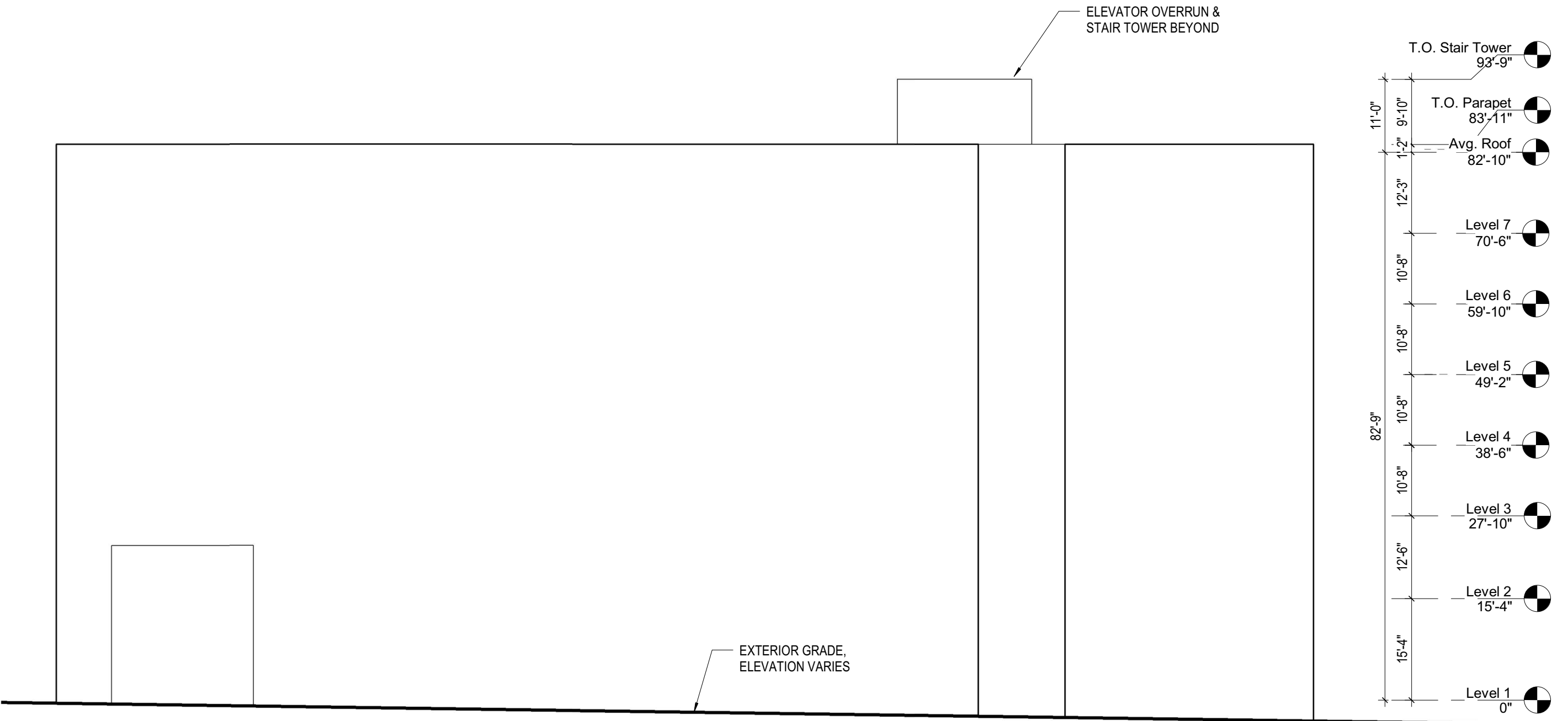
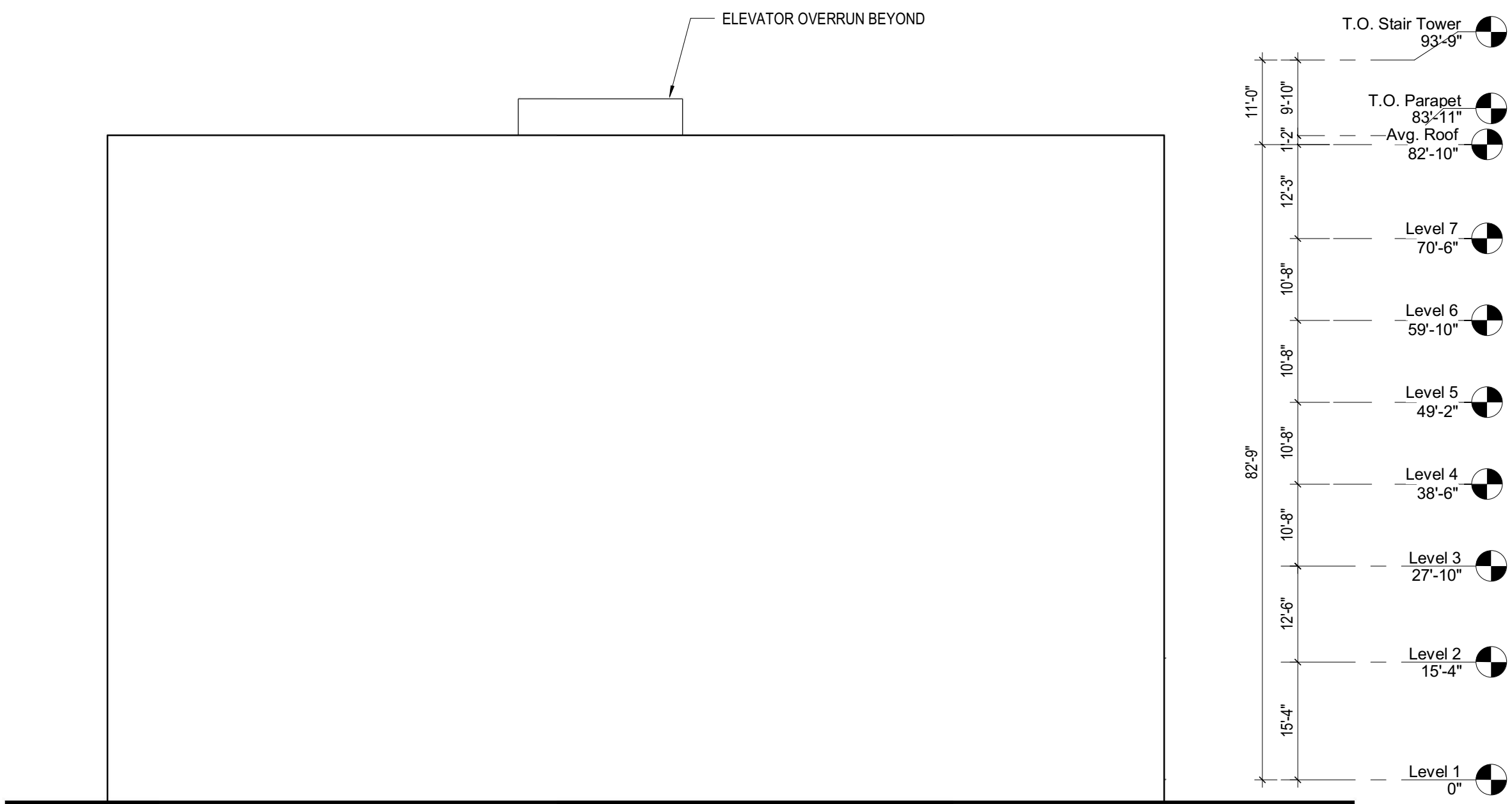
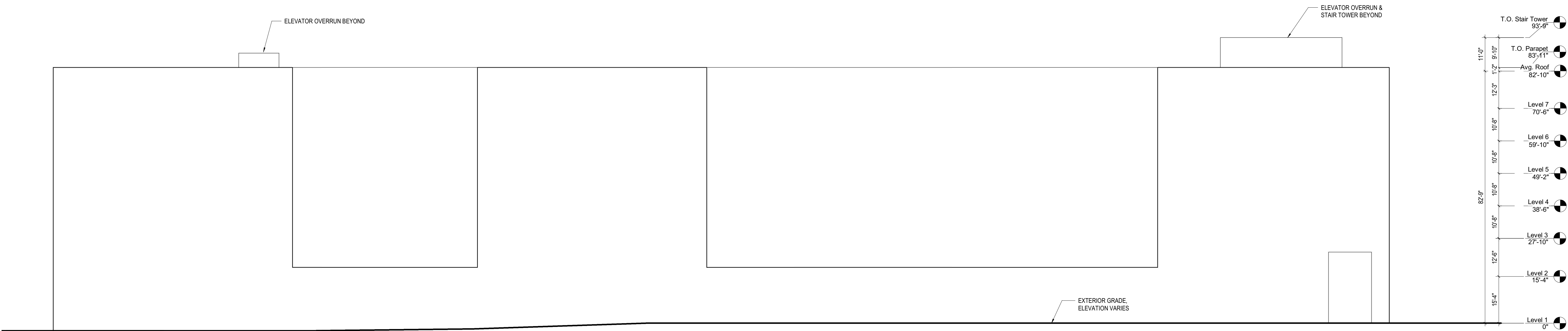


