

An aerial photograph of an urban area. In the upper right, a multi-lane highway runs diagonally. Below it, a street with parked cars runs horizontally. The central and lower portions of the image show a dense residential or commercial area with various buildings, some with flat roofs and others with more complex structures. There are also some green spaces and trees interspersed among the buildings.

VINE STREET

Greythorne Development, LLC
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1. 317 Vine Street



2. 315 New Street



3. 304-310 N. 2nd Street



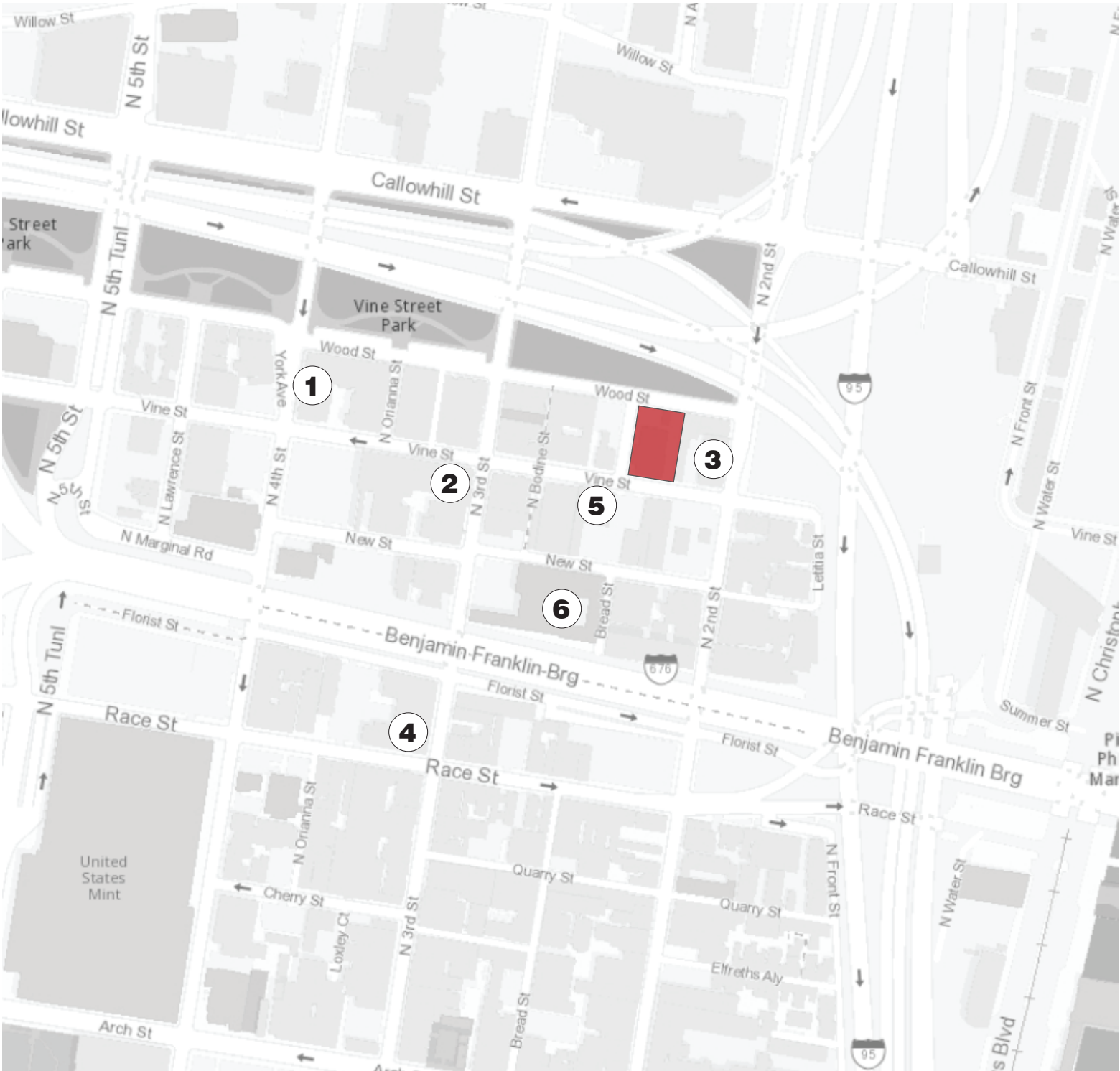
4. 301 Race Street



5. 222-24 Vine Street



6. 231-47 N. 3rd Street



207-13 VINE STREET



VINE STREET

207-213 Vine Street, Philadelphia, PA | Greythorne Development, LLC

Old City Residential Area (Central) Context

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211-213, 209 Vine Aerial View



211-213 Vine, Corner of North American and Vine Street



209 Vine Street



211-213, 209 Vine Street



205, 207, 209 Rear



Corner of North American Street and Wood Street

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Existing Site

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Parking at 207; 209 Side

209 Side

209 Side

209 Rear

VINE STREET

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Existing Site

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- 209 VINE STREET
- 207 VINE
209 VINE
211-213 VINE
- STAFF APPROVED DEMO
OF 211-213 VINE,
AND WOOD STREET GARAGE
PERMIT #ZP-2021-002850

WOOD STREET

AMERICAN STREET

VINE STREET

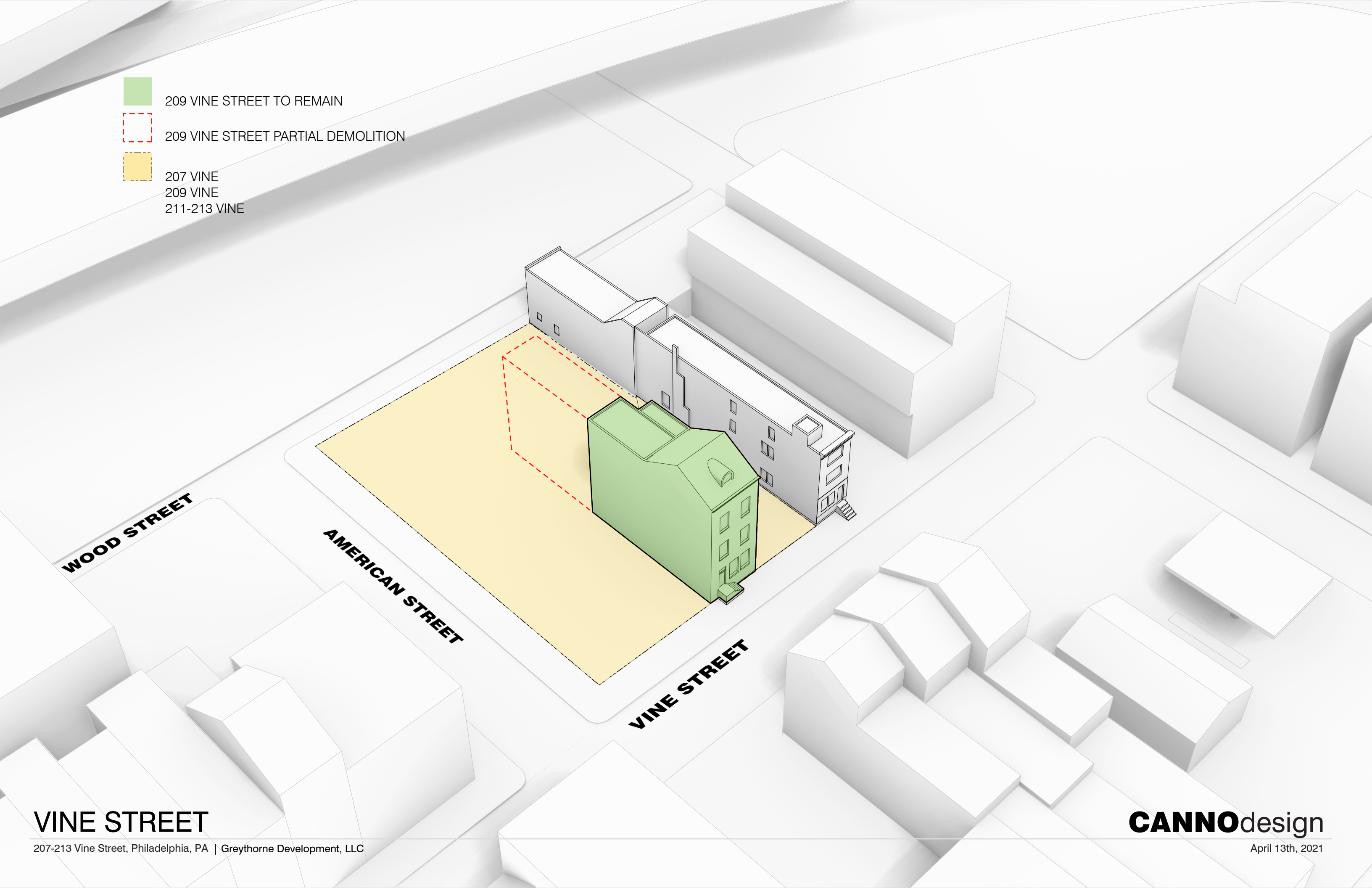
VINE STREET

207-213 Vine Street, Philadelphia, PA | Greythorne Development, LLC

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- 209 VINE STREET TO REMAIN
- 209 VINE STREET PARTIAL DEMOLITION
- 207 VINE
209 VINE
211-213 VINE



