



2300 MARKET | Occupiable Balconies Public Presentation

Philadelphia, PA

12 March 2024

 **Breakthrough**
PROPERTIES

KIERANTIMBERLAKE



Culinary Arts
The Institute of Philadelphia

OTIS

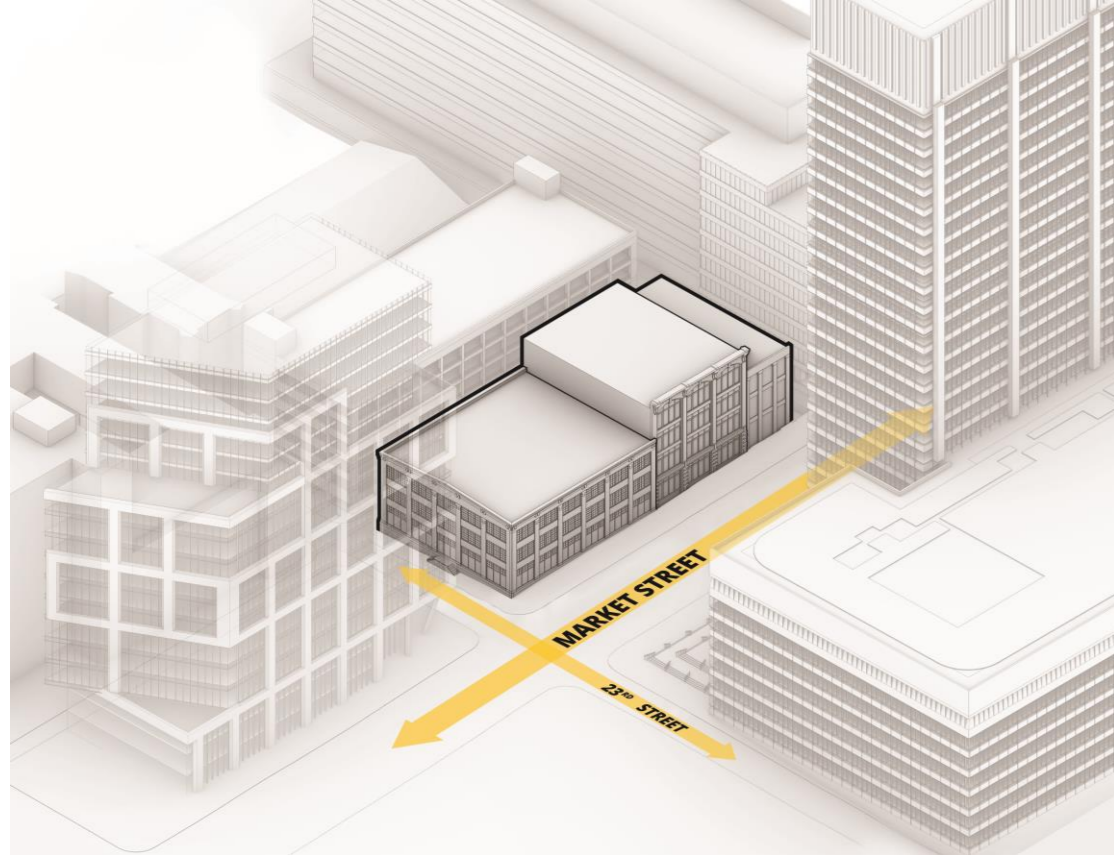
80066

WATZEL & BUCKLER, INC.
Electrical Contractors
215-464-8266

WATZEL & BUCKLER, INC.
