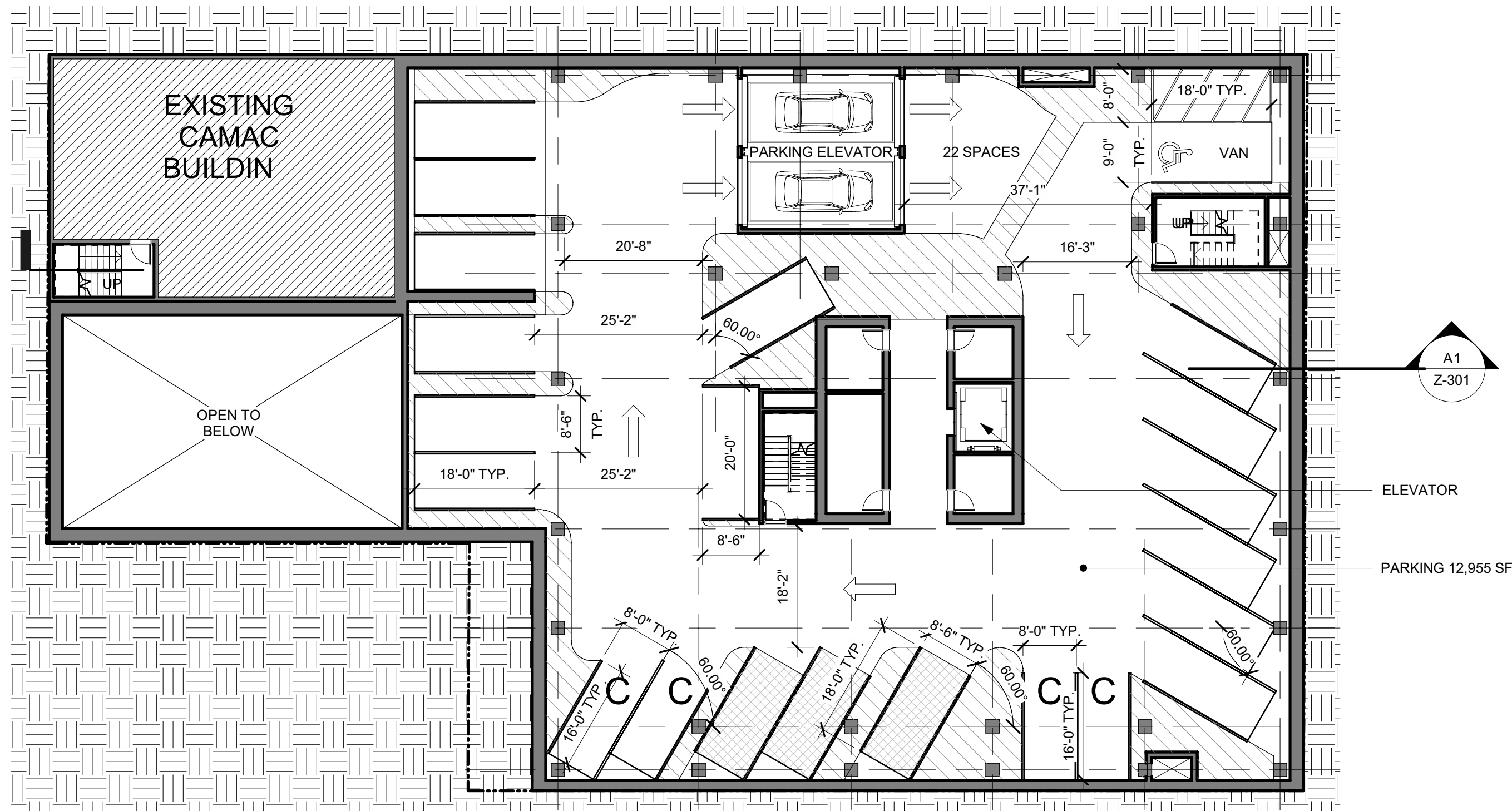
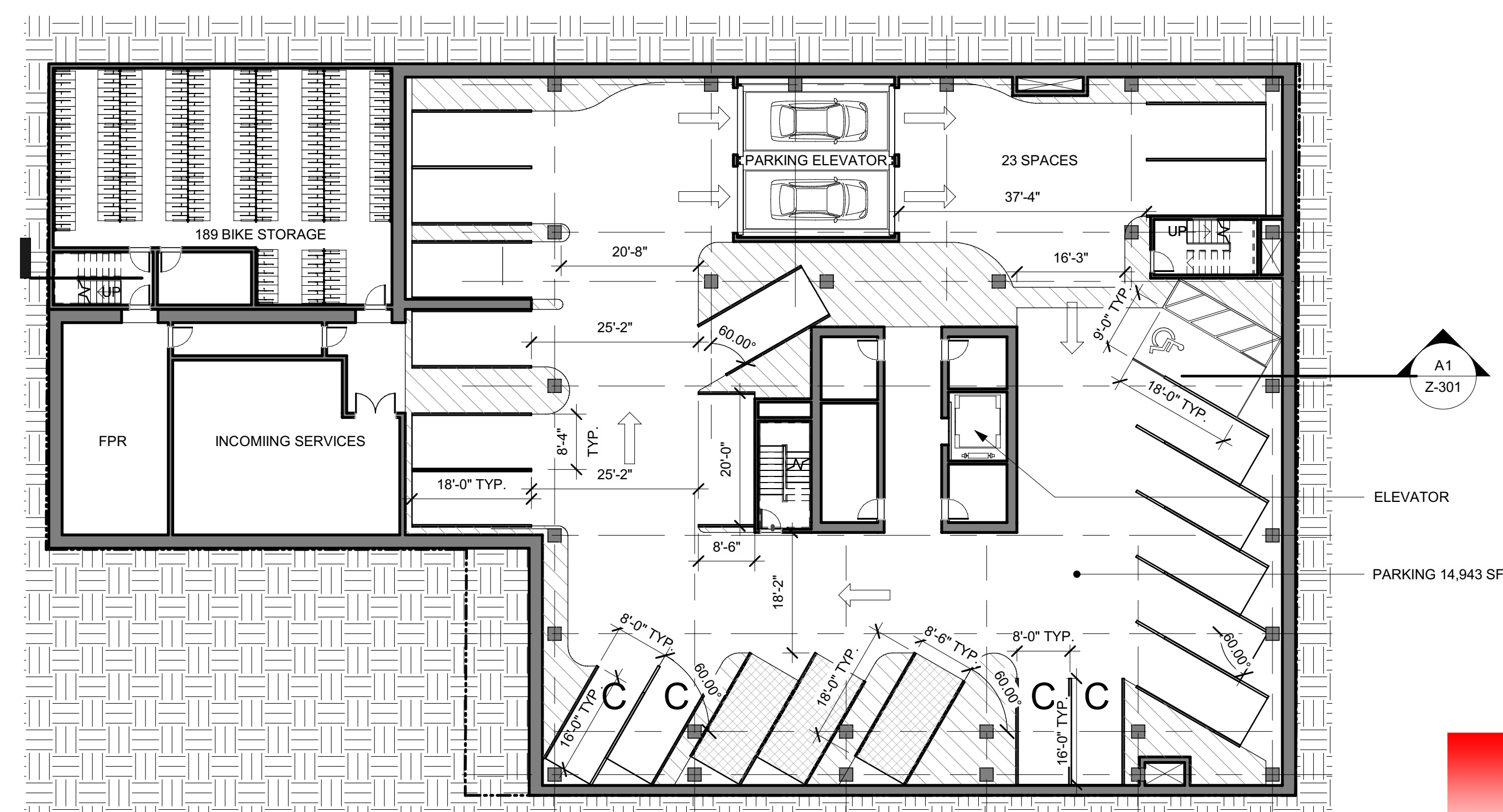
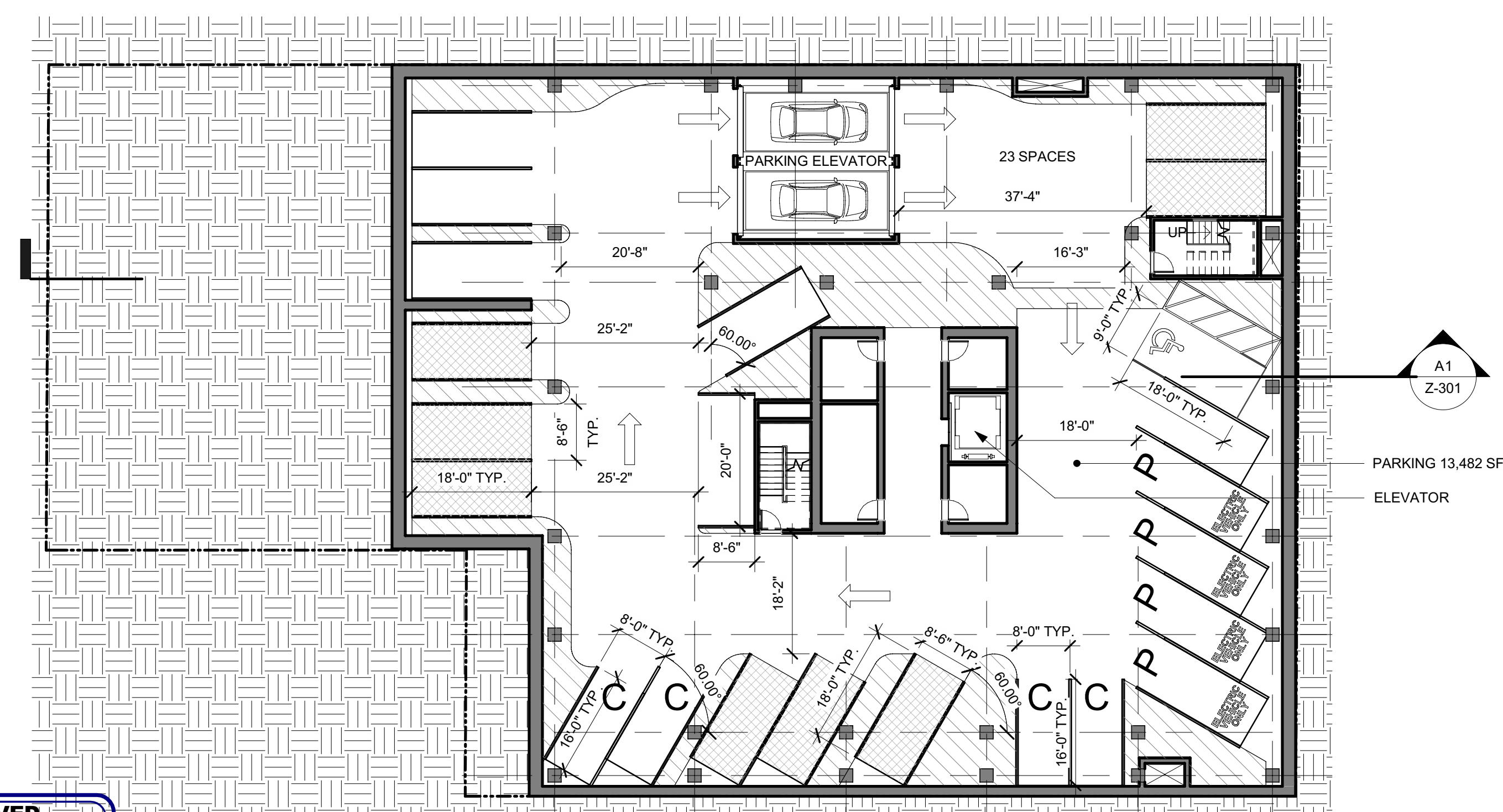