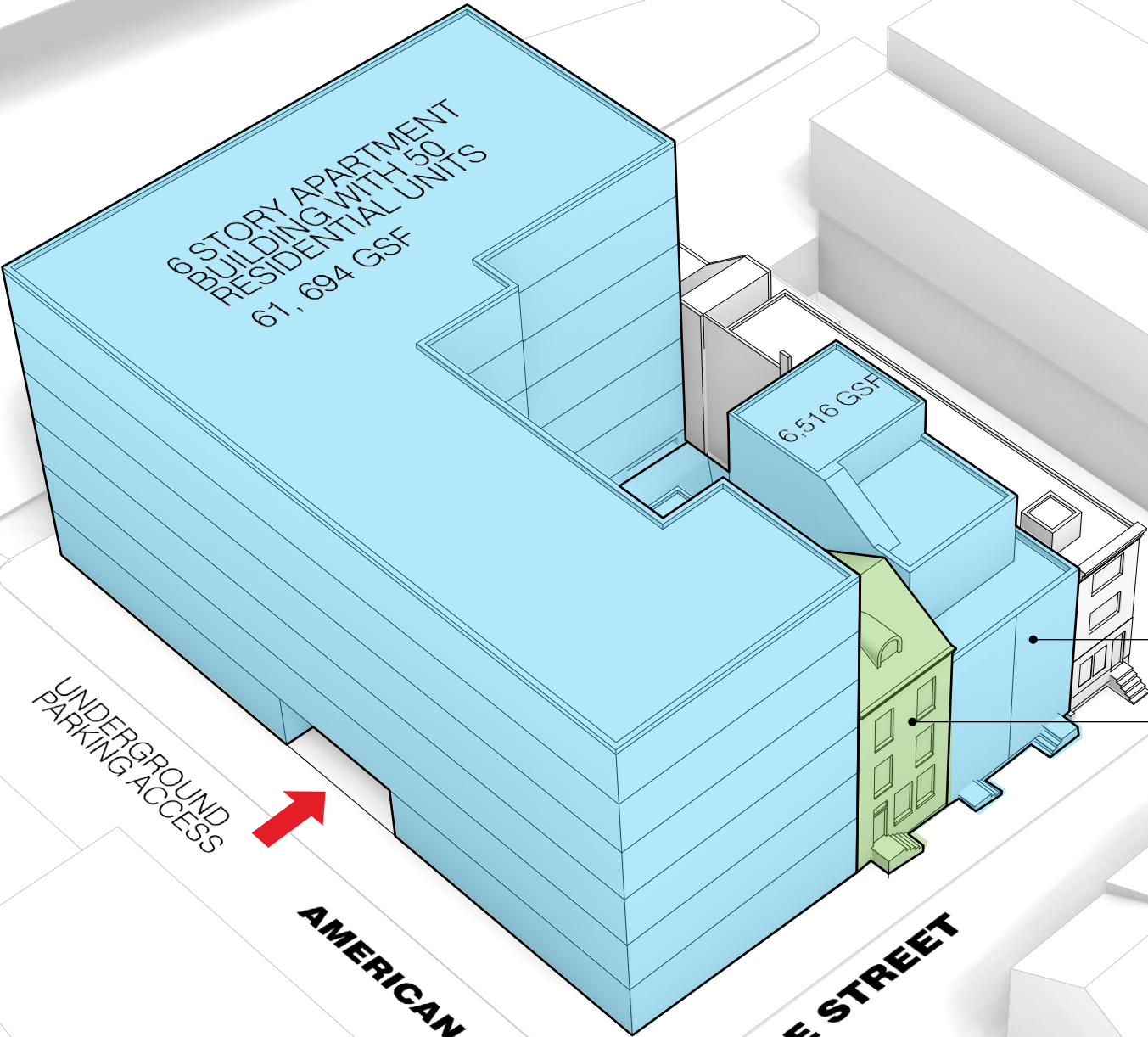
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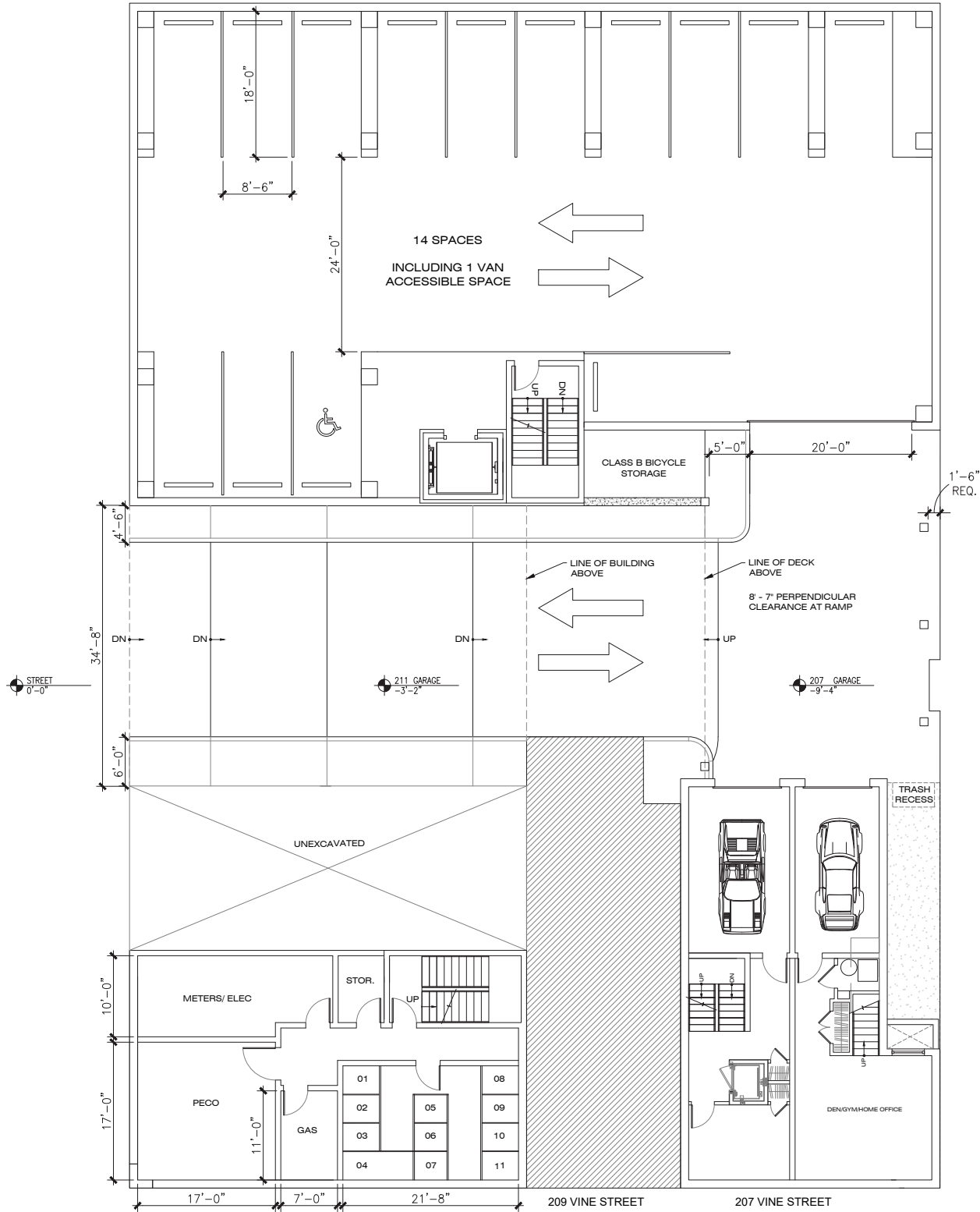
- 209 VINE STREET TO REMAIN
- NEW CONSTRUCTION