Electrical Contractors
215-164-8266



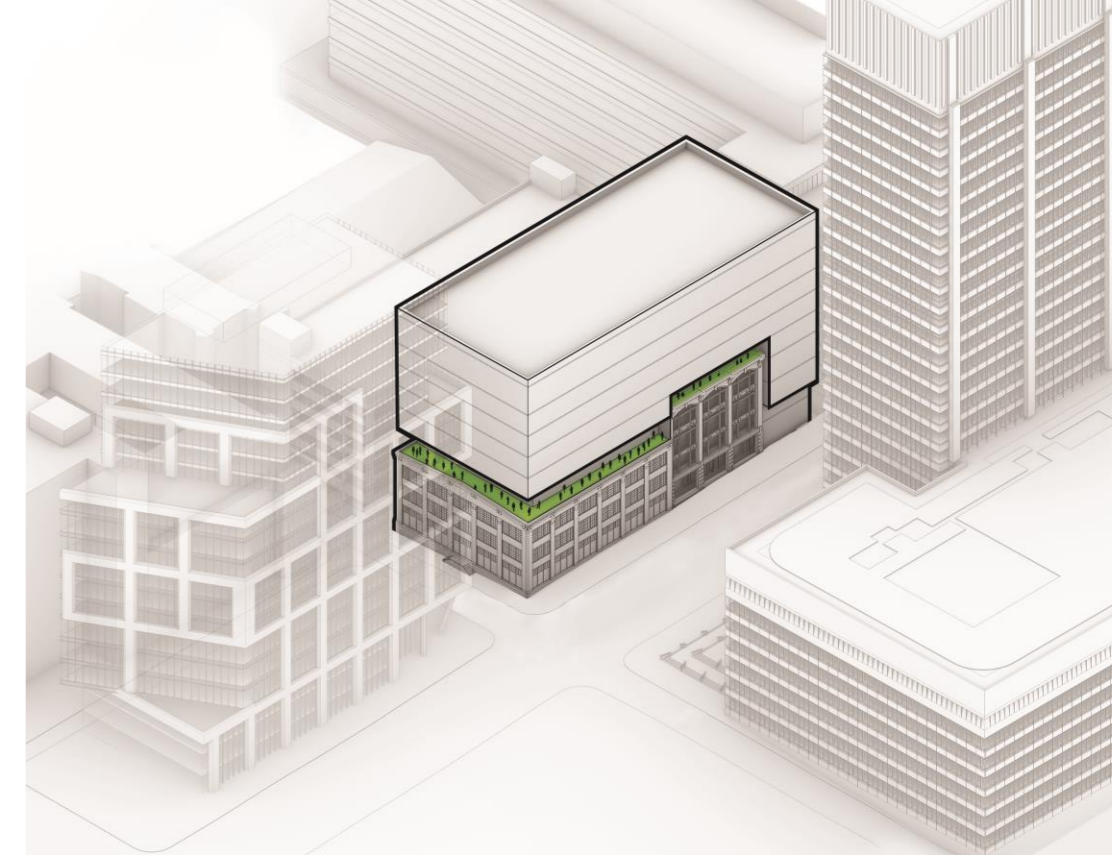
UNCHANGED FROM 2022 CDR PRESENTATION



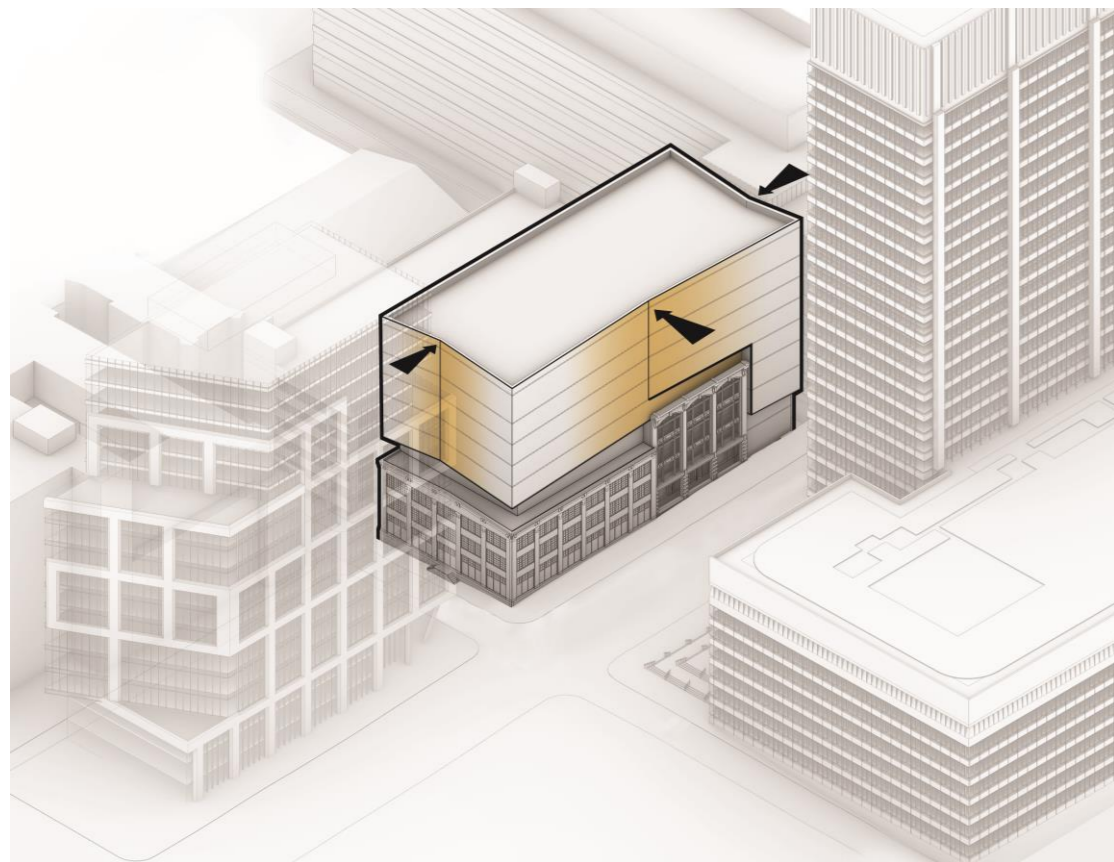
