

Zoning Permit

Permit Number ZP-2020-001118

LOCATION OF WORK 135 W GIRARD AVE, Philadelphia, PA 19123-1618 135-41 W GIRARD AVE	PERMIT FEE \$1,345.00	DATE ISSUED 7/27/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER CORFU DEVELOPMENT LLC	2457-59 N 54TH ST PHILADELPHIA PA 19131
--	---

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED SEVEN (7) STORY STRUCTURE WITH ROOF DECK ACCESSED AT THE 7TH FLOOR AND MEZZANINE AT THE 1ST FLOOR (F.A.R. 495.9%). SIZE AND LOCATION AS SHOWN ON PLANS. [1ST AMENDMENT APPROVED 12/15/2020 FOR A RECONFIGURATION OF BASEMENT PARKING GARAGE. NO CHANGE TO APPROVED USES.]
--

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-2020-001118

[2ND AMENDMENT APPROVED 3/4/2025 FOR THE REMOVAL OF THE SUB-BASEMENT AND 1ST FLOOR MEZZANINE LEVELS WITH A REDUCTION IN G.F.A., F.A.R. (NOW 476.8%), AND STRUCTURE HEIGHT.]

[3RD AMENDMENT APPROVED 5/1/2025 FOR THE REMOVAL OF THE 7TH STORY, A REDUCTION IN F.A.R. (NOW 463.3%) AND STRUCTURE HEIGHT, AND FOR THE PREVIOUSLY APPROVED ROOF DECK TO BE ACCESSED BY ROOF DECK ACCESS STRUCTURES COMPLYING WITH SECTION 14-604(5)(c).]



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-2020-001118

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

135-41 W GIRARD AVE, Philadelphia, PA 19123-1618

ADDITIONAL USE DETAILS

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

FOR USE AS VACANT COMMERCIAL SPACE (SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND FORTY (40) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING) WITH ACCESSORY ROOF DECK FOR RESIDENTIAL USE ONLY, EIGHTEEN (18) CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTES, AND BASEMENT PARKING GARAGE WITH ELEVEN (11) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE. (REDUCTION IN REQUIRED ACCESSORY PARKING PERMITTED PER 14-802(8)(e).)

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.

135-41 W GIRARD AVE

OWNER: CORFU DEVELOPMENT LLC

SCOPE OF WORK:

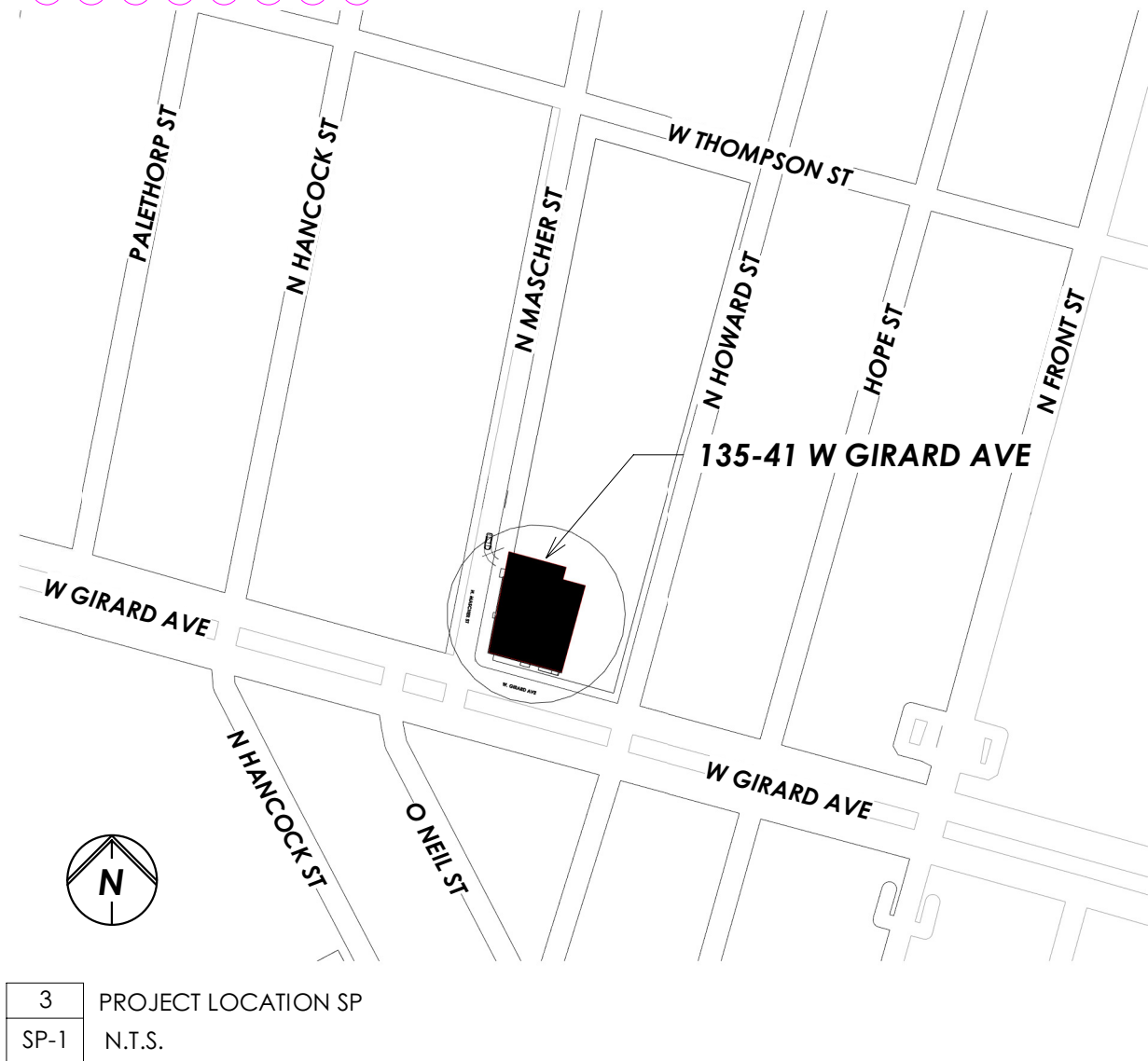
NEW 6-STORY BUILDING W/CELLAR, & ROOF DECK ACCESS STRUCTURE FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE, PER 14-802(8)(b);
11 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE
18 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN BASEMENT.

NOTE: USE PERMIT REQUIRED FOR COMMERCIAL SPACE PRIOR TO OCCUPANCY. USE SHALL NOT REQUIRE PARKING PER TABLE 14-802-2 UNLESS PROPER VARIANCE IS OBTAINED.

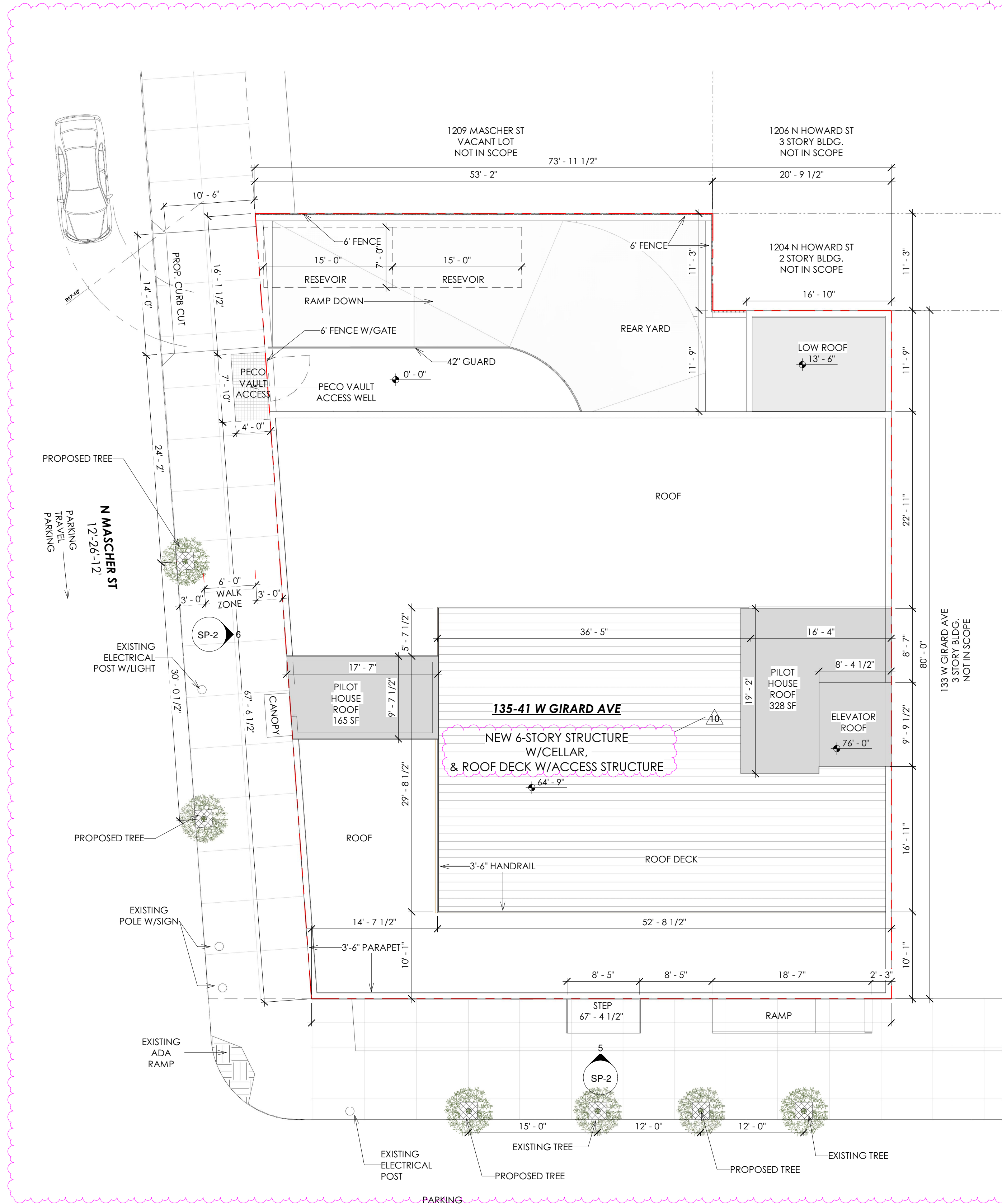
AMENDMENT:
TO REMOVE SUB-BASEMENT
TO REMOVE MEZZANINE FROM 1ST FLOOR.