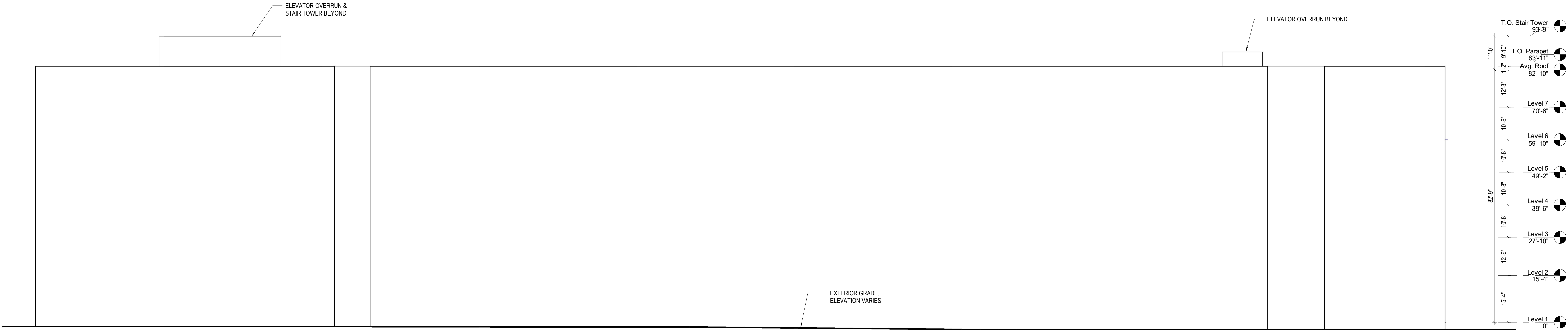


4 WEST - 13TH STREET
1/16" = 1'-0"

3 EAST - 12TH STREET
1/16" = 1'-0"



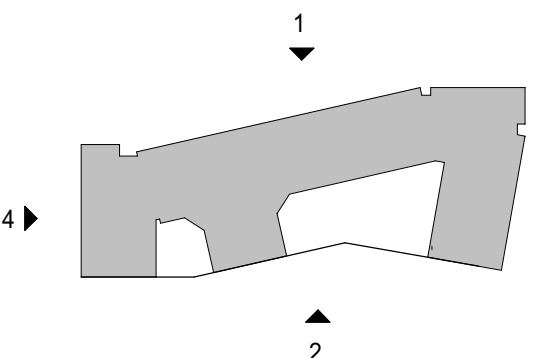
2 SOUTH - PRIVATE ROAD
1/16" = 1'-0"