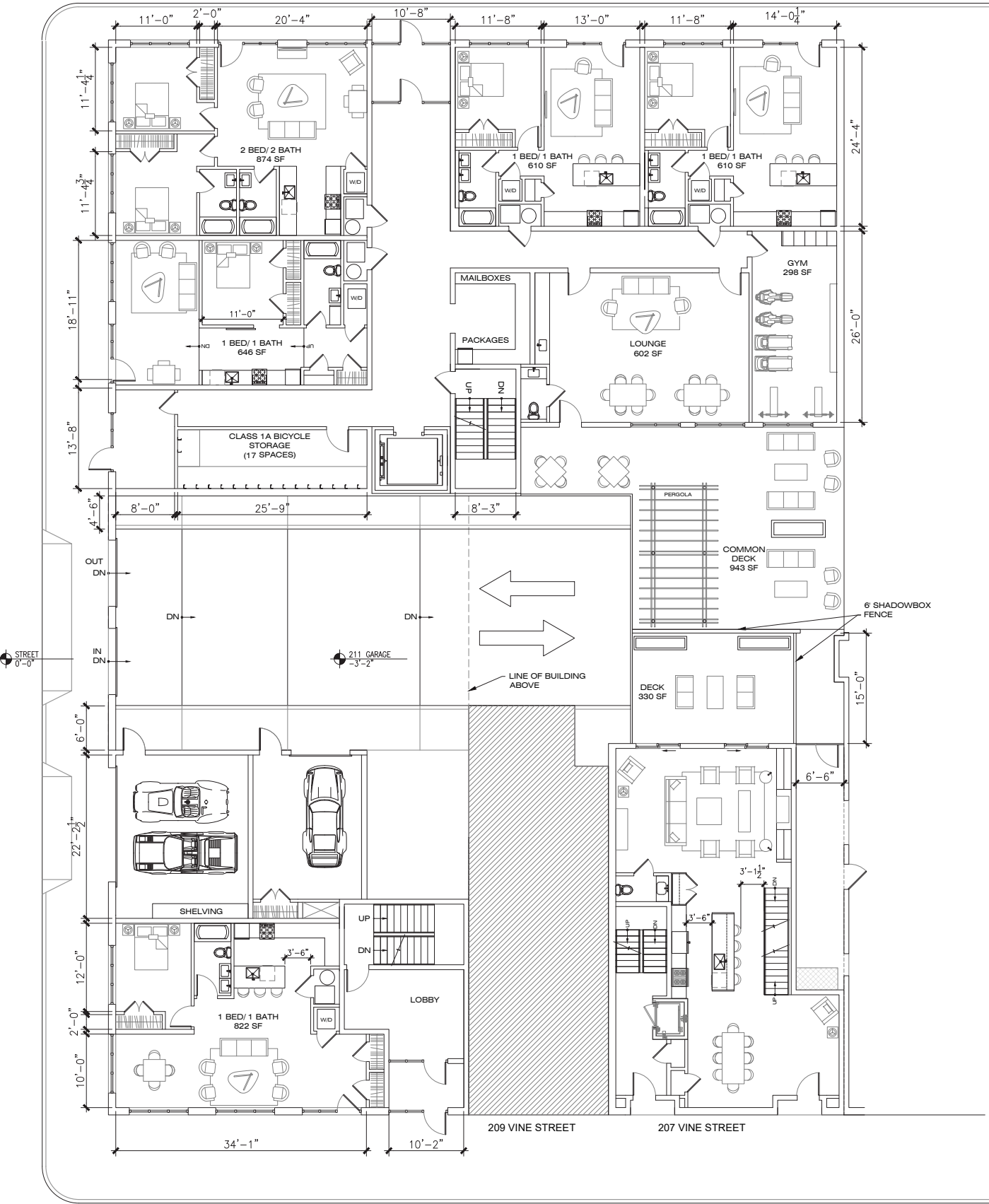
- (2) STACKED TOWNHOMES
- (3) STORY MULTI-FAMILY RENNOVATION, FACADE RESTORED TO HISTORICAL COMISSION STANDARDS