AMENDMENT 2:
TO REDUCE OVERALL HEIGHT OF BUILDING.
REDUCE 7TH FLOOR TO QUALIFY AS PILOTHOUSE.

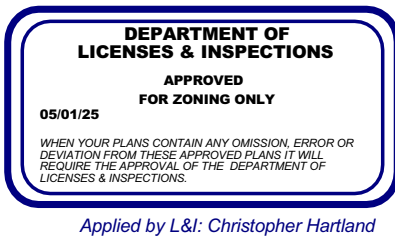
CELLAR = 6214.0 SF
GROSS FLOOR AREA
1ST FLOOR = 4963.30 SF
2ND FLOOR = 4765.51 SF
3RD FLOOR = 4765.51 SF
4TH FLOOR = 4765.51 SF
5TH FLOOR = 4765.51 SF
6TH FLOOR = 4765.51 SF
TOTAL = 28,790.85 SF
PILOTHOUSE = 493 SF



2 PERSPECTIVE
SP-1



1 SITE PLAN
SP-1 1/8" = 1'-0"



ZONING INFORMATION

Enter address here		
Lot Area	Proposed Bldg Area (footprint)	
6214.5F	4,963.30 SF	
ZONING CLASSIFICATION: CMX-3		
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT		
OVERLAY: NORTH DELAWARE AVENUE		
NEW 6-STORY BUILDING W/CELLAR, & ROOF DECK ACCESS STRUCTURE FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE.		
12 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE; 18 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN BASEMENT.		
	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	4963.30 SF / 79.9% 6214.3 SF

YARDS		
MIN. FRONT YARD DEPTH	--	-
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	0'-0"
MIN. REAR YARD DEPTH	--	23'-0"

HEIGHT		
MAX. HEIGHT	--	64'-9"
MIN. CORNICE HEIGHT	--	-
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	500%	463.3%

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY (2% ADA)	3 / 10 UNITS	11 PARKING (1 ADA SPACE) PER 14-802(8)(b)
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2	--

NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	-
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	18 BICYCLE PARKING- PER 14-802(8)(b)
13 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	-
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	-
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-

STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
W GIRARD AVE : 14'-72'-14'		
N MASCHER ST : 12'-26'-12'		

ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURB CUT	PROPOSED	14'-0" ON N MASCHER ST.
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

CITY PLANNING APPROVAL STAMP

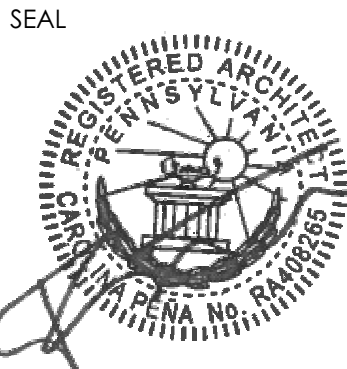
STREETS APPROVAL STAMP

ZONING APPROVAL STAMP



GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS		
DATE	REVISIONS/SUBMISSIONS	REV. TO FOR AMENDMENT
04/28/2025		

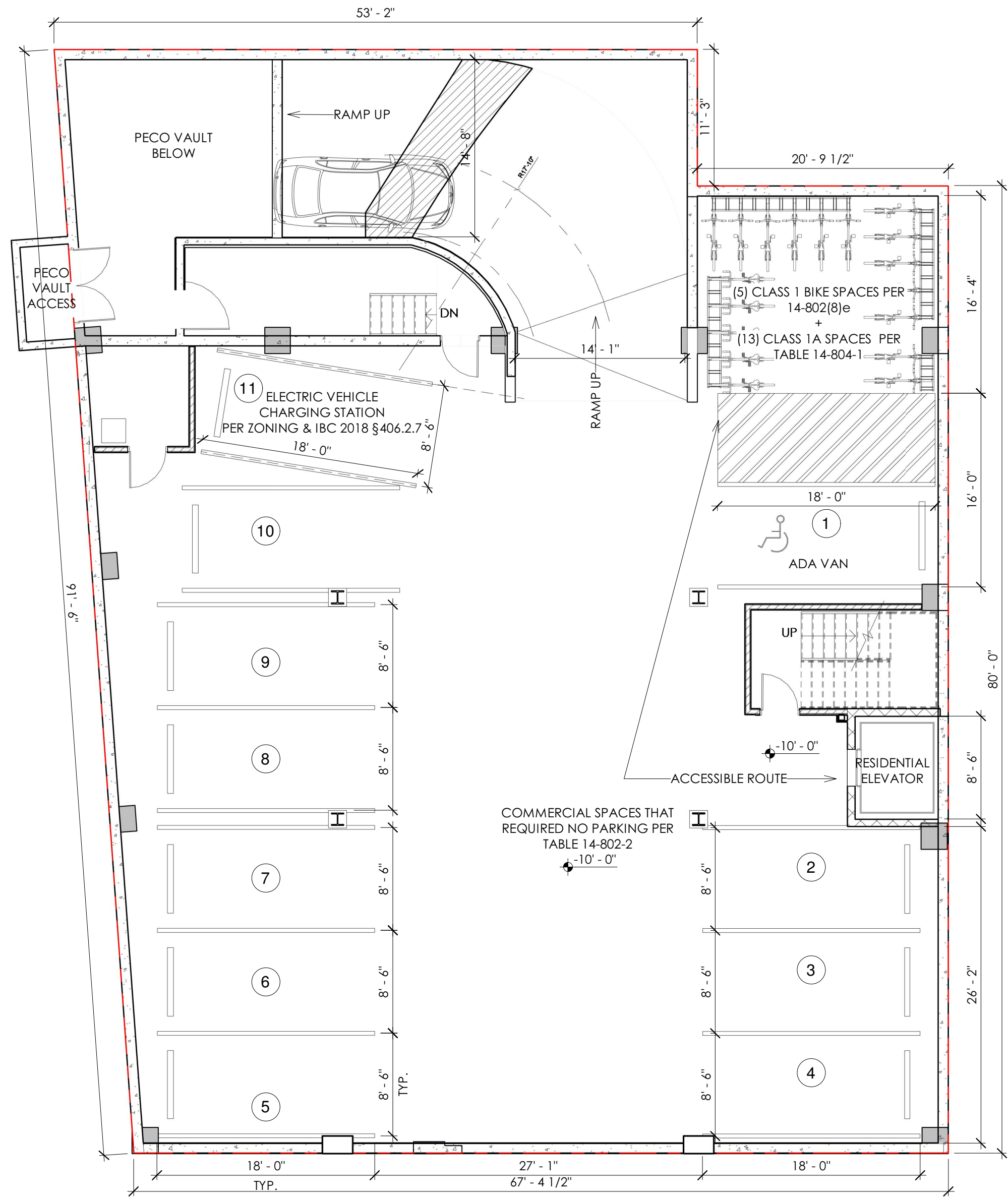


DRAWN BY	CHECK BY	PROJECT NO.
JC	MK	202002-19
ISSUED: 2025-03-10		

NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

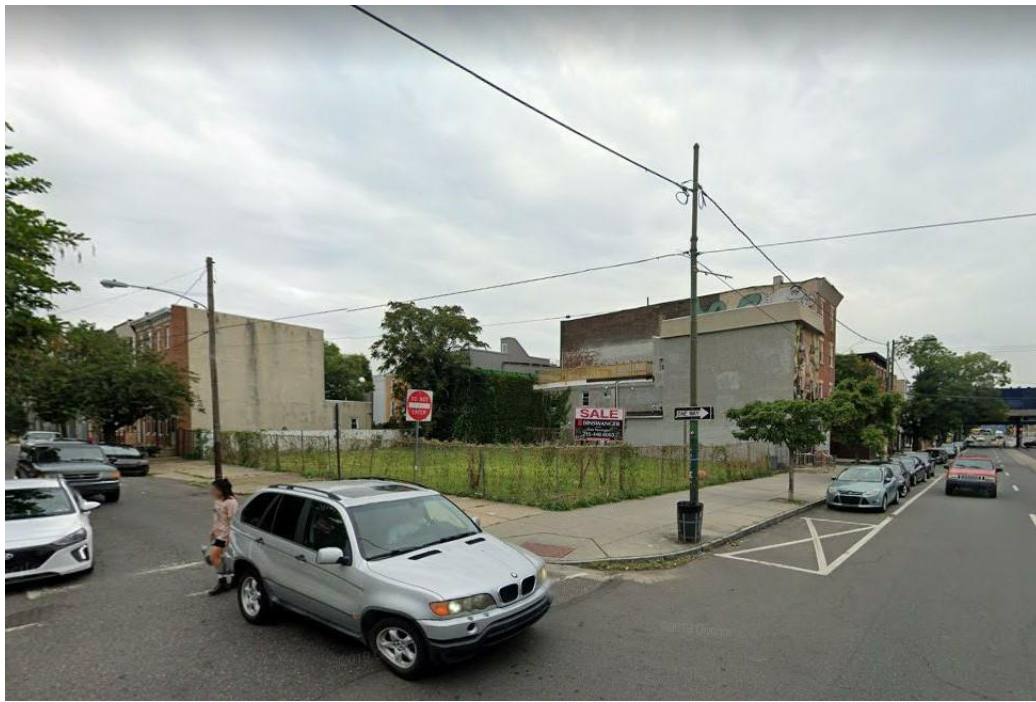
SHEET No
SP-1



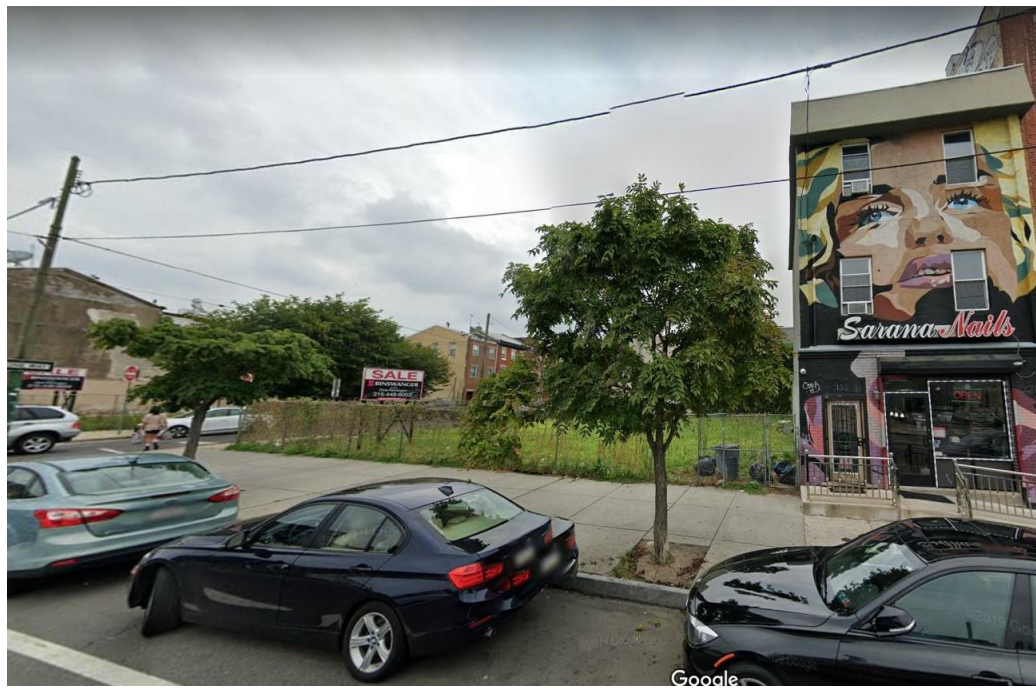
5 W GIRARD AVE ELEVATION sp
SP-2 1/8" = 1'-0"