1 NORTH - NORMANDY
1/16" = 1'-0"

A	WOOD PANELS CONCEALING ACCESS DOORS
---	-------------------------------------

KEY PLAN



#	DATE	CHANGE DESCRIPTION

ENSEMBLE
REAL ESTATE DEVELOPMENT

NAVY YARD - CHAPEL BLOCK NORTH
1200 NORMANDY PLACE, PHILADELPHIA, PA 19112
FOR
ENSEMBLE & MOSAIC

**DIGSAU**

300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

MOODY•NOLAN

DRAWING TITLE:
EXTERIOR ELEVATIONS - OVERALL



09/30/21

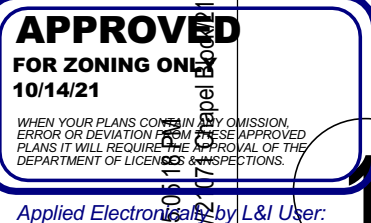
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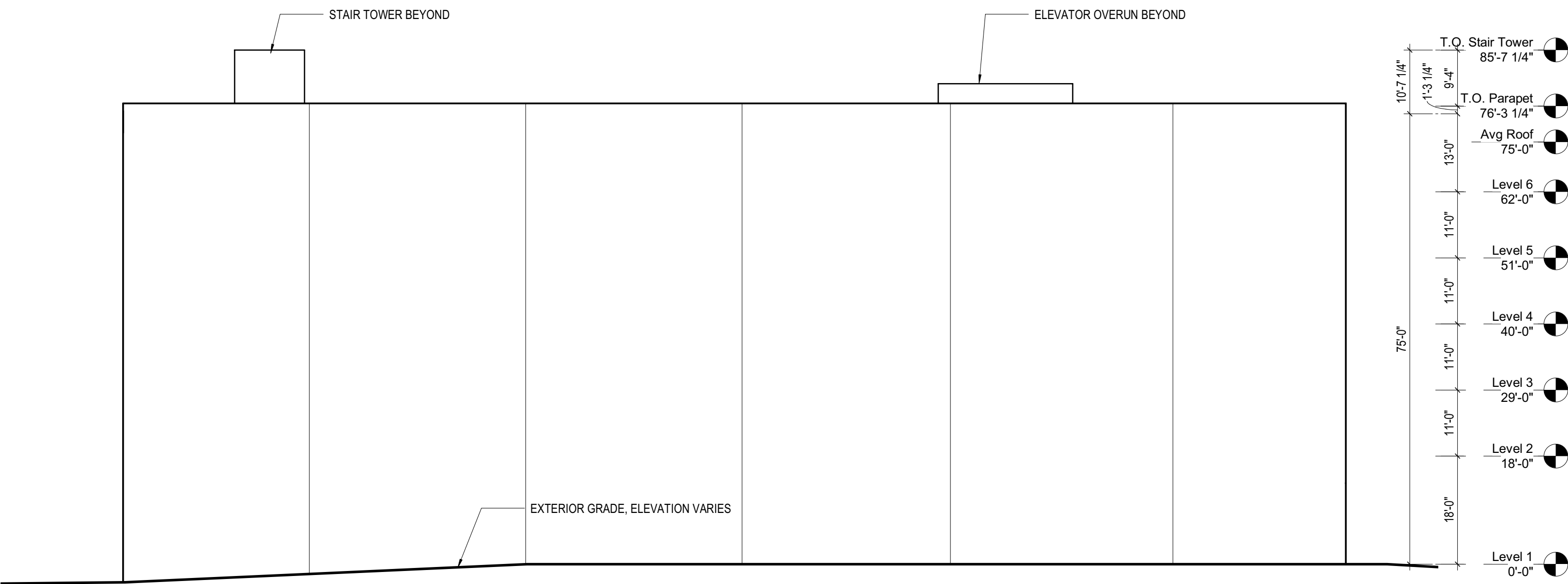
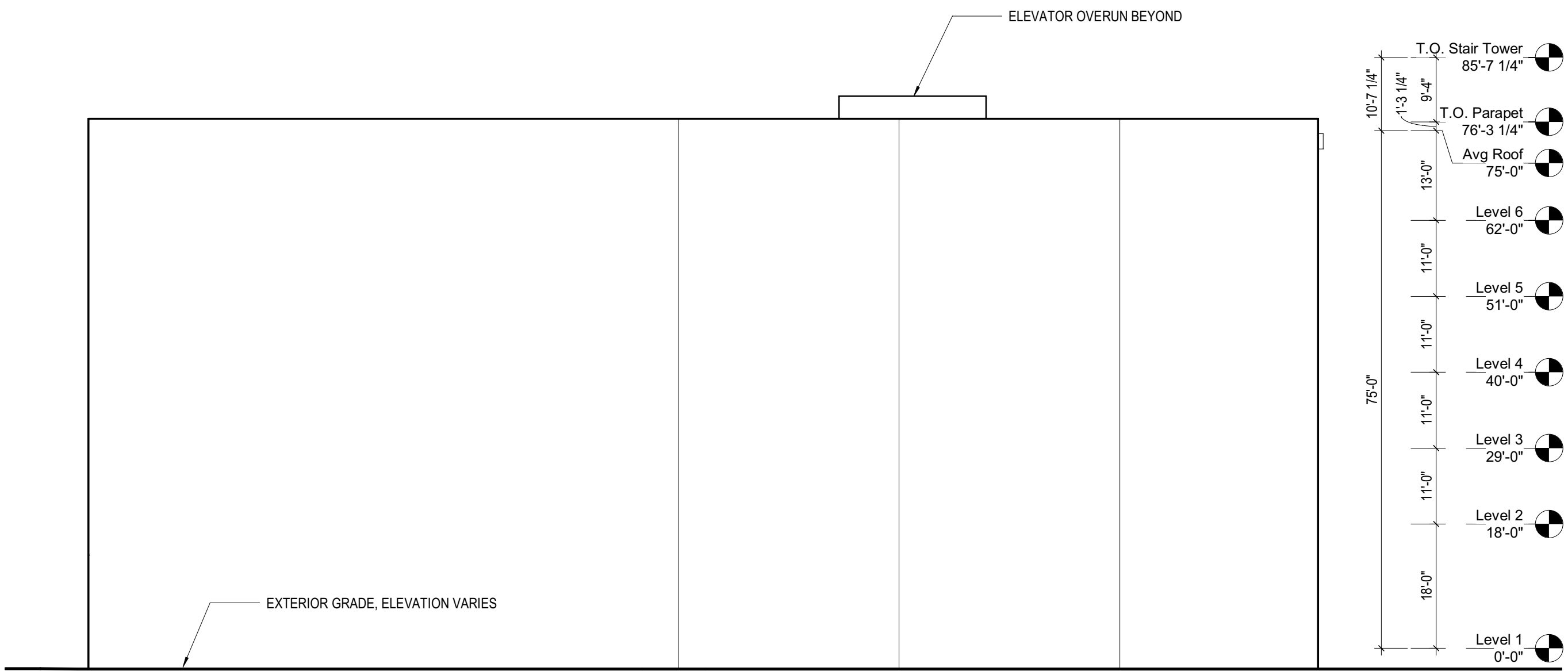
21071-N

A300

PERMIT SET

TIMOTHY MICHAEL FISHING, LIC.#RAA07978
EXP. DATE: 06/30/2023



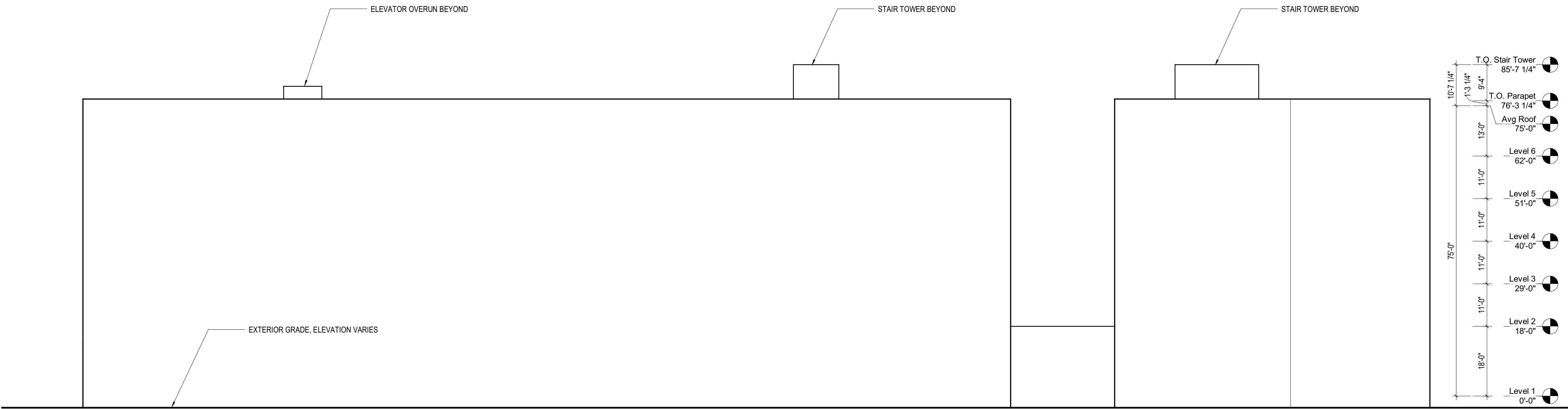


3 WEST - ZONING

1/16" = 1'-0"

