, whether by vending machine or otherwise; and the vending and renting of magazines, periodicals, posters, video cassettes and other reproductions of films or tapes and other printed or visual materials relating to media entertainment.

Each of the foregoing basic lease provisions and defined terms shall be construed in conjunction with the reference thereto contained in the other provisions of this Lease and shall be limited by such other provisions. Each reference in this Lease to any of the foregoing basic lease provisions and defined terms shall be construed to incorporate each term set forth above under such basic lease provisions or defined term.

Insert to Article 1.7

Those portions of (a) the street level containing inter alia, the ticket window and main lobby, (b) the first level below the street level, housing inter alia the projection booth, and (c) the second level below grade containing inter alia, the auditoria and lobby, shown on the plans and specifications attached to Exhibit "D". The anticipated floor area of the portion of the Demised Premises located on the street level is 2,061 square feet, the anticipated floor area of the portion of the Demised Premises located on the first level below street level is 3,665 square feet and the anticipated floor area of the portion of the Demised Premiss located on the second level below grade is 15,067 square feet, resulting in a total anticipated floor area of the Demised Premises of 20,793 square feet.

For purposes of this Lease, the term basement shall be interchangeable with second level below grade, mezzanine shall be interchangeable with first level below grade and street level shall be interchangeable with first floor.

Notwithstanding anything to the contrary contained above, the amount of floor area within the Demised Premises shall be deemed to be Twenty Thousand (20,000) square feet, which figure shall not change even if an accurate measurement is taken upon completion of construction to the Demised Premises.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT	ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE – Retail sale of prepackage snacks (Candy stand) accessory to existing movie theatres and parking

~~For extension of~~ _____ ~~single family dwelling with accessory~~, _____ , ~~garage, size and location, equipment and capacity as shown in the application, to include use of new construction for~~ garage, and retail spaces
~~Authorized by and subject to the conditions of Board of Adjustment Certificate~~ _____

Issued by Eileen Sherlock #922 2-13-91 Authorized by _____

1 U = $70

6' So side 152' approx from ours LSW Ranstead 10 20 10.95+0.50 6-24-10 9.5

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)

400-410 Ranstead St. Phila. Pa.

situated on S.E. side of 4th & Ranstead Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

APPLICATION NO.	42848
DISTRICT DESIGNATION	C 4 Comm
ZONING MAP NO. / SUB.	4B1
F. A. VOL. PL. / WARD	1-29
PREVIOUS APPLICATION	118958
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

10'1" elevation

A Installation of 73'-5" Lineal ft. of glass illuminated 6' high canopy with a 4' projection. Canopy with Twenty Six (26) sandblasted panels with "Lite" copy. Total of 20 sq ft. of signage area. Canopy Breakdown 25'-2" on 4th St. - 24'-6" at corner and 26'-9" on Ranstead St. 3 gu proj on Ranstead

B Installation of Twenty (20) 4" dia. steel protective non-illum. bollards spaced apart at the left curb of Ranstead Drwg. #5789B, 5788-89

DATE SPACE FOR OFFICIAL STAMP (Do not write in this space)

CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 369985
DATE 2-8-90

☐ APPROVED

CERTIFICATE
NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING FRONT	EXISTING BUILDING SIDE	EXISTING BUILDING REAR	PROPOSED ADDITION, ALTERATION OR NEW BUILDING FRONT	SIDE	REAR
In Feet						
In Stories		MULTI				

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	Movie Theatre	Addition of canopy with signs and protective Bollards
		No Bollards

Additional use information, if required Note - Flashing non rotating

OWNER: Lasel Enterprises	ADDRESS: 22 Walnut St. Phila Pa.	PHONE: 627-0900
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR: Simpson Sign Co.	ADDRESS: 1000 Washington Ave Croydon Pa	PHONE: 788-3515
APPLICANT " "	ADDRESS " "	PHONE " "

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Simpson Sign Co.

(Applicant Sign Here)

C I T Y O F P H I L A D E L P H I A

ART COMMISSION
1329 City Hall Annex
Philadelphia, PA 19107
215. 686. 4463/4470

DECISION FORM

Name: Ritz Theatre

File: 253-89

Location: Bourse Bldg., 4th & Ranstead Streets

Proposal: Four Bollards on Ranstead Street

Date Reviewed: December 19, 1989

Ritz Theatre Bourse Building 4th & Ranstead St. Phila., PA	Sign Manufacturer Simpson Sign Company 1000 Washington Avenue P. O. Box 100 Croydon, PA 19020

Commission Decision: APPROVED

Remarks:

Sandra Gross Bressler
Executive Director

cc: Zoning Section, Licenses and Inspections
District Supervisor

253/89

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 42848
DISTRICT DESIGNATION
ZONING MAP NO. SUB.
F. A. VOL. PL. WARD

LOCATION OF PROPERTY (Street and House Number)

100-110 Ranstead St. Phila. Pa.

situated on S.E. side of 4th & Ranstead Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

PREV. APPLICATION
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

DEPARTMENT OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO.
DATE

A installation of 13'-3" linear ft. of illuminated 6' high canopy with a 4' projection, canopy with twenty

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

"Lite copy" total of 203 ft of signage area, canopy breakdown 23'-2" on 4th St. -26'-6" at corner and 26'-7" on Ranstead St.