VINE STREET

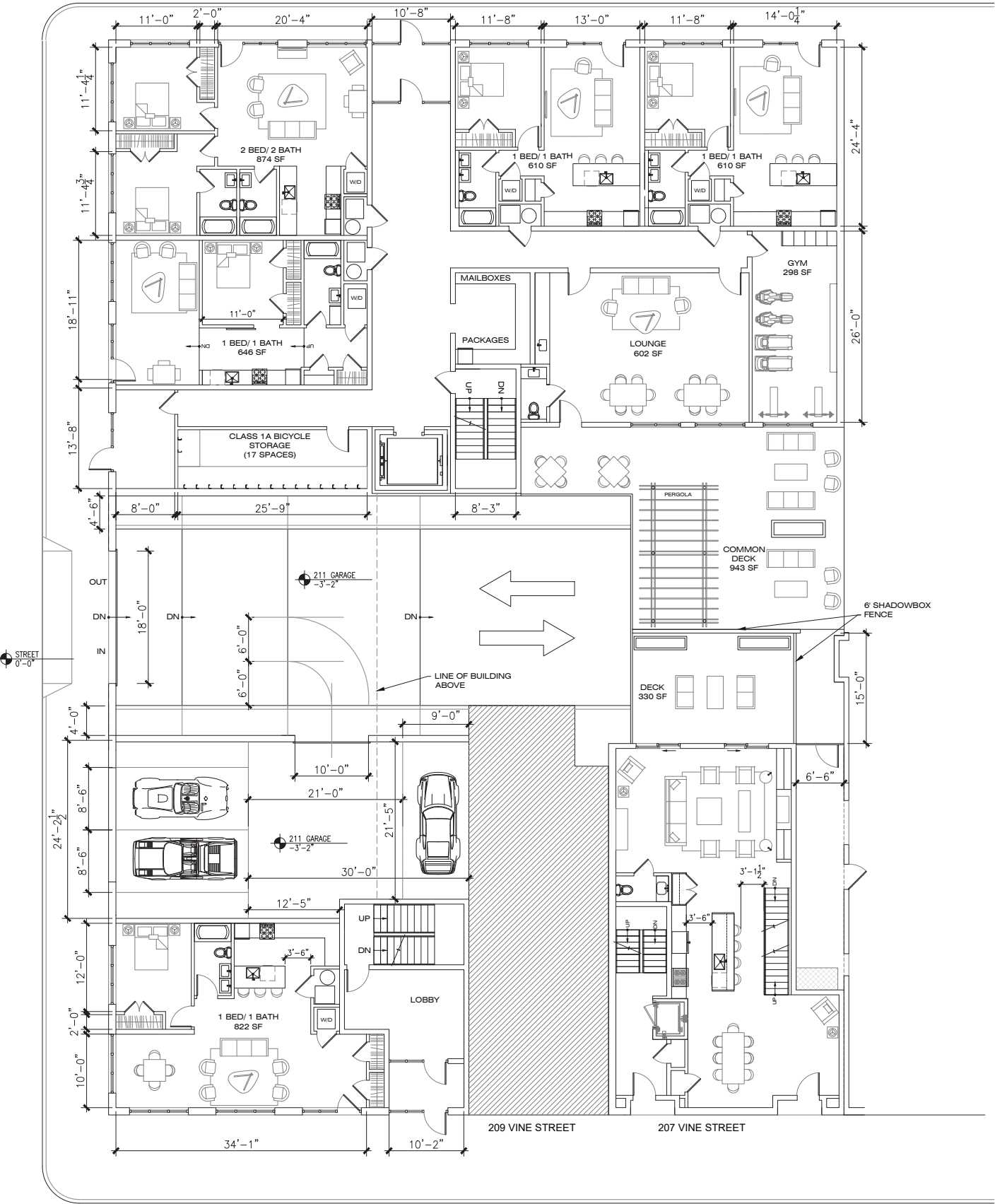
Lower Level Plan



AMERICAN STREET



AMERICAN STREET



VINE STREET

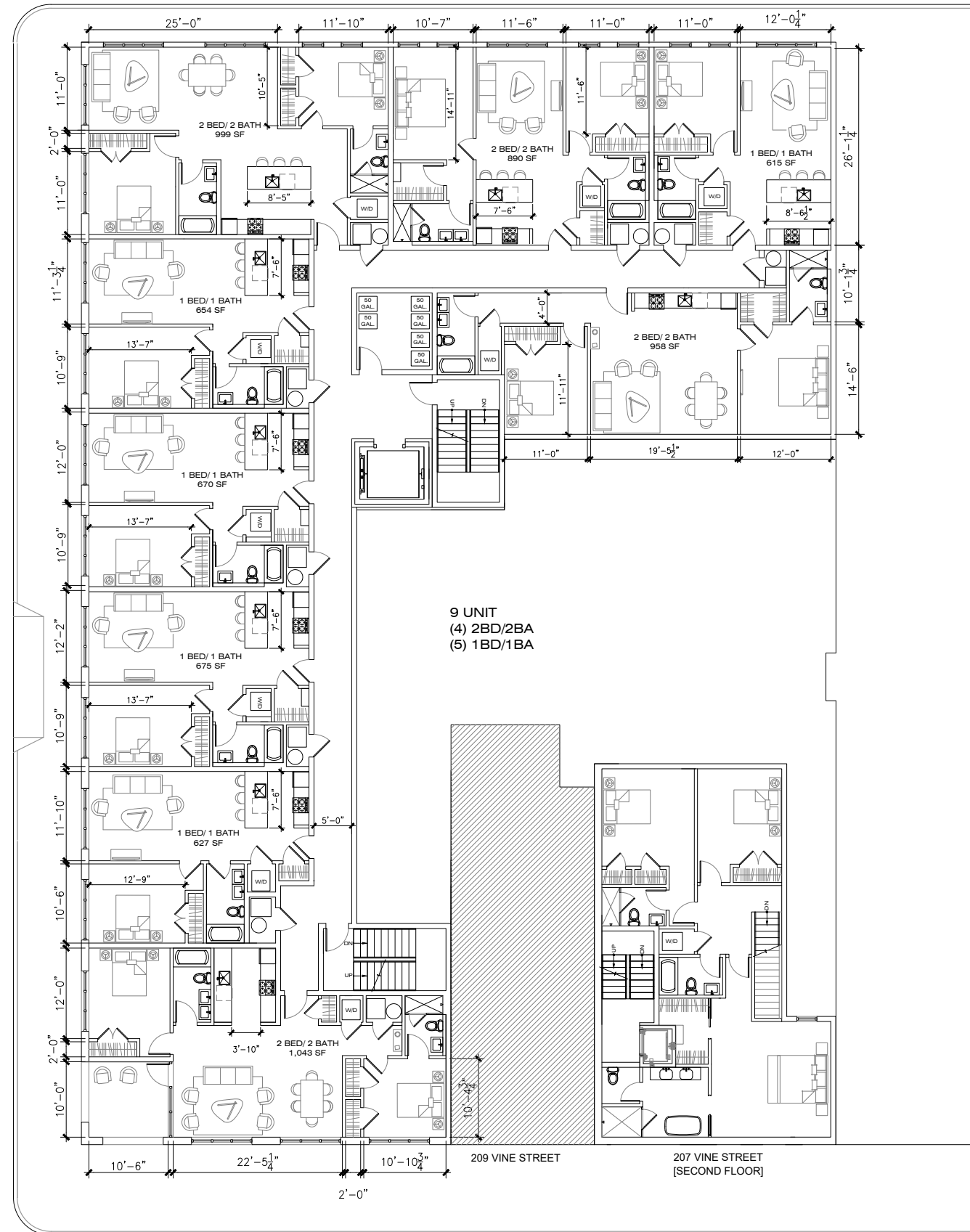
Ground Level Plan

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WOOD STREET

AMERICAN STREET



VINE STREET

Floors 2-3 Typical Plan

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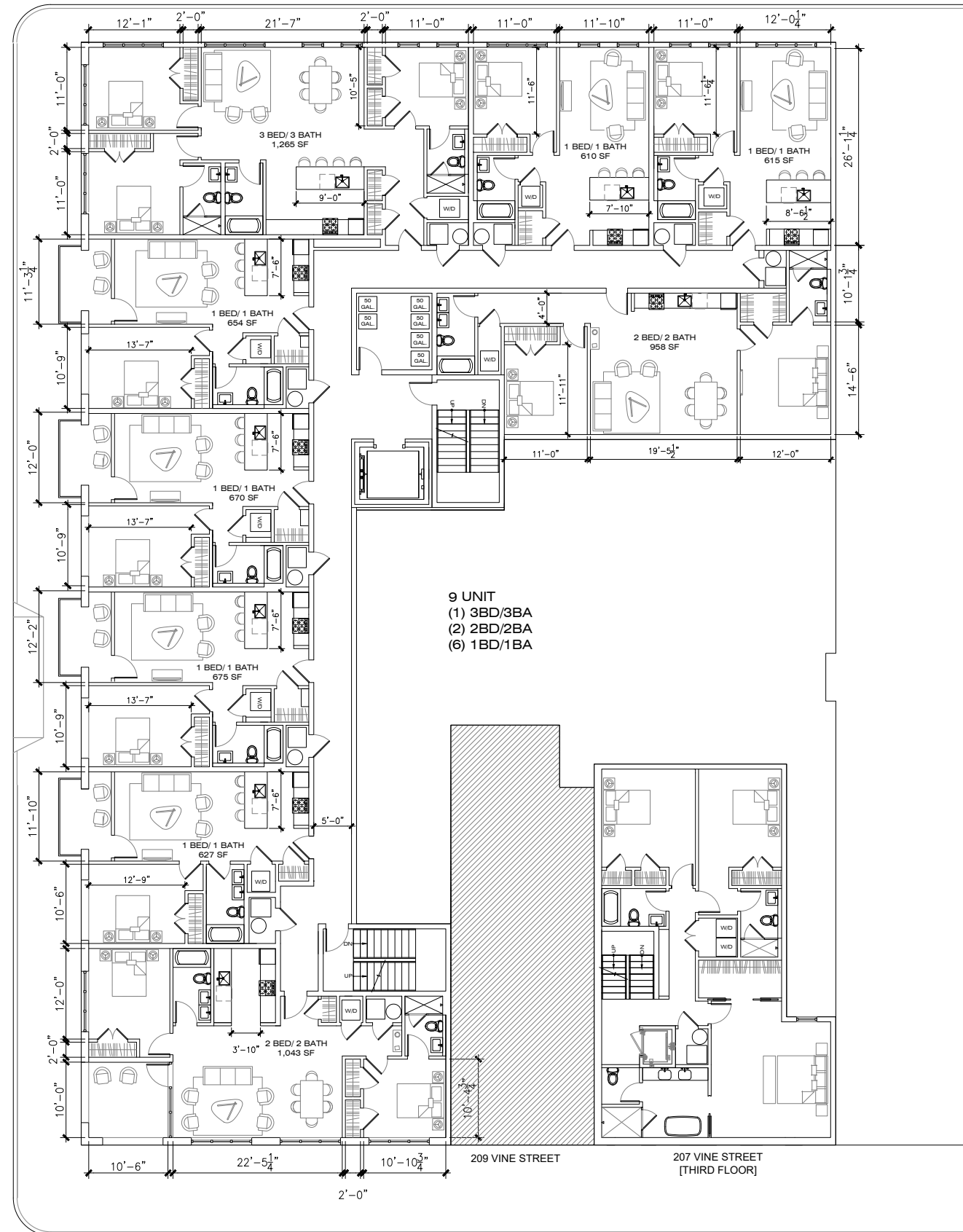
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WOOD STREET

AMERICAN STREET



VINE STREET

Floors 4-6 Typical Plan

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The site plan illustrates the layout of 207-13 Vine Street, a 14,622 SF lot with 11,669 SF of total occupied area (79.8%). The building is situated on the right side of the lot, with a large parking area to its left. The parking area includes several rows of parking spaces, each with a planter, and two pergolas. A central vestibule provides access to the building, with stairs leading up and down. The building itself features a rooftop lounge (500 GSF), a private roof deck (358 SF), and a terrace at the fourth floor. The lot is bounded by 209 Vine Street to the north, 207 Vine Street to the south, and 211-13 Vine Street to the east. The overall dimensions of the lot are 100'-0 1/2" by 52'-8".