**D1 BASEMENT LEVEL 01**
Scale: 1/16" = 1'-0"**C1 BASEMENT LEVEL 0**
Scale: 1/16" = 1'-0"**A1 BASEMENT LEVEL 03**
Scale: 1/16" = 1'-0"

DEVELOPMENT DATA				
	REQUIRED / ALLOWED		PROPOSED	
ZONING	CMX-5		CMX-5	
US	RESIDENTIAL, RETAIL AS PERMITTED (MIXED-USE)		MULTI-FAMILY RESIDENTIAL (448 DWELLING UNITS), RETAIL SALES, ACCESSORY PARKING, AND OTHER USES AS PERMITTED IN CMX-5 DISTRICTS	
SITE AREA	18,434.4 SF			
GROSS FLOOR AREA	<u>ALLOWABLE GROSS FLOOR AREA</u>		<u>PROPOSED PLANS</u>	
	F.A.R. FOR ZONE CMX-5	12.00		
	F.A.R. BONUSES:		<u>GROSS FLOOR AREA</u>	<u>F.A.R.</u>
	UNDERGROUND PARKING	2.00	BASEMENT 03 PLAN	
	PUBLIC ART*	1.00	PARKING / SUPPORT SPACES	13,482 GSF
	<u>AFFORDABLE / LOW INCOME HOUSING**</u>	<u>4.00</u>	BASEMENT 02 PLAN	
	TOTAL	19.00	PARKING / SUPPORT SPACES	14,943 GSF
	GSF ALLOWED = 19.0 X 18,434.4 SF	<u>350,253 SF</u>	BASEMENT 01 PLAN	
			PARKING / SUPPORT SPACES	12,955 GSF
			GROUND FLOOR	
NOTES:		PARKING & LOADING	1,678 GSF	
* PUBLIC ART TO COMPLY WITH ALL REQUIREMENTS OF SECTION 14-702(5)		RETAIL	5,500 GSF	
** PAYMENT IN LIEU PURSUANT TO SECTION 14-702(7); 18,434.4 SQ. FT. LOT AREA X 4.0 MIXED INCOME HOUSING BONUS (LOW INCOME) = 73,737.6 SQ. FT. BONUS FLOOR AREA; 73,737.6 SQ. FT. X \$30 (LOW INCOME FACTOR) = \$2,212,128		LOBBY / SUPPORT SPACES	4,804 GSF	4,804 GSF
		RETAIL FLOOR 0		
		LOBBY / SUPPORT SPACES	1,397 GSF	1,397 GSF
		RETAIL	13,380 GSF	-
		RETAIL FLOORS 03		
		RES / SUPPORT SPACES	4,970 GSF	4,970 GSF
		RETAIL	7,769 GSF	
		RESIDENTIAL FLOORS (4-26)		
		RESIDENTIAL / SUPPORT SPACES	292,997 GSF	292,997 GSF
		AMENITY LEVEL (27)		
		AMENITY	9,217 GSF	9,217 GSF
		RESIDENTIAL PENTHOUSE (28-31)		
		RESIDENTIAL / SUPPORT SPACES	36,868 GSF	36,868 GSF
		MECHANICAL PENTHOUSE (32)		
		MECHANICAL	9,217 GSF	-
		EXISTING CAMAC BUILDING		
		RETAIL	13,350 GSF	-
		TOTAL GSF	442,527 GSF	350,253 GSF
		RETAIL TOTAL		
		PROPOSED RETAIL	GROSS FLOOR AREA	F.A.R.
		CAMAC BUILDING RETAIL	26,649 GSF	-
			13,350 GSF	-
		TOTAL GSF	39,999 GSF	
COVERAG	PER SECTION 14-701-3			
	MAX. OCCUPIED AREA (% OF LOT)	100%	MAX. OCCUPIED AREA:	14,867 SF / 18,434.4 SF 80.65%
SETBACKS	MIN. SIDE YARD WIDTH, EACH (FT.)	8'-0", IF USED	N/A	
PARKING	PROVIDE 3 SPACES PER 10 DWELLING UNITS 448 UNITS = 135; RETAIL - NO PARKING REQUIRED THE MAXIMUM NUMBER OF COMPACT SPACES IS 25% OF THE TOTAL: 135 x 0.25 = 34 SPACES REDUCE (4) SPACES FOR EVERY (1) RESERVED AUTO-SHARE SPACE UP TO 40%; 135 x .40= 54 SPACES (REDUCTION) REDUCE (1) SPACE FOR EVERY (5) CLASS 1 BICYCLE SPACES UP TO 10%; 135 x .10 = 13 SPACES (REDUCTION)		135 REQUIRED SPACES - 54 (AUTO-SHARE REDUCTION) - 13 (BICYCLE PARKING REDUCTION) = <u>68 TOTAL SPACES</u> 68 PARKING SPACES PROVIDED 14 CAR SHARE SPACES 12 COMPACT SPACES 3 ACCESSIBLE SPACES 4 ELECTRICAL CHARGING SPACES / PREFERENTIAL PARKING (5%)	
BICYCLE PARKING	RESIDENTIAL: 1 PER 3 DWELLING UNITS 448 UNITS = 150 SPACES REQUIRED RETAIL: 1 PER 10,000 SF 27,391 SF RETAIL = 3 SPACES REQUIRED PARKING SPACE REDUCTION = 70 SPACES REQUIRED		141 CLASS 1 BIKE SPACES PROVIDED IN CAMAC BUILDING 150 + 3 + 70 (PARKING REDUCTION) = <u>223 TOTAL SPACES</u>	
OFF STREET LOADING	RESIDENTIAL: 200,001 SF - 500,000 SF COMMERCIAL: LESS THAN 40,000 SF TOTAL SPACES REQUIRED**	2 SPACES 0 SPACES 2 SPACES	2 LOADING SPACE PROVIDED (2) 30' L X 10' W X 14'H PURSUANT TO SECTION 14-806(4) ADJUSTMENT TO LOADING REQUIREMENTS	
	**MIXED USE BUILDING, PER SECTION 14-806			
NOTES	1. PLANS COMPLY WITH FORM AND DESIGN STANDARDS OF SECTION 14-703. 2. LIGHTING ON SITE SHALL COMPLY WITH REQUIREMENTS OF SECTION 14-707. 3. DRIVEWAYS THAT CROSS PUBLIC SIDEWALKS SHALL BE AT THE SAME LEVEL AS THE SIDEWALK PER SECTION 14-803(4)(B)(1). 4. SCOPE OF HISTORICAL COMMISSION DESIGNATION LIMITED TO "1907 BUILDING" AS DEFINED IN HISTORICAL COMMISSION DECISION. 5. 200 S. 12TH STREET AND 204 S. 12TH STREET TO BE TREATED AS ONE ZONING LOT PURSUANT TO ZONING LOT DECLARATION AGREEMENT.			