2 installation of twenty (20) 6" dia. steel protective bollards, spaced on 4 ft. centers

STORIES AND HEIGHTS FROM GROUND TO ROOF.

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

Zoning OK
JK 10-23-89

APPROVED - ART. COMMISSION
DEC 20 1989

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

MOVIE

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	Movie Theatre	Addition of canopy with signs and protective bollards

Additional use information, if required NON-FINISHING NON RENTING

OWNER	ADDRESS	PHONE
ARCHITECT OR ENGINEER Lutter Enterprises	1700 Walnut St. Phila Pa.	PHONE 567-0900
CONTRACTOR Appleyard Sign Co.	ADDRESS Washington Ave Chester Pa.	PHONE PA 874-3315

81-16 A. (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Simpson Sign Co.

(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" Inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS 23.33 4th St 6" h. letters

13.75 Ranstead

see plot plan for Art Comm approval signage not visible to Chestnut

DATE OF EXAMINATION	EXAMINER (Signature) J. R. Klinger

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR (Signature)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For ~~partial demolition of Existing Building and~~ erection of a canopy with signage (3'2½" projection) Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE Movie Theatres, Parking Garage, Retail Spaces

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by Jeanne Klinger #918 12-29-89 Authorized by _____

12 = $0140
14

LAWRENCE J. BELL

O'DONNELL & NACCARATO, INC.

10TH FLOOR EAST
BOURSE BUILDING
INDEPENDENCE MALL EAST

PHILADELPHIA, PA 19106
TELEPHONE 215-925-3788

0.07

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)

400-410 RANSTEAD ST. SW c 4th St

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

10/13/89

APPLICATION NO.	043336
DISTRICT DESIGNATION	C-4 comm CCCA
ZONING MAP NO.	4B1 (32) SUB.
F. A. VOL. PL.	129 WARD
PREVIOUS APPLICATION	005310
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED	CERT.
APP. REFUSED	CERT.
REF. TO B. OF A.	
REF. GRANTED	CERT.
REF. REFUSED	CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

FW: legalize signs total of 5 signs
Sign A: ILLUMINATED SUSPENDED SIGN – 2'-1 x 12'-0
FCB B: ILLUMINATED SUSPENDED SIGN – 2'-1 x 17'-6 w/10'-0 PVC PIPE
C1 2'-7 x 2'-0 PROJECTING 2'-0 @ EL. 10'-6 ABOVE SIDEWALK
C2 1'-0 x 3'-0 WALL-MOUNTED
~~D: 11'-0 HIGH x 3'-0 x 4'-0 FREE-STANDING NON-ILLUMINATED~~

THIS SPACE FOR OFFICIAL STAMP
DEPT. OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 384360
DATE 10-26-89
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Garage, Theater		
	Retail Stores, Hotel		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	PARKING GARAGE	(A) ~~24'-1~~ 7' x 8'-8" = 61.6 ft
	Same	(B) 8.8 x 17.5 = 154 ft
		(C-2) 3 x 3.5 = 10.5 ft
		(C-1) 2.6 x 2 = 5.2 ft

Additional use information, if required 221.3 ft total
Maximum allow. sign 15 x 110 + 1.3 x 142

OWNER KAISERMAN MANAGEMENT	ADDRESS 18th + WALNUT	PHONE 546-2665
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT LARRY BELL	ADDRESS 21 S. 5TH ST. PHILA	PHONE 625-3788

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

X _____
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY: ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT | ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING Use for legalization of the erection of four (4) accessory signs; one projecting sign and three flat wall signs (2 f.w. signs are illuminated); acc to a parking garage, theaters, retail spaces and hotel

~~For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single-family dwelling with accessory~~ _____ ; ~~garage, size and location, as shown in the application.~~
~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

USE
~~For extension of~~ _____ ~~single family dwelling with accessory~~, _____ , ~~garage~~, size and location, ~~equipment and capacity~~ as shown in the application. ~~To include use of new construction for~~ Signs are non-revolving, non-flashing & non-intermittent
~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~

Issued by E Langton 10/14/89 (SLG) Authorized by _____
12 & 14 - 38 140.-

When refusal is ready call

C

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

005310

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY *(Street and House Number)*

400 to 410 Ranstead St.

situated on _____ side of _____ Street

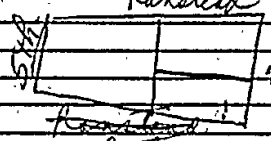
at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description here

Ranstead



RECEIVED
DEPT. OF LICENSES AND INSPECTIONS
DEC 8 1987

PERMIT ISSUANCE

APPLICATION NO.	AH
DISTRICT DESIGNATION	C4 Com. 12/8/87
ZONING MAP NO. / SUB.	4B1 (32)
F. A. VOL. PL. / WARD	1/29
PREVIOUS APPLICATION	110513
CALENDAR NO.	88-0071
ZONING REFUSED	
USE REFUSED	
APPEAL	1/30/88
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

13 Story Parking Garage See attached drawings

NOTE: This request was previously considered by the Dept of Licenses + Inspections as Applic. # 110513. After being rejected, the ZBA issued the attached permit dated 1-3-86. This application is being submitted again in an effort to obtain a new Permit absent Proviso 4.