6 N MASCHER ST ELEVATION sp
SP-2 1/8" = 1'-0"



2 VIEW AT CORNER OF W GIRARD AVE AND MASCHER ST
SP-2 N.T.S.



3 VIEW NORTH ON W GIRARD AVE
SP-2 N.T.S.



4 VIEW SOUTH ON N MASCHER ST
SP-2 N.T.S.

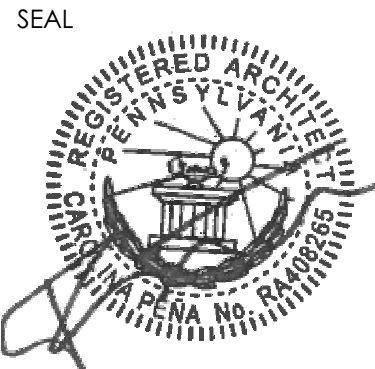
APPROVALS



Applied by L&I: Christopher Hartland

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS		
REVISIONS/SUBMISSIONS		
REV. TO FOR AMENDMENT		
DATE		
04/28/2025		



DRAWN BY	CHECK BY	PROJECT No.
JC	MK	202002-19
ISSUED: 2025-03-10		

PROJECT
NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING
BASEMENT & ELEVATIONS

SHEET No

SP-2

ISSUED FOR AMENDED PERMIT - 04/28/2025

135-41 W GIRARD AVE

OWNER: CORFU DEVELOPMENT LLC

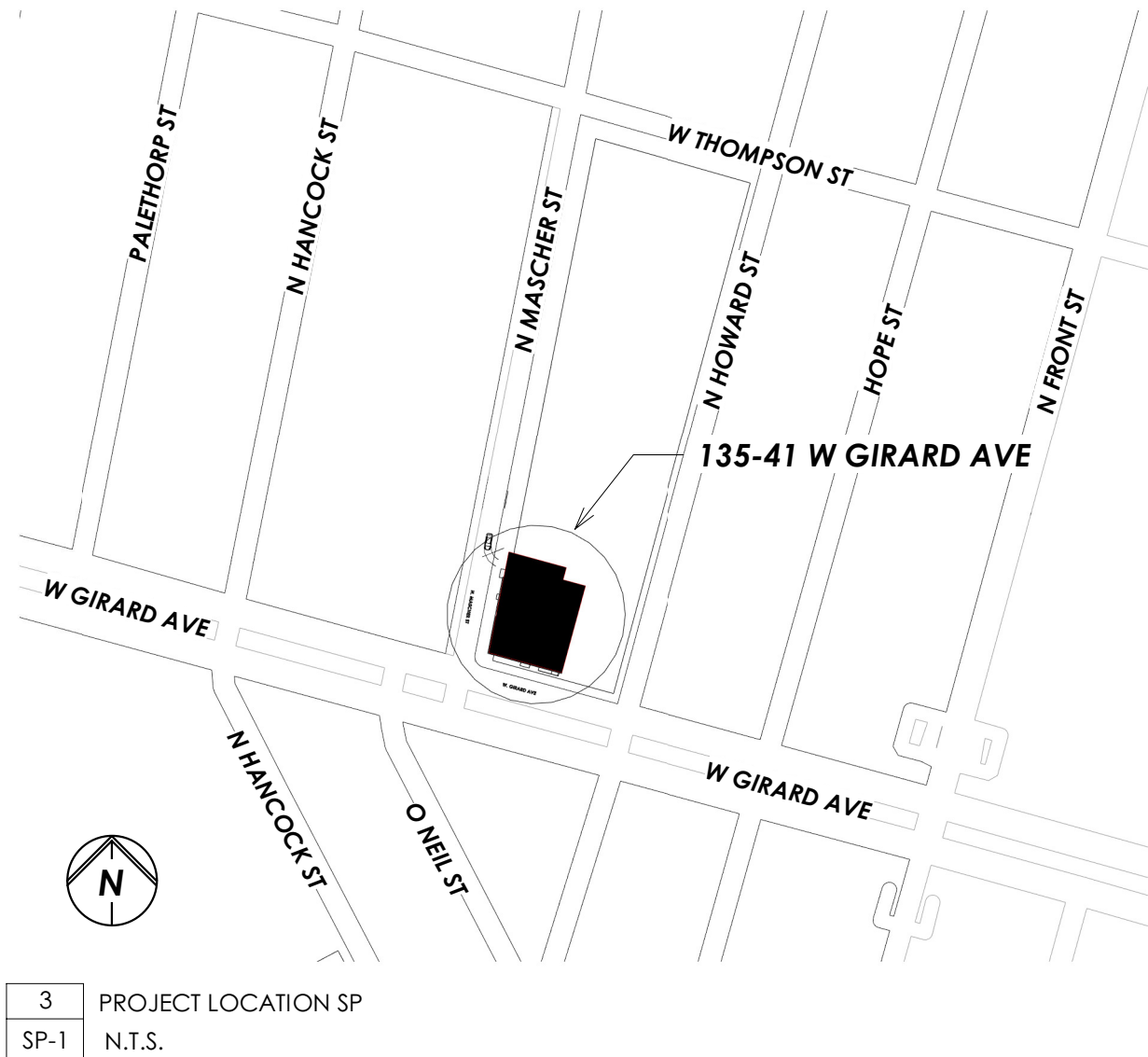
SCOPE OF WORK:

NEW 7 STORY BUILDING W/CELLAR, & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE. PER 14-802(8)(b): 11 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE 18 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR

NOTE: USE PERMIT REQUIRED FOR COMMERCIAL SPACE PRIOR TO OCCUPANCY. USE SHALL NOT REQUIRE PARKING PER TABLE 14-802-2 UNLESS PROPER VARIANCE IS OBTAINED.

AMENDMENT: TO REMOVE SUB-BASEMENT TO REMOVE MEZZANINE FROM 1ST FLOOR. TO REDUCE OVERALL HEIGHT OF BUILDING.

CELLAR = 6214.0 SF
GROSS FLOOR AREA
1ST FLOOR = 4963.30 SF
2ND FLOOR = 4765.51 SF
3RD FLOOR = 4765.51 SF
4TH FLOOR = 4765.51 SF
5TH FLOOR = 4765.51 SF
6TH FLOOR = 4765.51 SF
7TH FLOOR = 834.56 SF
TOTAL = 29,683.78 SF



3 PROJECT LOCATION SP
SP-1 N.T.S.



2 PERSPECTIVE
SP-1

ZONING INFORMATION

Enter address here		
Lot Area	Proposed Bldg Area (footprint)	
6214.5F	4,963.30 SF	
ZONING CLASSIFICATION: CMX-3		
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT		
OVERLAY: NORTH DELAWARE AVENUE		
NEW 7 STORY BUILDING W/CELLAR, MEZZANINE IN FIRST FLOOR & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE; 12 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE; 13 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR.		
	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	5021.67 SF - 79.9% 6214.3 SF

YARDS		
MIN. FRONT YARD DEPTH	--	-
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	0'-0"
MIN. REAR YARD DEPTH	--	23'-0"

HEIGHT		
MAX. HEIGHT	--	73'-9"
MIN. CORNICE HEIGHT	--	-
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	500%	476.8%

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY (2% ADA)	3 / 10 UNITS	11 PARKING (1 ADA SPACE) PER 14-802(8)(b)
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2	--

NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	-
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	18 BICYCLE PARKING- PER 14-802(8)(b)
13 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	-
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	-
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-

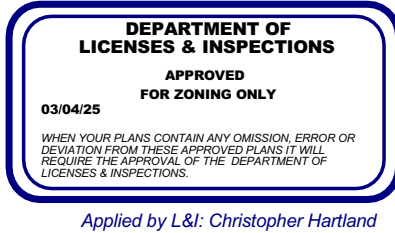
STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
W GIRARD AVE : 14'-72'-14' N MASCHER ST : 12'-26'-12'		

ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURB CUT	PROPOSED	14'-1/2" ON N MASCHER ST.
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

CITY PLANNING APPROVAL STAMP

STREETS APPROVAL STAMP

ZONING APPROVAL STAMP

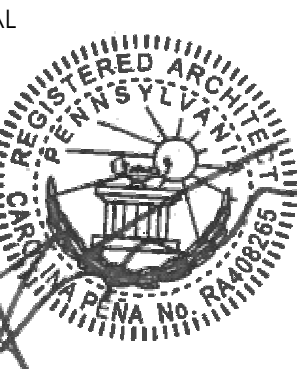


PARALLEL ARCHITECTURE STUDIO, LLC

230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
REVISIONS/SUBMISSIONS	
REV. 1 PER 05/19/2020 RFI	
REV. 5 PER 12/09/2020 RFI	
REV. 9 FOR AMENDMENT	
REV. 10 FOR AMENDMENT RFI	
DATE	
06/12/2020	
12/11/2020	
01/25/2025	
02/24/2025	