TOTAL PARKING COUNT

STANDARD	COMPACT	PREFERENTIAL	ACCESSIBL	TOTAL (SPACES REQUIRED)	PROVIDED
49 SPACES	12 SPACES (17.6%)	4 SPACES	3 SPACES	68 SPACES	68 SPACES

TOTAL BIKE STORAGE COUNT

RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	TOTAL (SPACES REQUIRED)	PARKING REDUCTION	PROVIDED
150 SPACES*	3 SPACES	153 SPACES	70 SPACES*	223 SPACES

* CLASS 1A BICYCLE PARKING REQUIRED

PARKING SYMBOL LEGEND

P	- PREFERENTIAL SPAC	♿	- ACCESSIBLE SPAC
C	- COMPACT SPAC	⬜	- AUTOSHARE SPAC

PROJECT TITLE

204 S 12TH STREET
204 S 12TH STREET
PHILADELPHIA, PA
19107

CLIENT

MIDWOOD INVESTMENT &
DEVELOPMENT
430 PARK AVENUE, 505
NEW YORK, NY 10022

CIVIL ENGINEER

BOHLER ENGINEERING
1515 MARKET STREET
SUITE 920
PHILADELPHIA, PA 19102

STRUCTURAL ENGINEER

WSP USA
ONE PENN PLAZA
250 W 34TH STREET
NEW YORK, NY 10119

MEP / AV / IT ENGINEER

BALA CONSULTING ENGINEER
443 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406