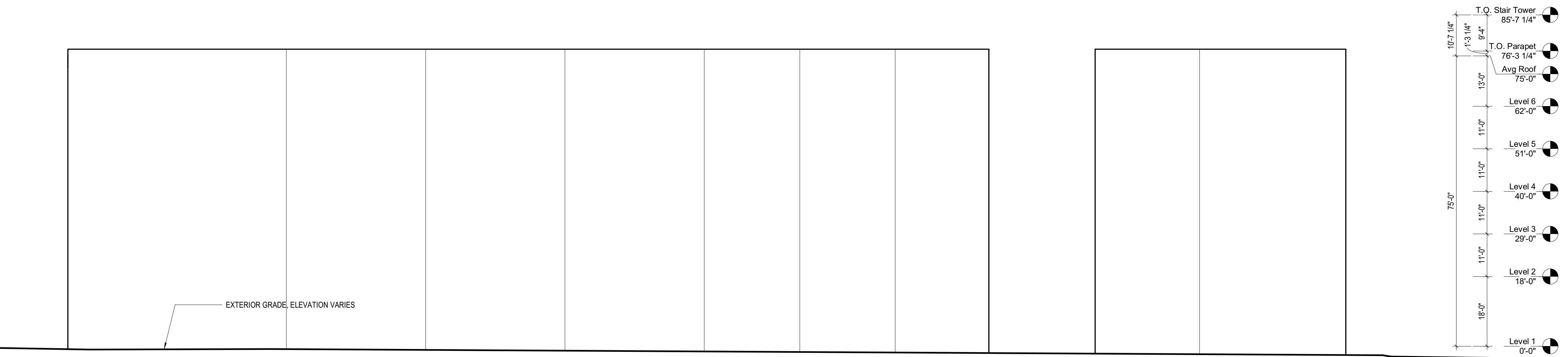
4 EAST - ZONING

1/16" = 1'-0"



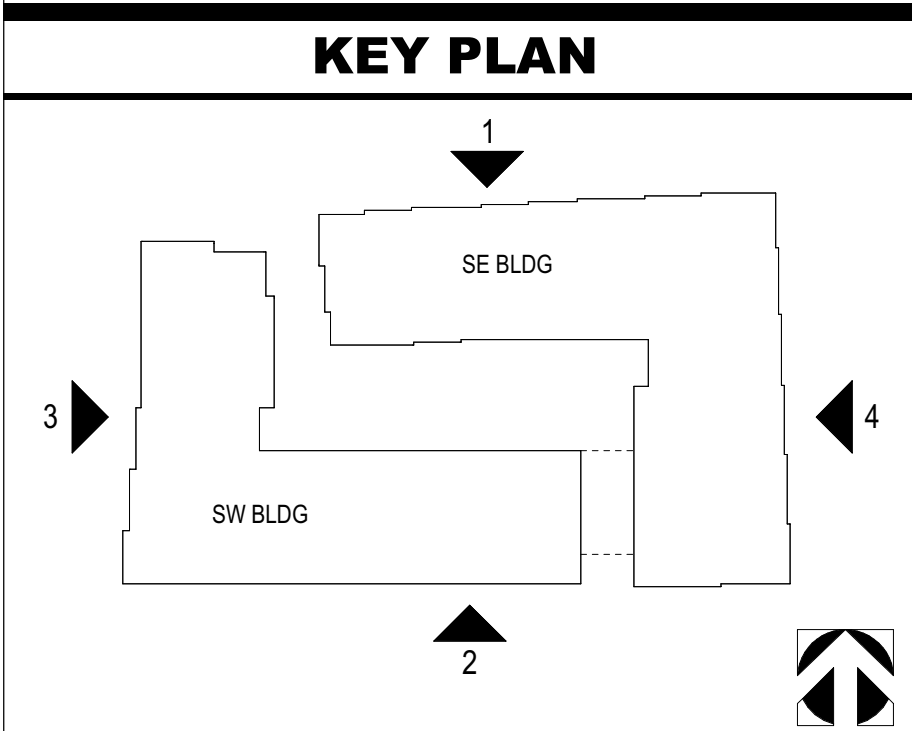
2 SOUTH - ZONING

1/16" = 1'-0"



1 NORTH - ZONING

1/16" = 1'-0"