211-13 VINE STREET
 61,694 SF
 50 UNITS
 5 3BD/ 3BA
 11 2BD/ 2BA
 34 1 BED/ 1BA

207-13 VINE STREET
 CMX-3
 14,622 SF TOTAL LOT AREA
 11,669 SF TOTAL OCCUPIED AREA
 (79.8%)

ROOFTOP LOUNGE
 500 GSF

PRIVATE ROOF DECK
 358 SF

TERRACE AT 207
 FOURTH FLOOR

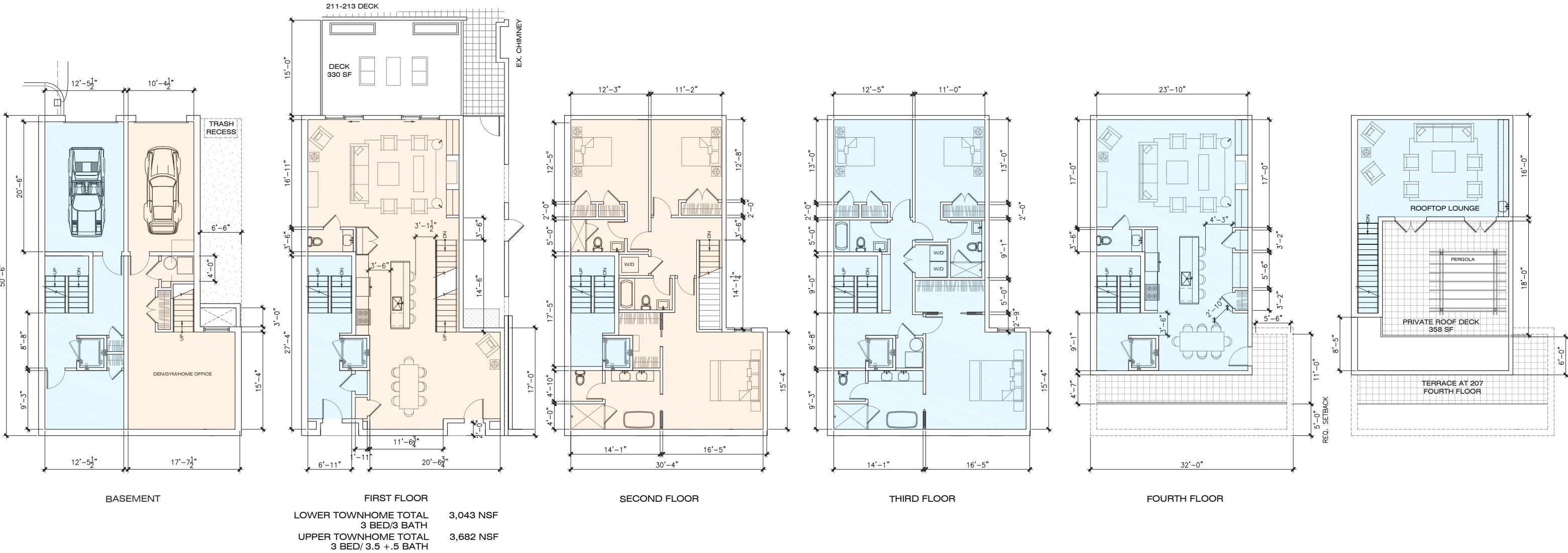
VINE STREET

VINE STREET

Roof Plan

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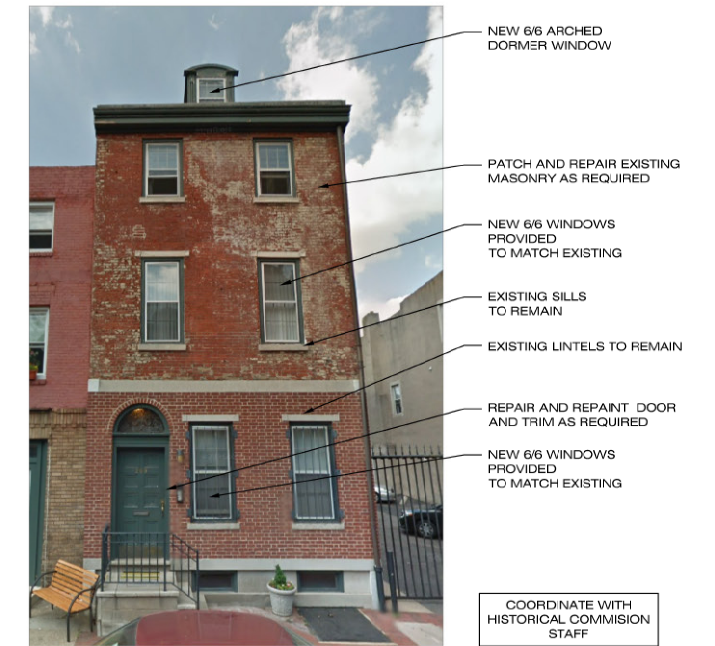
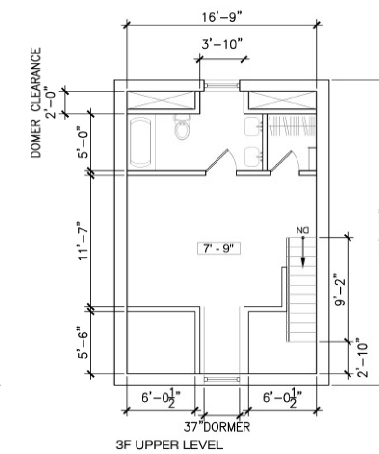
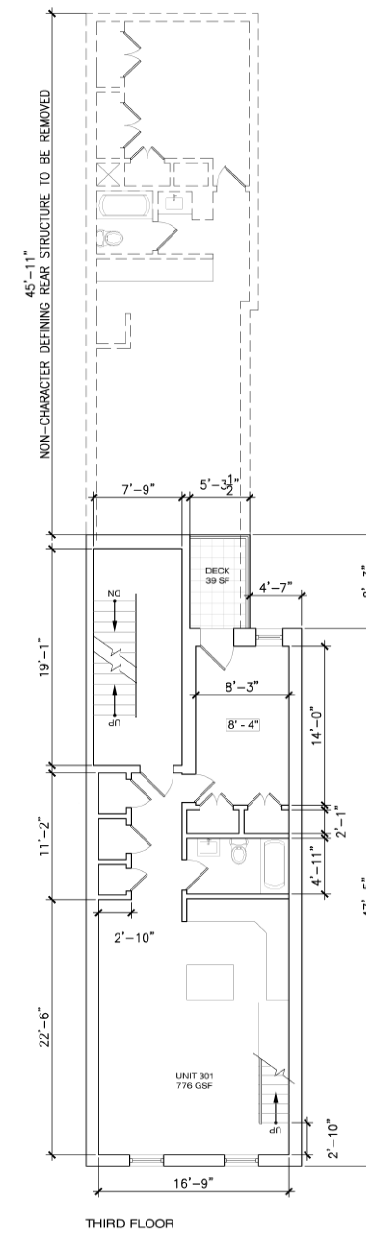
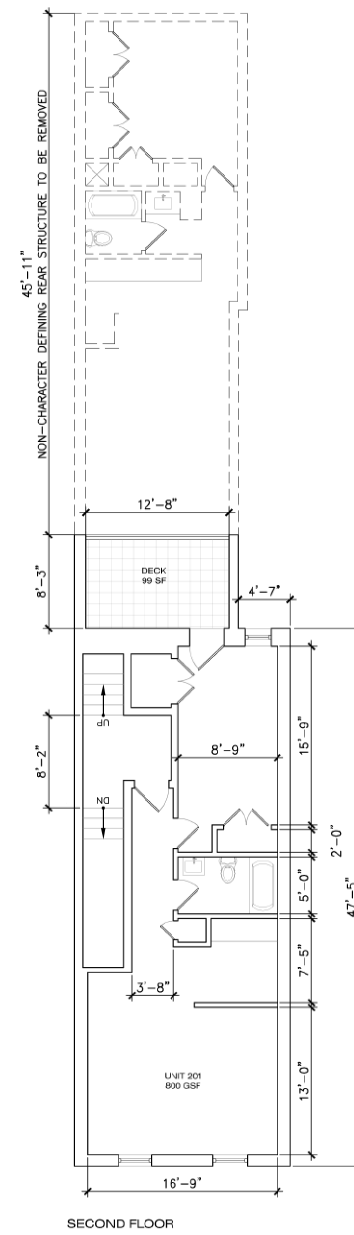
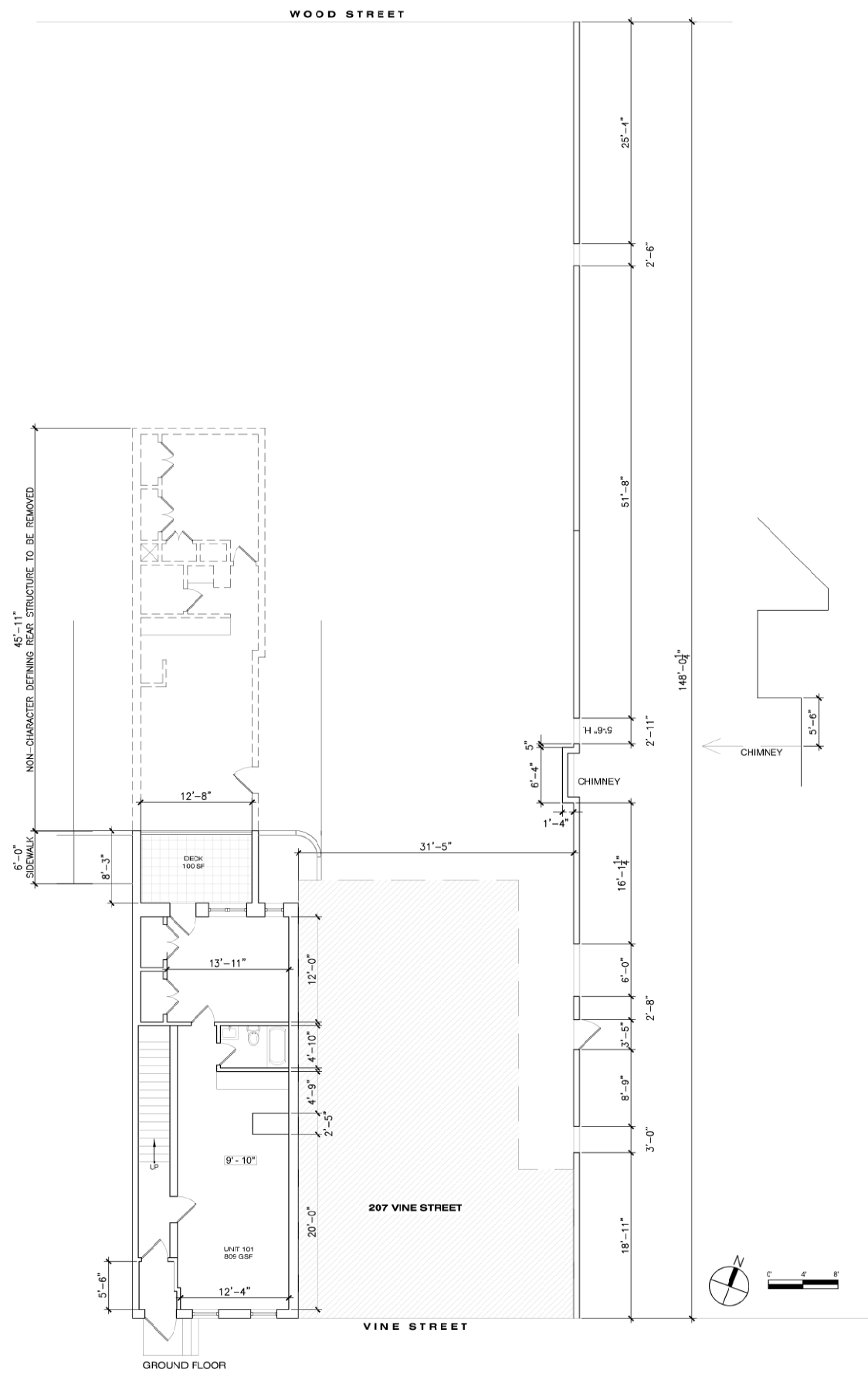
VINE STREET