VERTICAL TRANSPORTATION

VDA (VAN DUSEN & ASSOCIATE)
221 LAUREL ROAD
SUITE 130
VOORHEES, NJ 08043

ACOUSTICAL

LONGMAN LINDSEY
200 WEST 41ST STREET, SUITE
1100
NEW YORK, NY 10036

LIGHTING

THE LIGHTING PRACTICE
THE PUBLIC LEDGER BUILDING
600 CHESTNUT STREET, SUITE 772
PHILADELPHIA, PA 19106

SEAL

ROW LOG #2020-9265

PROJECT NO

1812000

FIRST ISSUE DATE

3/23/2020

FILE

SCALE

As indicated

DRAWN BY

NPN

REVIEWED

BD

NO

ISSUE NAME

DATE

1

ZONING SET
REVISIONS

02 FEBRUARY 2020
26 MAY 2020

SHEET TITLE

ZONING FLOOR PLANS

SHEET NO

PROJECT TITLE
204 S 12TH STREET
204 S 12TH STREET
PHILADELPHIA, PA 19107

CLIENT
MIDWOOD INVESTMENT &
DEVELOPMENT
430 PARK AVENUE, 505
NEW YORK, NY 10022

CIVIL ENGINEER
BOHLER ENGINEERING
1515 MARKET STREET
SUITE 920
PHILADELPHIA, PA 19102

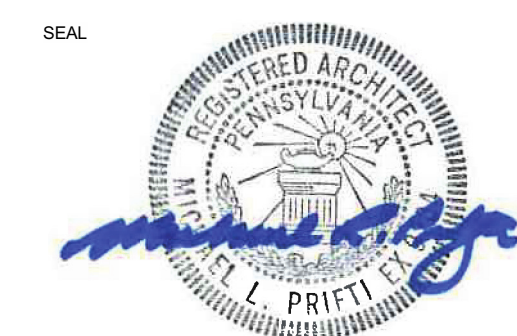
STRUCTURAL ENGINEER
WSP USA
ONE PENN PLAZA
250 W 34TH STREET
NEW YORK, NY 10119

MED / AV / IT ENGINEER
BALA CONSULTING ENGINEER
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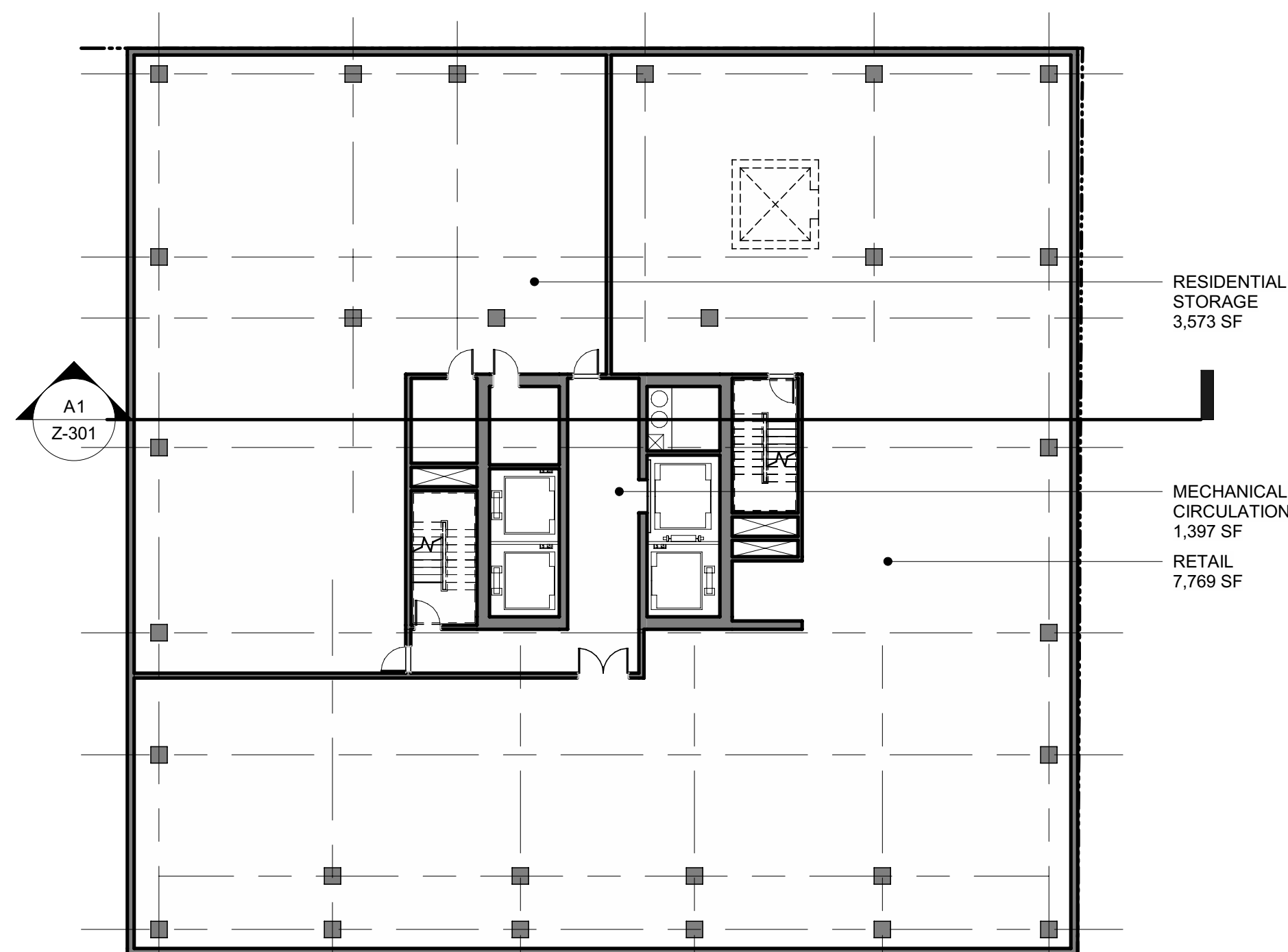
PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
20-9265
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:

COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)

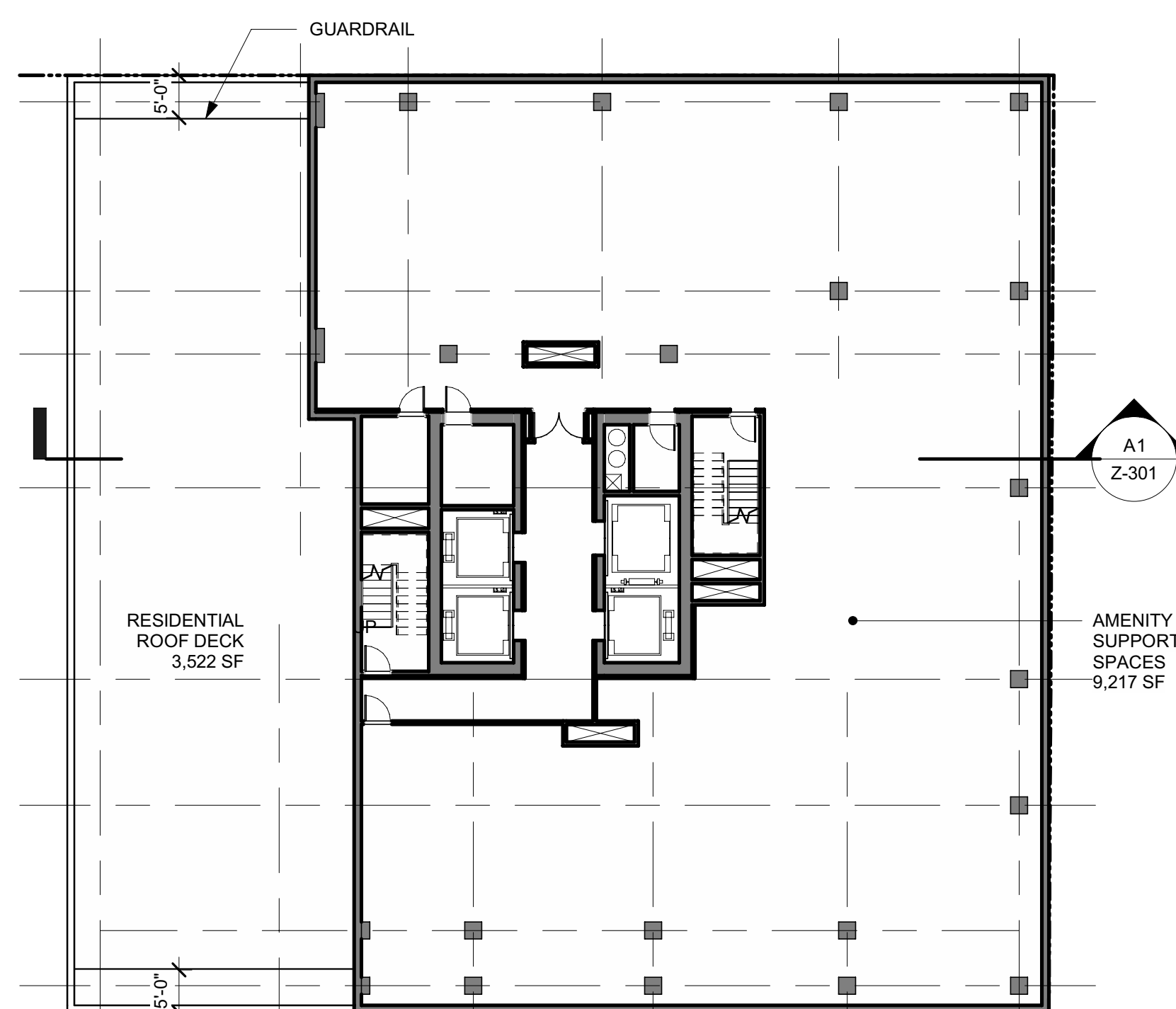
DETAILED REVIEW FOR MINOR SITE PLAN

✓ COORDINATED REVIEW FOR MAJOR SITE PLAN:

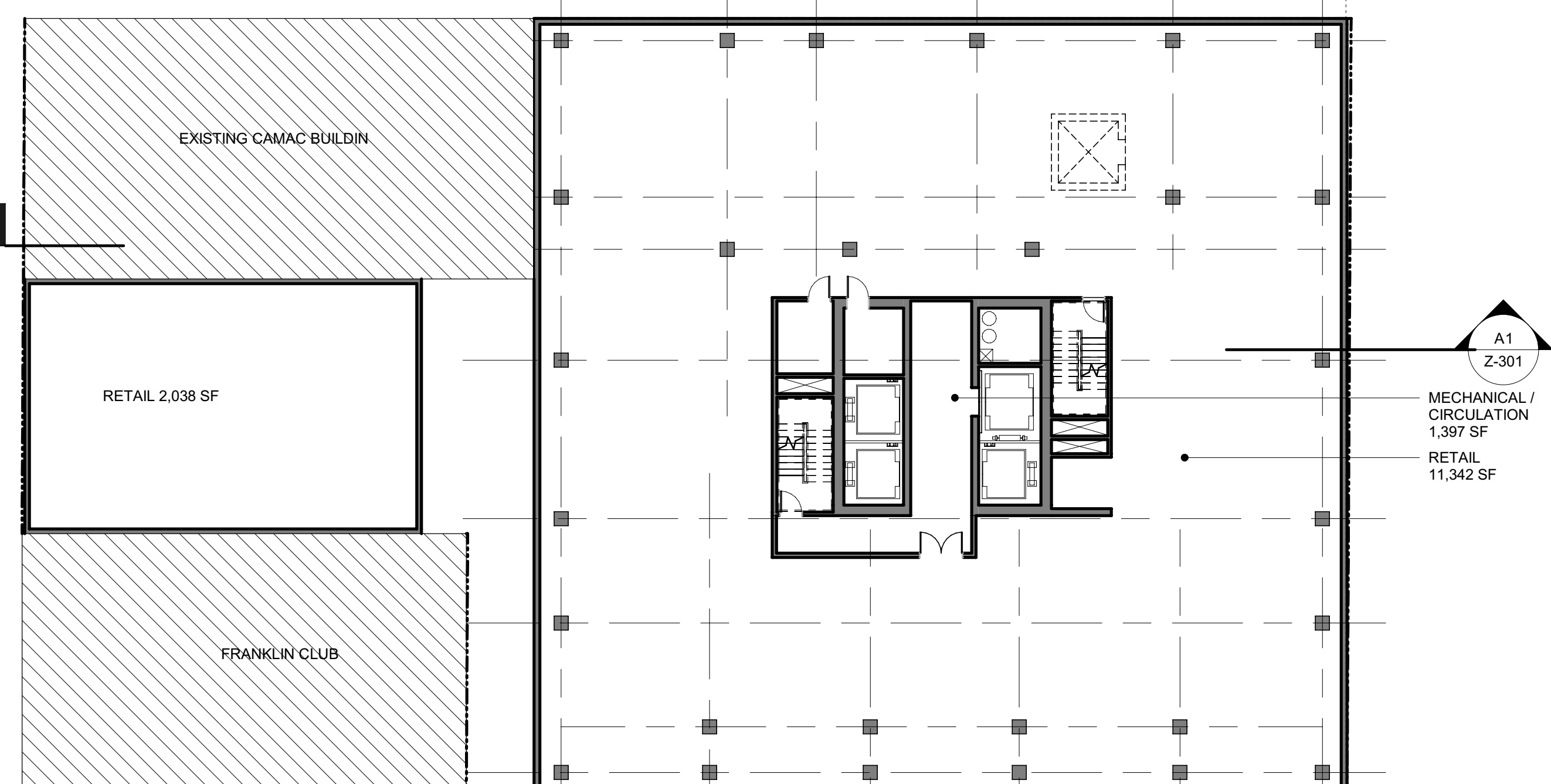
CITY PLAN ACTION
✓ OTHER _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
ON: 11/16/2020 Date: 06/29/2020
FOR CHIEF HIGHWAY ENGINEER



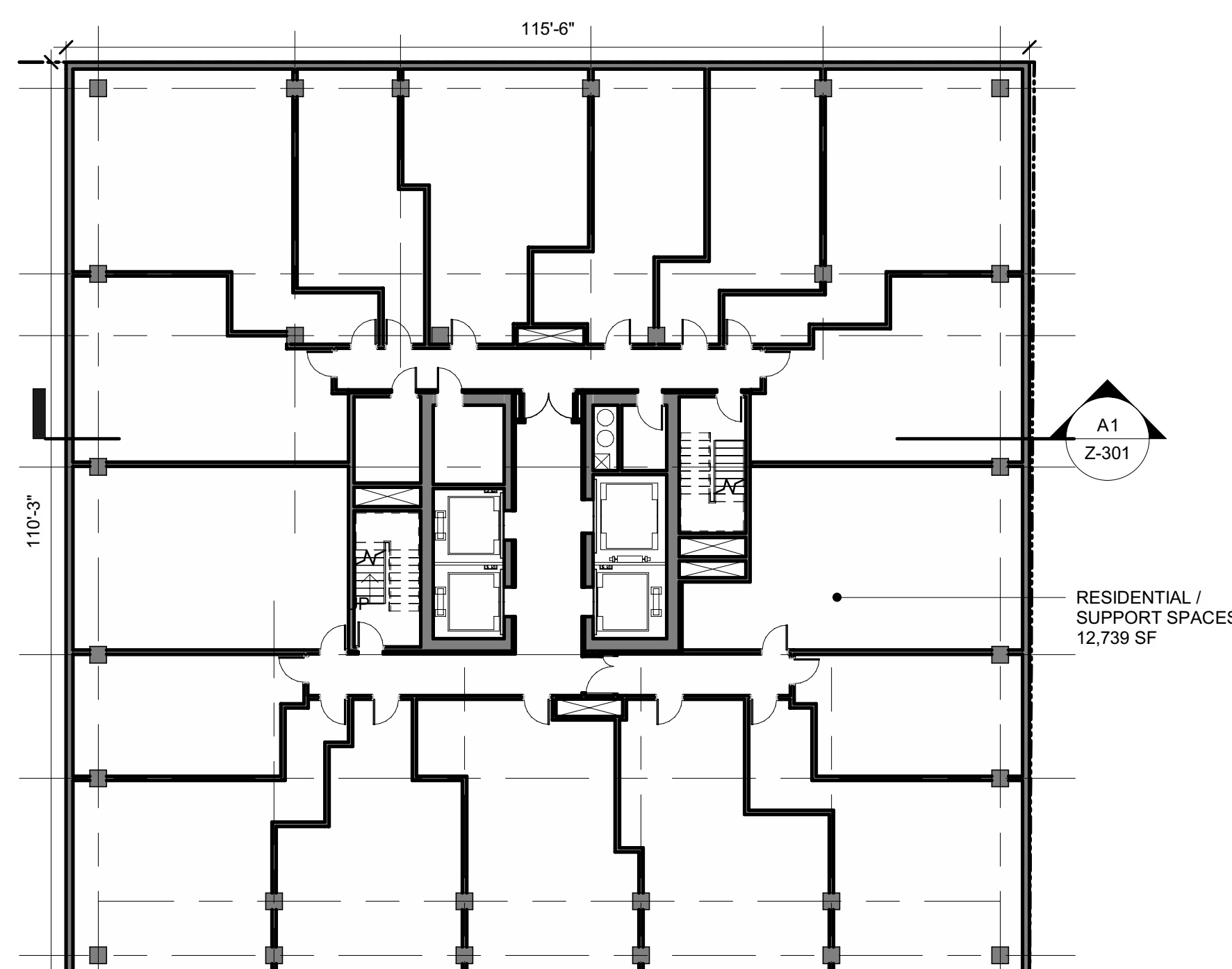
D1 RETAIL LEVEL 03
Scale: 1/16" = 1'-0"