#	DATE	CHANGE DESCRIPTION

ENSEMBLE
REGISTERED ARCHITECTS
PA, NJ, OH, VA, and WV

NAVY YARD - CHAPEL BLOCK SOUTH
1200 NORMANDY PLACE, PHILADELPHIA, PA 19112
FOR
ENSEMBLE & MOSAIC

DIGSAU
300 SPRUCE STREET
SUITE 300
COLUMBUS, OHIO 43215
PHONE: (614) 461-4664
FAX: (614) 280-8881

MOODY-NOLAN

DRAWING TITLE:
EXTERIOR ELEVATIONS - OVERALL

TIMOTHY MICHAEL FISHKING, LIC.#RA407978
EXP. DATE: 06/30/2023

09/30/21

DRAWN BY: Author | CHECKED BY: Checker

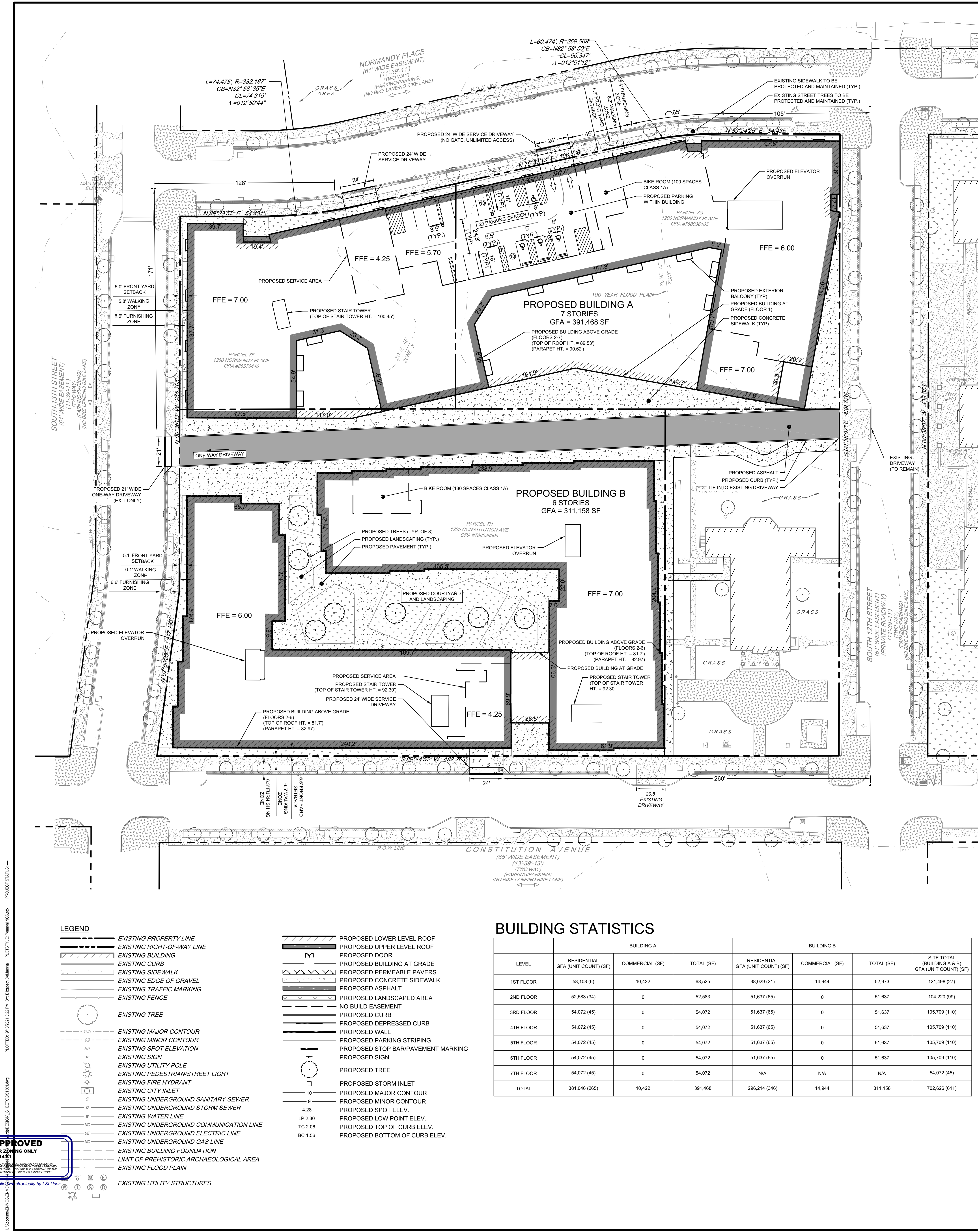
21071-S

A300

PERMIT SET

APPROVED FOR ZONING ONLY
10/14/21
MOODY-NOLAN INC. 1200 NORMANDY PLACE, PHILADELPHIA, PA 19112
THIS SEAL IS VALID FOR THE STATE OF OHIO ONLY. IT DOES NOT VALIDATE THE DESIGN OR THE QUALITY OF THE WORK. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS.

Applied Electronically by L&L User:



GENERAL NOTES:

- SITE ADDRESS:
- 1225 CONSTITUTION AVE (OPA ACCOUNT 788038305)
1200 NORMANDY PLACE (OPA ACCOUNT 788038105)
1200 NORMANDY PLACE (OPA ACCOUNT 788038440)
PHILADELPHIA, PA 19112
- *PROPERTIES TO BE APPROVED INITIALLY UNDER UNITY OF USE AND INTENDED TO BE CONSOLIDATED PRIOR TO COMPLETION OF CONSTRUCTION
- OWNER:
PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT
4747 SOUTH BROAD STREET, BUILDING 101, SUITE 120
PHILADELPHIA, PA 19112
- DEVELOPER:
ENSEMBLE REAL ESTATE INVESTMENTS, LLC
MOSAIC DEVELOPMENT PARTNERS
150 ROUSE BLVD, SUITE 210
PHILADELPHIA, PA 19103
- ENGINEER:
PENNONI ASSOCIATES INC.
1800 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
- REFERENCE:
A FIELD SURVEY OF THIS SITE WAS PERFORMED BY SHAHEED A. SMITH, GEOSPATIAL, LLC IN AUGUST 2019
- NOTES:
- LOCATION: THE PROJECT IS LOCATED BETWEEN SOUTH 13TH STREET AND SOUTH 12TH STREET IN THE NAVY YARD. THE PROPERTY IS BOUND BY NORMANDY PLACE TO THE NORTH, SOUTH 12TH STREET AND THE CHAPEL TO THE EAST, AND CONSTITUTION AVENUE AND THE CHAPEL TO THE SOUTH, AND SOUTH 13TH STREET TO THE WEST.
 - THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED-USE (CMX-3) ZONING DISTRICT.
 - THE INTENT OF THIS PLAN IS TO DEPICT THE SUBDIVISION AND DEVELOPMENT OF A THREE BUILDINGS.
 - ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (U).
 - THE PWD TRACKING NUMBER FOR THIS PROJECT IS P21-CHAP-844-201.
 - THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
 - UTILITY NOTES:
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
 - IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
 - THE HORIZONTAL DATUM FOR THE PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
 - ELEVATIONS ARE BASED ON PHILADELPHIA VERTICAL DATUM.
 - BOUNDARY LINES ARE DRAWN IN U.S. SURVEY FOOT (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20210082817 IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776).
 - MECHANICAL EQUIPMENT PAD LAYOUT INCLUDING, BUT NOT LIMITED TO, SIZE, LOCATION, SPACING, NUMBER OF BOLLARDS, AND FENCEGATE SITE AND LOCATIONS TO BE COORDINATED WITH DTE, ENGINEER, AND OWNER. FINAL LAYOUT TO BE DETERMINED BASED ON BUILDING POWER REQUIREMENTS TO BE PROVIDED BY THE MEP.
 - BUILDING HEIGHTS SHOWN ON THE PLAN ARE MEASURED FROM THE AVERAGE GRADE OF THE BUILDING A ELEVATION 6.7' AND BUILDING B ELEVATION 6.7' HEIGHT DATUM (0.0') IN ACCORDANCE WITH 14-202-1(B) OF THE PHILADELPHIA ZONING CODE. WHEN A LOT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN, ANY POINT LOCATED ONE FOOT ABOVE THE REGULATORY FLOOD LEVEL SHALL BE CONSIDERED TO BE AT THE AVERAGE GROUND LEVEL OF THE LOT.
 - SIGNAGE IS NOT INCLUDED IN THIS APPLICATION.

FLOOD ZONE INFORMATION:

- BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN:
 - ZONE AE (BASE FLOOD ELEVATION DETERMINED - 10FT (NGVD29) + 4 16 FT CITY DATUM); SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 - ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD OF THE FLOOD INSURANCE RATE MAP NO. 4207578193H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015.
- NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING REQUIREMENTS

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED USE" (CMX-3)				
LOT AREA 163,724 SQFT; 3.76 ACRES (US)				
SECTION	USE	REQUIRED/ALLOWED	PROPOSED	
14-602-4	USE	COMMERCIAL MIXED USE	MULTI-FAMILY RESIDENTIAL	
14-701-3(a)	LOT DIMENSIONS	80%; 130,979 SQFT (US)	74.2%; 121,498 SQFT (US)	
14-701-3(b)	MIN. FRONT YARD DEPTH (FT)	NONE	5.1 FT (US)	
	MIN. SIDE YARD WIDTH EACH (FT)	8 FT, IF USED	N/A	
	MIN. REAR YARD DEPTH (FT)	NONE	N/A	
14-701-3(b)	HEIGHT REGULATIONS	MAX. HEIGHT (FT)	BUILDING A = 100.45'	
14-701-3(b)	FLOOR AREA RATIO	MAX. FLOOR AREA (% OF LOT AREA)	BUILDING B = 92.3'	
			429%; 702,626 SQFT (US)	

VEHICLE PARKING REQUIREMENTS

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED USE" (CMX-3)			
SECTION		REQUIRED	PROPOSED
14-802(B)(e)	ADJUSTMENTS AND ALTERNATIVES	PROVISIONS OF BICYCLE PARKING MAX 10% REDUCTION (18 SPACES)	166 TOTAL (20 PARKING SPACES ON SITE)
14-802(3)	TOTAL PARKING SPACES	3 PER 10 UNITS - 18 SPACES (166 SPACES)	(146 PARKING SPACES IN OFFSITE GARAGE)
14-802(5)	ADA PARKING SPACES	4 (2% PARKING SPACES)	4 ADA PARKING SPACES (ON SITE) (3 STANDARD, 1 VAN ACCESSIBLE)
	ADA VAN ACCESSIBLE PARKING SPACES	1	
14-802(6)	PREFERENTIAL PARKING SPACES	NONE	N/A
14-803(2)(a)	MINIMUM AREA FOR PARKING LOT DRIVEWAYS AND AISLES	25% OF TOTAL PARKING LOT AREA	52%
	MINIMUM AISLE WIDTH (90 DEGREE PARKING)	24 FT	24.8 FT
14-806(1)	OFF STREET LOADING SPACES (11x60')	NONE	N/A
14-802(9)	OFFSITE PARKING DISTANCE	<1000'	BUILDING A = 695 FT
			BUILDING B = 742 FT