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING FRONT	EXISTING BUILDING SIDE	EXISTING BUILDING REAR	PROPOSED ADDITION, ALTERATION OR NEW BUILDING FRONT	SIDE	REAR
In Feet				121.56*	121.56*	121.56*
In Stories				13	13	13

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Lot	Bank	1982

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Lower 2 levels	~~Parking~~	Theatres
1st Level		Retail / Garage / entry-exit / Theatre entry
2-13		Hotel loading / Parking (461 SPACES)

Additional use information, if required * Based upon avg. grade of 121.0' structure height (top slab) 121.56 above grade. Parapet height 130.4 above grade. Bot penthouse 145.2' above grade

OWNER Kaiserman Enterprises LP.	ADDRESS #300 Rittenhouse Claridge 18th + Rittenhouse Sq Phila	PHONE KI-6-2665
ARCHITECT OR ENGINEER Oldham & Seltz	ADDRESS 21 Dupont Circle NW Wash DC 20036	PHONE 202-822-9797
CONTRACTOR	ADDRESS	PHONE
APPLICANT Oldham & Seltz, Brian Henning	ADDRESS 21 Dupont Circle NW Wash DC 20036	PHONE 202-822-9797

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

David L. [illegible]

(Applicant Sign Here)

Cal. #88-0071

NOTICE OF DECISION		CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 710 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107	
APPLICATION NO. 005310	CERTIFICATE NO. VA-0001 EX- 0001	DATE OF DECISION 2/9/88	BOARD OF ADJ. APPEAL NO. AP-103 EX-8
APPLICANT Oldham & Seltz		ADDRESS 21 Dupont Circle N.W., Washington, D.C. 20036	
OWNER Kaiserman Enterprises, L.P.		ADDRESS #300 Rittenhouse Claridge 18th & Walnut Sts. 19103	
ATTORNEY Rotan E. Lee		ADDRESS 230 S. Broad St., 17th floor 19102	
LOCATION OF PROPERTY 400-10 Ranstead Street SWC 4th Street			

THIS IS NOT A PERMIT

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided to

☐ GRANT A VARIANCE ☐ GRANT A CERTIFICATE

☐ REFUSE A VARIANCE ☐ REFUSE A CERTIFICATE

ALL VARIANCES OR CERTIFICATES GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, MUNICIPAL SERVICES BUILDING, WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.

2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.

3. A NEW APPLICATION AND A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.

4. FURTHER CONDITIONS:

"WITHDRAWN"

(One zoning Permit)
(One Zoning Registration Certificate)

By order of the BOARD OF ADJUSTMENT

Dveral Silberstein

DVERAL SILBERSTEIN, SEC.

NOTE: *All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.*

81-200 (Rev. 7/82)

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY *(Street and House Number)*
400 to 410 Ranstead St.

Situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street _____
Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

APPLICATION NUMBER
DISTRICT DESIGNATION
ZONING MAP NO. SUB.
F. A. VOL. PL. WARD
PREVIOUS APPLICATION
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

13 Story Parking Garage See attached drawings

NOTE: This request was previously considered by the Dept of Licenses + Inspections as Applic. # 110513. After being rejected, the ZBA issued the attached permit dated 11-3-86. This application is being submitted again in an effort to obtain a new permit absent Proviso 4

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				121.56*	121.56*	121.56*
In Stories				13	13	13

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	Parking Lot	Bank	1982

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Lower Level	~~Parking~~	Theatres
1st Level		Retail / Garage / entry-exit / theatre entry
2-3		Hotel loading / parking

Additional use information, if required * Based upon avg. grade of 121.0' structure height (top slab) = 121.56 above grade parapet height 130.8 above grade lot penthouse 143.2 above grade.

OWNER Kaiserman Enterprises LP	ADDRESS # 300 Rittenhouse Colony 14th + Rittenhouse Sq Phila	PHONE KI-6-2665
ARCHITECT OR ENGINEER Oldham & Seltz	ADDRESS 21 Dupont Circle NW Wash DC 20036	PHONE 202-822-9797
CONTRACTOR	ADDRESS	PHONE
APPLICANT Oldham + Seltz, Brian Henning	ADDRESS 21 Dupont Circle NW Wash DC 20036	PHONE 202-822-9797

81-16 A (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

David L. Hyr

(Applicant Sign Here)

REFERRAL TO ZONING BOARD OF ADJUSTMENT

APPLICATION NUMBER: 005310

DISTRICT: C-4 Commercial

PLATE: 48-1

TO ZONING BOARD OF ADJUSTMENT
ROOM 710, MUNICIPAL SERVICES BUILDING

Application Number _____ is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT: Oldham & Seltz, Brian Henning

ADDRESS: 21 Dupont Circle - NW Washington, D.C. 20036

PHONE:

LOCATION OF PROPERTY: 400-10 Ranstead St.