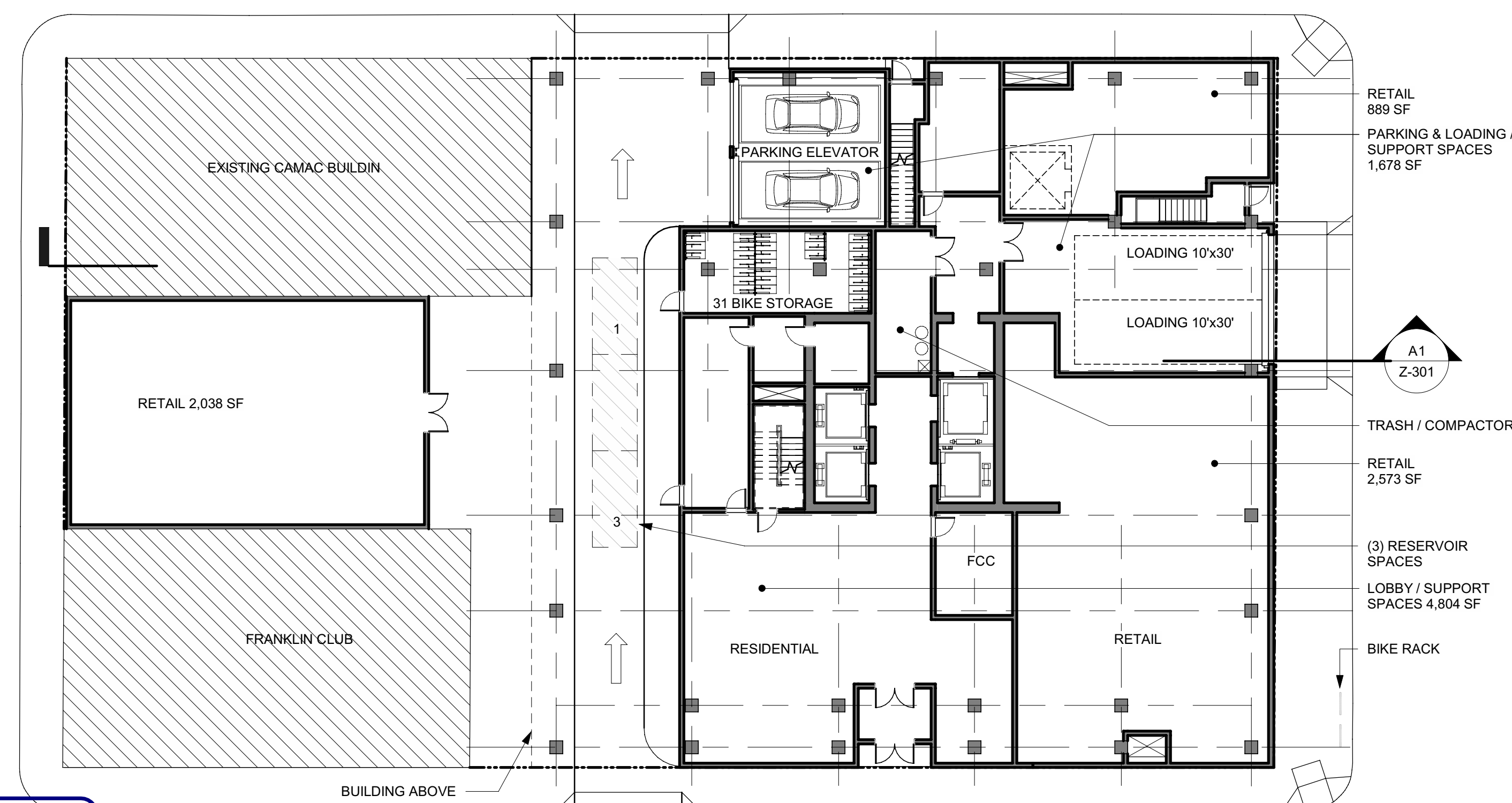
D3 AMENITY LEVEL 27
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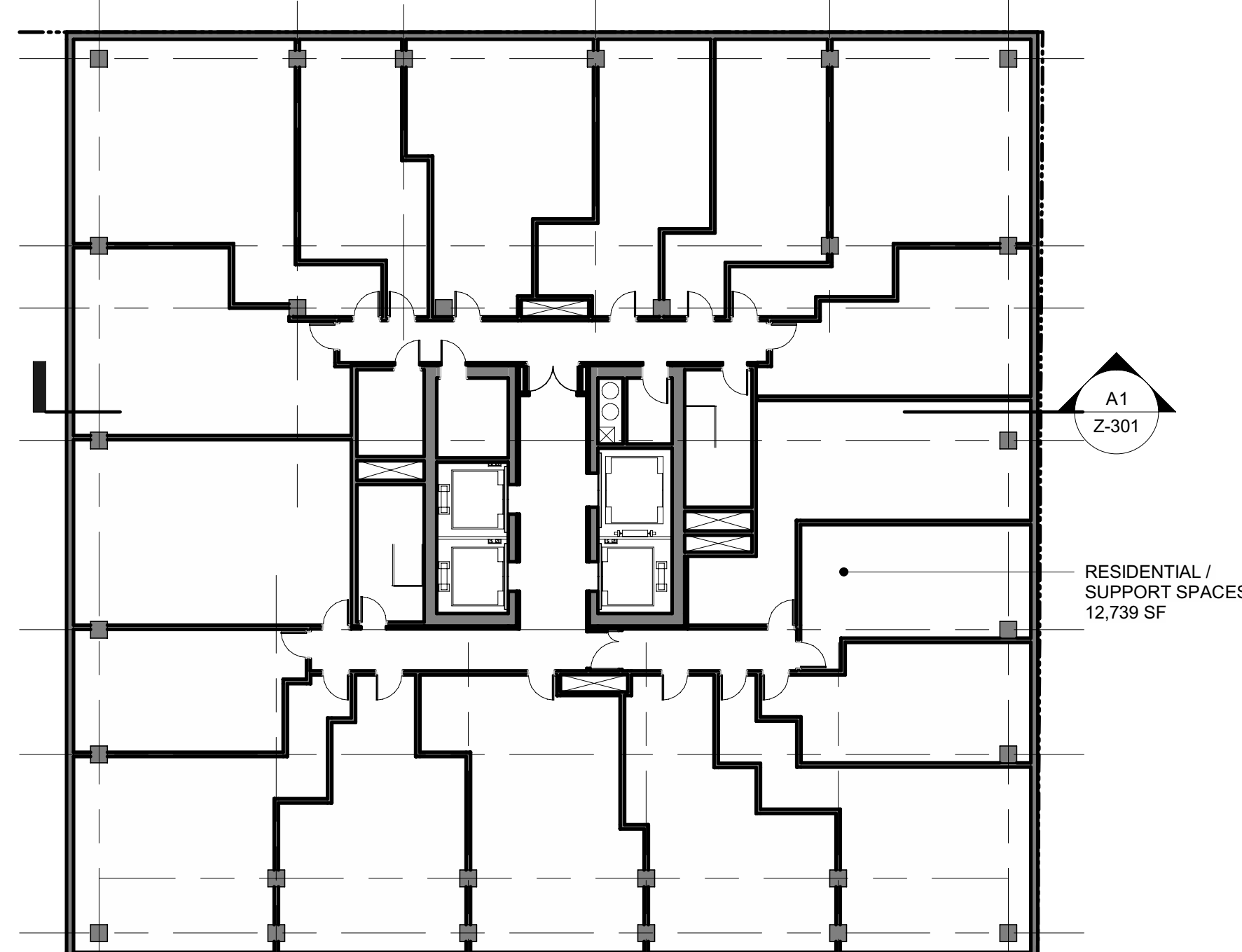
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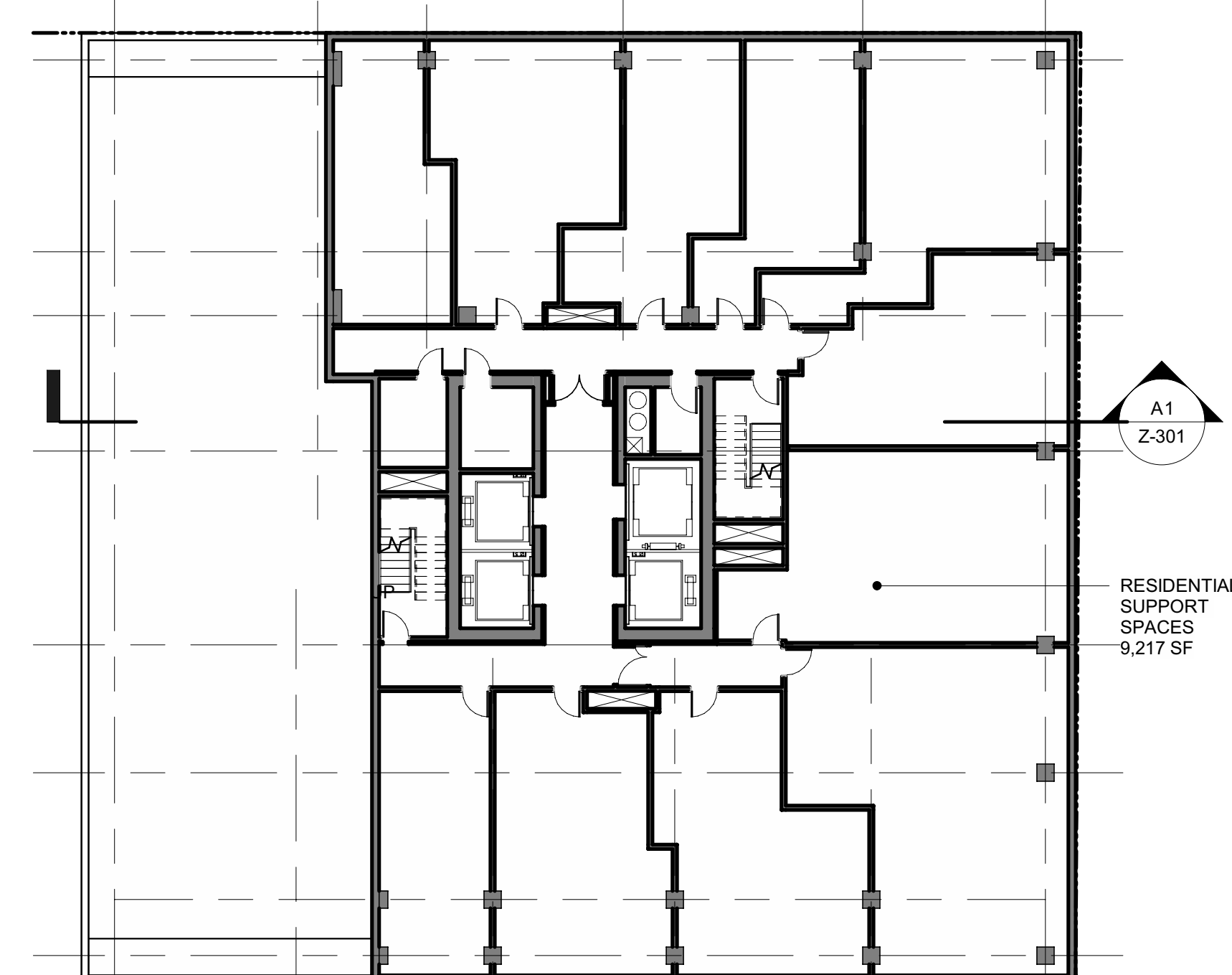
C3 TYPICAL LEVEL 17-26
Scale: 1/16" = 1'-0"