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207 Vine Street Townhomes Plan

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209 Vine Street Proposed Rennovation

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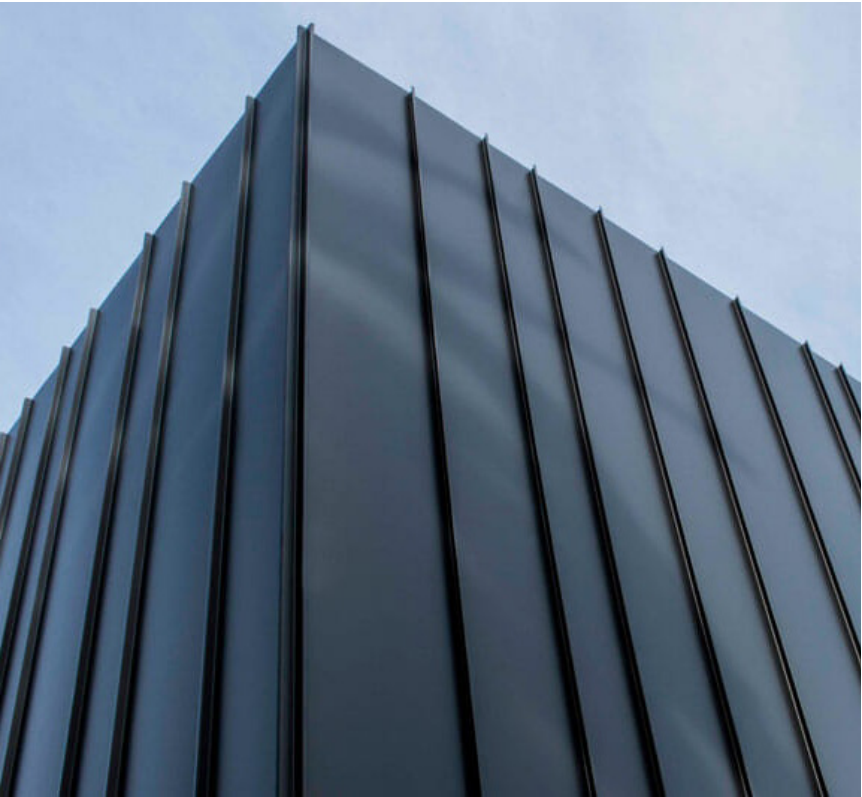
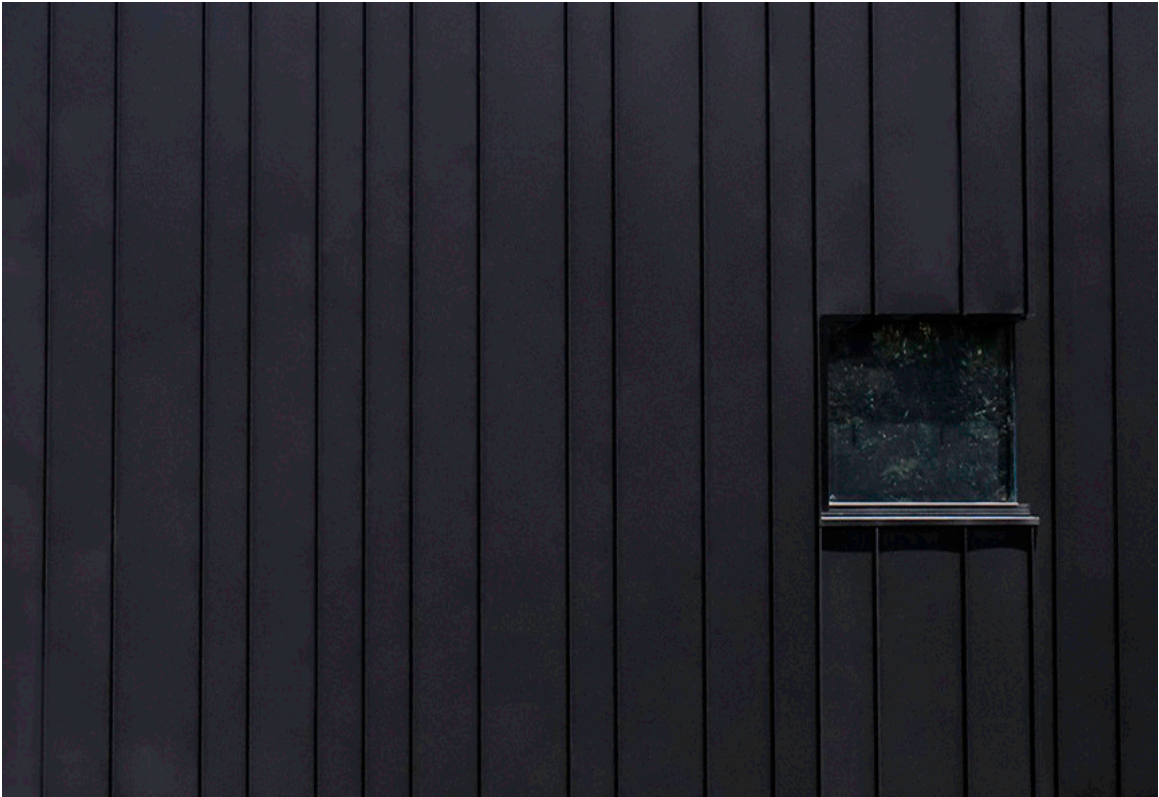
Board and Batten Cement Board Panels



Custom Cast Stone



Brick; Red Mortar



Metal Panel System - To be coordinated with the Historical Commission staff



Custom Cast Stone



Brick; Red Mortar



VINE STREET

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Proposed Vine Street Elevation