PROPOSED USE: Erection of a 13 story public garage (461 spaces), retail area, theatre and loading facilities

REMARKS: See Section 14-305

This public garage required a certificate from the Zoning Board of Adjustment in this district

See App. #110513, Cal. # 86-1189, Zoning Board of Adjustment approved erection of 13 story garage with proviso: 9/24/86

SIGNATURE: E. Evans

FOR THE COMMISSIONER

NOTICE TO APPLICANT

An appeal from this referral must be taken with the Zoning Board of Adjustment in Room 710, Municipal Services Building before you may legally proceed.

81-376 (Rev. 9/80)

REFERRAL TO ZONING BOARD OF ADJUSTMENT

APPLICATION NUMBER: 005310

DISTRICT: C-4 Commercial

PLATE: 4B-1

TO ZONING BOARD OF ADJUSTMENT
ROOM 710, MUNICIPAL SERVICES BUILDING

Application Number _____ is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT: Oldham & Seltz, Brian Henning

ADDRESS: 21 Dupont Circle - NW Washington, D.C. 20036

PHONE:

LOCATION OF PROPERTY: 400-10 Ranstead St.

PROPOSED USE: Erection of a 13 story public garage (461 spaces), retail area, theatre and loading facilities

REMARKS: See Section 14-305

This public garage required a certificate from the Zoning Board of Adjustment in this district

See App. #110513, Cal. # 86-1189, Zoning Board of Adjustment approved erection of 13 story garage with proviso: 9/24/86

SIGNATURE: Esther Cobb

FOR THE COMMISSIONER

NOTICE TO APPLICANT

An appeal from this referral must be taken with the Zoning Board of Adjustment in Room 710, Municipal Services Building before you may legally proceed.

81-376 (Rev. 9/80)

PETITION OF APPEAL

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 710 MUNICIPAL SERVICES BUILDING

LOCATION OF PROPERTY (For Z.B.A. Use Only): 400-10 RANSTEAD St. SWC 4th St.

400-10 RANSTEAD ST., SWC 4th STREET

CALENDER NO.: 88-0071

HEARING DATE: WED. FEB. ~~8~~ 3, 1988

SEND NOTICES TO: Oldham & Seltz Attn: BRIAN HENNING

ADDRESS: 21 Dupont Circle N.W., Washington, DC 20036

ATTORNEY (If any): Rotan E. Lee

ADDRESS: 230 S. Broad St, 17th Floor, Phila, PA 19102

OWNER / LESSEE / AGENT: Kaiserman Enterprises, L.P. (Appellant)

ADDRESS: #300 Rittenhouse Claridge, 18th & Walnut Sts, Philadelphia, PA 19103

PERSON FILING THIS APPEAL: Oldham + Seltz, Brian Henning, Principal

IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST: Appellant is the Project Architect

APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OR LICENSES IN [X] REFUSAL [ ] GRANTING [X] REFERRAL OF PERMIT FOR

See below

THIS APPEAL IS BASED ON THE FOLLOWING FACTS

The Appellant and Owner seek to construct a public parking garage, retail area, theaters and loading facilities at the property situated at 400-410 Ranstead Street as shown on plans to be submitted to the Zoning Board of Adjustment.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal.

Robert Silberg
(Signature)

FOR ZONING BOARD USE ONLY

CALENDAR NO.	TIME SET FOR PUBLIC HEARING	RECEIPT NO.	L. & I. APPLIC. NO.
88-0071	[ ] 9:30 A.M. [ ] 1:30 P.M. [X] 5:30 P.M.	49-034047	005310
ON (Date) WED. FEB. 3, 1988	ALL HEARINGS ARE HELD IN RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST.	APPEAL FEES $85.00	DATE OF APPEAL 01/20/88

• AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS

• YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD

81-49 (Rev. 11/81)

PERMIT ISSUANCE – L & I

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted		Req. when used	Existing	Proposed	
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 12-8-87	APPLICATION NO. 005310
		DATE OF REFUSAL 1-19-88	

LOCATION
400-10 Ranstead Street

APPLICANT & owner
Oldham & Seltz - Brian Henning

ADDRESS
21 Dupont Circle - NW Washington, DC 20036

THE APPLICATION FOR A Reference, Zoning PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

ZONING: The application is for the erection of a 13 story public garage (461 spaces), retail area, theatre and loading , size & location to be as shown in the application

SEE Section 14-305

	Required	Proposed
Gross floor area	77235 sq. ft. - 500%	175314 sq.ft.-1135%

ONE REFERENCE TO BOARD OF ADJUSTMENT
ONE ZONING REFUSAL

Note to ZBA: issuance of permit(s) is contingent upon City Planning Commission / Traffic Engineering / Fire Dept. approval

Signed Ellen Evans
Plan Examiner

Signed
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by _____ Authorized by _____

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 118958
DISTRICT DESIGNATION C4Co.
ZONING MAP NO. 4B-1 SUB.
F. A. VOL. PL. 1-29 WARD
PREVIOUS APPLICATION 105713
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

400-10 Ranstead Street

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS
FEB 17 1987
PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Confirmation of title lines for financing-conveyance purposes
Per plans attached

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

THIS IS A CERTIFICATION THAT A ZONING PERMIT IS NOT REQUIRED.