A1 GROUND LEVEL
Scale: 1/16" = 1'-0"



A3 TYPICAL LEVEL 04-16
Scale: 1/16" = 1'-0"



A5 RESIDENTIAL PENTHOUSE - LEVEL 28-31
Scale: 1/16" = 1'-0"

ROW LOG #2020-9265

PROJECT NO	1812000	FIRST ISSUE DATE	03/21/20
FILE		SCALE	1/16" = 1'-0"
DRAWN BY	Author	REVIEWED	Checker
NO	ISSUE NAME	DATE	
	ZONING SET	02 FEBRUARY 2020	

SHEET TITLE
ZONING FLOOR PLANS

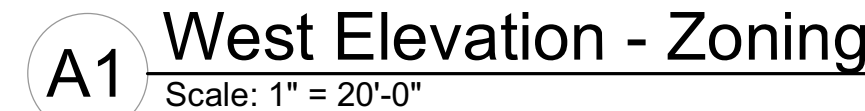
SHEET NO

SEAL

NO	ISSUE NAME	DATE
	ZONING SET	02 FEBRUARY 2020

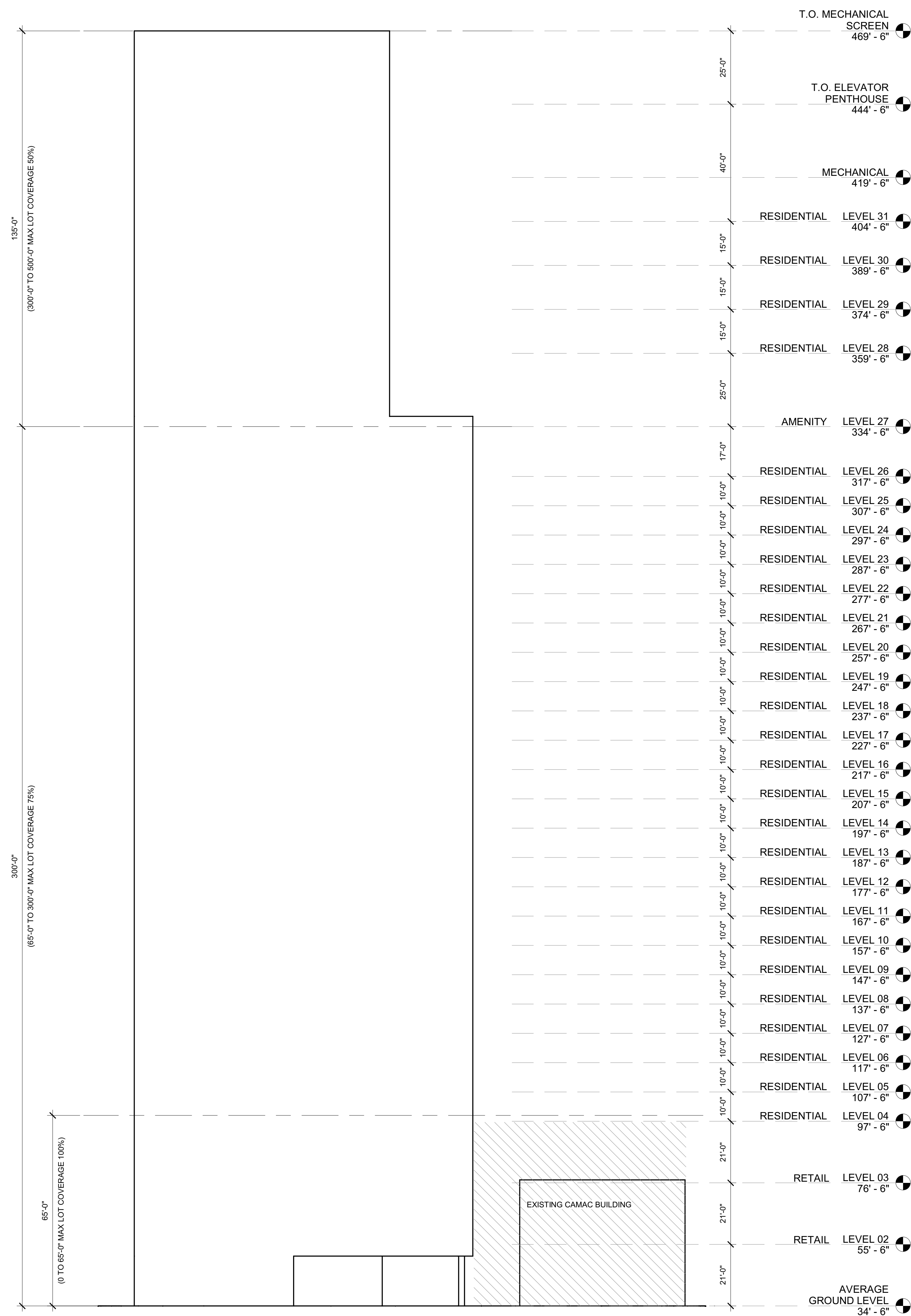
SHEET NO. _____

Z-201



SHEET NO.

