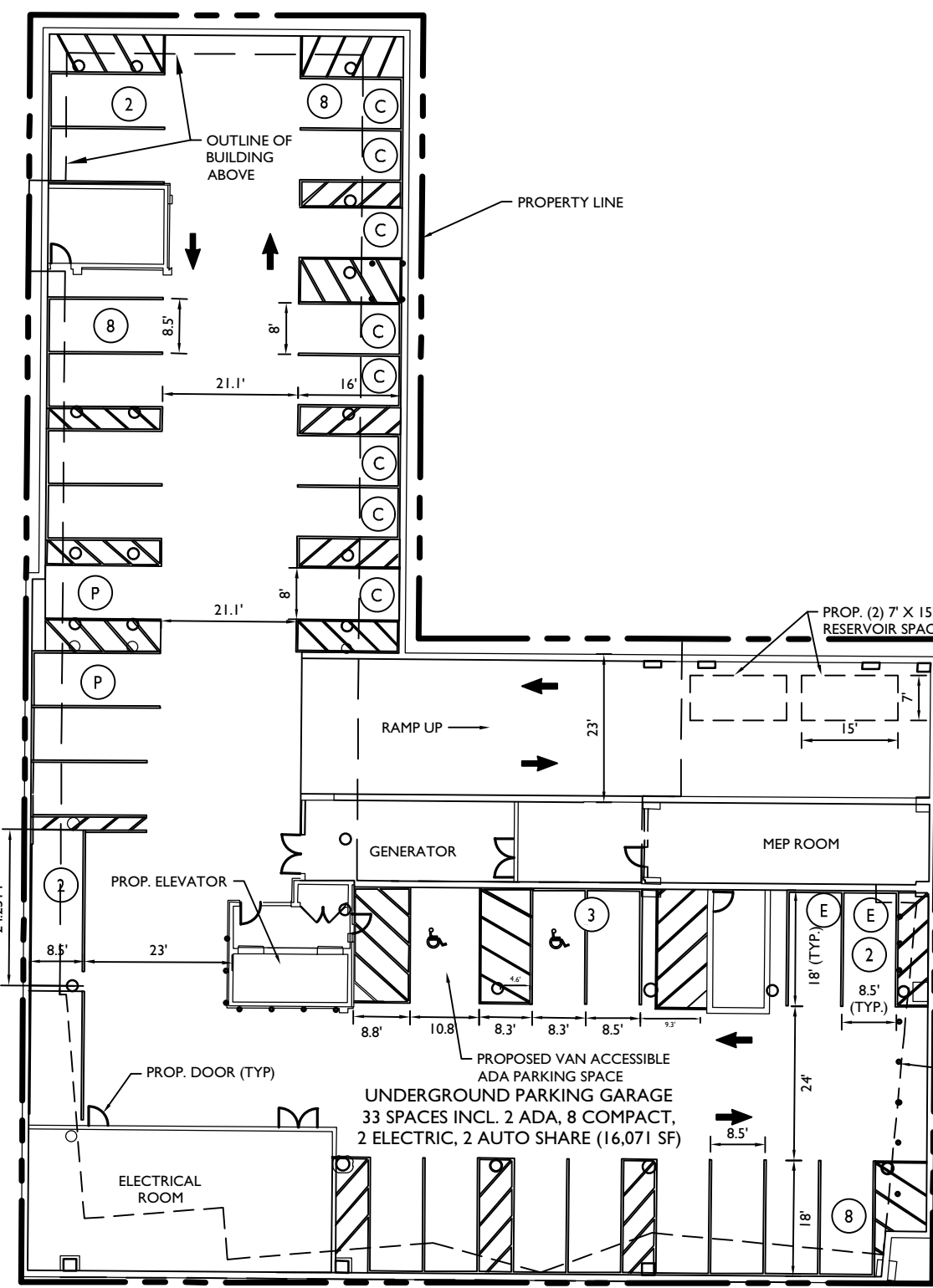
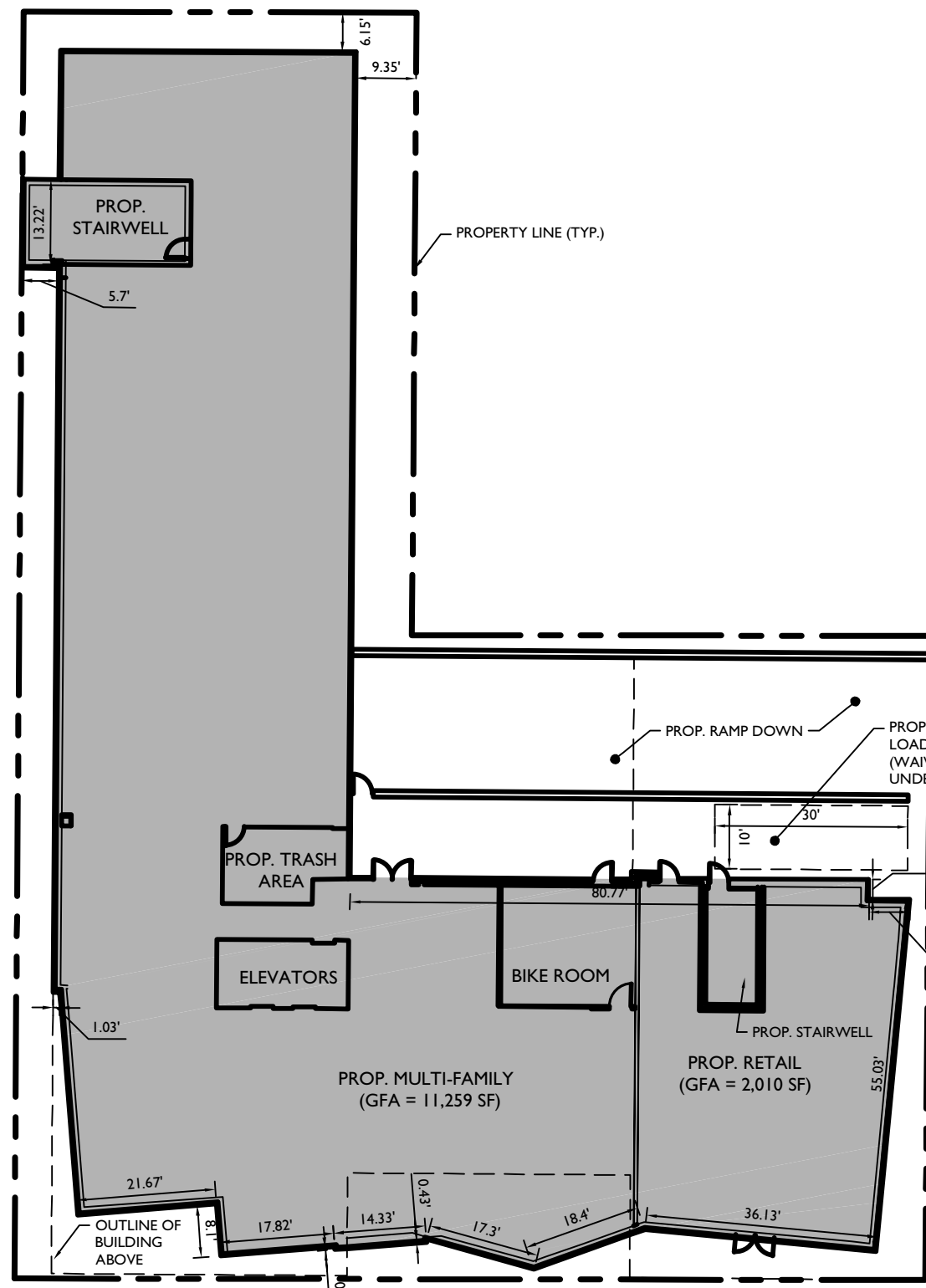