FOR COMMISSIONER

DATE 2-18-87

344553

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking garage, retail, theater, loading facilities and accessory facilities.		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same	

Additional use information, if required _____

OWNER Kaiserman Enterprises	ADDRESS c/o Peter F. Kelsen, Esquire 1200 Four Penn Center, Phila.PA	PHONE 569-5655
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT Kaiserman Enterprises	ADDRESS c/o Peter F. Kelsen, Esquire 1200 Four Penn Center, Phila.PA	PHONE 569-5655

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

KAISERMAN ENTERPRISES

BY: Peter F. Kelsen

(Applicant Sign Here)

PETER F. KELSEN, ESQUIRE

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY
	☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE
☐ Yes ☐ No					

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" Inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT	UNDER WHAT PROVISION
☐ Yes ☐ No	

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	

LOCATION

APPLICANT	ADDRESS

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Conformate of lot lines on plan Plan SD-9 dated 2-9-87.

USE

For extension of _____ single family dwelling with accessory, _____ , garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by $10.00 _____ Authorized by _____ 2-17-87

110-86

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 110513
DISTRICT DESIGNATION C-4 Com
ZONING MAP NO. 43-1 SUB.
F. A. VOL. PL. 1-29 WARD
PREVIOUS APPLICATION NONE
CALENDAR NO. 86-1189
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY (Street and House Number)

400 to 410 Ranstead Street

situated on South side of Ranstead Street

at the distance of 0 feet 0 inches W. from west side

of fourth Street

Front 141 feet 6 inches. Depth 109 feet 1 inches.

If lot is irregular in shape, give deed description below:

See attached drawings for site plan

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

13 Story parking garage
See attached drawings

THIS SPACE FOR OFFICIAL STAMP
PERMIT (Do not write in this space)
ACCORDANCE WITH
**Must proceed simultaneously with app. # 110514
NO. 3-109
DATE 9/2/86

APPROVED ART COMMISSION
AUG 5 1986

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				121.56*	121.56*	121.56*
In Stories				13	13	13

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking lot	bank	1952

See attached for final approval 4/10/88

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Lower Level (2)		Theaters public lounge
1st level		Retail/garage entry-exit/theater entry
2 thru 13		hotel loading
		Parking (461 spaces)

Additional use information, if required *Based upon Average Grade of 121.0', structure height (top slab) 121.56' above grade parapet height 130.8', above grade roof penthouse 145.12 above grade.

OWNER I.M.H. Partners, LP	ADDRESS #700, The Curtis Center	PHONE 928-1110
ARCHITECT OR ENGINEER Oldham & Seltz	ADDRESS Indepence Sq. W., Phil. PA 21 Dupont Circle, NW, Wash., DC	PHONE 202/822-9797
CONTRACTOR	ADDRESS	PHONE
APPLICANT Oldham & Seltz	ADDRESS 21 Dupont Circle, NW, Wash. DC	PHONE 202/822-9797