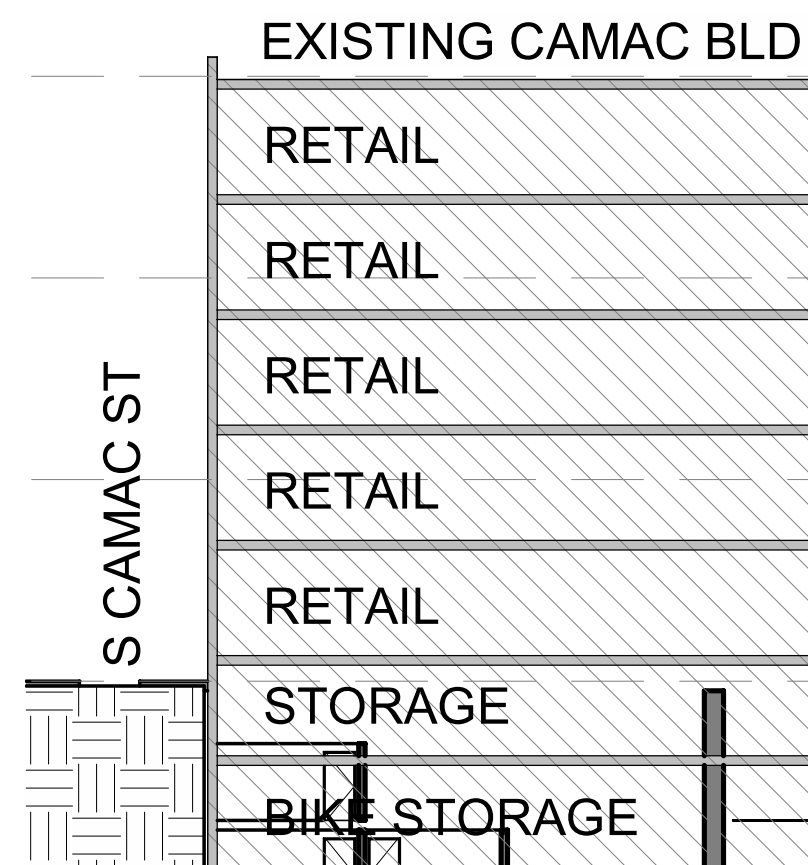
Z-202



AA4 NORTH ELEVATION
Scale: 1" = 20'-0"

ET NO

Z-301



A1 BUILDING SECTION
Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

	PHILADELPHIA DEPARTMENT OF STREETS	20-9265
	DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT	
	-- APPROVAL FOR ZONING ONLY --	
	<u>NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE</u>	
	<u>DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN</u>	
	THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,	
	AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT	
	ENCROACHMENT ORDINANCE REQUIRED FOR:	
	COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)	
	DETAILED REVIEW FOR MINOR SITE PLAN	
☒	COORDINATED REVIEW FOR MAJOR SITE PLAN:	
	CITY PLAN ACTION	
☒	OTHER: _____ Unservice, Approval of Zoning Code Off-Street Loading Space Waiver Request, TIS Required for Building Permit	
APPLIED ELECTRONICALLY BY STREETS STAFF:		
ON:		Date: 06/29/2020
	FOR CHIEF HIGHWAY ENGINEER	

Approved for Zoning Only

Zoning Permit

Permit Number ZP-2020-000710C

LOCATION OF WORK 204 S 12TH ST, Philadelphia, PA 19107-5515	PERMIT FEE \$770.00	DATE ISSUED 7/20/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5, CMX5	

PERMIT HOLDER SOUTH 12TH STREET OWNER L	430 PARK AVENUE SUITE 505 NEW YORK NY 10022
--	---

APPLICANT David Gest DBA: Ballard Spahr, LLP	1735 Market Street51st FloorPhiladelphia, PA 19103USA
---	---

TYPE OF WORK Conditional Zoning Approval

APPROVED DEVELOPMENT FOR THE CONDITIONAL APPROVAL OF THE FOLLOWING: FOR THE ESTABLISHMENT OF A UNITY OF USE TO CREATE ONE (1) LOT FOR ZONING PURPOSES WITH RESTRICTIVE COVENANTS AND AGREEMENTS TO BE RECORDED BY DEED TO BIND CURRENT AND FUTURE OWNERS OF THE CONTIGUOUS TWO (2) PARCELS TO PRESERVE THE UNITY OF USE AND THE LEGALITY OF THE ENTIRE PROJECT THAT STEMS FROM THE SINGLE ZONING LOT TREATMENT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, PROOF OF RECORDATION OF EASEMENTS, AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED. FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH UNDERGROUND ACCESSORY PARKING GARAGE (68 SPACES TOTAL), BICYCLE SPACES (223 SPACES TOTAL); FOR USE AS HOUSEHOLD LIVING (448 DWELLING UNITS) TO INCLUDE MIXED-INCOME HOUSING, PUBLIC ART SPACE AND COMMERCIAL SPACES (SEPARATE USE PERMITS

APPROVED USE(S) Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
--

 CONDITIONS AND LIMITATIONS: • Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions: • 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively. • 3-years from issuance or date of decision by ZBA for Zoning Permits involving development. • 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals. • Any Permit issued for construction or demolition is valid for no more than five (5) years. • All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code

 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-000710C

REQUIRED PRIOR TO OCCUPANCY). NO SIGNS ON THIS APPLICATION. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.



APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



CONDITIONS AND LIMITATIONS:

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 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-000710C

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

200 S 12TH ST, Philadelphia, PA 19107-5515

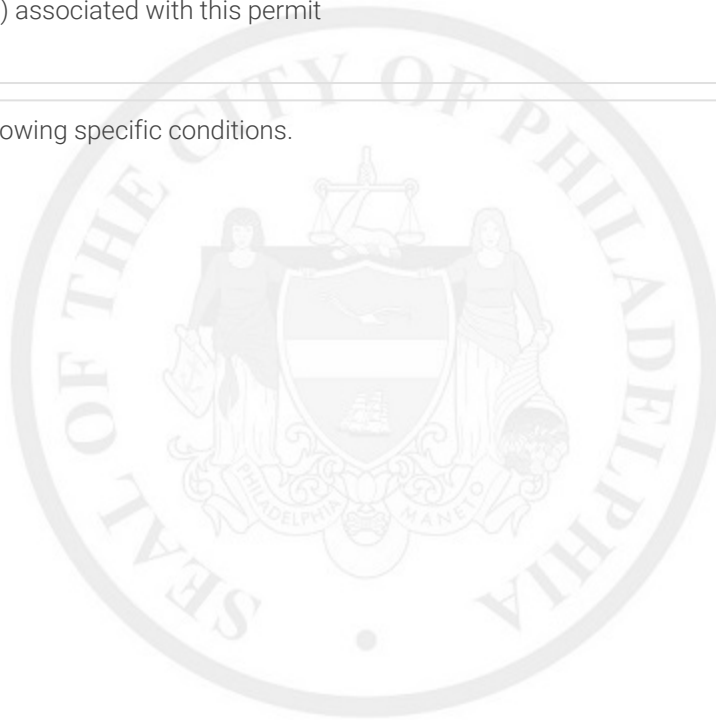
204 S 12TH ST, Philadelphia, PA 19107-5515

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.