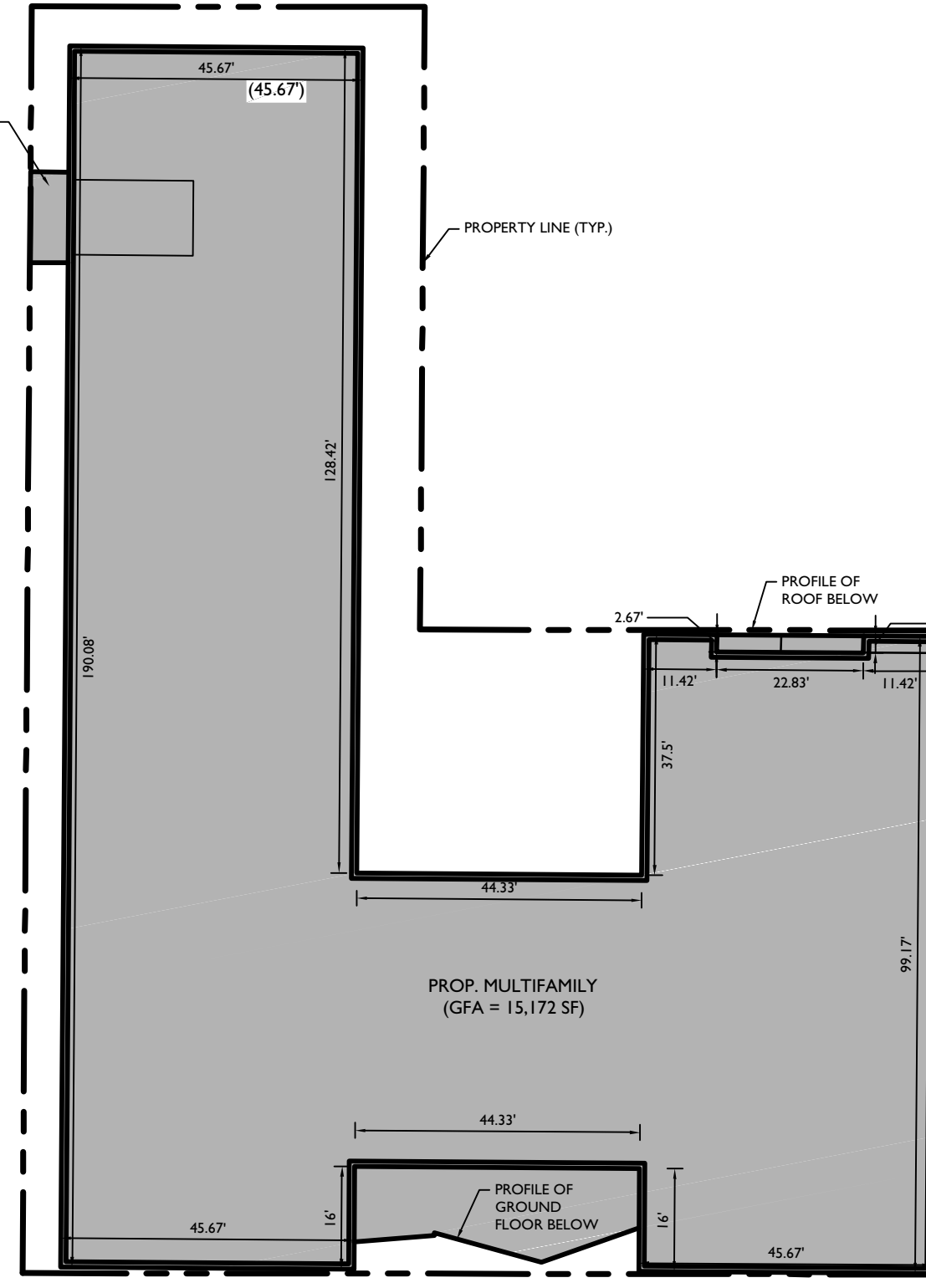