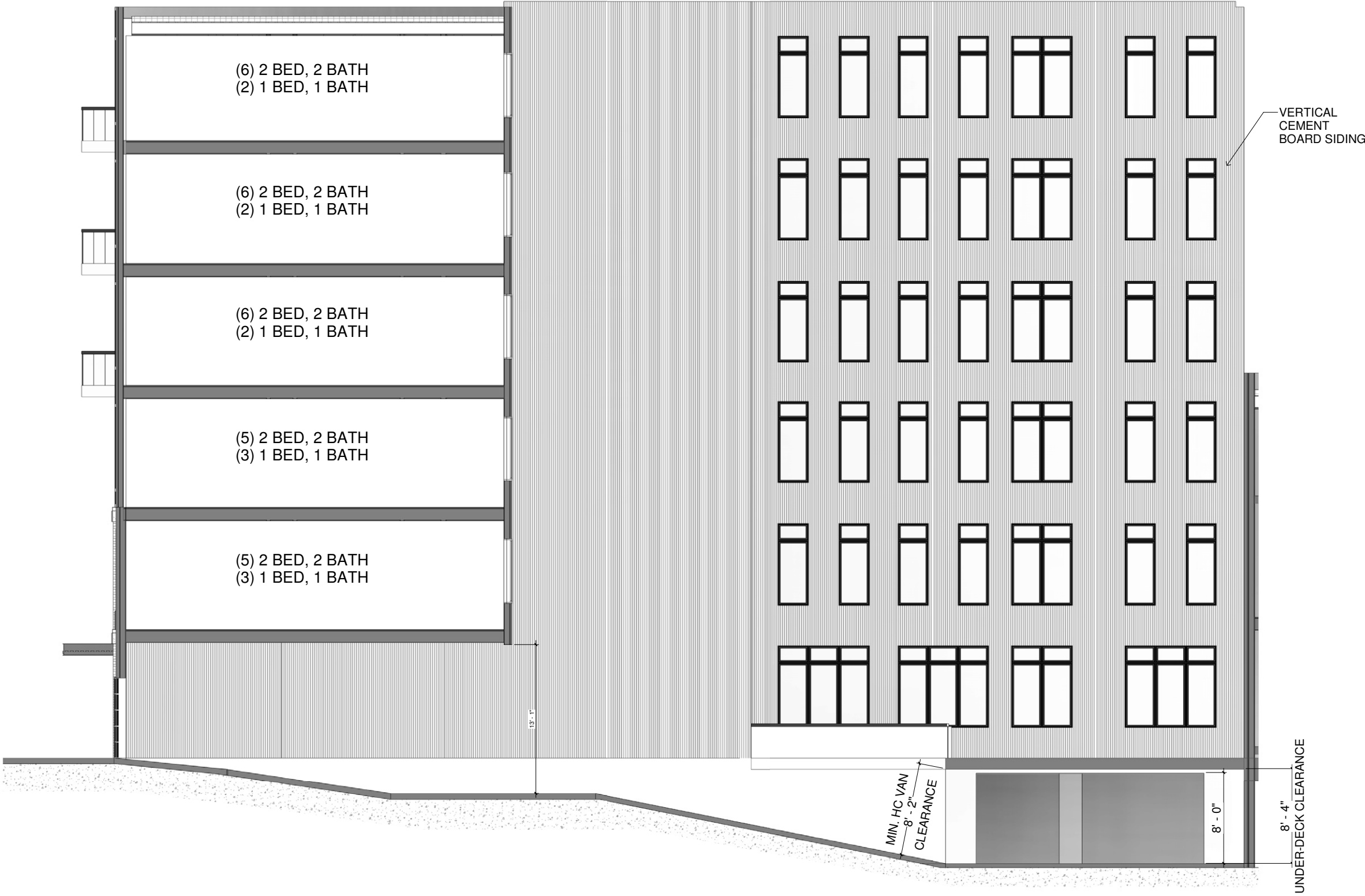
VINE STREET

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Proposed Vine Street Elevation