DRAWN BY	CHECK BY	PROJECT NO.
JC	MK	202002-19
ISSUED: 2025-02-17		

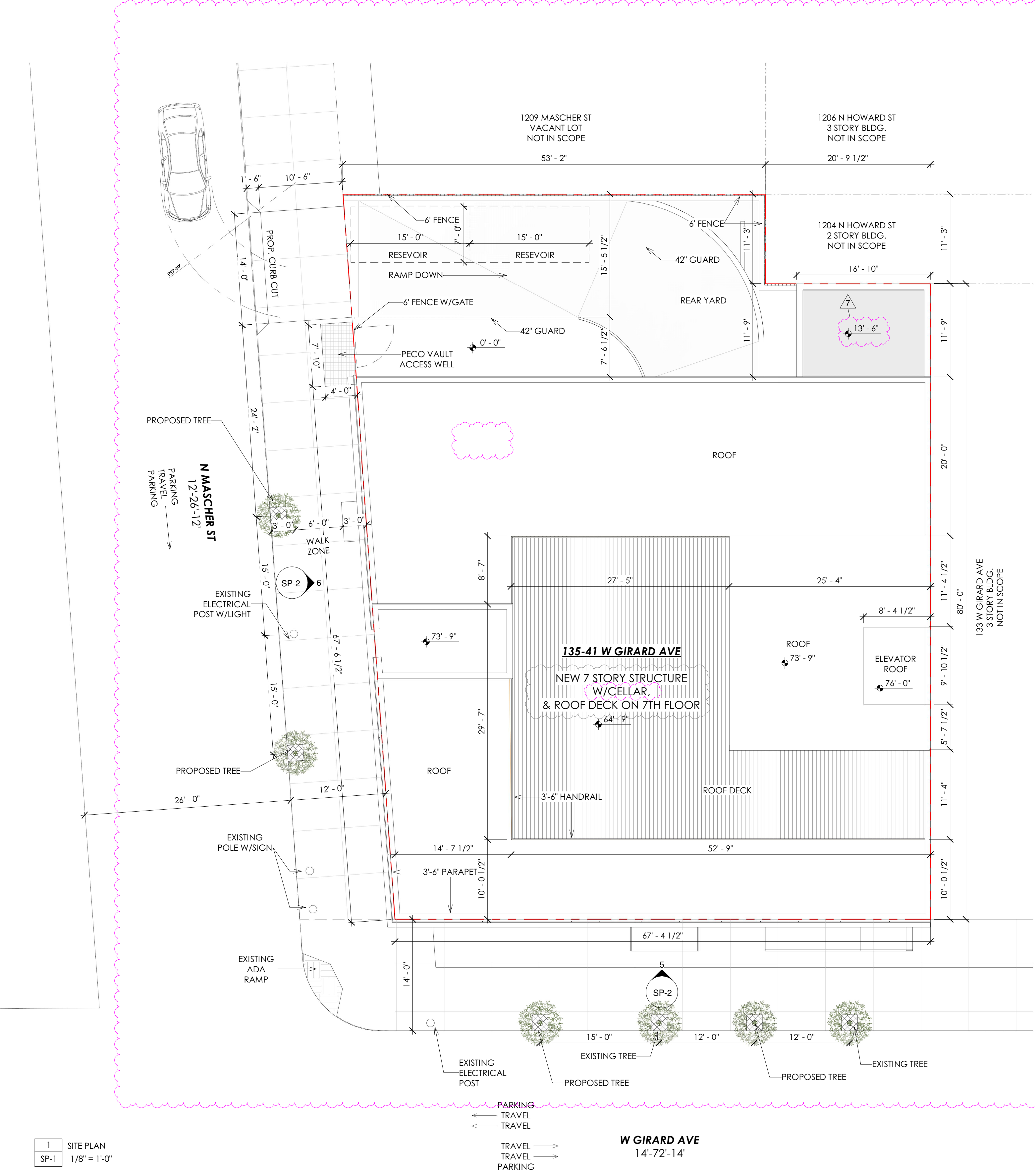
NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

SP-1

2/24/2025 3:51:57 PM



1 SITE PLAN
SP-1 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of
REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET
REAR LOT LINE OPPOSITE: **GIRARD AVE**
PRIMARY FRONTAGE: **GIRARD AVE**
REAR STREET: **GIRARD AVE**
Applied Electronically By: BENJAMIN SCHMIDT
February 25, 2025
Ledger No.: **E-6787**
Philadelphia City Planning Commission

In accordance with the terms and provisions of Sections 14-603 (16) (d), 14-705 (1), and 14-803 (5) of the Philadelphia Code pertaining to
LANDSCAPE AND TREES
ON-SITE & PARKING LOT
☒ APPROVED ☐ DISAPPROVED
☐ WAIVED
☐ IN-LIEU FEE \$
WIRELESS TOWERS
☐ APPROVED
☐ DISAPPROVED
Applied Electronically By: BENJAMIN SCHMIDT
February 25, 2025
Ledger No.: **E-6787**
Philadelphia City Planning Commission

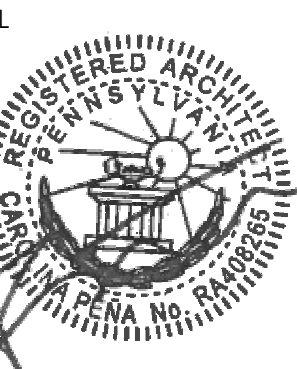


PARALLEL
ARCHITECTURE
STUDIO, LLC

230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS
06/12/2020	REV. 1 PER 05/19/2020 RFI
12/11/2020	REV. 5 PER 12/09/2020 RFI
01/25/2021	REV. 9 FOR AMENDMENT
02/24/2025	REV. 10 FOR AMENDMENT RFI



DRAWN BY	CHECK BY	PROJECT No.
JC	MK	202002-19
ISSUED: 2025-02-17		

PROJECT
NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING
BASEMENT & ELEVATIONS

SHEET No

SP-2

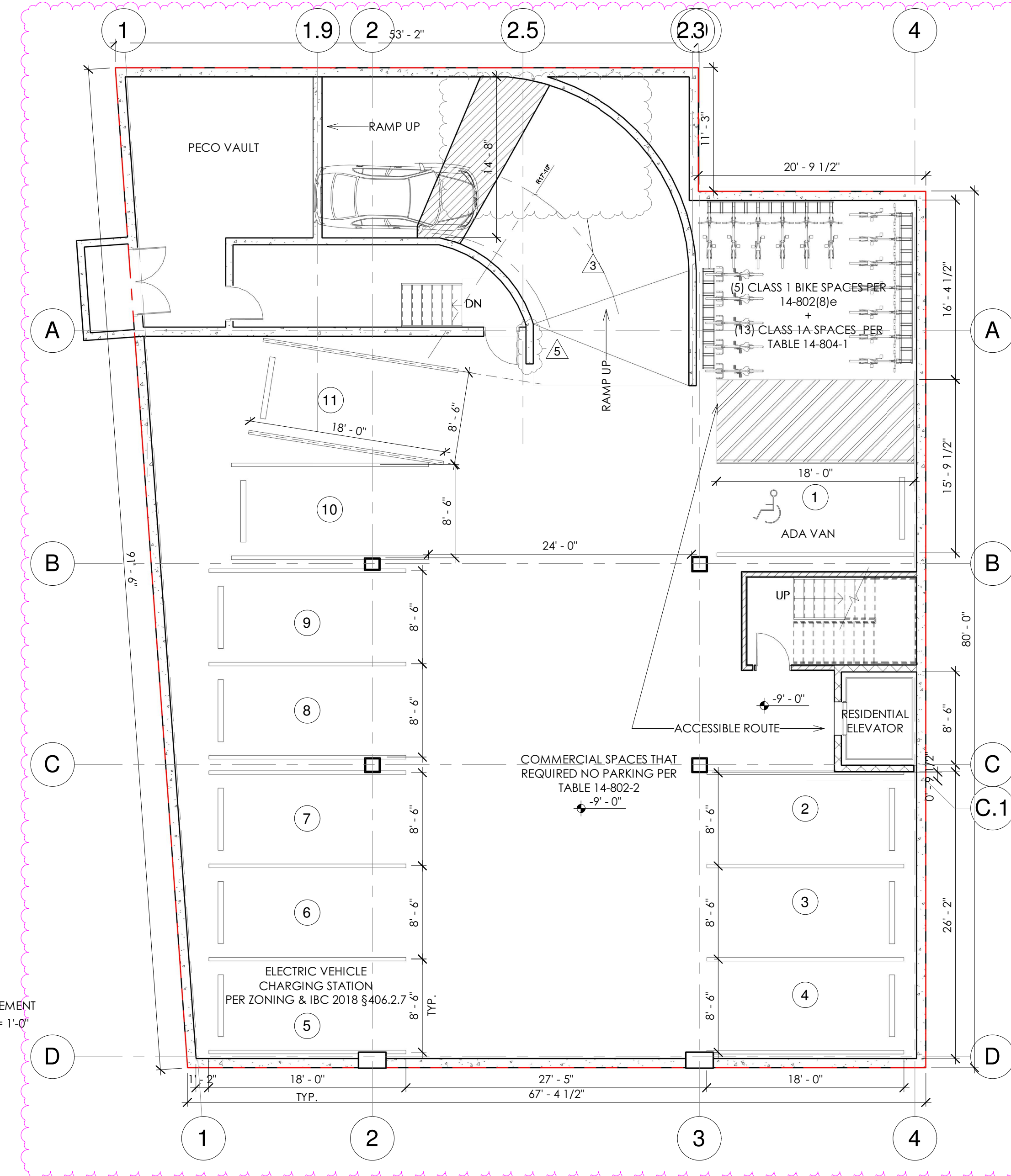
2/24/2025 3:52:01 PM



5 W GIRARD AVE ELEVATION sp
SP-2 1/8" = 1'-0"



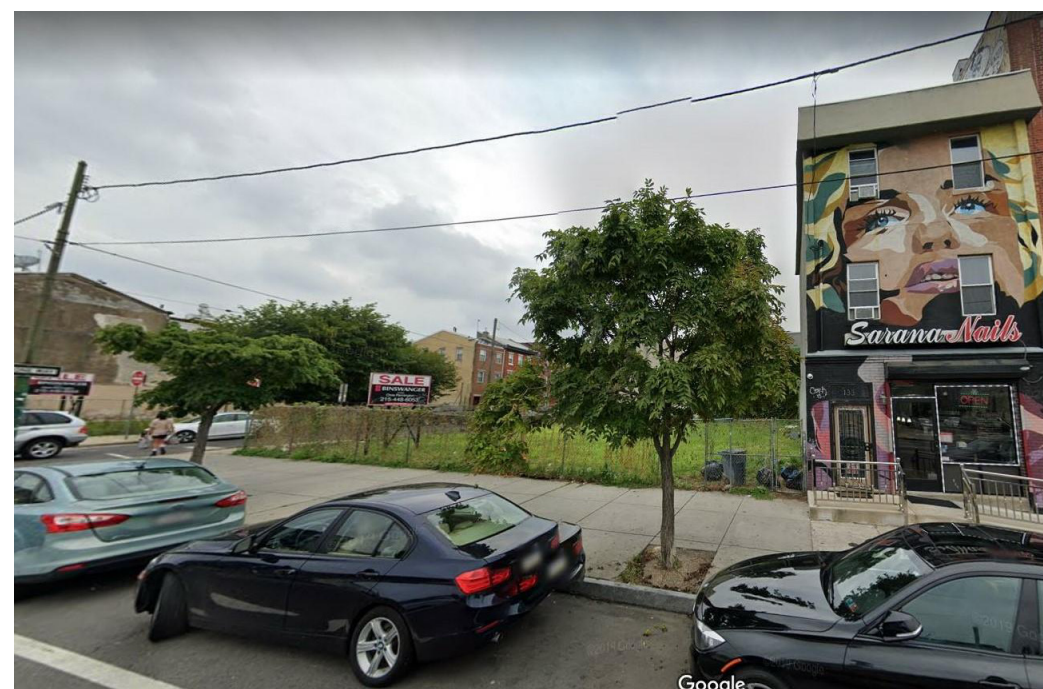
6 N MASCHER ST ELEVATION sp
SP-2 1/8" = 1'-0"



