



CIVIC DESIGN REVIEW

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 475980

What is the trigger causing the project to require CDR Review? Explain briefly.

Project includes more than 100,000 sf of new gross floor area and more than 100 new dwelling units.

PROJECT LOCATION

Planning District: <u>Central</u>	Council District: <u>5th</u>
Address: <u>501 N. 22nd Street</u>	
Is this parcel within a Master Plan District? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

CONTACT INFORMATION

Applicant Name: <u>R. Investment Five, L.P.</u>	Primary Phone: <u>c/o 215.864.8702</u>
Email: <u>phillipsj@ballardspahr.com</u>	Address: <u>1735 Market Street, 51st Fl. Philadelphia, PA 19103</u>
Property Owner: <u>V+H Hotel Associates Inc.</u>	Developer: <u>R. Investment Five, L.P. and Battersea Interests, L.P.</u>
Architect: <u>MV+A Architects</u>	

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 127,172 sf (2.92 acres) * see attached refusal
Existing Zoning: CMX-4 Are Zoning Variances required? Yes X* No

SITE USES

Present Use: Existing hotel and residential dwelling; accessory assembly; retail stores; accessory

Proposed Use:

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

See attached Exhibit A.

Proposed # of Parking Units:

- * 172 underground spaces for Whole Foods Market
- * 271 residential spaces
- * 8 zip car spaces and 43 accessory spaces

COMMUNITY MEETING

Community meeting held: Yes X* No

If yes, please provide written documentation as proof. See LSNA Agenda for 7/9/13, Exhibit B.

If no, indicate the date and time the community meeting will be held:

Date: 7/23/13 Time: 7:00 p.m. Spring Garden Civic Assn.
to be held

EXHIBIT A
TO CDR PROJECT APPLICATION FORM

Proposed Uses, Broken Out by Program (include square footage and number of units)

- 293 multi-family residential dwelling units with accessory residential amenities, including pool, roof deck, fitness center, lobby (364,882 sf)
- Grocery store with incidental and accessory food and beverage service, accessory office, storage (55,616 sf at first floor and 7,472 sf at mezzanine) with 172 underground accessory parking spaces
- Accessory structured parking for residential and commercial uses (110,708 sf)
- Neighborhood retail sales, including sundries/pharmaceutical sales, financial services (total - 19,167 sf)
- Required loading and interior trash compactors
- 108 accessory bicycle spaces and storage for bicycles

NOTICE OF: <input checked="" type="checkbox"/> REFUSAL <input checked="" type="checkbox"/> REFERRAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL & REFERRAL 7/02/13	APPLICATION # 475980
		ZONING DISTRICT(S) CMX-4 - CENTER CITY COMMERCIAL MIXED-USE . OVERLAY CTR- PARKWAY BUFFER AND VINE STREET AREA	

ADDRESS / LOCATION **501 N 22ND STREET.** (SEC OF SPRING GARDEN ST AND BETWEEN 21ST & 22ND ST)

APPLICANT: JOANNE PHILLIPS, ESQ & EILEEN. QUIGLEY, ESQ	ADDRESS: 1735 MARKET ST, 51 ST FLOOR PHILADELPHIA, PA 19103
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APPLICATION FOR:

FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON THE LOT. ERECTION OF AN ATTACHED MULTI-USE STRUCTURE MAXIMUM HEIGHT 120.33 FT (GROSS FLOOR AREA OF 470,393 SQ FT). PROPOSED USE FOR 293 RESIDENTIAL UNITS WITH ACCESSORY RESIDENTIAL AMENITIES INCLUDING POOL, ROOF TOP DECK TOP OF SECOND FLOOR LEVEL, PERSONAL SERVICES (FITNESS CENTER) TENANT STORAGE & LOBBY AND RETAIL SALES OF SUNDRIES & PHARMACEUTICAL SALES, OFFICE USE, FINANCIAL SERVICE, GROCERY STORE WITH INCIDENTAL & ACCESSORY FOOD AND BEVERAGE SERVICE, ACCESSORY OFFICE, STORAGE AND UNDERGROUND PARKING (172 SPACES), AND ABOVE ENCLOSED PARKING GARAGE SPACES 324 TOTAL 496 OFF STREET PARKING SPACES (271 ACCESSORY FOR RESIDENTIAL UNITS) INCLUDING SEVENTEEN (17) HANDICAPPED SPACES AND TEN (10) RESERVE SPACES, ACCESSORY BICYCLE PARKING SPACES 108, FOUR (4) ACCESSORY LOADING SPACES, ACCESSORY ENCLOSED TRASH STORAGE/ COMPACTORS. SIZE AND LOCATION AS SHOWN ON THE APPLICATION

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

14-803 (1) (d) (.2)	THE PROPOSED USE, ABOVEGROUND ACCESSORY PARKING GARAGES REQUIRED A SPECIAL EXCEPTION APPROVAL FROM ZBA		
	THE PROPOSED ZONING IS REFUSED FOR THE FOLLOWING:		
14-803 (4) (b)(.2) (a)	FAÇADE OPENINGS THAT FACE ANY PUBLIC STREET OR PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE VERTICALLY AND HORIZONTALLY ALIGNED AND ALL FLOORS FRONTING ON THOSE FACADES SHALL BE NOT INCLINED		
	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:		
14-803 (4)(b) (.1) (a)	22 ND STREET- CURB CUT FOR TWO WAY	<u>ALLOWED</u> 24 FT	<u>PROPOSED</u> 30 FT
14-803 (4)(b) (.1) (a)	21ST STREET- CURB CUT FOR TWO WAY	24 FT	33 FT
14-803 (4) (b) (.3) (a)	PARKING GARAGE GROUND FLOOR USE CEILING HEIGHT	<u>REQUIRED</u> 10.5 FT	8.33 FT

REMARKS:
ONE (1) ZONING REFUSAL
THREE (3) USE REFUSALS
ONE (1) REFERRAL
FEE FOR FILLING AN APPEAL - \$250.00

Cc:
 OWNER,
 V + H HOTEL ASSOCIATES, INC
 501 N 22ND STREET
 PHILADELPHIA, PA 19130


 PAULOSE ISSAC
 PLANS EXAMINER

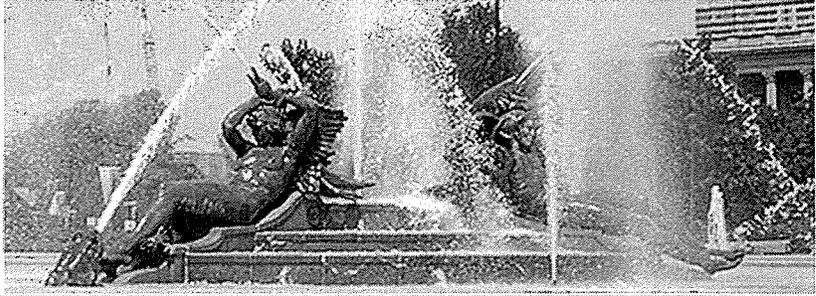
7/02/13 (Revised)
 DATE

Phone number 215 686 2563. email: Paulose.Issac@phila.Gov

NOTICE TO APPLICANT:

AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

EXHIBIT B



July, 2013

Board Agenda & RSO Presentation for Whole Foods

Tuesday, July 9, 2013
7:00 PM

The Academy of Natural Science of Drexel University,
1900 Benjamin Franklin Parkway
Ground Floor Commons (through 19th Street Building
Entrance)

Agenda DRAFT

6:45 Meet and greet (and Board Member sign-in)

7:00 Call to Order & Introduction of Attendees:

- Approval of June 2013 General Membership Meeting Minutes
- Treasurer's Report

7:05 Announcements:

- North Broad Community Coalition Facebook Page & Fund Drive
- July 16 Near Neighbors Meeting for Museum Towers II, 2100 Hamilton St., and Broad & Callowhill Parkway Corp Developments - 6:30PM, location TBD
- July 23 RCO Meeting for 1919 Market Street (with CCRA) - 7:00PM at the Lutheran Church at 2110 Chestnut Street
- Provence Casino Update, time and location TBD
- LSNA Block Party - Sept. 8 at the lot behind the Boy Scout Building

7:10 Committee Reports:

By Laws Finance Health & Safety

Mission Statement:

The mission of LSNA is to promote the social, cultural, and economic wellbeing of the Logan Square neighborhood and larger community; to attempt to represent fairly all residents, businesses, and institutions in the neighborhood; and to work cooperatively with government at all levels to achieve these ends.