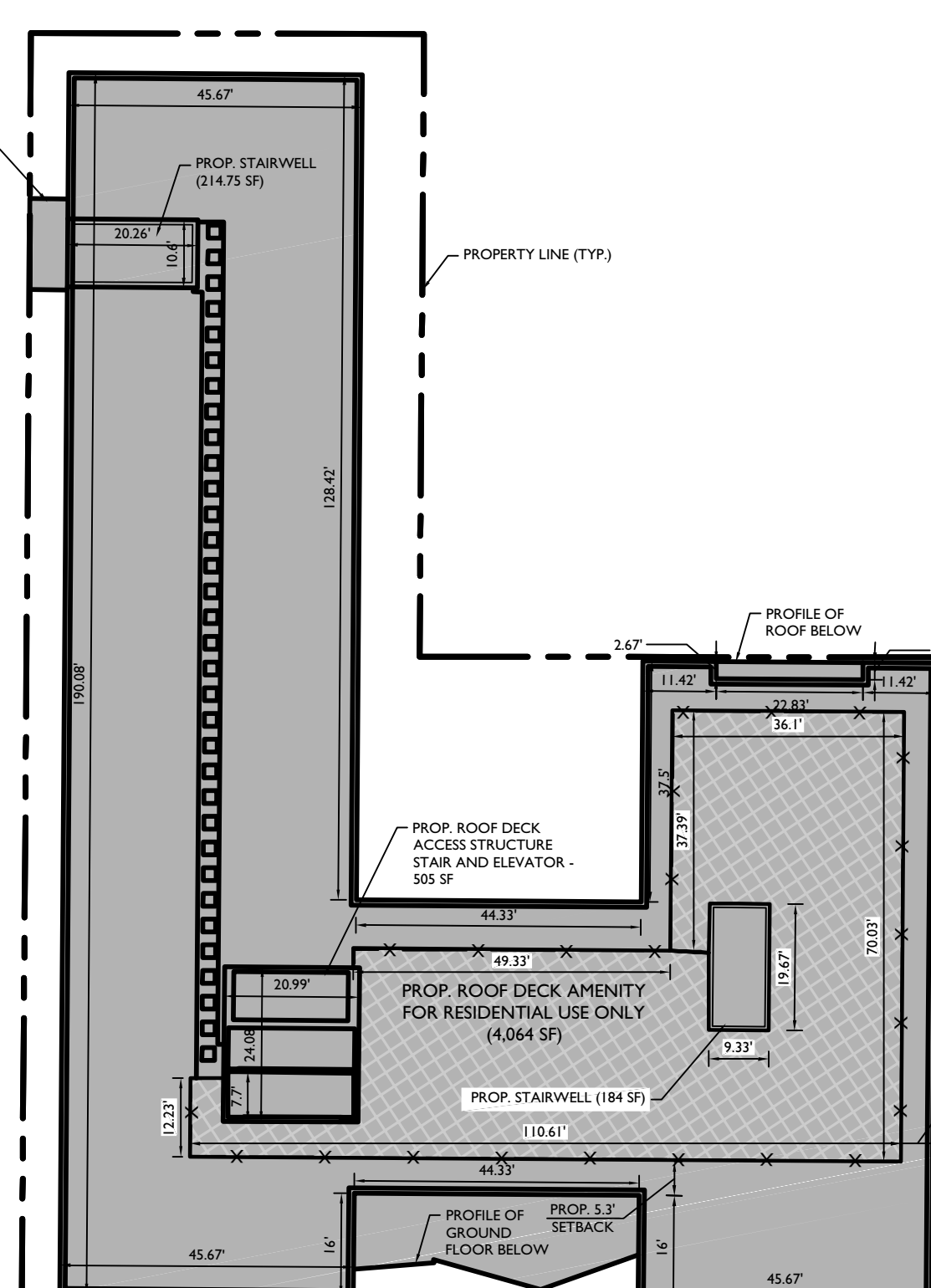
CELLAR FLOOR
(UNDERGROUND PARKING GARAGE)