1 0-BASEMENT
SP-2 1/8" = 1'-0"



2 VIEW AT CORNER OF W GIRARD AVE AND MASCHER ST
SP-2 N.T.S.



3 VIEW NORTH ON W GIRARD AVE
SP-2 N.T.S.



4 VIEW SOUTH ON N MASCHER ST
SP-2 N.T.S.

APPROVALS

135-41 W GIRARD AVE

OWNER: CORFU DEVELOPMENT LLC

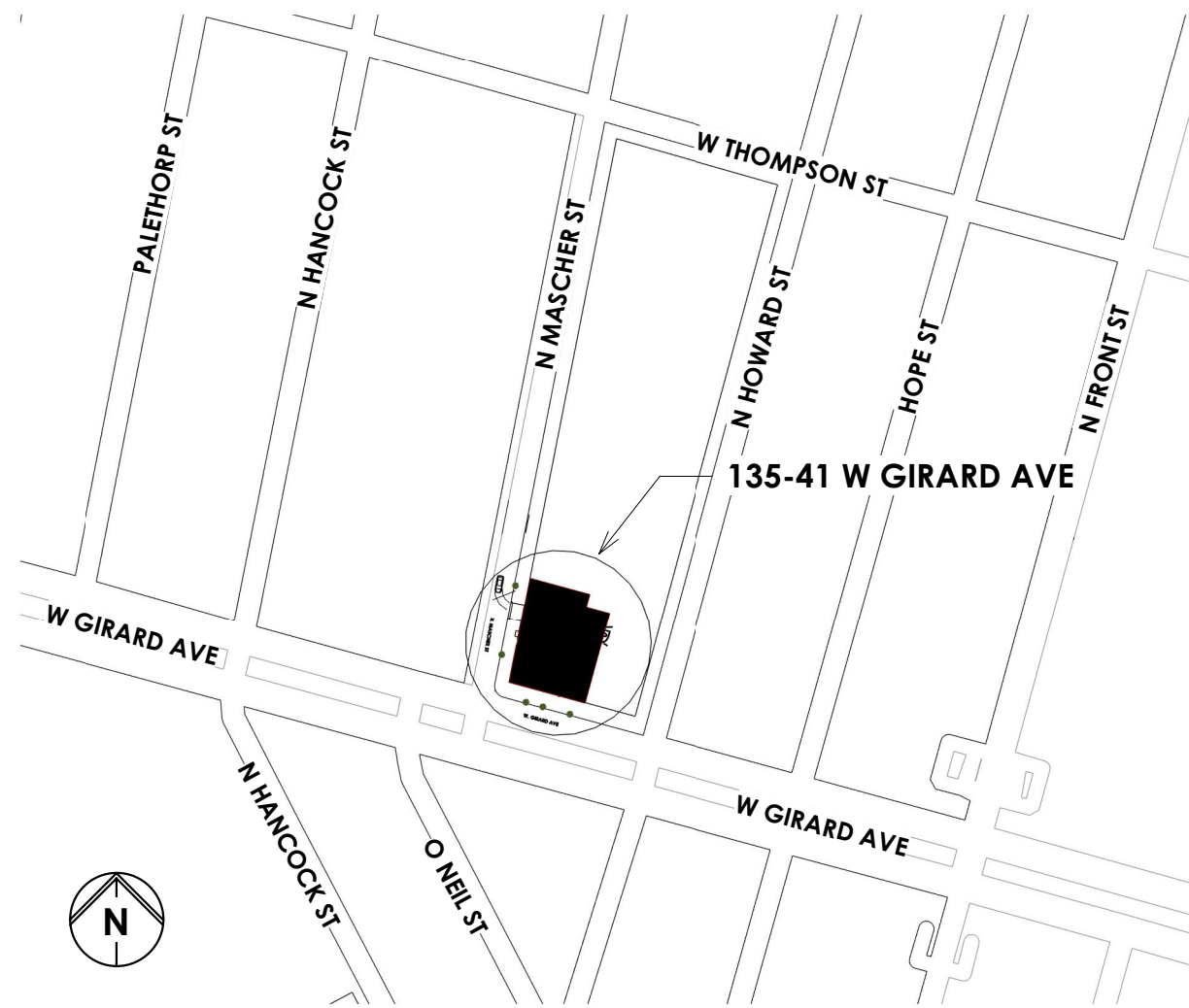
SCOPE OF WORK:

NEW 7 STORY BUILDING W/CELLAR, MEZZANINE IN FIRST FLOOR & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE.
PER 14-802(8)(b):
11 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE
18 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR

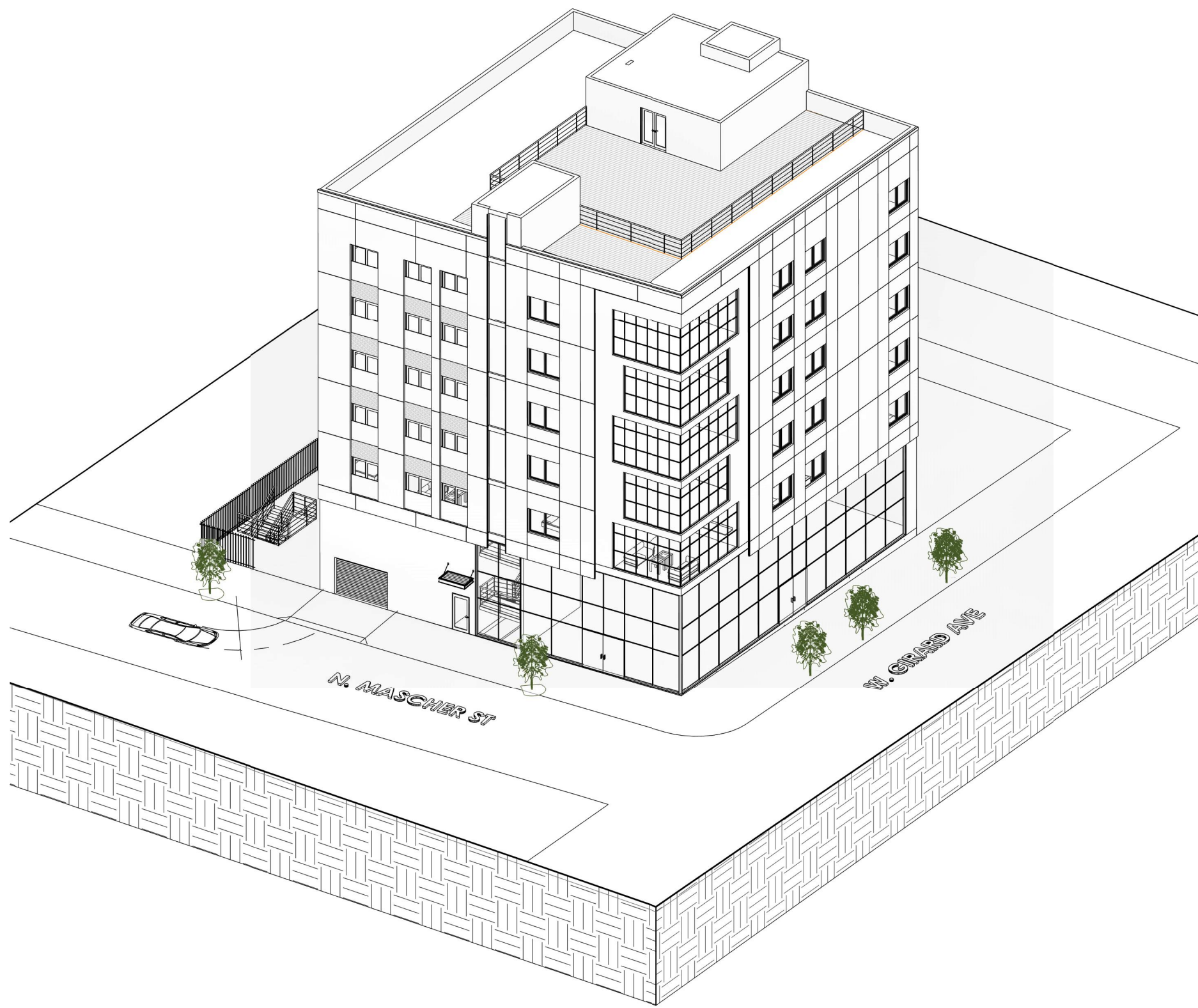
NOTE: USE PERMIT REQUIRED FOR COMMERCIAL SPACE PRIOR TO OCCUPANCY. USE SHALL NOT REQUIRE PARKING PER TABLE 14-802-2 UNLESS PROPER VARIANCE IS OBTAINED.