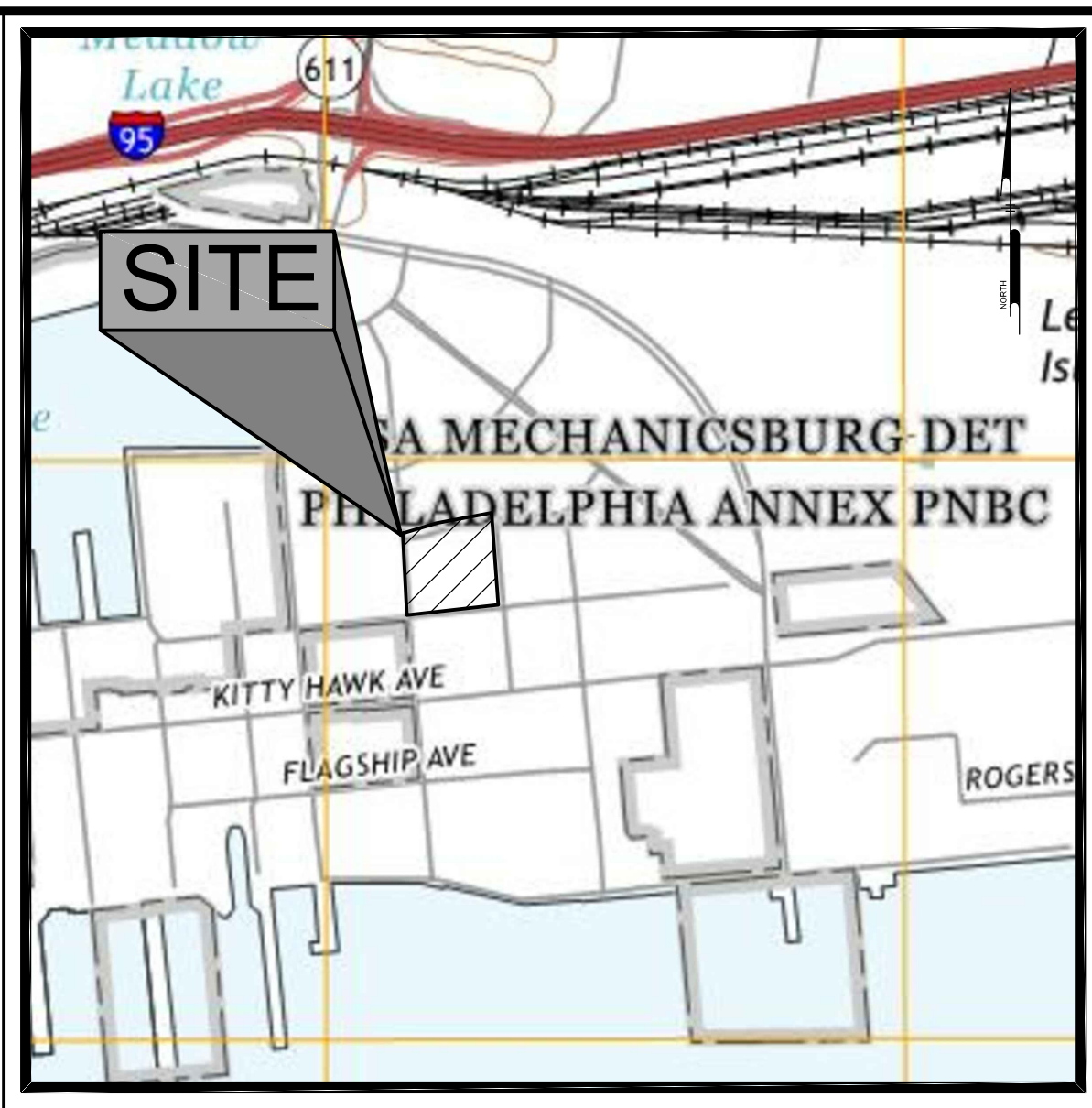
* REFER TO SECTION 14-802(9) OF THE PHILADELPHIA CODE FOR OFFSITE PARKING REQUIREMENTS

BICYCLE PARKING

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED USE" (CMX-3)			
SECTION	REQUIRED	PROPOSED	
14-804 (1)	BICYCLE PARKING	RESIDENTIAL: 1 PER EVERY 3 DWELLING UNITS (204) COMMERCIAL: 1 PER EVERY 10,000 SF (5)	230 CLASS 1A SPACES PROVIDED

LANDSCAPE ZONING REQUIREMENTS

COUNTY OF PHILADELPHIA ZONING ORDINANCE, ZONED "COMMERCIAL MIXED USE" (CMX-3)			
SECTION	REQUIRED	PROPOSED	
14-705(1)(f)	TREE REPLACEMENT	REPLACE ALL REMOVED/DAMAGED ON-SITE TREES *2.5" DBH 5 TREES REMOVED (19.8" DBH TOTAL)	8 TREES (2.5" DBH EACH = 20" TOTAL)



LOCATION MAP
Scale: 1" = 1000'

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
DISCREPANCIES BEFORE PROCEEDING WITH WORK

CHAPEL BLOCK
1225 CONSTITUTION AVE, 1200 NORMANDY PL.
PHILADELPHIA, PA

ZONING PLAN
ENSEMBLE REAL ESTATE INVESTMENTS, LLC
150 ROUSE BLVD, SUITE 210
PHILADELPHIA, PA

PROJECT: ENMOS21004

DATE: 2021-05-19

DRAWING SCALE: 1"=30'