Join Us!

Support LSNA by becoming a member or renewing your annual membership. Your small annual donation helps support our community and is important for the continued sustainability of the neighborhood.

www.LSNAPhilly.org/Join

Like us on Facebook

[Facebook.com/LSNAPhilly](https://www.facebook.com/LSNAPhilly)

Membership Planning & Design Communications
Nominations Education Events & Activities
See
lsnaphilly.org/announcements/event-calendar for committee
meeting dates/times
7:20 Zoning Report

7:30 Presentations

- Academy of Natural Science of Drexel University,
Exterior Exhibit
- 501 N. 22nd Street (Whole Foods) **RCO
Presentation**
- 1533 Cherry Street

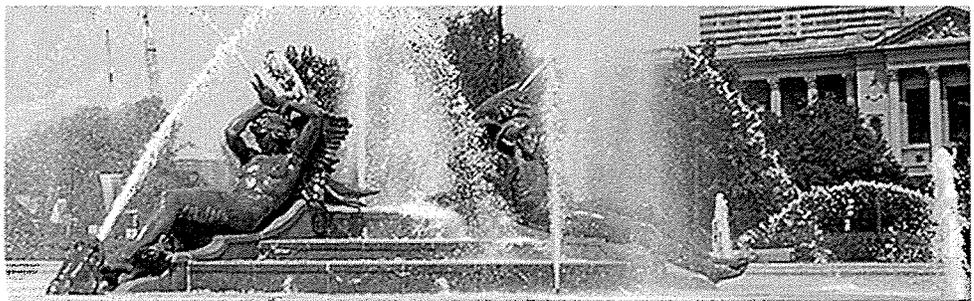
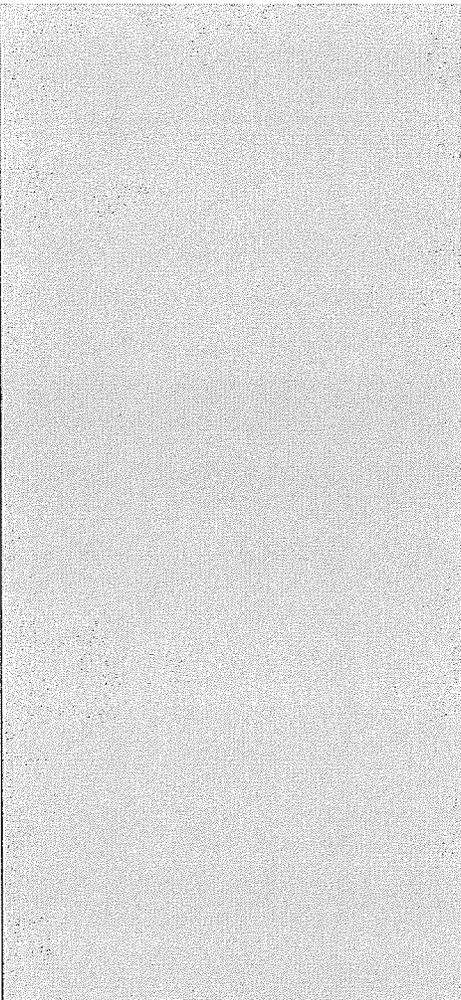
8:45 New Business

- LSNA Budget

8:50 Adjourn

Sincerely,

Jim Ruddick
Communication Committee
Logan Square Neighborhood Association



Forward this email

SafeUnsubscribe

Trusted Email from
Constant Contact

try it FREE today

This email was sent to jmcp17@verizon.net by lsnapres@gmail.com |
[Update Profile/Email Address](#) | Instant removal with [SafeUnsubscribe™](#) | [Privacy Policy](#).
Logan Square Neighborhood Association | Spring Street | Philadelphia | PA | 19103