SUB-CELLAR = 2523.8 SF
CELLAR = 6214.0 SF

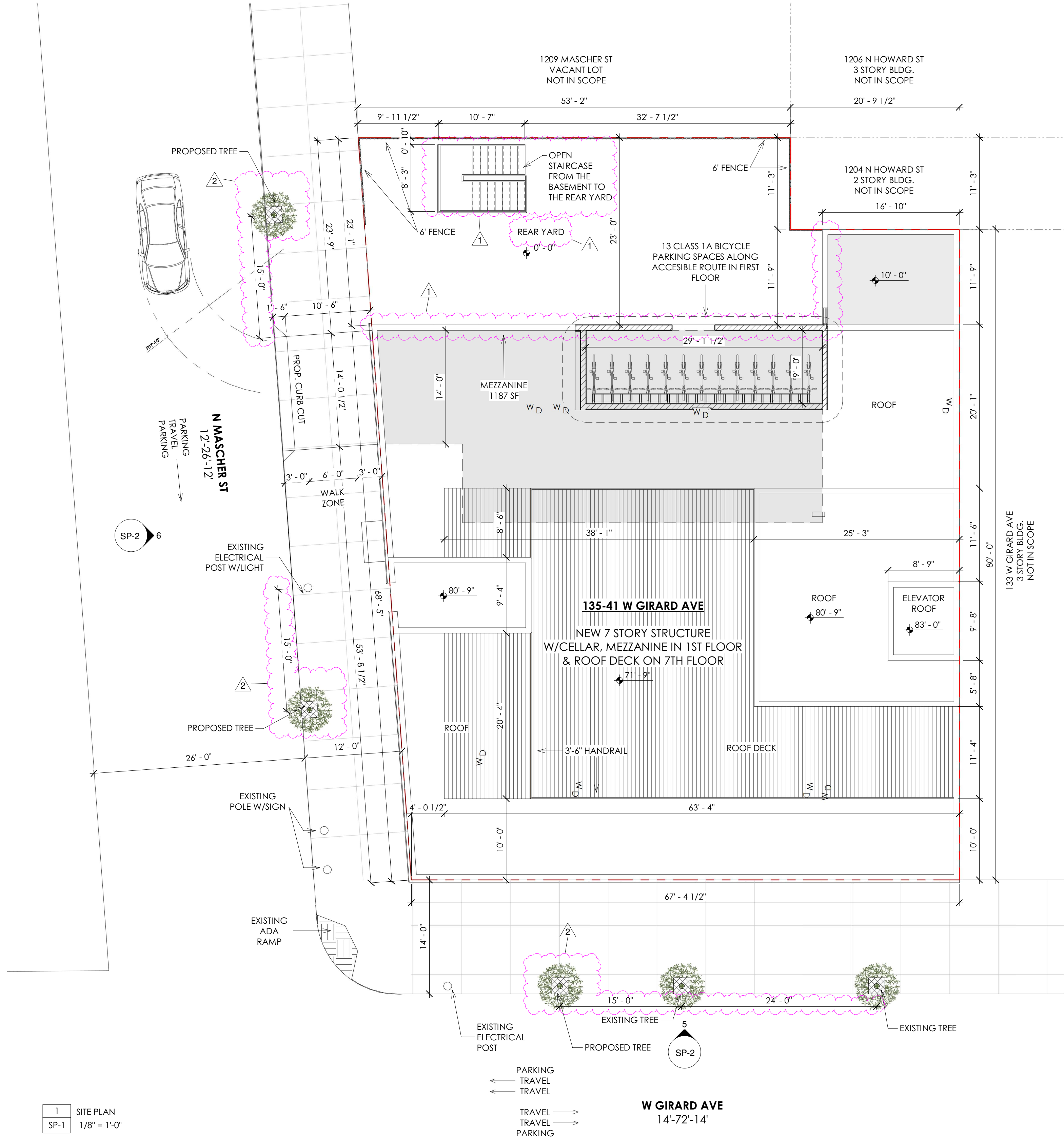
GROSS FLOOR AREA
1ST FLOOR = 4963.30 SF
MEZZANINE = 1187.0 SF
2ND FLOOR = 4765.51 SF
3RD FLOOR = 4765.51 SF
4TH FLOOR = 4765.51 SF
5TH FLOOR = 4765.51 SF
6TH FLOOR = 4765.51 SF
7TH FLOOR = 834.56 SF
TOTAL = 30812.41 SF



3 PROJECT LOCATION
SP-1 N.T.S.



2 PERSPECTIVE
SP-1



1 SITE PLAN
SP-1 1/8" = 1'-0"

APPROVED
FOR ZONING ONLY
07/24/20
WHEN YOUR PLANS CONTAIN ANY CROSSING, CROSSING OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LANDS & RECREATION.

Applied Electronically by L&I User:

ZONING INFORMATION

Enter address here		
Lot Area	6214.5 SF	Proposed Bldg Area (footprint)
		4963.3 SF
ZONING CLASSIFICATION: CMX-3		
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT		
OVERLAY: NORTH DELAWARE AVENUE		
NEW 7 STORY BUILDING: W/CELLAR, MEZZANINE IN FIRST FLOOR & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE; 12 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE; 13 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR.		
	REQUIRED	PROPOSED
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	4963 SF = 79.9% 6214.3 SF

YARDS		
MIN. FRONT YARD DEPTH	--	-
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS	0'-0"
MIN. REAR YARD DEPTH	--	23'-0"

HEIGHT		
MAX. HEIGHT	--	80'-9"
MIN. CORNICE HEIGHT	--	-
FLOOR AREA RATIO		
MAX. FLOOR AREA RATIO	500%	495.9%

PARKING		
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)		
MULTI-FAMILY (2% ADA)	3 / 10 UNITS	11 PARKING (1 ADA SPACE) PER 14-802(8)(b)
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS	--
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2	--

NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2		
BICYCLE PARKING		
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0	18 BICYCLE PARKING- PER 14-802(8)(b)
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION	18 BICYCLE PARKING- PER 14-802(8)(b)
13 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION	--
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)		
0-7,500 SF GROSS FLR AREA	0	-
7,501-20,000 SF	2	-
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF	-

STREETS DEPARTMENT RIGHT OF WAY		
STREET BREAK-DOWN :		
W GIRARD AVE : 14'-72'-14' N MASCHER ST : 12'-26'-12'		

ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURB CUT	PROPOSED	14'-1/2" ON N MASCHER ST.
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

CITY PLANNING APPROVAL STAMP

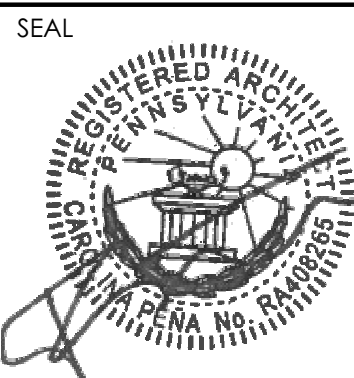
STREETS APPROVAL STAMP

ZONING APPROVAL STAMP

PARALLEL
ARCHITECTURE
STUDIO, LLC
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY EXISTING RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS
06/12/2020	REV. 1 PER 05/17/2020 RFI
07/02/2020	REV. 2 PER 07/02/2020 RFI
07/15/2020	REV. 3 PER 07/09/2020 RFI



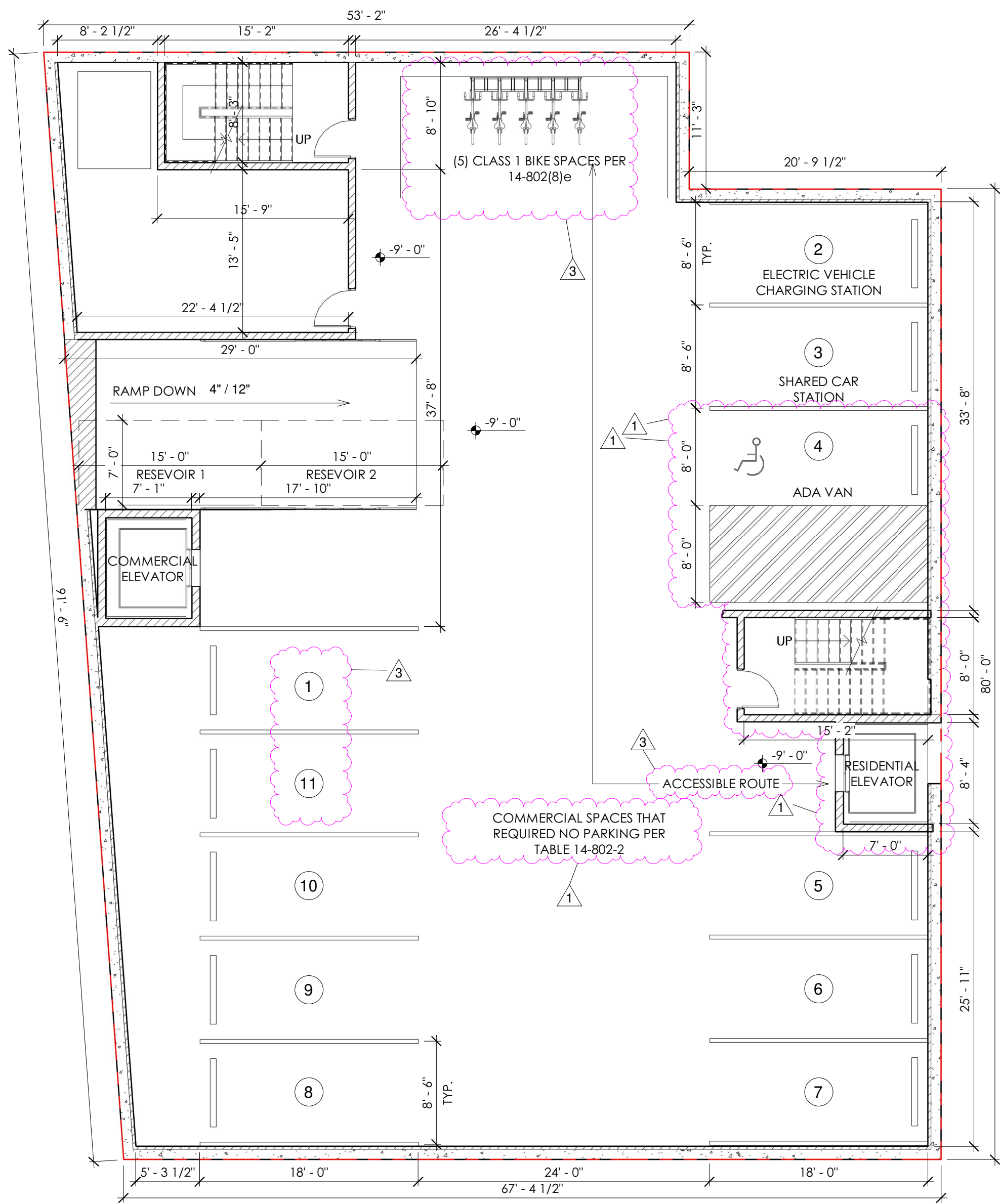
DRAWN BY	CHECK BY	PROJECT NO.
JC	MK	202002-19
ISSUED: 06/19/2020		

NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

SP-1



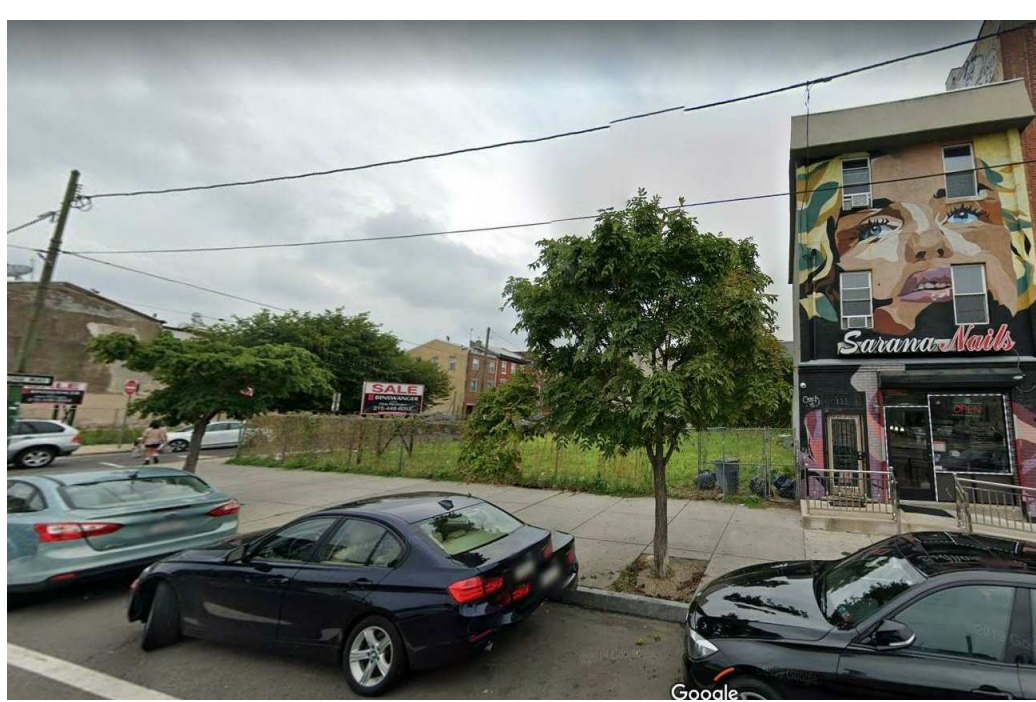
5 W GIRARD AVE ELEVATION
SP-2 1/8" = 1'-0"



6 N MASCHER ST ELEVATION
SP-2 1/8" = 1'-0"



2 VIEW AT CORNER OF W GIRARD AVE AND MASCHER ST
SP-2 N.T.S.



3 VIEW NORTH ON W GIRARD AVE
SP-2 N.T.S.



4 VIEW SOUTH ON N MASCHER ST
SP-2 N.T.S.

APPROVED
FOR ZONING ONLY
07/24/20

WHEN YOUR PLANS CONTAIN ANY CROSSING, CROSSING OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:



PARALLEL
ARCHITECTURE
STUDIO, LLC

230 S. BROAD ST., 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY CONSTRUCTION. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS

DATE	REVISIONS/SUBMISSIONS
06/12/2020	REV. 1 PER 05/17/2020 RFI
07/15/2020	REV. 3 PER 07/09/2020 RFI

SEAL

DRAWN BY	CHECK BY	PROJECT No.
JC	MK	202002-19

ISSUED: 06/19/2020

NEW BUILDING
135-41 W GIRARD AVE

PROJECT

DRAWING TITLE
ZONING
BASEMENT &
ELEVATIONS

SHEET No

SP-2

135-41 W GIRARD AVE

OWNER: CORFU DEVELOPMENT LLC

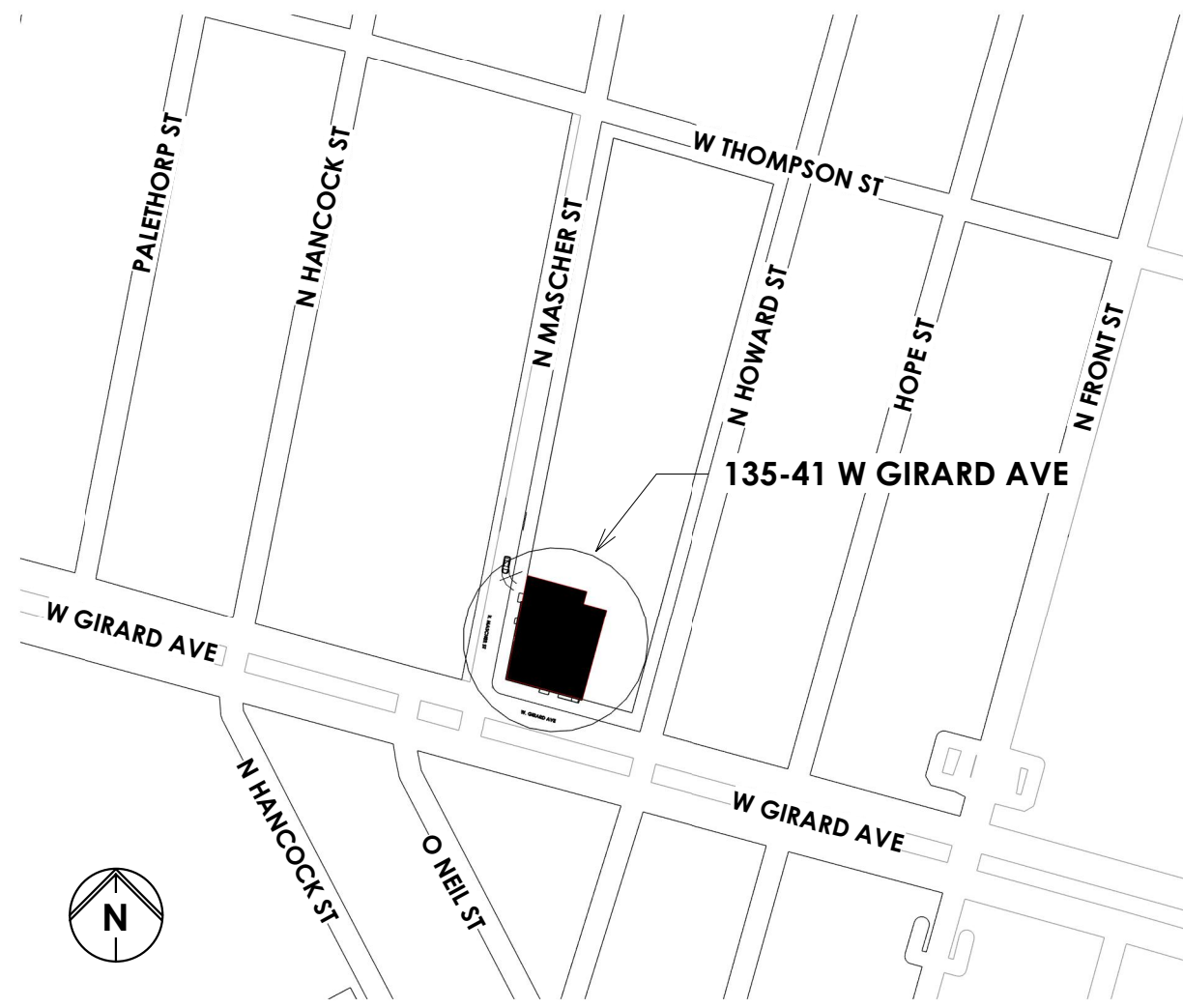
SCOPE OF WORK:

NEW 7 STORY BUILDING W/CELLAR, MEZZANINE IN FIRST FLOOR & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE.
PER 14-802(8)(b):
11 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE
18 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR

NOTE: USE PERMIT REQUIRED FOR COMMERCIAL SPACE PRIOR TO OCCUPANCY. USE SHALL NOT REQUIRE PARKING PER TABLE 14-802-2 UNLESS PROPER VARIANCE IS OBTAINED.

SUB-CELLAR = 2523.8 SF
CELLAR = 6214.0 SF

GROSS FLOOR AREA
1ST FLOOR = 4963.30 SF
MEZZANINE = 1187.0 SF
2ND FLOOR = 4765.51 SF
3RD FLOOR = 4765.51 SF
4TH FLOOR = 4765.51 SF
5TH FLOOR = 4765.51 SF
6TH FLOOR = 4765.51 SF
7TH FLOOR = 834.56 SF
TOTAL = 30812.41 SF



3 PROJECT LOCATION SP
SP-1 N.T.S.



2 PERSPECTIVE
SP-1

ZONING INFORMATION

Enter address here		
Lot Area	Proposed Bldg Area (footprint)	
6214.5F	4963.3 SF	
ZONING CLASSIFICATION: CMX-3		
NCA NEIGHBORHOOD COMMERCIAL AREA OVERLAY DISTRICT		
OVERLAY: NORTH DELAWARE AVENUE		
NEW 7 STORY BUILDING W/CELLAR, MEZZANINE IN FIRST FLOOR & ROOF DECK ON 7TH FLOOR FOR USE AS VACANT COMMERCIAL AT 1ST FLOOR WITH 40 DWELLING UNITS ABOVE; 12 ACCESSORY PARKING SPACES IN BASEMENT W/1 ADA VAN ACCESSIBLE SPACE; 13 CLASS 1A BICYCLE PARKING SPACES ALONG ACCESSIBLE ROUTE IN FIRST FLOOR.		
DISTRICT & LOT DIMENSIONS		
MIN. DISTRICT AREA	--	-
MIN. STREET FRONTAGE	--	-
MIN. LOT AREA	--	-
MAX. OCCUPIED AREA (%)	INTER.: 75% CORNER: 80%	4963 SF = 79.9% 6214.3 SF

YARDS	
MIN. FRONT YARD DEPTH	--
MIN. SIDE YARD WIDTH (EA.)	8' IF USED FOR BUILDINGS CONTAINING DWELLING UNITS
MIN. REAR YARD DEPTH	--

HEIGHT	
MAX. HEIGHT	--
MIN CORNICE HEIGHT	--
FLOOR AREA RATIO	
MAX. FLOOR AREA RATIO	500%

PARKING	
RESIDENTIAL USE CATEGORY (AS NOTED BELOW. SEE TABLE 14-802-2 FOR OTHER USES)	
MULTI-FAMILY (2% ADA)	3 / 10 UNITS
GROUP LIVING (EXCEPT AS NOTED)	1 / 10 PERMANENT BEDS
SINGLE-ROOM RESIDENCE	1 / 20 UNITS + 1: MIN. 2