GROUND FLOOR



2ND TO 7TH FLOORS

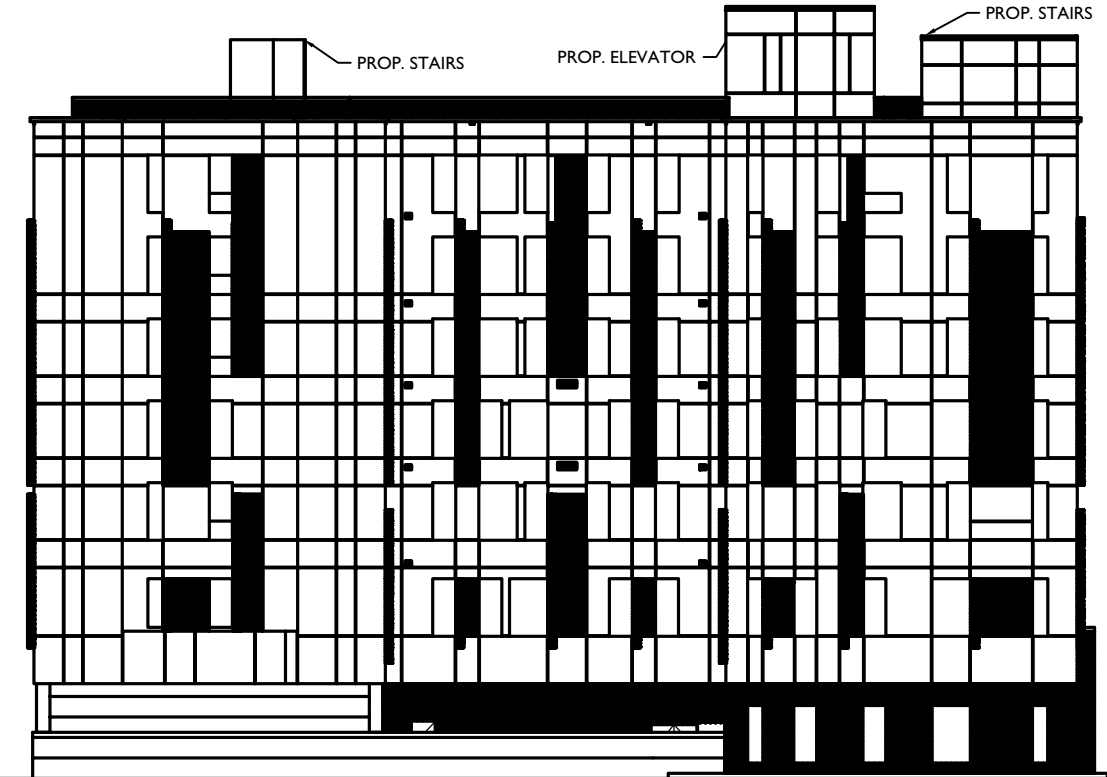


ROOF PLAN

FLOOR PLAN LEVELS
NOT TO SCALE



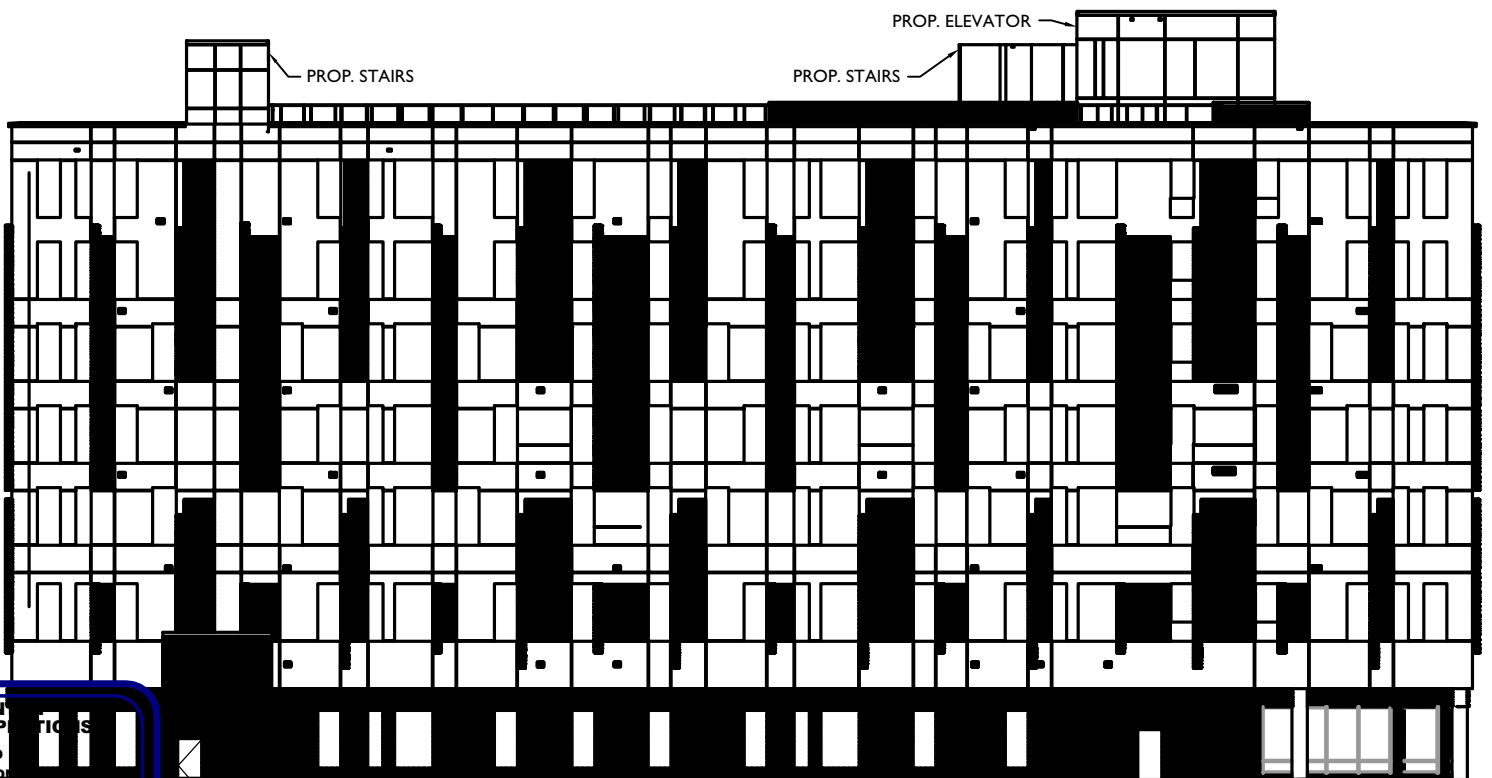
EAST ELEVATION



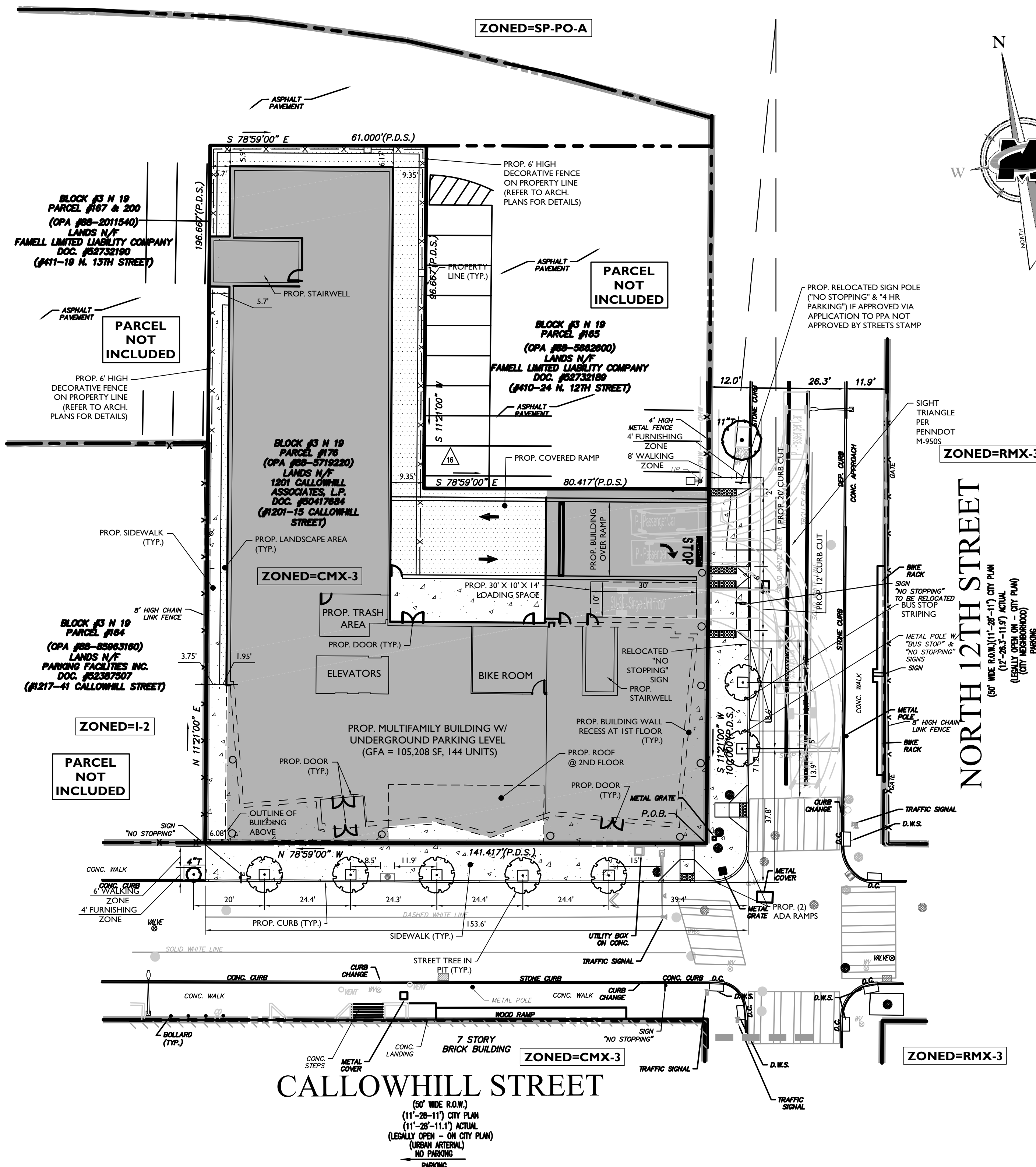
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION
BUILDING ELEVATIONS
NOT TO SCALE



CALLOWHILL STREET

NORTH 12TH STREET

SCALE: 1" = 20'

ABBREVIATIONS

P.D.S. = PHILADELPHIA DISTRICT STANDARD	L.P. = LIGHT POLE