Philadelphia City Planning Commission

Civic Design Review

July 17, 2013

Prepared by MV+A Architects



DALIAN DEVELOPMENT, LLC



Introduction

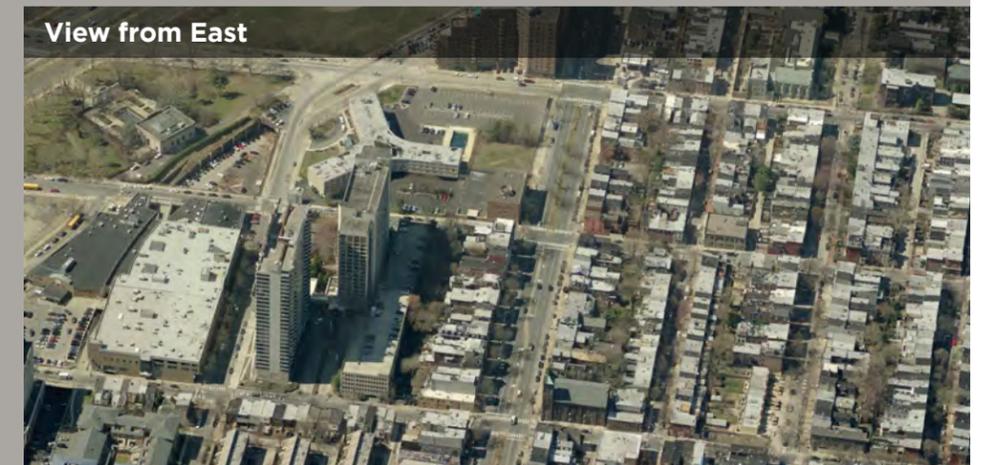
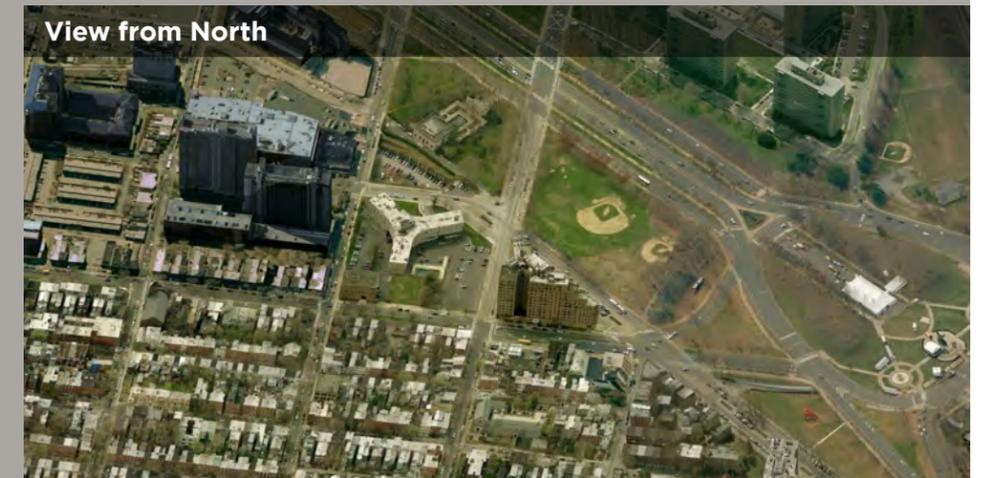
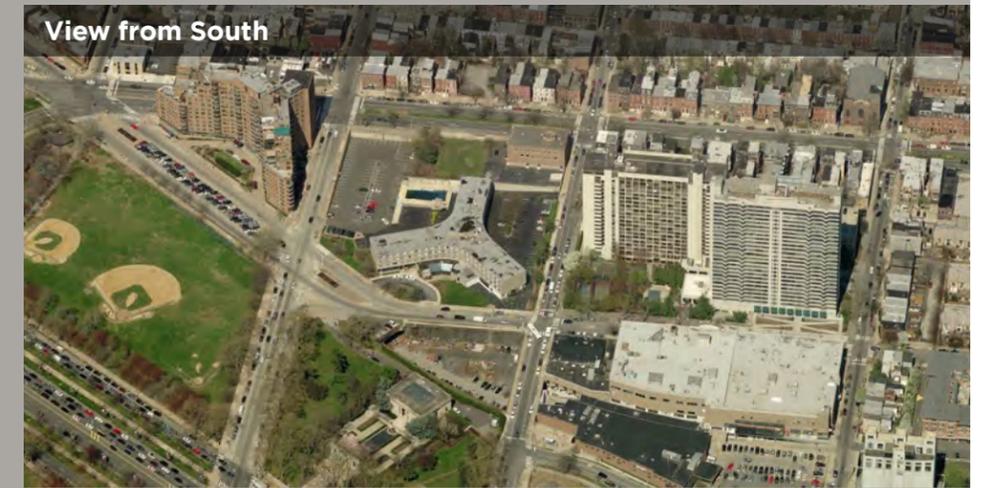
Rodin Square is a mixed use development located between Pennsylvania Avenue, Hamilton Street, 21st and 22nd Streets, and Spring Garden Street. The building, designed well within the permitted FAR and height controls, features a modern Whole Foods Market with approximately 55,000 square feet of shopping area with a prominent glass facade facing the Benjamin Franklin Parkway. Office and retail space serve the Spring Garden neighborhood to the north in addition to retail space that activates Hamilton Street to the south.

Above the retail podium, nearly 300 luxury apartment units on nine levels look out towards amazing views of the city. Residents are provided with over 50,000 square feet of landscaped rooftop including a 30,000 square foot residential amenity area. This space, oriented towards the Benjamin Franklin Parkway, features a swimming pool, landscaping and green roofs, as well as spaces for gathering, exercising and relaxing.

The Whole Foods Market is served by one level of below-grade parking. The residential units and additional retail are served through an attractive above-grade parking structure.,

Rodin Square brings new life to the Benjamin Franklin Parkway and surrounding neighborhoods with an exciting program and distinctive architecture.











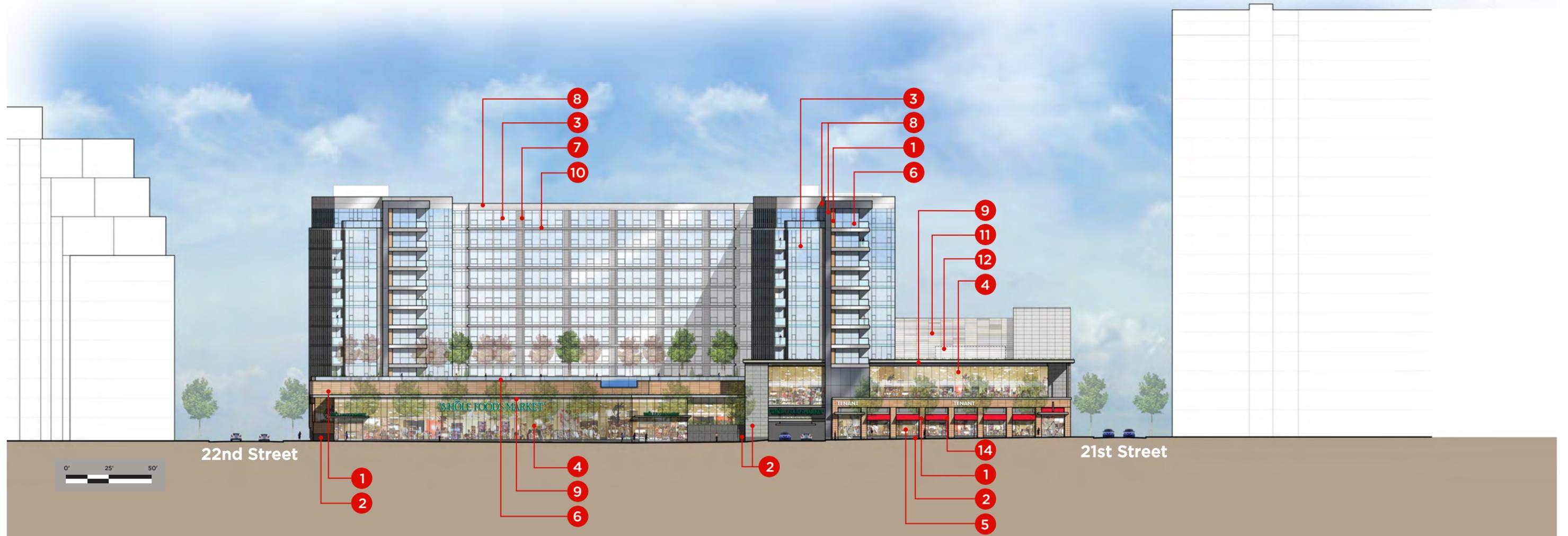
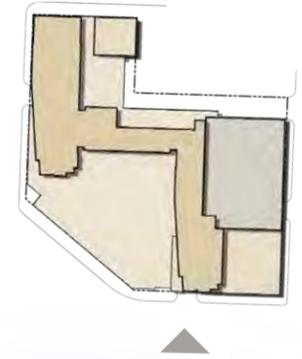


- Grocery Entry
- Retail Entry
- Residential Entry
- Office Entry
- Parking Entry
- Loading Zone