81-16 (Rev. 12/63) BILL ANDERSON

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

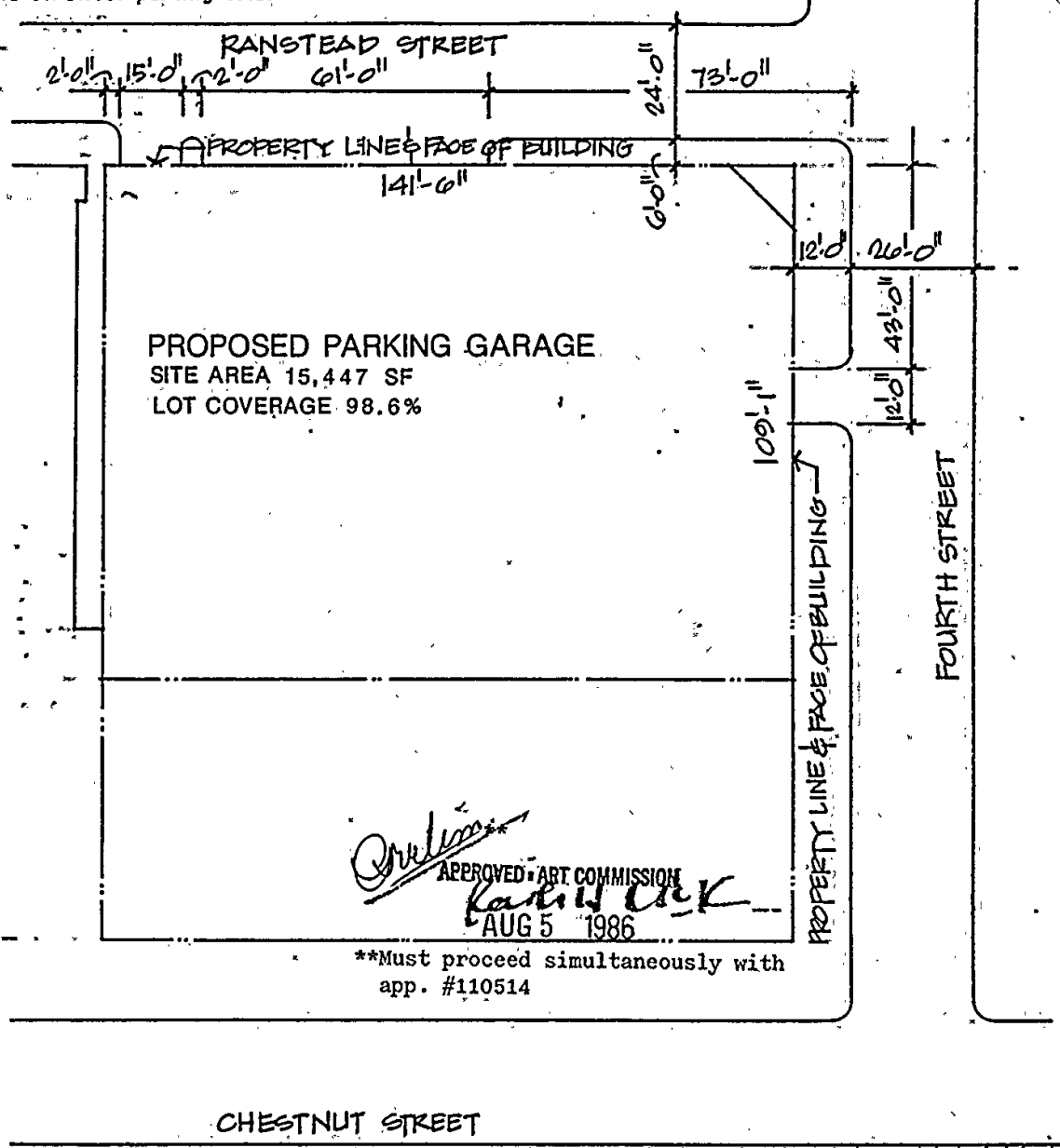
Paul F. Wilson, Esq

(Applicant Sign Here)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines a buildings on same lot.
6. Draw elevations and additional plans whe quired.



"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

(Applicant Sign Here)

CITY OF PHILADELPHIA

ZONING BOARD OF ADJUSTMENT
Room 710
Municipal Services Building, Philadelphia, Pa 19107

August 10, 1987

Rotan Edward Lee, Esquire
c/o Burrell, Waxman, Donaghy & Lee
Seventeenth Floor
230 South Broad Street
Philadelphia, Pennsylvania 19102

IN RE: Cal. No. 86-1189
Appl. No. 110513
Premises: 400-10 Ranstead St. (S.W.C. 4th St.)

and

Cal. No. 86-1190
Appl. No. 110514
Premises: 401-09 Chestnut Street (N.W.C. 4th St. thru to Ranstead St.)

Dear Mr. Lee:

In compliance with the variance and proviso issued by the Zoning Board of Adjustment dated September 24, 1986, for the above-noted properties, the Zoning Board of Adjustment approved the following on August 6, 1987:

1) The issuance of permits for the foundation of the thirteen (13) story public parking facility (garage with 461 spaces) to grade level; and

2) Upon completion of said parking facility to grade level, once your clients demonstrate the ability to finance the necessary excavation and construction for the fourteen (14) story hotel including offices and restaurant), the necessary permits may be issued for the completion of the entire project.

Very truly yours,

James M. Scott, Jr.
Administrator
Zoning Board of Adjustment

AZT/JMS/mlh

cc: Henry G. Herling, Commissioner
Permit Issuance Section
City Planning Commission

CAL. NO. 86-1189

NOTICE OF DECISION	CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 710 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107

APPLICATION NO.	CERTIFICATE NO.	DATE OF DECISION	BOARD OF ADJ. APPEAL NO.
110513	VA-1522 & EX-109	9/24/86	AP-2214 & EX-144

APPLICANT OLDHAM & SELTZ	ADDRESS 21 DUPONT CIRCLE, NW. WASHINGTON, DC.
OWNER I.M.H. PARTNERS, LP	ADDRESS #700, THE CURTIS CENTER
ATTORNEY ROTAN E. LEE	ADDRESS 230 S. BROAD STREET, 17TH FLOOR

LOCATION OF PROPERTY
400-10 RANSTEAD STREET S.W.C 4TH STREET

THIS IS NOT A PERMIT

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided to

[X] GRANT A VARIANCE [X] GRANT A CERTIFICATE

[ ] REFUSE A VARIANCE [ ] REFUSE A CERTIFICATE

ALL VARIANCES OR CERTIFICATES GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, MUNICIPAL SERVICES BUILDING, WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.