01. EXISTING BUILDINGS



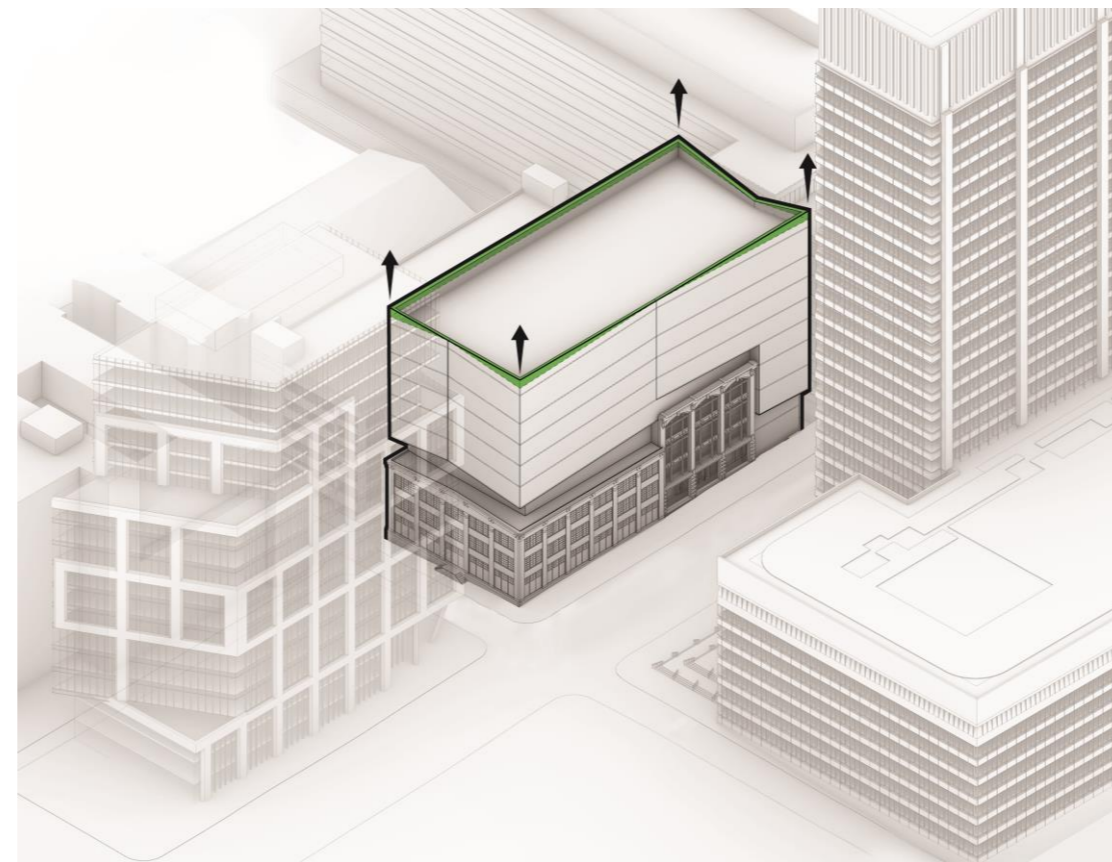
02. INITIAL OVERBUILD



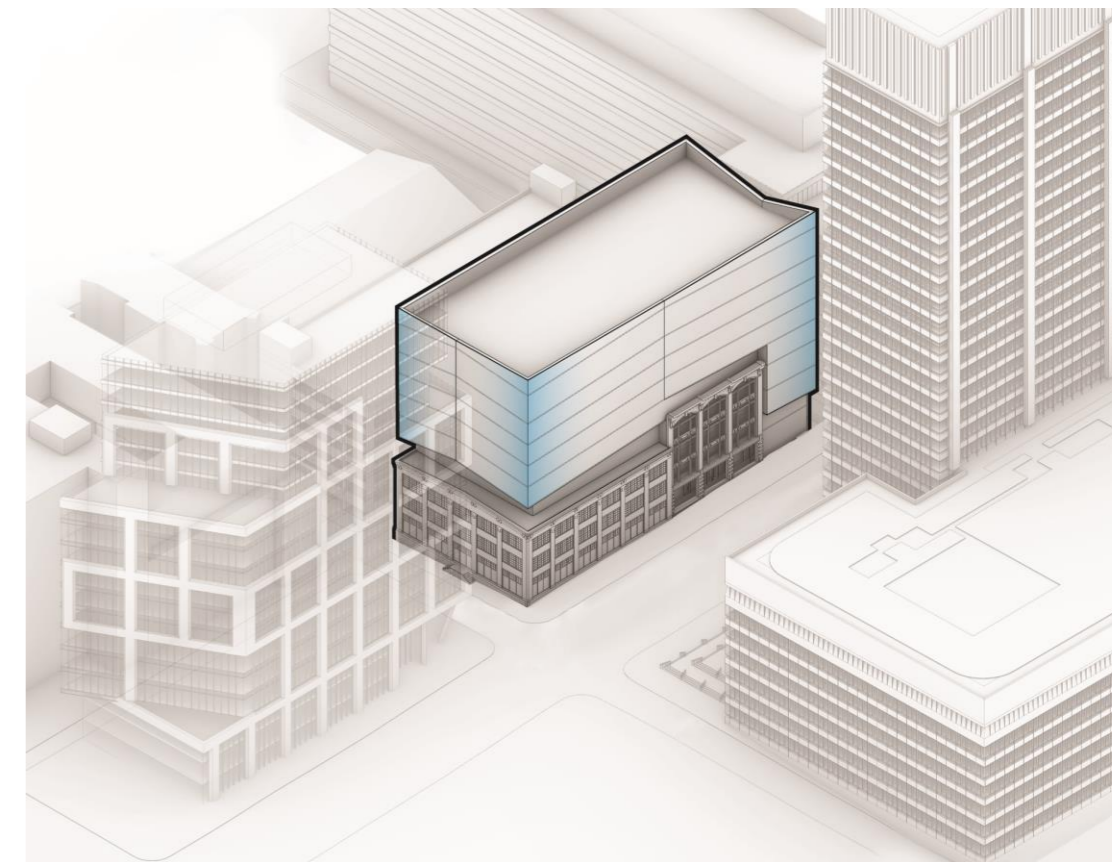
03. ELEVATED OUTDOOR AMENITIES