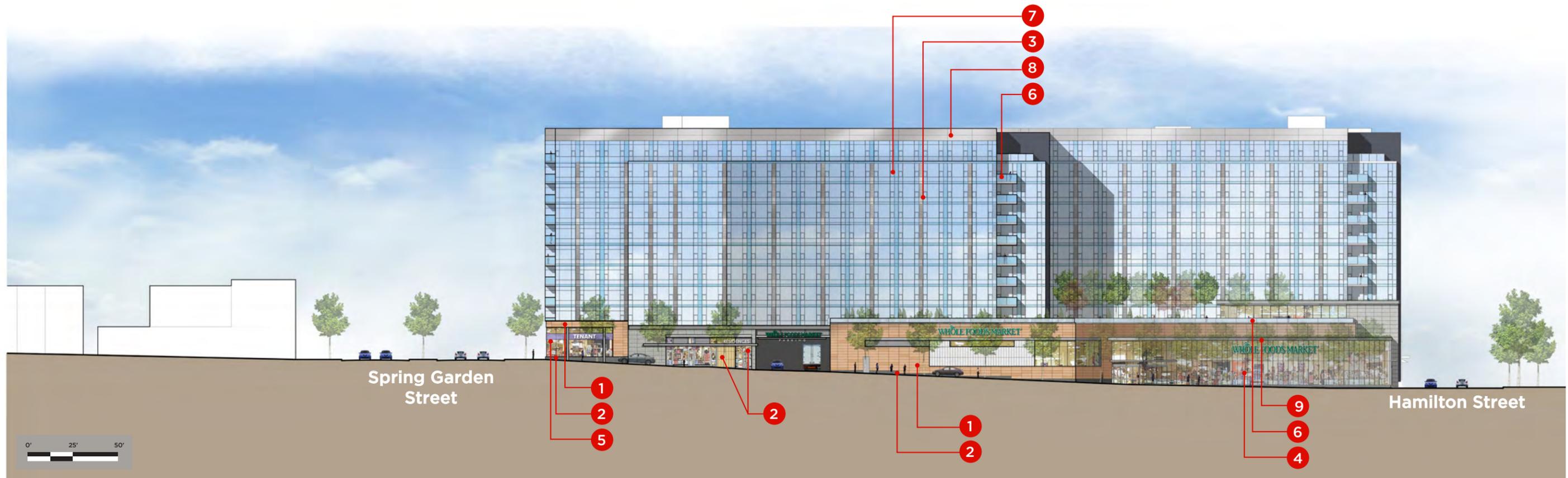
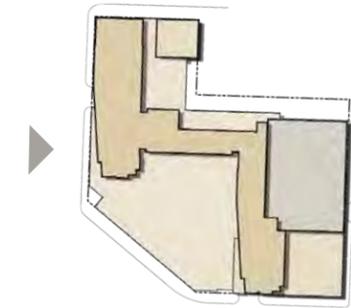




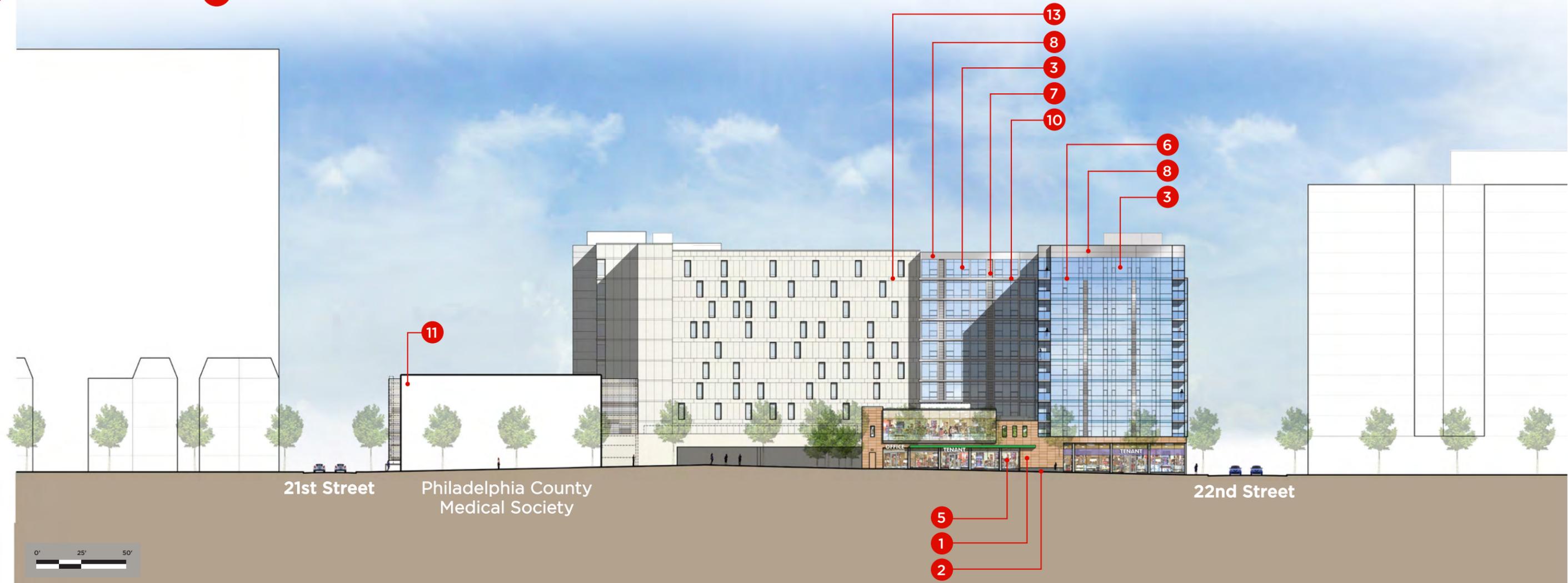
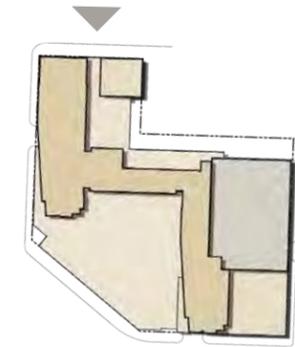
- 1 Terracotta / Masonry
- 2 Stone
- 3 Unitized Window Wall
- 4 Curtain Wall System
- 5 Storefront Glazing
- 6 Glass Rail
- 7 Pre-Finished Metal Louvers
- 8 Metal Panel
- 9 Metal Fascia
- 10 Metal Slab Cover
- 11 Perforated Metal Panel Garage Screen
- 12 Metal Screen Mechanical Enclosure
- 13 Stucco
- 14 Fabric Awning