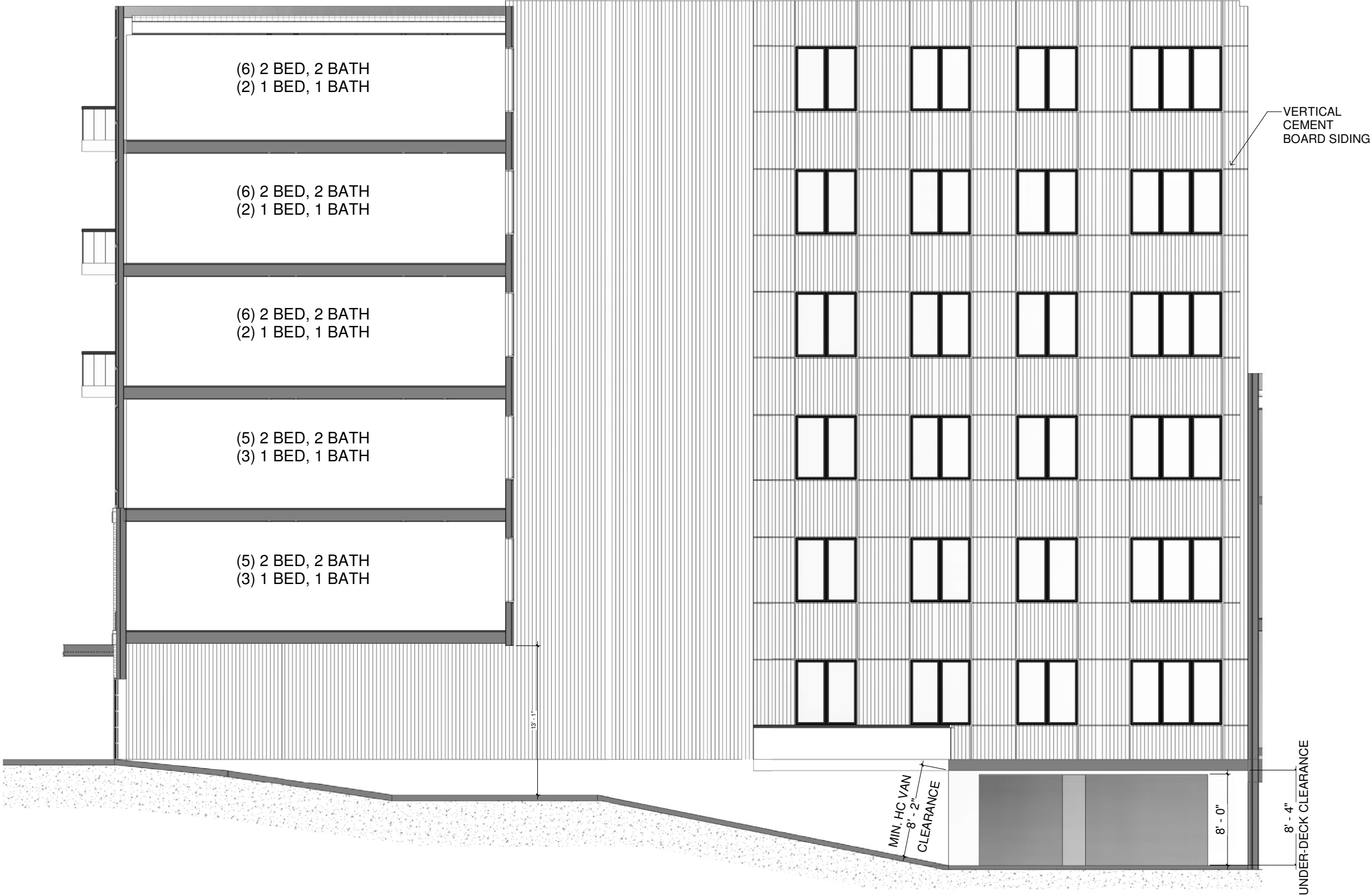


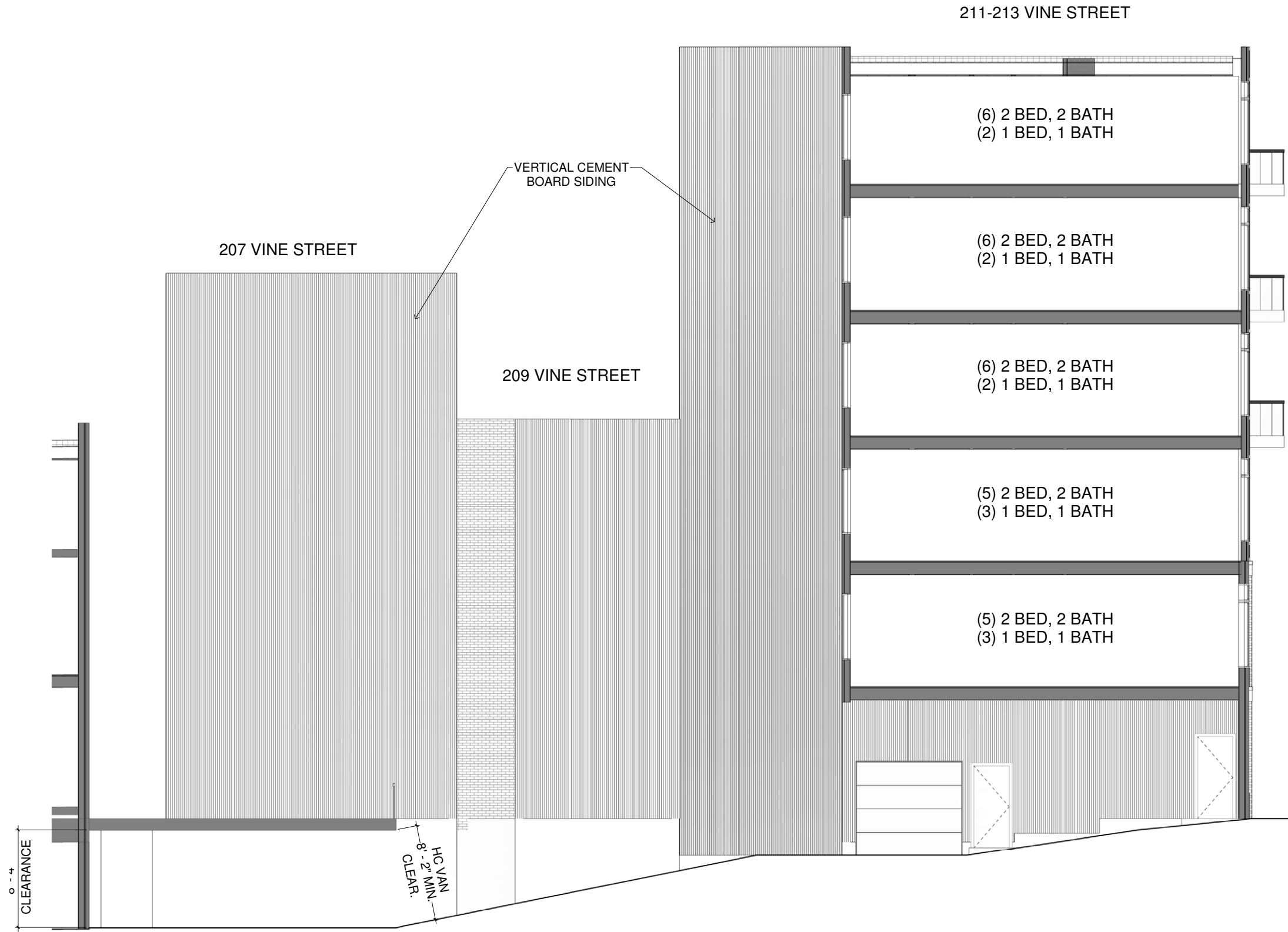


VINE STREET

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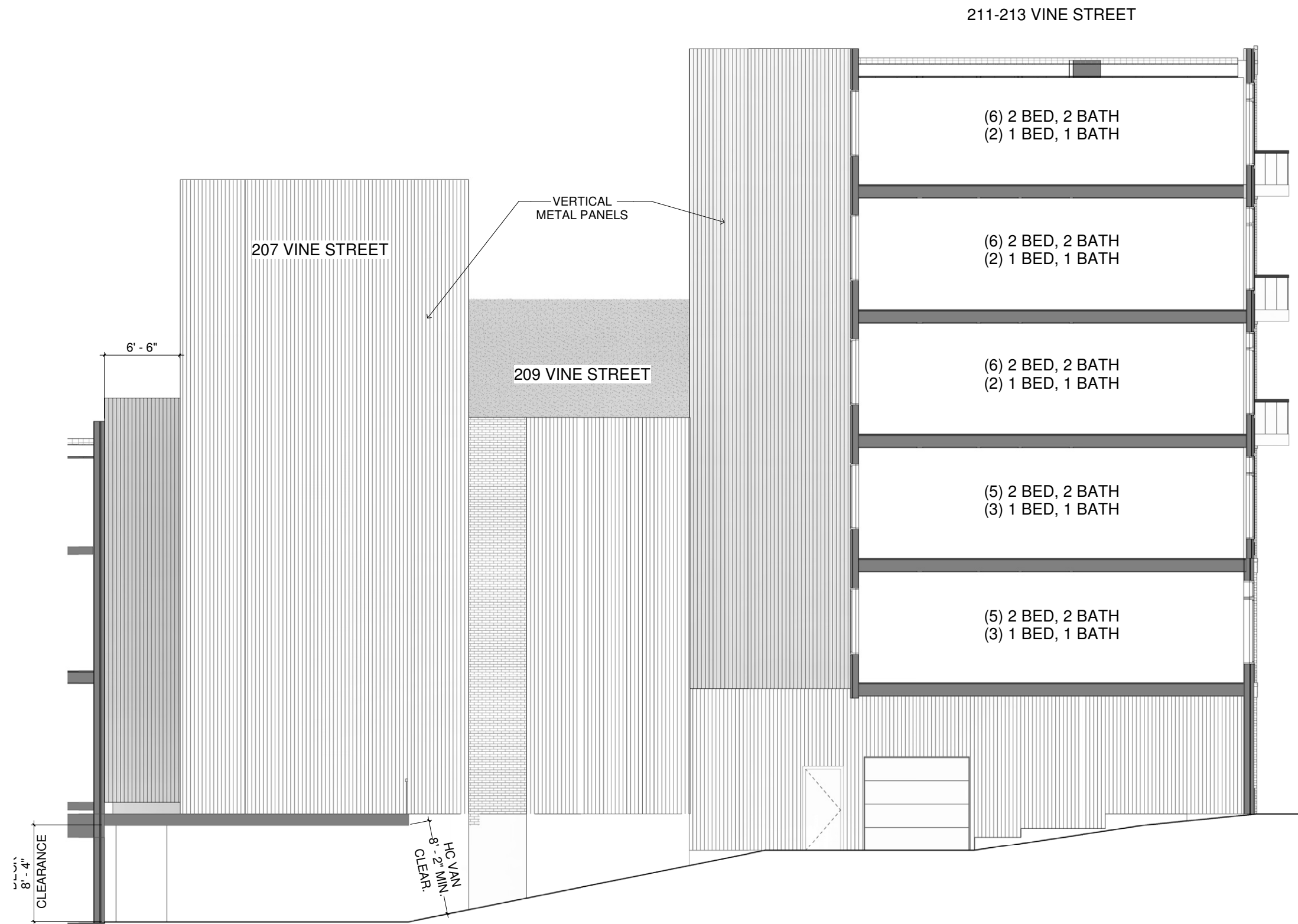
Section Through Ramp, Looking to Wood Street





VINE STREET

Section through Ramp, Looking to Vine Street



VINE STREET

Section through Ramp, Looking to Vine Street



VINE STREET

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211 - 213 Vine Street Corner



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ARCHITECTURE & DESIGN

VINE STREET

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211 - 213 Vine Street Corner

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VINE STREET

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Corner of American Street and Wood Street



VINE STREET

207-213 Vine Street, Philadelphia, PA | Greythorne Development, LLC

View along Wood Street

AS SUBMITTED



VINE STREET

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207 Vine Street

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April 13th, 2021







VINE STREET

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207 Vine Street



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ARCHITECTURE & DESIGN

VINE STREET

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207 Vine Street

CANNOdesign

May 4th, 2021

CANNOdesign
Select Project Experience:



1357 Ridge Avenue
50 Units, 49,988 SF
Completed Spring 2020



1732 Ridge Avenue
30 Units, 42,150 SF
Completed Fall 2020



631 North Broad Street
41 Units, 52,700 SF
Completed Summer 2019



845 North 15th Street
8 Units, 9,400 SF
Completed Fall 2020



723 North 6th Street
35 Units, 39,400 SF
Completed Spring 2021



965 Frankford Avenue
33 Units, 38,700 SF
Completed Spring 2021



1833 Fairmount Avenue
15 Units, 29,400 SF
Completed Winter 2013



600 - 642 Moore Street
58 Units, 73,400 SF
Anticipated Completion Summer 2021



2333 Fairmount Avenue
33 Units, 56,200 SF
Completed Fall 2019
2020 BIA Silver Award Winner



1720 Fairmount Avenue
18 Units, 24,700 SF
Completed Fall 2015
2020 BIA Best in Class Award Winner



Cambridge Court
13 Units, 23,000 SF
Completed Summer 2018



1723 Ridge Avenue
14 Units, 14,900 SF
Anticipated Completion Summer 2021

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