04. DYNAMIC MASSING



05. CORNERS ARTICULATED



06. VIEWS ACCENTUATED

UNCHANGED FROM 2022 CDR PRESENTATION

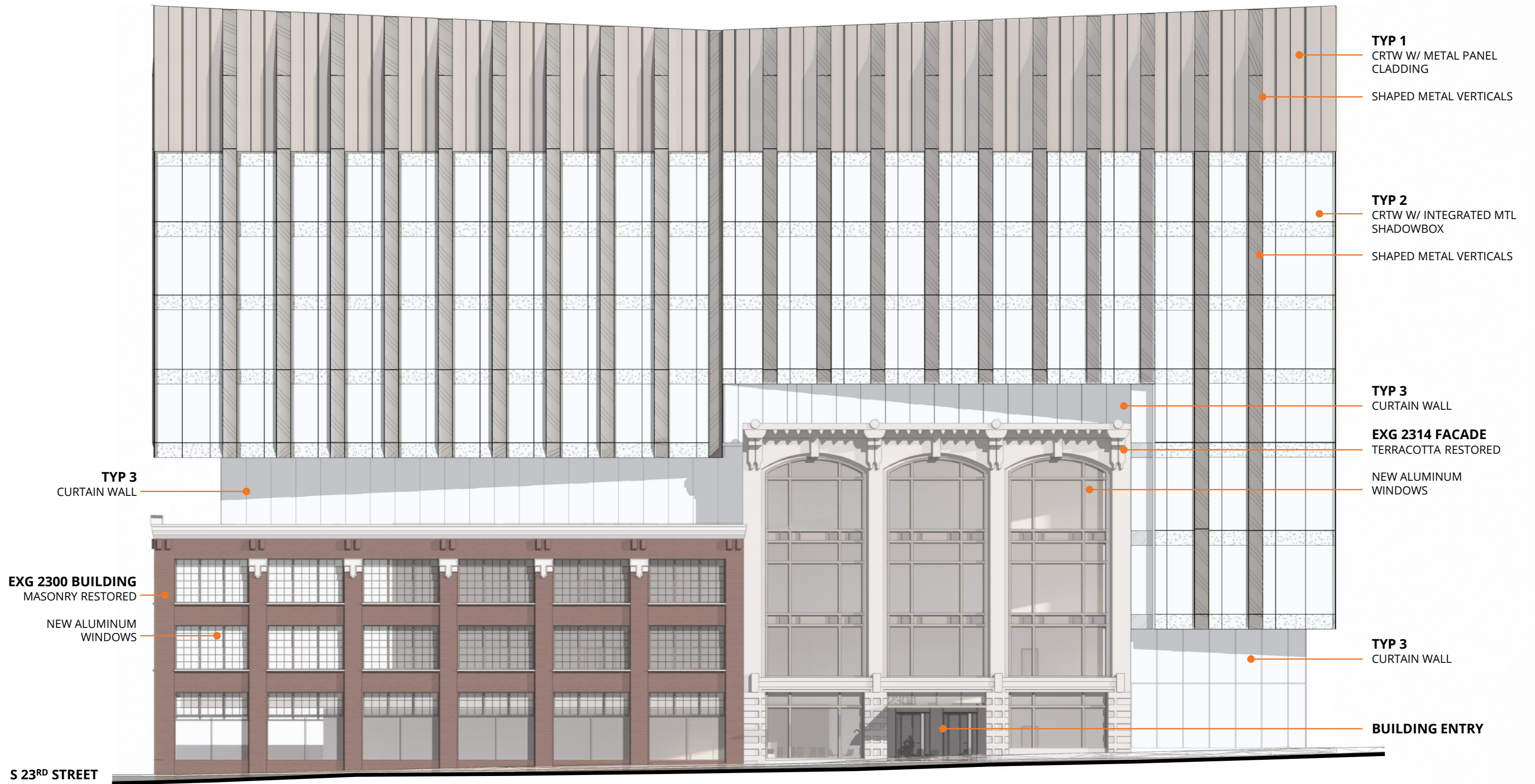