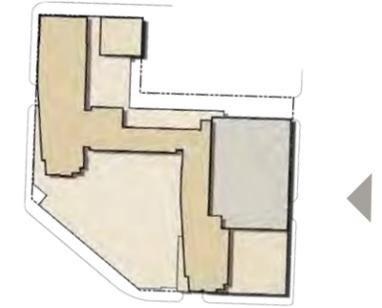
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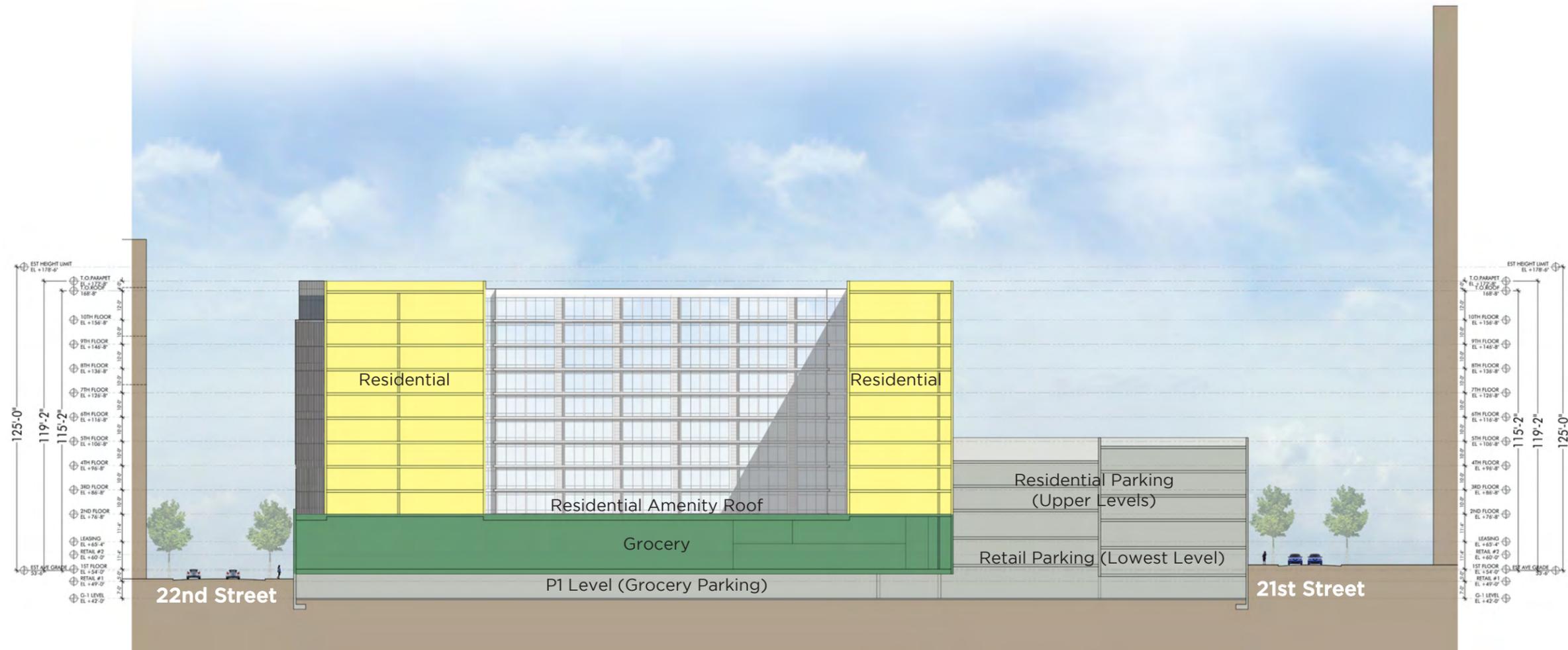
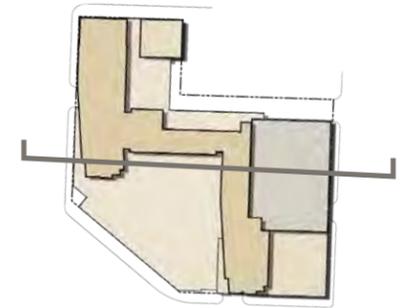


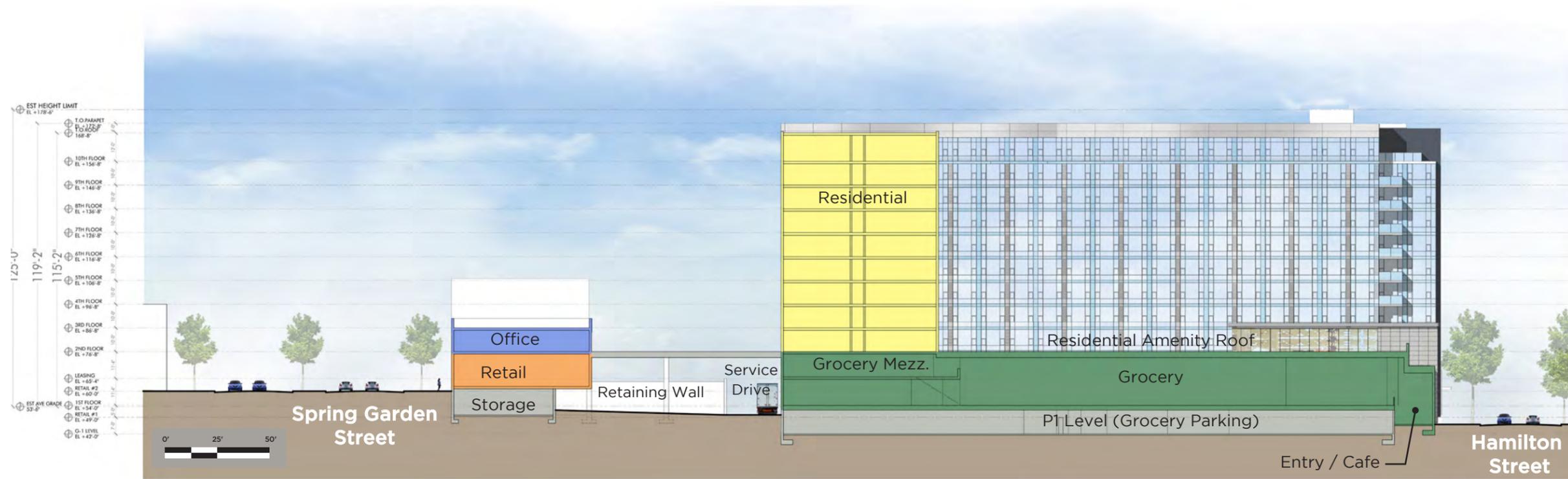
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- 13 Stucco
- 14 Fabric Awning
- 15 Building Mounted Lights

















Materials

Since Rodin Square is a mixed use building, the material palette, along with the projects massing, help differentiate uses. The residential portion of the building will be primarily a unitized glass wall system that will also incorporate metal panels and prefinished metal louvers. The southern ends of the twin residential bars are capped with darker gray metal panels with orange-brown terracotta/masonry accents. Using glass as the primary cladding material for the residential portion gives the building an exciting modern aesthetic while allowing amazing views of the city for the residents.

A rich gray stone, recalling some of the monumental buildings on the Parkway, is utilized where residential elements meet the street level. Above the retail on the southeast corner, a curtain wall system clads a rectangular volume that contains residential lobby and amenity uses. This volume gives identity to the residential program while further activating the street and providing views to the city from within. A similar volume marks the office use on Spring Garden Street.

The retail base of the project is clad with a smooth orange-brown terracotta/masonry material that connects to the city's masonry tradition and provides detail at the street level. A stone base further enhances the retail at street level. At the grocery, a curtain wall system will activate the street by allowing views into the café space and store beyond, while providing views back to the city for customers. Additional retail utilizes storefront glass and colored fabric awnings to activate the streetscape and relate to the pedestrian scale.

At the above grade parking structure, a perforated metal screen with a randomized pattern of grays and browns creates an interesting composition that screens the structure and cars in the garage while still allowing ventilation.



Sustainable Design Strategies

Rodin Square will utilize a number of current sustainable design strategies for the benefit of its users, the city, and the environment as a whole.

Building

Some of the major design strategies being considered are:

1. Natural Daylighting - Ample glass in units, as well as office and retail spaces, allow natural daylighting which not only makes for healthier and more comfortable occupants, but reduces the need for artificial lighting.
2. Green Materials - Interior and exterior materials will be selected with careful consideration to recycled content and proximity to the site. In addition, design and material selection will strive for minimal construction waste.
3. Energy Efficiency - Mechanical systems and appliances will be selected in order to increase energy efficiency. Plumbing fixtures will be selected and designed to increase water efficiency.
4. Indoor Air Quality - The exterior envelope will be properly sealed and insulated in order to increase energy efficiency and moisture infiltration. Indoor materials, sealants, and adhesives will be selected in order to reduce potentially harmful characteristics to indoor air quality and for installers. Vestibules and walk off mats at building entries will reduce dust and other contaminants from entering the building. Balconies and operable windows allow for increased natural



ventilation to residential units.