DRAWN BY: 0105

APPROVED BY: EKN

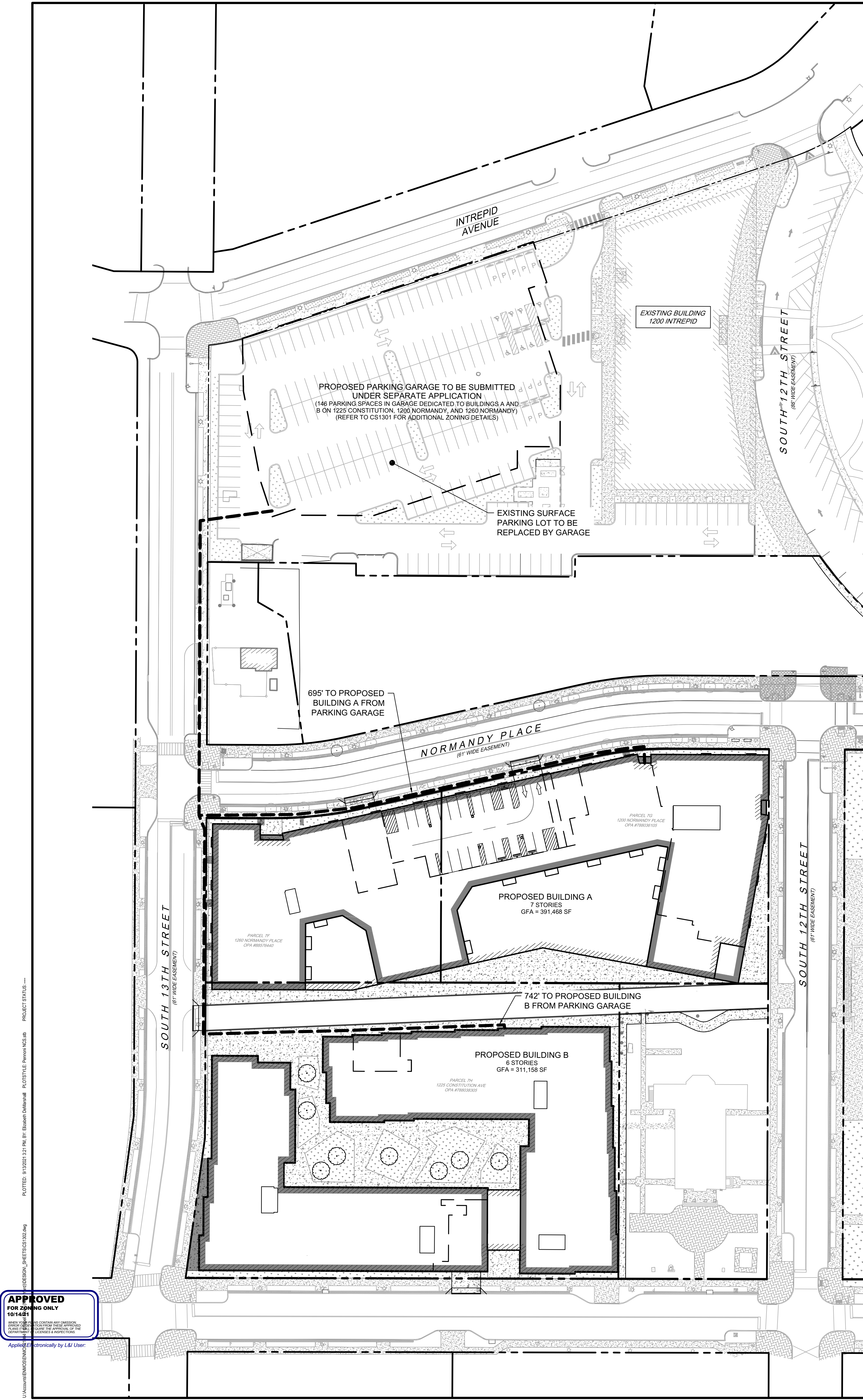
CS1301

SHEET 1 OF 1

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SEPARABLE FROM THE PROJECT OR TO BE USED IN ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR ANOTHER SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES. AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

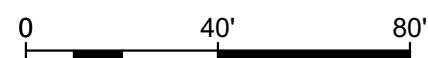
0105
REVISIONS

DATE



- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING BUILDING
 - EXISTING CURB
 - EXISTING SIDEWALK
 - EXISTING EDGE OF GRAVEL
 - EXISTING TRAFFIC MARKING
 - EXISTING FENCE
 - EXISTING TREE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING SPOT ELEVATION
 - EXISTING SIGN
 - EXISTING UTILITY POLE
 - EXISTING PEDESTRIAN STREET LIGHT
 - EXISTING FIRE HYDRANT
 - EXISTING CITY INLET
 - EXISTING UNDERGROUND SANITARY SEWER
 - EXISTING UNDERGROUND STORM SEWER
 - EXISTING WATER LINE
 - EXISTING UNDERGROUND COMMUNICATION LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING BUILDING FOUNDATION
 - LIMIT OF PREHISTORIC ARCHAEOLOGICAL AREA
 - EXISTING FLOOD PLAIN
 - EXISTING UTILITY STRUCTURES

- PROPOSED LOWER LEVEL ROOF
- PROPOSED UPPER LEVEL ROOF
- PROPOSED DOOR
- PROPOSED BUILDING AT GRADE
- PROPOSED PERMEABLE PAVERS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT
- PROPOSED LANDSCAPED AREA
- NO BUILD EASEMENT
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED WALL
- PROPOSED PARKING STRIPING
- PROPOSED STOP BAR/PAVEMENT MARKING
- PROPOSED SIGN
- PROPOSED TREE
- PROPOSED STORM INLET



GENERAL NOTES:

SITE ADDRESS:
1225 CONSTITUTION AVE (OPA ACCOUNT 788038305)
1200 NORMANDY PLACE (OPA ACCOUNT 788036105)
1260 NORMANDY PLACE (OPA ACCOUNT 885764440)
PHILADELPHIA, PA 19102
*PROPERTIES TO BE APPROVED INITIALLY UNDER UNITY OF USE AND INTENDED TO BE CONSOLIDATED PRIOR TO COMPLETION OF CONSTRUCTION

OWNER:
PHILADELPHIA AUTHORITY FOR INDUSTRIAL DEVELOPMENT
4747 SOUTH BROAD STREET, BUILDING 101, SUITE 120
PHILADELPHIA, PA 19112

DEVELOPER:
ENSEMBLE REAL ESTATE INVESTMENTS, LLC
MOSAC DEVELOPMENT PARTNERS
150 ROUSE BLVD, SUITE 210
PHILADELPHIA, PA 19112

ENGINEER:
PENNONI ASSOCIATES INC.
1900 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103

REFERENCE:
A FIELD SURVEY OF THIS SITE WAS PERFORMED BY SHAHEED A. SMITH, GEOSPATIAL, LLC IN AUGUST 2019

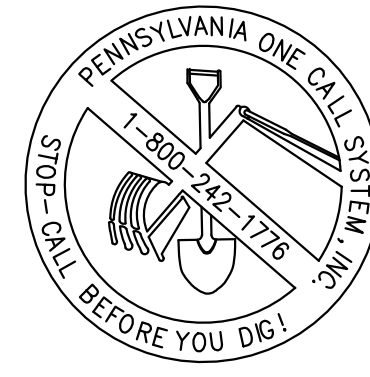
NOTES:

- LOCATION: THE PROJECT IS LOCATED BETWEEN SOUTH 13TH STREET AND SOUTH 12TH STREET IN THE NAVY YARD. THE PROPERTY IS BOUND BY NORMANDY PLACE TO THE NORTH, SOUTH 12TH STREET AND THE CHAPEL TO THE EAST, AND CONSTITUTION AVENUE AND THE CHAPEL TO THE SOUTH, AND SOUTH 13TH STREET TO THE WEST.
- OPA ACCOUNT: 788038305, 788036105, 885764440
- THE PROJECT IS LOCATED ENTIRELY WITHIN THE COMMUNITY COMMERCIAL MIXED-USE (CMX-3) ZONING DISTRICT.
- THE INTENT OF THIS PLAN IS TO DEPICT THE SUBDIVISION AND DEVELOPMENT OF A THREE BUILDINGS.
- ACCORDING TO THE USDA NRCS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND (UB).
- THE FWD TRACKING NUMBER FOR THIS PROJECT IS FY21-CHAP-642-01.
- THE SITE WILL BE SERVED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
- UTILITY NOTES:
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.
 - IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).
 - THE CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES AND STRUCTURES BEFORE THE START OF WORK.
 - IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
 - THE HORIZONTAL DATUM FOR THE PROJECT REFERENCES THE PENNSYLVANIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983.
 - ELEVATIONS ARE BASED ON PHILADELPHIA VERTICAL DATUM.
 - BOUNDARY LINES ARE DRAWN IN U.S. SURVEY FOOT (US) AND DIMENSIONED IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITED STATES (US) MEASURE UNLESS NOTED PHILADELPHIA DISTRICT STANDARD MEASURE (DS).
 - REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER 20210082817 IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776).
 - MECHANICAL EQUIPMENT PAD LAYOUT INCLUDING, BUT NOT LIMITED TO, SIZE, LOCATION, SPACING, NUMBER OF BOLLARDS, AND PENEGATE SIZE AND LOCATIONS TO BE COORDINATED WITH DTE, ENGINEER, AND OWNER. FINAL LAYOUT TO BE DETERMINED BASED ON BUILDING POWER REQUIREMENTS TO BE PROVIDED BY THE MEP.
 - BUILDING HEIGHTS SHOWN ON THE PLAN ARE MEASURED FROM THE AVERAGE GRADE OF THE BUILDING. 'A' ELEVATION 6.7' AND BUILDING 'B' ELEVATION 6.7' HEIGHT DATUM 0.0'. IN ACCORDANCE WITH 4-202-103 OF THE PHILADELPHIA ZONING CODE, WHEN A LOT IS LOCATED WITHIN A 100-YEAR FLOODPLAIN, ANY POINT LOCATED ONE FOOT ABOVE THE REGULATORY FLOOD LEVEL SHALL BE CONSIDERED TO BE AT THE AVERAGE GROUND LEVEL OF THE LOT.
 - SIGNAGE IS NOT INCLUDED IN THIS APPLICATION.

FLOOD ZONE INFORMATION:

- BY GRAPHIC PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN:
 - ZONE AE (BASE FLOOD ELEVATION DETERMINED - 10 FT (NVGDD29) = 4.16 FT CITY DATUM); SPECIAL FLOOD HAZARDOUS AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
 - ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD OF THE FLOOD INSURANCE RATE MAP NO. 4207578193H, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 18, 2015.
- NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP NO. 4207578193H.

*NOTE: REFER TO CS1301 FOR ZONING TABLES

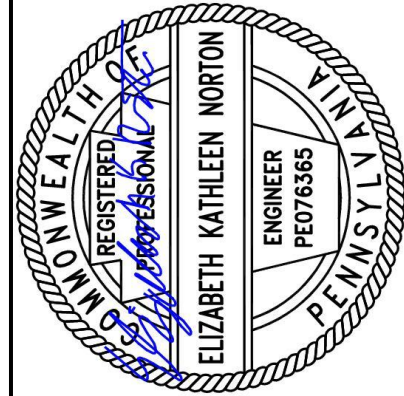


CALL BEFORE YOU DIG
BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA
CALL 1-800-242-1776
PA. ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE-CALL SYSTEM, INC.
SERIAL NUMBER(S): 20210082817

NOT FOR CONSTRUCTION

Pennoni
PENNONI ASSOCIATES INC.
1900 Market Street, Suite 300
Philadelphia, PA 19103
T 215.222.3000 F 215.222.3588

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
DISCREPANCIES BEFORE PROCEEDING WITH WORK



CHAPEL BLOCK
1225 CONSTITUTION AVE, 1200 NORMANDY PL, 1260 NORMANDY PL
PHILADELPHIA, PA

OFFSITE PARKING EXHIBIT

ENSEMBLE REAL ESTATE INVESTMENTS, LLC
2001 ROUSE BLVD, SUITE 210
PHILADELPHIA, PA

NO.	DATE	REVISIONS
0105	2021-03-10	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE INSTALLED FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OF THE REUSE PURPOSE INTENDED WILL BE AT OWNERS RISK AND WITHOUT LIABILITY ON BEHALF OF PENNONI ASSOCIATES. OWNER AND OWNER'S AGENT SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	ENMOS21004
DATE	2021-03-10
DRAWING SCALE	1"=30'
DRAWN BY	0105
APPROVED BY	EKN

CS1302
SHEET 1 OF 1

Zoning Permit

Permit Number ZP-2021-005587

LOCATION OF WORK 1200 NORMANDY PL, Philadelphia, PA 19112	PERMIT FEE \$2,197.00	DATE ISSUED 10/14/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3, CMX3, CMX3	

PERMIT HOLDER PHILA AUTHORITY FOR, INDUSTRIAL DEVELOPEMTN	1200 NORMANDY PL PHILADELPHIA, PA 19112-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT 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 THREE (3) PARCELS (1200 AND 1260 NORMANDY PLACE, AND 1225 CONSTITUTION AVENUE) 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,
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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AGREEMENTS AND RESTRICTIVE COVENANTS MUST BE SUPPLIED. FOR THE ERECTION OF TWO (2) DETACHED STRUCTURES FOR USE AS HOUSEHOLD LIVING (SIX-HUNDRED AND ELEVEN (611) DWELLING UNITS) WITH COMMERCIAL SPACES AS PERMITTED IN CMX-3 ON THE FIRST FLOOR OF BOTH STRUCTURES (SEPARATE USE PERMITS REQUIRED PRIOR TO OCCUPANCY).

Amendment to previously approved plan with decreases in GFA, adjustments to parking configuration, and other adjustments that do not increase the intensity of previously approved uses (addition of 2 units in Building A, 1 unit in Building B, additional landscaping, 11 additional bike spaces, etc), for a total of six-hundred and fourteen (614) dwelling units, size and location as shown on the plans.

Amendment to change the building roof, parapet and stair tower's heights as per approved revised plans.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1200 NORMANDY PL, Philadelphia, PA 19112

1225 CONSTITUTION AVE, Philadelphia, PA 19112-1307

1260 NORMANDY PL, Philadelphia, PA 19112

ADDITIONAL USE DETAILS

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

FOR THE CREATION OF ACCESSORY PARKING SPACES (TOTAL OF ONE-HUNDRED AND SIXTY-SIX (166) SPACES) WITH PROPOSED OFF-SITE PARKING (ONE-HUNDRED AND FORTY-SIX (146) LOCATED IN 1200 INTREPID AVENUE (PERMIT ZP-2021-008655) AND TWENTY (20) SPACES ON-SITE, INCLUDING FOUR (4) ACCESSIBLE SPACES; FOR THE CREATION OF TWO-HUNDRED AND THIRTY (230) BICYCLE SPACES LOCATED ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. AMENDMENT FOR THE CREATION OF ACCESSORY PARKING SPACES (TOTAL OF ONE-HUNDRED AND SIXTY-SEVEN (167) SPACES) WITH PROPOSED OFF-SITE PARKING (ONE-HUNDRED AND FORTY-SIX (146) LOCATED IN 1200 INTREPID AVENUE (PERMIT ZP-2021-008655) AND TWENTY-ONE (21) SPACES ON-SITE, INCLUDING FOUR (4) ACCESSIBLE SPACES; FOR THE CREATION OF TWO-HUNDRED AND FOURTY ONE (241) BICYCLE SPACES LOCATED ALONG AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.