2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.

3. A NEW APPLICATION AND A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.

4. FURTHER CONDITIONS:

WITH PROVISO: (1) NO SECTION 14-1605 USES, (2) EGRESS ONLY ON RANSTEAD ST. (3) INGRESS ONLY ON 4TH ST. (4) BOTH PROJECTS ARE APPROVED CONTINGENT ON BOTH OF THEM BEING CONSTRUCTED (5) RETAIL USES FOR STORES ARE THOSE SET IN C-2.

(ONE USE CERTIFICATE
ONE ZONING PERMIT)
art

By order of the BOARD OF ADJUSTMENT

Dveral Silberstein

DVERAL SILBERSTEIN, SEC.

NOTE: *All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.*

(Rev. 7/82)

PETITION OF APPEAL

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 710 MUNICIPAL SERVICES BUILDING

LOCATION OF PROPERTY (For Z.B.A. Use Only): 400-10 Ranstead St. SWC 4th St.

CALENDER NO.: 86-1189

HEARING DATE: 10/2/86

SEND NOTICES TO: Oldham & Seltz, Attn: Brian Henning

ADDRESS: 21 Dupont Circle N.W. Washington, DC 20036

ATTORNEY (If any): Rotan E. Lee

ADDRESS: 230 S. Broad St. 17th Fl. Phila, PA 19102

OWNER / LESSEE / AGENT (Appellant): Kaiserman Enterprises L.P.

ADDRESS: #300 Rittenhouse Claridge, 18th & Walnut Sts. Philadelphia, PA 19103

PERSON FILING THIS APPEAL: Oldham & Seltz, Brian Henning, Principal

IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST: Appellant is the Project Architect

APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN OF PERMIT FOR: [X] REFUSAL [ ] GRANTING [X] REFERRAL

see below

THIS APPEAL IS BASED ON THE FOLLOWING FACTS:

The Appellant and Owner seek to construct a parking garage at the property situated at 401 to 409 Ranstead Street as shown on plans to be submitted to the Zoning Board of Adjustment.

ZONING BOARD OF ADJUSTMENT AUG 19 1986 FILED

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal.

(Signature)

FOR ZONING BOARD USE ONLY

CALENDAR NO.	TIME SET FOR PUBLIC HEARING	RECEIPT NO.	L. & I. APPLIC. NO.
86-1189	[XX] 9:30 A.M. [ ] 1:30 P.M. [ ] 5:30 P.M.	47 084863	110513
ON (Date): Thurs. October 2, 1986	ALL HEARINGS ARE HELD IN: RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST.	APPEAL FEES: $85.00	DATE OF APPEAL: 8/19/86

• AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS

• YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD

81-49 (Rev. 11/81) PERMIT ISSUANCE—L & I

REFERRAL TO ZONING BOARD OF ADJUSTMENT

APPLICATION NUMBER: 110513

DISTRICT: C4 Comm.

PLATE: 4B-1

TO ZONING BOARD OF ADJUSTMENT
ROOM 710, MUNICIPAL SERVICES BUILDING

~~Application~~ Number ~~8/11/85~~ is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT

ADDRESS Oldham & Seltz owner: I.M.H. Partners, LP

21 Dupont Circle NW Washington, D.C.

PHONE

LOCATION OF PROPERTY

400-10 Ranstead St. SW/C 4th ST.

PROPOSED USE

Public garage (461 spaces), theaters, ret. area, and loading facilities.

REMARKS

See section 14-305

Public garage (461 spaces)requires a certificate from the Zoning Board of Adjustment.

ZONING REFUSED.

NOTE TO ZBA: Issuance of permit is contigent upon Street Department approval for driveway.

SIGNATURE

FOR THE COMMISSIONER

NOTICE TO APPLICANT

An appeal from this referral must be taken with the Zoning Board of Adjustment in Room 710, Municipal Services Building before you may legally proceed.

91-376 (Rev. 9/80)

AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

APPLICATION NO. 110513

DISTRICT DESIGNATION

ZONING MAP NO. SUB.

F. A. VOL. PL. WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

400 to 400 Ranstead Street

situated on South side of Ranstead Street

at the distance of 0 feet 0 inches W. from west side

of fourth Street

Front 141 feet 6 inches, Depth 109 feet 1 inches.