5. Bicycle Storage and Maintenance Facilities - Rodin Square will provide ample bicycle storage space as well as maintenance facilities to encourage residence to utilize bicycles as an alternative to driving. Bike racks will also be provided for retail customers.

Stormwater Management

Rodin Square will be built on a site that currently contains a

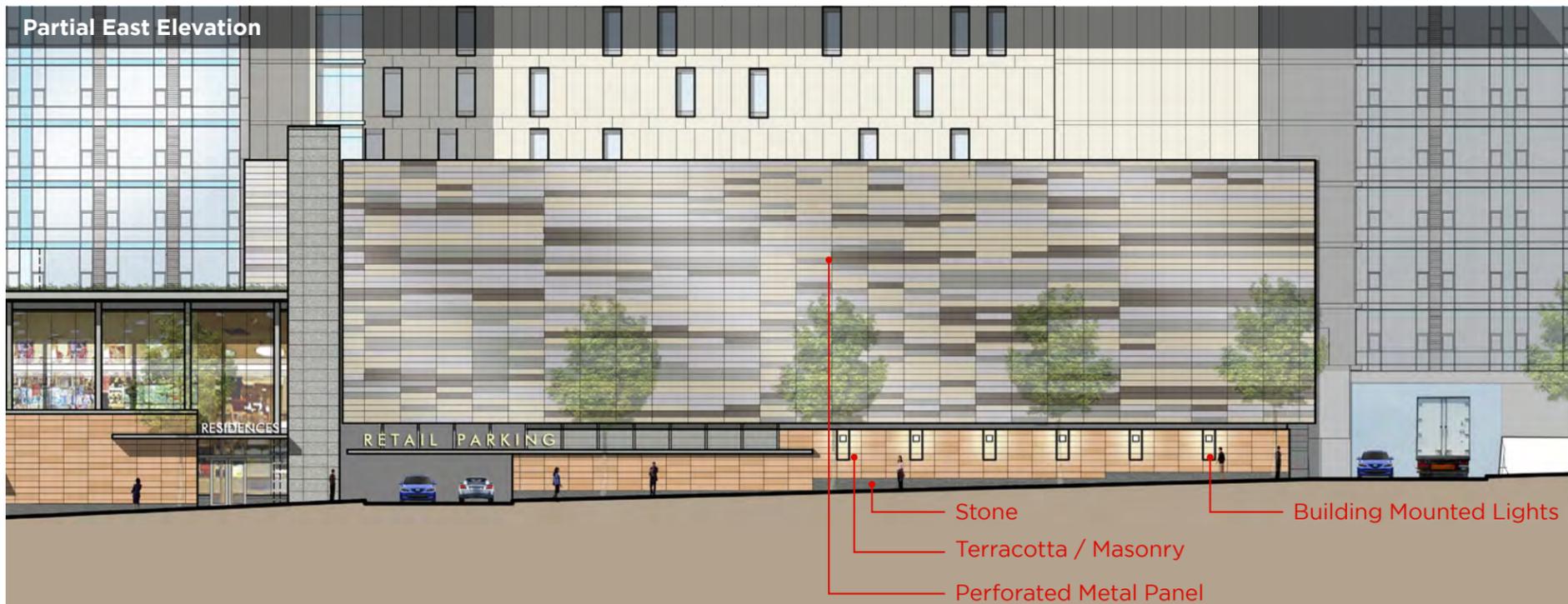
large building and impervious surface parking lot with minimal existing stormwater runoff controls.

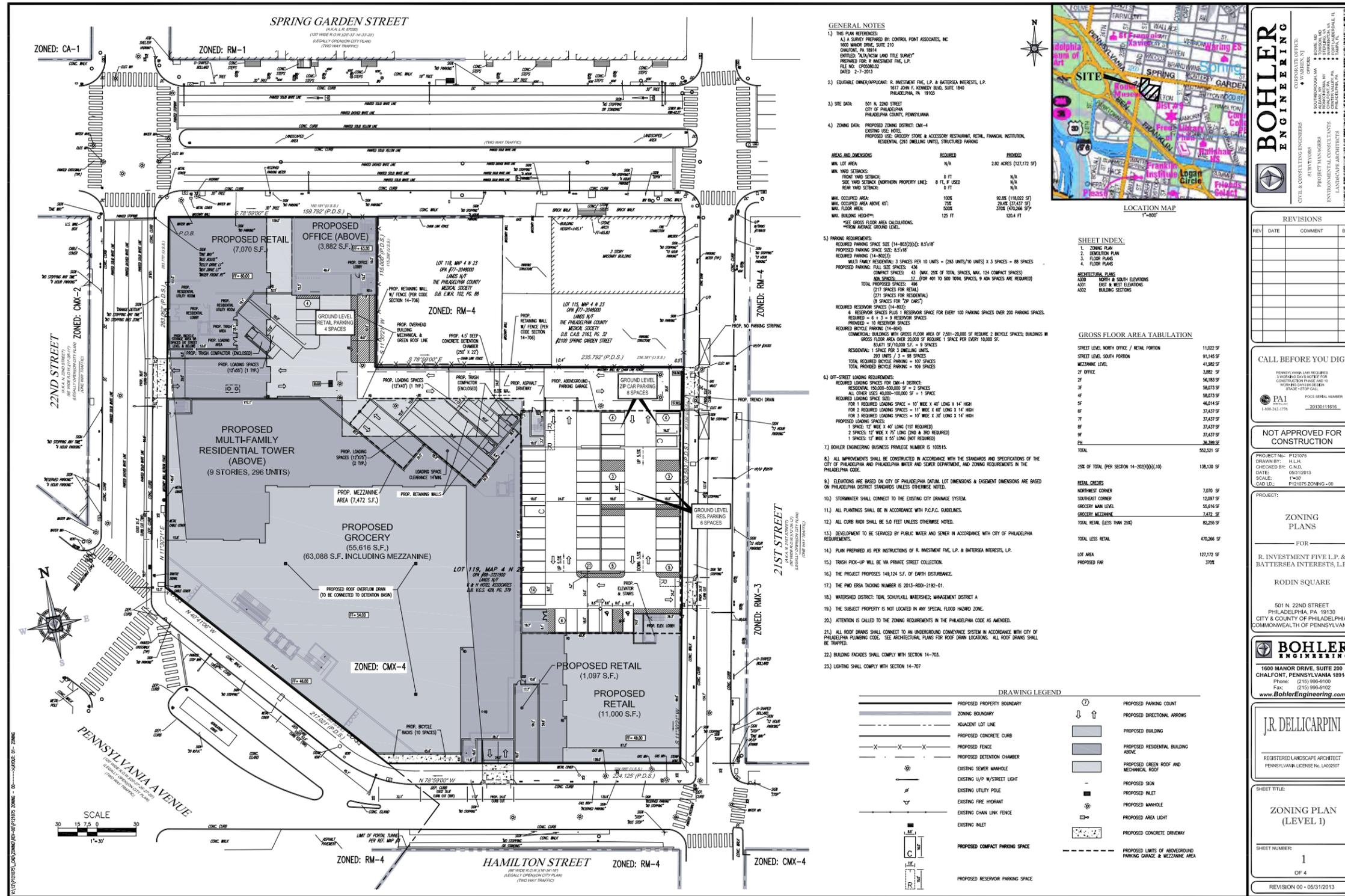
Green Roofs and planter boxes will be utilized throughout the project in order to promote retention, slow release and evapotranspiration of rainwater. These Best Management Practices (BPM's) will also provide reduction in heat island effects and will improve air quality while providing an aesthetically pleasing view of the roof structures from the surrounding areas. An underground stormwater management basin will also be provided to control and reduce the rate of runoff for all rainfall events.