U.S.S. = UNITED STATE STANDARD	TBR = TO BE REMOVED
FF = FINISH FLOOR	MH = MANHOLE
UV = UNKNOWN VALVE	ROL = ROLLAND
DEP = DEPRESSED	GR = GRATE
CL = CENTER LINE	TR = TO REMAIN
D.C. = DEPRESSED CURB	TW = TOP OF WALL
BC = BOTTOM OF CURB	BW = BOTTOM OF WALL
TC = TOP OF CURB	CP = CITY PLAN
UP = UTILITY POLE	

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY/ADJACENT PROPERTY LINE	TRAFFIC SIGNAL POLE		
DEPRESSED CURB	UTILITY POLE		
PROPERTY LINE	UTILITY POLE W/ STREET LIGHT		
FENCE	INLET		
ZONING BOUNDARY	BUILDING AREA		
DIRECTION OF TRAFFIC FLOW	CONCRETE PAVEMENT		
MANHOLE	DECK AREA		
HYDRANT	INTERIOR BUILDING WALL		
STREET LIGHT	LANDSCAPE AREA		
TREE	PARKING COUNT		
WATER VALVE	ELECTRIC VEHICLE SPACE		
GAS VALVE	AUTO SHARE		
CLEANOUT	COMPACT PARKING SPACE		
UNKNOWN VALVE			
VENT			

LEGEND

ZONING NOTES:

- THIS PLAN REFERENCES:
 - A PLAN PREPARED BY: BLUE MARSH ASSOCIATES, INC. 551 EASTON ROAD, SUITE A WARRINGTON, PA 18976
 - PROJECT LOCATION: 1201 CALLOWHILL STREET PHILADELPHIA, PA 19123
 - OWNER: 1201 CALLOWHILL ASSOCIATES, L.P. 2215 WALNUT STREET PHILADELPHIA, PA 19103
 - APPLICANT: 1201 CALLOWHILL ASSOCIATES, L.P. 2215 WALNUT STREET PHILADELPHIA, PA 19103
 - ZONING DISTRICT: CMX-3, COMMUNITY COMMERCIAL MIXED USE
- OVERLAY ZONING DISTRICT: CENTER CITY OVERLAY DISTRICT - VINE STREET AREA
CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA
CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
- PROPOSED USE: MIXED USE BUILDING
1. MULTIFAMILY (144 UNITS, 103,198 SF)
2. COMMERCIAL AREA (2,010 SF)
3. ACCESSORY ROOF DECK (4,064 SF)
4. ACCESSORY PARKING (33 SPACES, 16,071 SF)

DESCRIPTION	REQUIRED	PROPOSED
MIN. DISTRICT AREA (SF)	N/A	N/A
MIN. STREET FRONTAGE AS TAKEN FROM THE FRONT LOT (FT)	N/A	N/A
LOT AREA	20,138 SF (US) (20,038 SF PD)	NO CHANGE
MIN. LOT AREA (SF)	N/A	NO CHANGE
MAX. OCCUPIED AREA (%)	80% (16,110 SF)	79.2% (15,956 SF)
MIN. FRONT YARD SETBACK (FT)	N/A	0 FT
MIN. SIDE YARD SETBACK (FT)	8 FT IF USED	0 FT
MIN. REAR YARD (FT)	N/A	6.17 FT
MAX. HEIGHT (FT)	N/A	85.17 FT
MAX. FLOOR AREA RATIO (%)	500% (100,690 GFA)	522% (105,208 GFA) [1]

[1] LEED GOLD BONUS APPLIED TO INCREASE MAX. FLOOR AREA RATIO BY 50%.

PARKING & LOADING

PARKING CURB CUT	24 FT MAX.	20 FT
PARKING SPACES		
MULTI-FAMILY (3 SPACES PER 10 UNITS)	44 SPACES	33 SPACES
COMMERCIAL USE	0 SPACES	0 SPACES
TOTAL	44 SPACES	33 SPACES [2] [3]

- [2] THE PROPOSED (33) SPACES CONTAINS (1) ADA & (1) VAN ACCESSIBLE PARKING SPACE, (2) ELECTRIC SPACES, (2) PREFERENTIAL SPACES, AND (30) COMPACT SPACES LOCATED AT THE CELLAR LEVEL PARKING GARAGE.
[3] 44 SPACES - 8 SPACES (2 AUTO SHARES PROVIDED - 14-802(B)(8)) - 3 SPACES (15 BICYCLE SPACES - 14-802(B)(E)) - 33 SPACES

RESERVOIR SPACES (7 FT. X 15 FT.)	2 SPACES (1-90 SPACES)	2 SPACES
LOADING ZONE	1 SPACE (100,000-150,000 SF) (40' X 10' X 14')	1 SPACE (30' X 10' X 14') WAIVER

BICYCLE PARKING SPACES

1 SPACE / 3 DWELLING UNITS	48 SPACES	48 SPACES [4]
[4] 48 CLASS 1A BICYCLE SPACES LOCATED WITHIN THE MIXED-USE BUILDING.		

LANDSCAPE

MIN. STREET TREES		
CALLOWHILL STREET	4 TREES (141.77 LF/35 LF/TREE)	5 TREES [5]
12TH STREET	3 TREES (100.25 LF/35 LF/TREE)	2 TREES [5]

- [1] STREET TREES ARE SHOWN FOR CONCEPT PURPOSES ONLY, AND WILL COMPLY WITH THE PHILADELPHIA ZONING CODE CHAPTER 14-705 (2), AND THE PHILADELPHIA STREETS DEPARTMENT COMPLETE STREETS REQUIREMENTS, WHICH MAY RESULT IN A TREE REDUCTION.