MASSING CONCEPT

2300 MARKET | BREAKTHROUGH PROPERTIES

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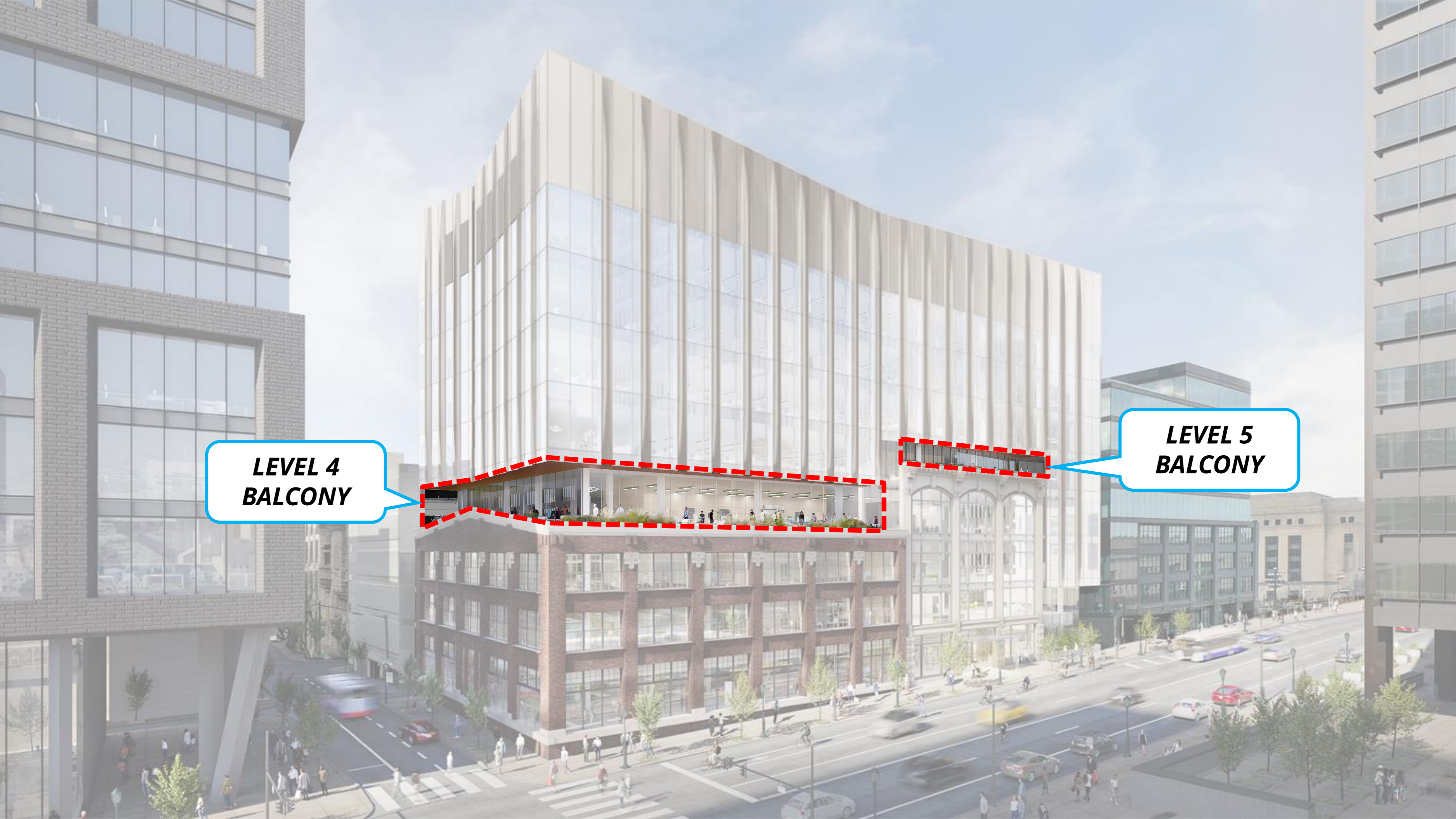