Perforated Metal Panel Screen Examples

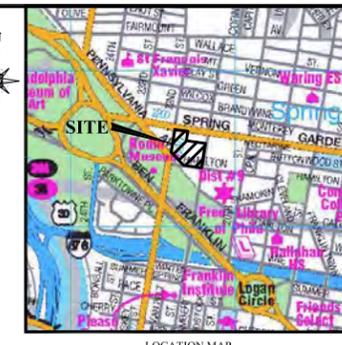


Partial East Elevation





- GENERAL NOTES**
- THIS PLAN REFERENCE:
 - A) A SURVEY PREPARED BY: CONTROL POINT ASSOCIATES, INC. 1600 MANOR DRIVE, SUITE 210, CHALFONT, PA 18814
 - B) ENLARGED "ALPHABETIC LAND AND TREE SURVEY" PREPARED FOR: R. INVESTMENT FIVE, L.P. FILE NO. 0506002 DATED: 7-7-2013
 - EDITABLE OWNER/APPLICANT: R. INVESTMENT FIVE, L.P. & BATTERSEA INTERESTS, L.P. 1617 JOHN F. KENNEDY BLVD, SUITE 1840 PHILADELPHIA, PA 19103
 - SITE DATA: 501 N. 22ND STREET CITY OF PHILADELPHIA PHILADELPHIA COUNTY, PENNSYLVANIA
 - ZONING DATA: PROPOSED ZONING DISTRICT: CMX-4 EXISTING USE: RETAIL PROPOSED USE: GROCERY STORE & ACCESSORY RESTAURANT, RETAIL, FINANCIAL INSTITUTION, RESIDENTIAL (235 DWELLING UNITS), STRUCTURED PARKING
- AREAS AND DIMENSIONS**
- | REQUIRED | PROVIDED |
|---|-----------------------------|
| MAX. LOT AREA: | N/A 2.82 ACRES (127,172 SF) |
| MAX. YARD SETBACKS: | 0 FT |
| FRONT YARD SETBACK: | 8 FT, IF USED |
| SIDE YARD SETBACK (NORTHERN PROPERTY LINE): | 8 FT, IF USED |
| REAR YARD SETBACK: | N/A |
| MAX. OCCUPIED AREA: | 100% |
| MAX. OCCUPIED AREA ABOVE: | 70% |
| MAX. FLOOR AREA: | 300% |
| MAX. BUILDING HEIGHT: | 125 FT |
- 5.) PARKING REQUIREMENTS:**
- REQUIRED PARKING SPACE SIZE (14-8032)(1): 8.5'x14'
 - PROPOSED PARKING SPACE SIZE: 8.5'x14'
 - REQUIRED PARKING (14-8032): 235 UNITS/10 UNITS X 3 SPACES = 88 SPACES
 - PROPOSED PARKING: FULL SPACE: 438 (FOR 401 TO 500 TOTAL SPACES, 9 ADA SPACES ARE REQUIRED)
 - COMPACT SPACES: 43 (MAX. 25% OF TOTAL SPACES, MAX. 124 COMPACT SPACES)
 - ADA SPACES: 17 (FOR 401 TO 500 TOTAL SPACES, 9 ADA SPACES ARE REQUIRED)
 - TOTAL PROPOSED SPACES: 498 (217 SPACES FOR RETAIL) (271 SPACES FOR RESIDENTIAL) (8 SPACES FOR "ZIP CARS")
 - REQUIRED RESERVOR SPACES (14-8032): 4 RESERVOR SPACES PLUS 1 RESERVOR SPACE FOR EVERY 100 PARKING SPACES OVER 200 PARKING SPACES. REQUIRED = 6 + 3 = 9 RESERVOR SPACES PROVIDED = 10 RESERVOR SPACES
 - REQUIRED BICYCLE PARKING (14-804): COMMERCIAL BUILDINGS WITH GROSS FLOOR AREA OF 7,501-20,000 SF REQUIRE 3 BICYCLE SPACES; BUILDINGS WITH GROSS FLOOR AREA OVER 20,000 SF REQUIRE 1 SPACE FOR EVERY 10,000 SF. RESIDENTIAL: 1 SPACE PER 3 DWELLING UNITS. 235 UNITS / 3 = 78 SPACES TOTAL REQUIRED BICYCLE PARKING = 107 SPACES TOTAL PROVIDED BICYCLE PARKING = 109 SPACES
- 6.) OFF-STREET LOADING REQUIREMENTS:**
- REQUIRED LOADING SPACES FOR CMX-4 DISTRICT: RESIDENTIAL 150,000-500,000 SF = 2 SPACES ALL OTHER USES 400,000-1,000,000 SF = 1 SPACE
 - REQUIRED LOADING SPACE SIZE:
 - FOR 1 REQUIRED LOADING SPACE = 10' WIDE X 40' LONG X 14' HIGH
 - FOR 2 REQUIRED LOADING SPACES = 11' WIDE X 40' LONG X 14' HIGH
 - FOR 3 REQUIRED LOADING SPACES = 10' WIDE X 30' LONG X 14' HIGH
 - 1 SPACE: 12' WIDE X 40' LONG (1ST REQUIRED)
 - 2 SPACES: 12' WIDE X 75' LONG (2ND & 3RD REQUIRED)
 - 1 SPACE: 12' WIDE X 150' LONG (NOT REQUIRED)
- 7.) BOHLER ENGINEERING BUSINESS PRACTICE NUMBER IS 100515.**
- 8.) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA AND PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.**
- 9.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT COMMISSIONS UNLESS OTHERWISE NOTED.**
- 10.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.**
- 11.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.**
- 12.) ALL CURB PAVES SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.**
- 13.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.**
- 14.) PLAN PREPARED AS PER INSTRUCTIONS OF R. INVESTMENT FIVE, L.P. & BATTERSEA INTERESTS, L.P.**
- 15.) TRASH PICK-UP WILL BE VIA PRIVATE STREET COLLECTION.**
- 16.) THE PROJECT PROPOSES 149,124 S.F. OF EARTH OBTURBANCE.**
- 17.) THE PHD ESHA TACKING NUMBER IS 2013-800-2192-01.**
- 18.) WATERSHED DISTRICT: TOWNSHIP OF SCHUBERT, WATERSHED: MANAGEMENT DISTRICT A.**
- 19.) THE SUBJECT PROPERTY IS NOT LOCATED IN ANY SPECIAL FLOOD HAZARD ZONE.**
- 20.) ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.**
- 21.) ALL ROOF DRAINS SHALL CONNECT TO AN UNDERGROUND CONVEYANCE SYSTEM IN ACCORDANCE WITH CITY OF PHILADELPHIA PLUMBING CODE. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS. ALL ROOF DRAINS SHALL BE TRAPPED.**
- 22.) BUILDING FACADES SHALL COMPLY WITH SECTION 14-703.**
- 23.) LIGHTING SHALL COMPLY WITH SECTION 14-707.**



SHEET INDEX:

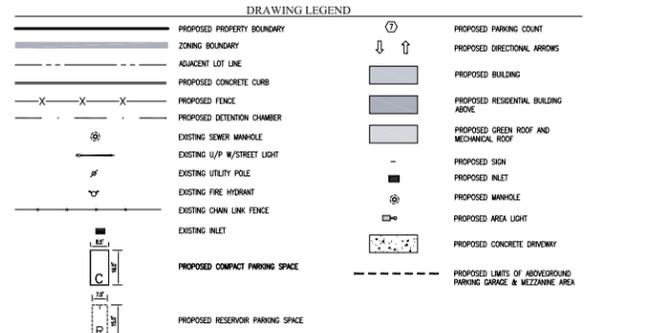
- ZONING PLAN
- DEVELOPMENT PLAN
- FLOOR PLANS
- FLOOR PLANS

ARCHITECTURAL PLANS:

- ADDN NORTH & SOUTH ELEVATIONS
- ADDN EAST & WEST ELEVATIONS
- ADDN BUILDING SECTIONS

GROSS FLOOR AREA TABULATION

STREET LEVEL NORTH OFFICE / RETAIL PORTION	11,022 SF
STREET LEVEL SOUTH PORTION	91,145 SF
MEZZANINE LEVEL	41,982 SF
2 ND FLOOR	3,882 SF
3 RD FLOOR	56,183 SF
4 TH FLOOR	58,073 SF
5 TH FLOOR	46,014 SF
6 TH FLOOR	37,437 SF
7 TH FLOOR	37,437 SF
8 TH FLOOR	37,437 SF
9 TH FLOOR	37,437 SF
TOTAL	552,241 SF
25% OF TOTAL (PER SECTION 14-202(4)(A))	138,110 SF
RETAIL CREDITS	
NORTHWEST CORNER	7,070 SF
SOUTHWEST CORNER	12,840 SF
GROCERY MAIN LEVEL	55,616 SF
GROCERY MEZZANINE	7,472 SF
TOTAL RETAIL (LESS THAN 25%)	82,998 SF
TOTAL LESS RETAIL	470,243 SF
LOT AREA	127,172 SF
PROPOSED FAR	370%



BOHLER ENGINEERING

CIVIL & CONSULTING ENGINEERS

REVENUE

PROJECT MANAGERS

ENVIRONMENTAL CONSULTANTS

COMPARATIVE OFFICE: WARREN, NJ

BOHLE, PA
BOHLE, MD
BOHLE, VA
BOHLE, NC
BOHLE, SC
BOHLE, TN
BOHLE, KY
BOHLE, OH
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BOHLE, NC
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REVISIONS

REV	DATE	COMMENT	BY

CALL BEFORE YOU DIG!

PHILADELPHIA WATER & SEWER DEPARTMENT

3 WORKING DAYS NOTICE FOR CONSTRUCTION PERMITS AND 48 HOURS NOTICE FOR ALL OTHER WORK

PAI

PHILADELPHIA

1-800-342-3776

POCS SERIAL NUMBER: 20130111616

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: P121075

DRAWN BY: H.L.H.

CHECKED BY: C.A.D.

DATE: 05/10/2013

SCALE: 1"=8'

CAD ID: P121075.ZONING-00

ZONING PLANS

FOR

R. INVESTMENT FIVE L.P. & BATTERSEA INTERESTS, L.P.

RODIN SQUARE

501 N. 22ND STREET
PHILADELPHIA, PA 19130
CITY & COUNTY OF PHILADELPHIA
COMMONWEALTH OF PENNSYLVANIA

BOHLER ENGINEERING

1600 MANOR DRIVE, SUITE 200
CHALFONT, PENNSYLVANIA 18914

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J.R. DELICARPINI

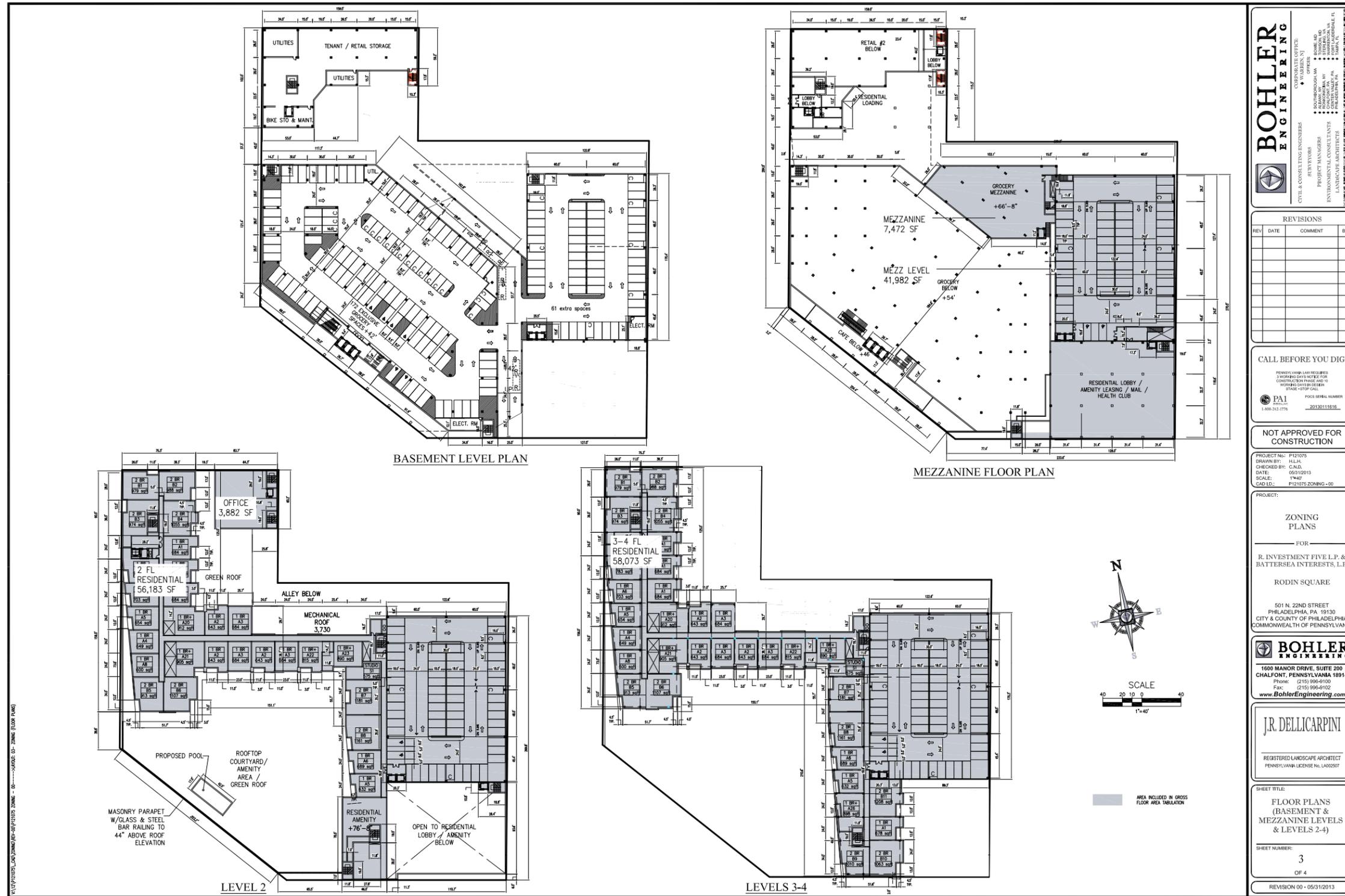
REGISTERED LANDSCAPE ARCHITECT

PENNSYLVANIA LICENSE NO. LA002007

ZONING PLAN (LEVEL 1)

SHEET NUMBER: 1 OF 4

REVISION 00 - 05/31/2013





Mushinsky Voelzke Associates