- MASER CONSULTING, P.A.'S BUSINESS PRIVILEGE NUMBER IS 30518.
- THIS PLAN IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. CONTRACTOR SHALL REFER TO CONSTRUCTION DOCUMENTS FOR FINAL DESIGN.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA, PHILADELPHIA WATER DEPARTMENT (PWD), ZONING REQUIREMENTS, AND PHILADELPHIA STREETS DEPARTMENT AS PER THE PHILADELPHIA CODE.
- ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.
- PLAN PREPARED AS PER INSTRUCTIONS OF THE APPLICANT/OWNER.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- PWD ERS NO. F720-CALL-5798-01
- THE SITE IS LOCATED WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR THE CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PA, PANEL 183 OF 230 COMMUNITY PANEL NUMBER 4207570183G, AND LAST REVISED JANUARY 17, 2007.
- ACCESSIBLE SPACES INCLUDING VAN ACCESSIBLE SHALL COMPLY WITH CITY OF PHILADELPHIA ZONING CODE REQUIREMENTS, SECTION 14-802(5).
- ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE PHILADELPHIA CITY PLANNING COMMISSION (P.C.P.) AND PWD GUIDELINES.
- TRASH PICK-UP WILL BE VIA PRIVATE COLLECTION.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING FOOTPRINT DIMENSIONS AND DETAILS.
- ALL FENCING MUST BE 50% OPAQUE OR LESS.
- BUILDING AND SITE DEMOLITION MUST COMPLY WITH THE CITY OF PHILADELPHIA DEMO PERMIT APPLICATION AND GUIDELINES. THE APPLICANT MUST APPLY AND OBTAIN A DEMOLITION PERMIT.

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REV	DATE	DRAWN BY	DESCRIPTION
1	11/01/2021	PHAB	REV. PER L&L COMMENTS
2	07/07/23	PHAB	REV. PER NEW ARCHITECTURAL PLANS

REV	DATE	DRAWN BY	DESCRIPTION
1	11/01/2021	PHAB	REV. PER L&L COMMENTS
2	07/07/23	PHAB	REV. PER NEW ARCHITECTURAL PLANS



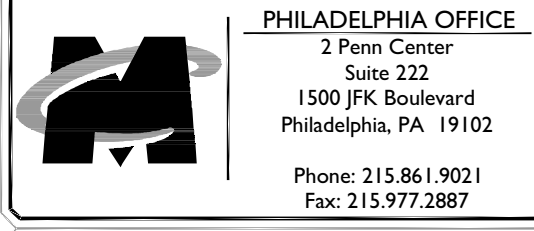
RHETT N. CHILBERTI
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER - LICENSE NUMBER PE17158

ZONING PLANS

FOR
1201 CALLOWHILL ASSOCIATES, L.P.

PROPOSED MIXED-USE BUILDING

LOCATION:
**1201 CALLOWHILL ST
PHILADELPHIA, PA 19123**



SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/07/2022	AS	PHAB
PROJECT NUMBER:	DRAWING NAME:		
18009670A	C-LAY1		

ZONING PLAN

SHEET NUMBER:
1 of 3

Zoning Permit

Permit Number ZP-2023-008384

LOCATION OF WORK 1201-15 CALLOWHILL ST, Philadelphia, PA 19123-3602 Entire	PERMIT FEE \$2,036.00	DATE ISSUED 11/2/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER LLCP 1201 CALLOWHILL LLC	SUITE 1310 121 SOUTH BROAD ST LLCP 1201 CALLOWHILL LLC PHILADELPHIA PA 19107
---	--

OWNER CONTACT 1 Richard Zeghibe	2215 Walnut Street, Philadelphia, PA 19103
--	--

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH AN UNDERGROUND PARKING GARAGE. 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:

- 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.

Zoning Permit

Permit Number ZP-2023-008384

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1201-15 CALLOWHILL ST, Philadelphia, PA 19123-3602

ADDITIONAL USE DETAILS

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

FOR ONE (1) VACANT COMMERCIAL SPACE AS PERMITTED IN CMX-3 DISTRICT (USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) ON THE PARTIAL GROUND FLOOR AND MULTI-FAMILY (ONE-HUNDRED FORTY-FOUR (144) UNITS) HOUSEHOLD LIVING FROM THE GROUND FLOOR TO THE SEVENTH FLOOR WITH ROOF DECK (FOR RESIDENTIAL USE ONLY) ACCESSED FROM MULTIPLE ROOF DECK ACCESS STRUCTURES, WITH ACCESSORY OFF-STREET PARKING (AN UNDERGROUND PARKING GARAGE) FOR THIRTY-THREE (33) PARKING SPACES (USING AUTO-SHARE AND BICYCLE PARKING REDUCTIONS), AND TWO (2) RESERVOIR SPACES AND ACCESSORY FORTY-EIGHT (48) BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE. WITH ONE (1) LOADING SPACE (ADJUSTMENT TO THE LOADING REQUIREMENT PER PCPC APPROVAL) WITH LEED GOLD BONUS FOR AN INCREASE IN THE FAR.

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.