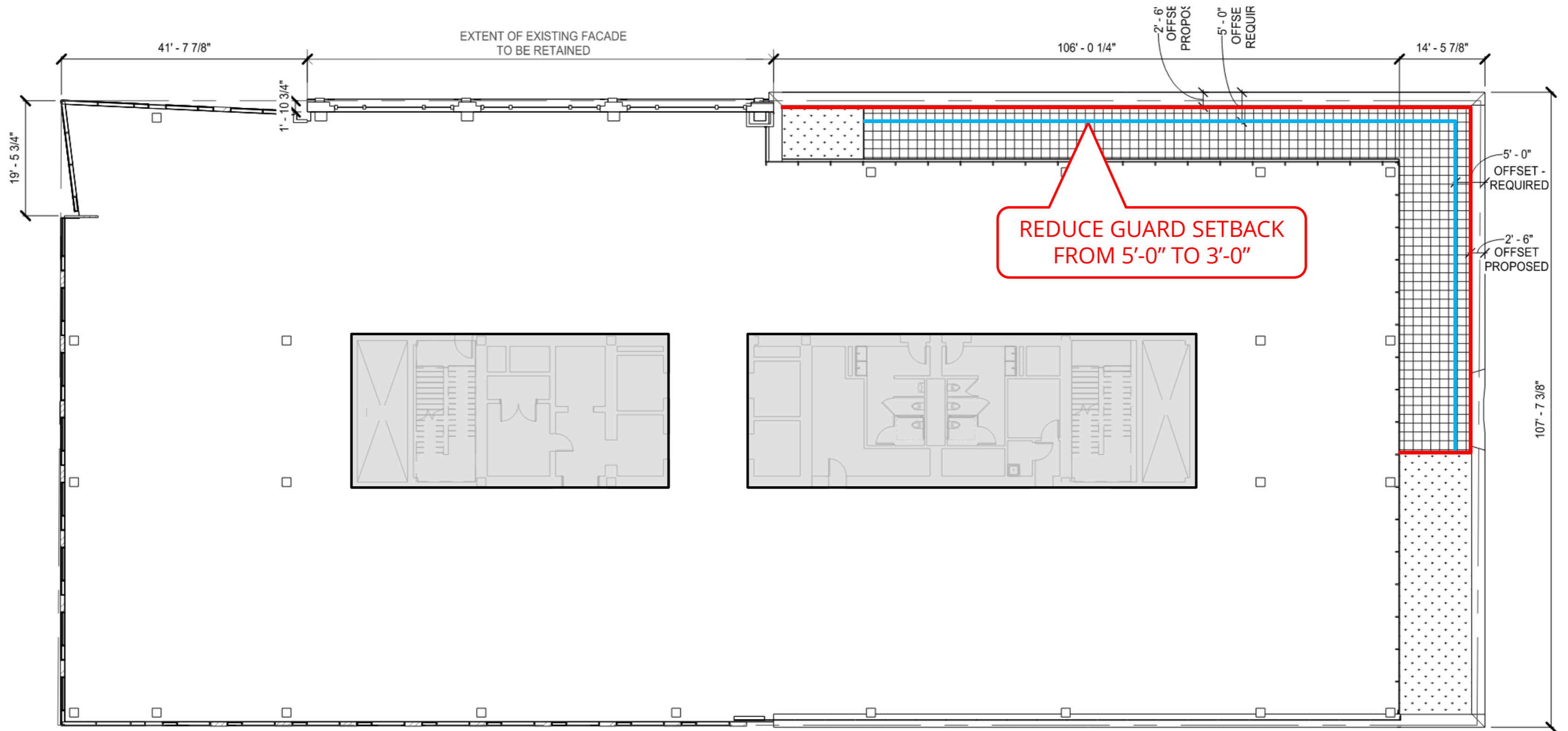
AVG GRD LEVEL
15.79'