If lot is irregular in shape, give deed description below:

See attached drawings for site plan

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

12 Story parking garage
See attached drawings

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

ACCORDANCE

CERTIFICATE NO. UA 15 ~ 8 G/09

DATE 9/24/86

**Must proceed simultaneously with app. #110514

Prelim.:**

APPROVED - ART. COMMISSION
AUG 5 1986

APPROVED - ART. COMMISSION
APR 6 1988

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				121.56*	121.56*	121.56*
In Stories				13	13	13

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking lot	bank	1952

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Lower Level (2)		Theaters
1st level		~~Retail/garage entry-exit/theater entry~~
~~2 thru 12~~		hotel loading
		Parking

Additional use information, if required *Based upon Average Grade of 121.0', structure height (top slab) 121.56' above grade parapet height 130.8', above grade roof penthouse 145.12 above grade

OWNER I.M.H. Partners, LP	ADDRESS #700, The Curtis Center Indepence Sq. W. Phil. PA	PHONE 928-[illegible]
ARCHITECT OR ENGINEER Oldham & Seltz	ADDRESS 21 Dupont Circle, NW, Wash., DC	PHONE 202/822-9797
CONTRACTOR	ADDRESS	PHONE
		PHONE

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY
	☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE
☐ Yes ☐ No					

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" Inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT	UNDER WHAT PROVISION
☐ Yes ☐ No	

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER (Signature)

INSPECTOR'S REPORT

APPROVED ART COMMISSION
AUG 5 1986

**Must proceed simultaneously with app. #110514

DATE OF INSPECTION	INSPECTOR (Signature)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 8/5/86	APPLICATION NO. 110513
		DATE OF REFUSAL 8/11/86 4B-1	

LOCATION 400-10 Ranstead St. SW/C 4th St. is in a C4 Commercial District.

APPLICANT Oldham & Seltz ADDRESS 21 Dupont Circle NW Washington, D.C.

owner: I.M.H. Partners, LP

THE APPLICATION FOR A REF., ZON. PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
See section14-305	ZONING: The application is for the erectionof a 13 story public garage (461 spaces), retail area, theater and loading facilities. (size and location to be as shown in the application).

	ALLOWABLE	PROPOSED
Gross floor area	77235 500%	175,314 1135%

REMARKS: ONE REFERENCE TO BOARD OF ADJUSTMENT.
ONE ZONING REFUSAL.

Signed _____ Plan Examiner

Signed _____ Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For ~~partial demolition of Existing Building and~~ erection of ~~Addition~~, structure, ~~garage, accessory to a~~ (13) STY. PUBLIC GARAGE (461 SPACES) ~~single family dwelling with accessory~~ _____ ; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, VA 152 & EX 109

USE

For ~~extension of~~ Retail Area (THEATRE & LOADING FACILITIES) ~~single family dwelling with~~ 9/24/86
~~accessory~~, _____, ~~garage~~, size and location, ~~equipment and capacity~~ as shown in the application, to ~~include use of new construction for~~ _____
Authorized by and subject to the conditions of Board of Adjustment Certificate VA 152 & EX 109

(PROVIDE (1) NO SECTION 14-1605 USES 9/24/86
(2) EGRESS ONLY ON RANSTEAD ST.
(3) INGRESS ONLY ON 4th ST.
(4) BOTH (2) & (3) ACTS ARE APPROVED CONTINGENT ON BOTH OF THEM BEING CONSTRUCTED
(5) RETAIL USES FOR SPACES ARE THOSE IN C-2 COMM.

Issued by ZEU 870, 11-3-86

Authorized by _____

CITY OF PHILADELPHIA

Municipal Services Building, Philadelphia [redacted] 19102

DON KLIGERMAN
Commissioner

DAVID L. WISMER
Deputy Commissioner

KENNETH L. WOODSON
Deputy Commissioner

CERTIFICATE OF USE AND OCCUPANCY

FOR

Location: 400 Ranstead St.

Motion Picture Theatres (5)
Basement & Lobby Area

This building situated in the 1st Census Tract, conforms with the plans approved by

The Philadelphia Department of Licenses and Inspections

and the requirements of the current Philadelphia Building Code.
- Plan Review used 1981 edition of B.O.C.A. Building Code -

Plan Number: 66-C-90 Application Number: 43409

Permit Number: 38289

Type of Construction: 1B-Existing

Use Group: A-1B

Location of Sprinklers: Entire Basement Level and Lobby

Standpipes: Stairs

APPROVED BY:

Plan Examiner: _____ Date: 01/0

Building Inspector: _____ Date: 9/1

Housing/Fire: N/R Date: _

District Supervisor: _____ Date: _

Applicant's copy

1/29

Sheet 4 B Block 76

400 Bl. Ranstead St thru to Chestnut 421-429

Date	Application No.	Nature of Application
10.19.39	44868	Add + Alter
11.28.39	45821	Demolish + erect new elevator shaft
6.8.42	69544	Erect connecting bridge
2/28/46	8780H	INTER. ALT. BANKING N.R.
12.28.49	23128.B	INT. ALT. " N.R.
10-18-54	87032B	INST A.R.COND DEFS.
1-25-62	4064H	Leg BANK
2-1-62	4283H	LEG. PVT. PKG. LOT

400 +

Ranstead St + 4th thru to Chestnut

V-1 / 29 Sheet 4B Block 76 401-409

Date	Application No.	Nature of Application
4·26·37	21959	Alteration + repairs N.R.
4·29·37	22115	Demolish
~~3·17·38~~	~~30444~~	~~B~~
5·23·41	59940	Erect barriers
6-29-60	81727F	Leg. Temp. Open Air Pkg. Lot (6 mos.)
2-23-62	49087H	Leg. " " " (1 yr)