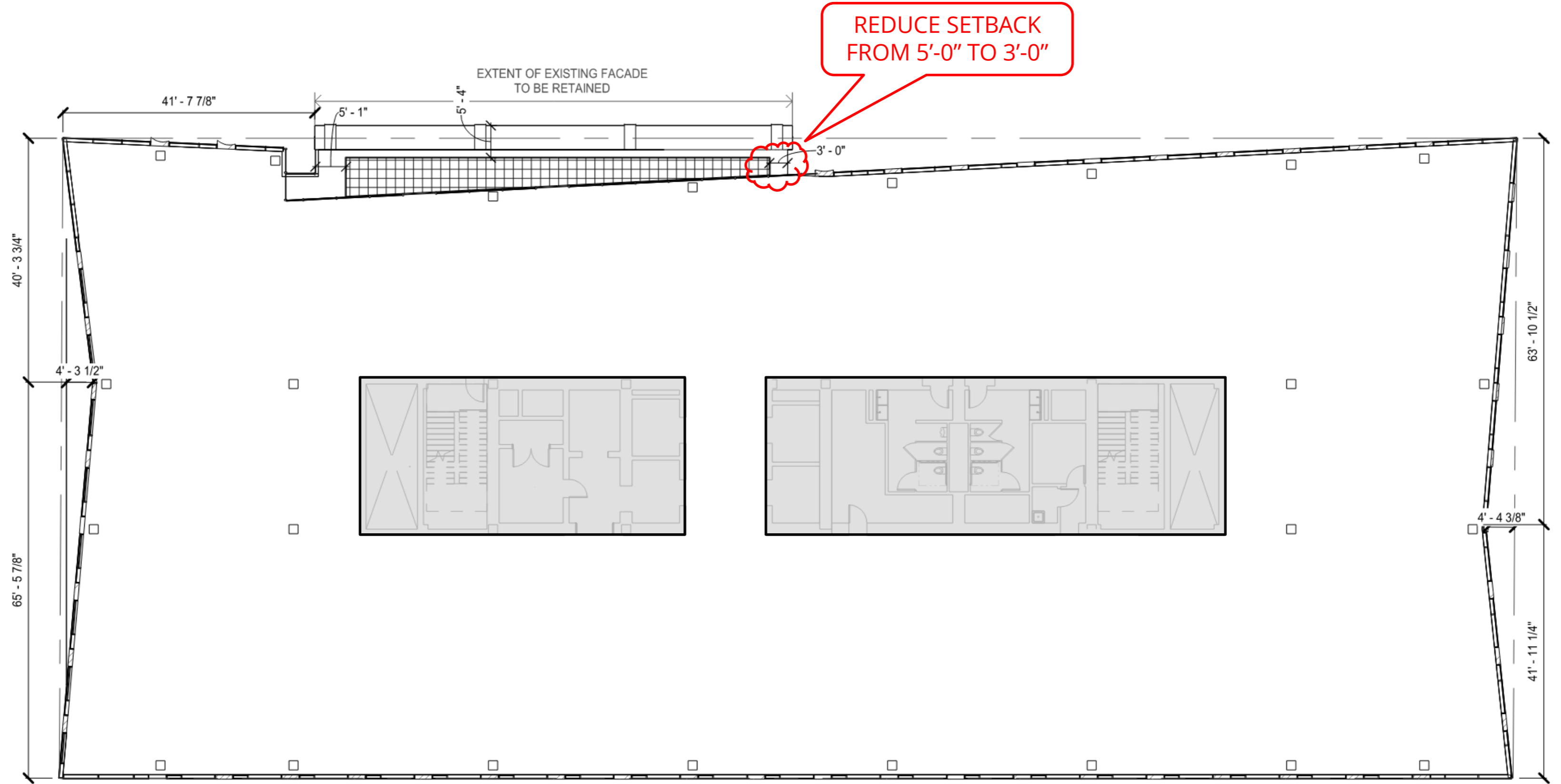
UNCHANGED FROM 2022 CDR PRESENTATION

**LEVEL 4
BALCONY**

**LEVEL 5
BALCONY**







REDUCE SETBACK
 FROM 5'-0" TO 3'-0"

EXTENT OF EXISTING FACADE
TO BE RETAINED

41' - 7 7/8"

5' - 1"

5' - 4"

3' - 0"

40' - 3 3/4"

63' - 10 1/2"

4' - 3 1/2"

65' - 5 7/8"

4' - 4 3/8"

41' - 11 1/4"



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