NON-RESIDENTIAL USE CATEGORIES- SEE TABLE 14-802-2	
BICYCLE PARKING	
RESIDENTIAL FEWER THAN 12 DWELLING UNITS	0
RESIDENTIAL 12 OR MORE DWELLING UNITS	1 PER 3 DWELL. OR FRACTION
13 OR MORE DWELLING UNITS, WHERE BUILDING OCCUPANTS ARE AGE 60+	1 PER 10 DWELL. OR FRACTION
COMMERCIAL USE CATEGORY (FOR COMPLETE REQ'S SEE TABLE 14-804-1)	
0-7,500 SF GROSS FLR AREA	0
7,501-20,000 SF	2
OVER 20,000 SF	1 PER EVERY 10,000 SF OR FRACTION THEREOF

STREETS DEPARTMENT RIGHT OF WAY	
STREET BREAK-DOWN :	
W GIRARD AVE : 14'-72'-14'	
N MASCHER ST : 12'-26'-12'	

ENCROACHMENT TYPE	PROPOSED/EXISTING	ENCROACHMENT
CURB CUT	PROPOSED	14'-1/2" ON N MASCHER ST.
WINDOW WELL	N/A	N/A
BAY WINDOW	N/A	N/A

CITY PLANNING APPROVAL STAMP

STREETS APPROVAL STAMP

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
>>> APPROVAL FOR ZONING ONLY <<<
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE ZONING APPROVAL STAFFS 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

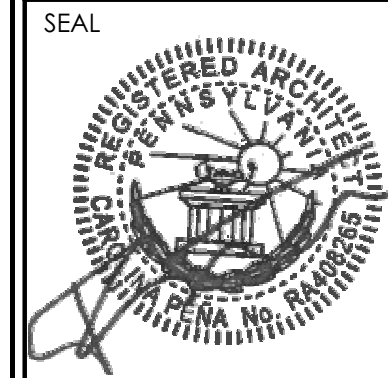
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER _____

APPLIED ELECTRONICALLY BY STREETS STAFF:
Titus Joy
ON: **December 15, 2020**
FOR CHIEF HIGHWAY ENGINEER

PARALLEL ARCHITECTURE STUDIO, LLC
230 S. BROAD ST. 17TH FLOOR
PHILADELPHIA, PA 19102
OFFICE@PRLL.STUDIO | 215.888.8407

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION.
CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS PLANS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAY PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
REVISIONS/SUBMISSIONS	
REV. 1 PER 05/17/2020 RFI	
REV. 2 PER 07/02/2020 RFI	
REV. 3 PER 07/09/2020 RFI	
REV. 4 PER BUILDING CHANGES	
REV. 5 PER 12/09/2020 RFI	



DRAWN BY	CHECK BY	PROJECT NO.
JC	MK	202002-19

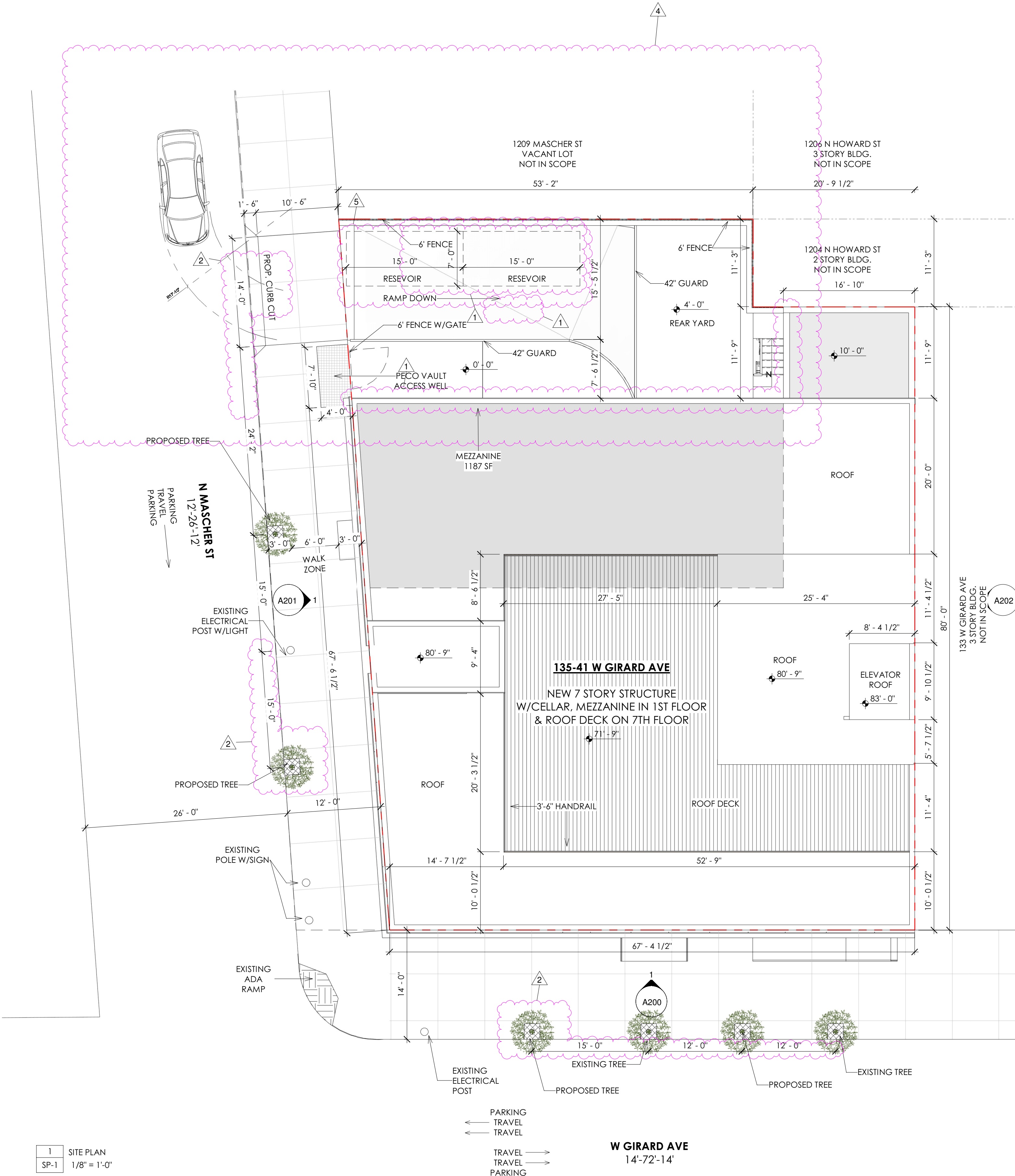
ISSUED: 12/09/2020

NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING SITE
PLAN &
INFORMATION

SHEET No

SP-1

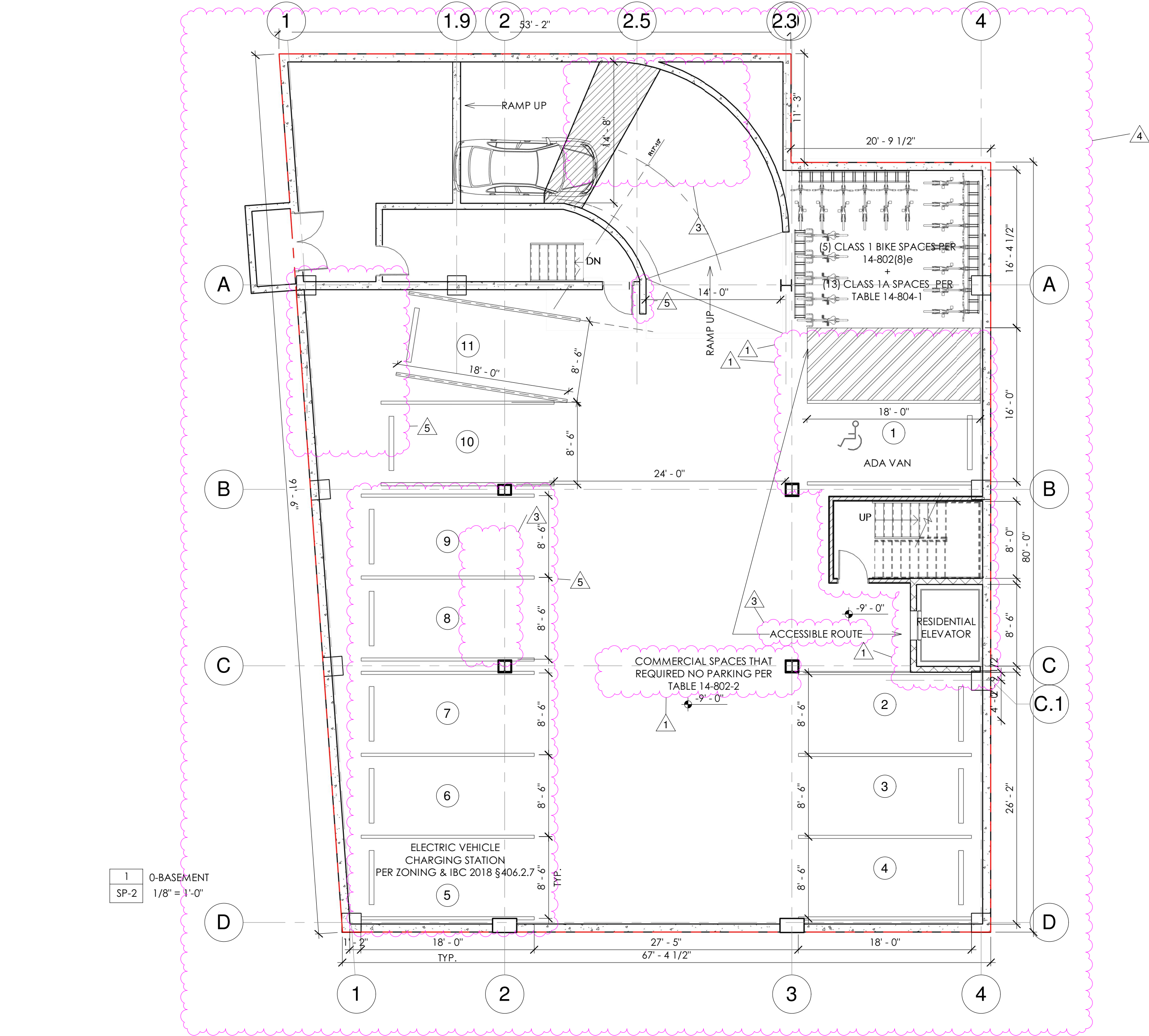


1 SITE PLAN
SP-1 1/8" = 1'-0"

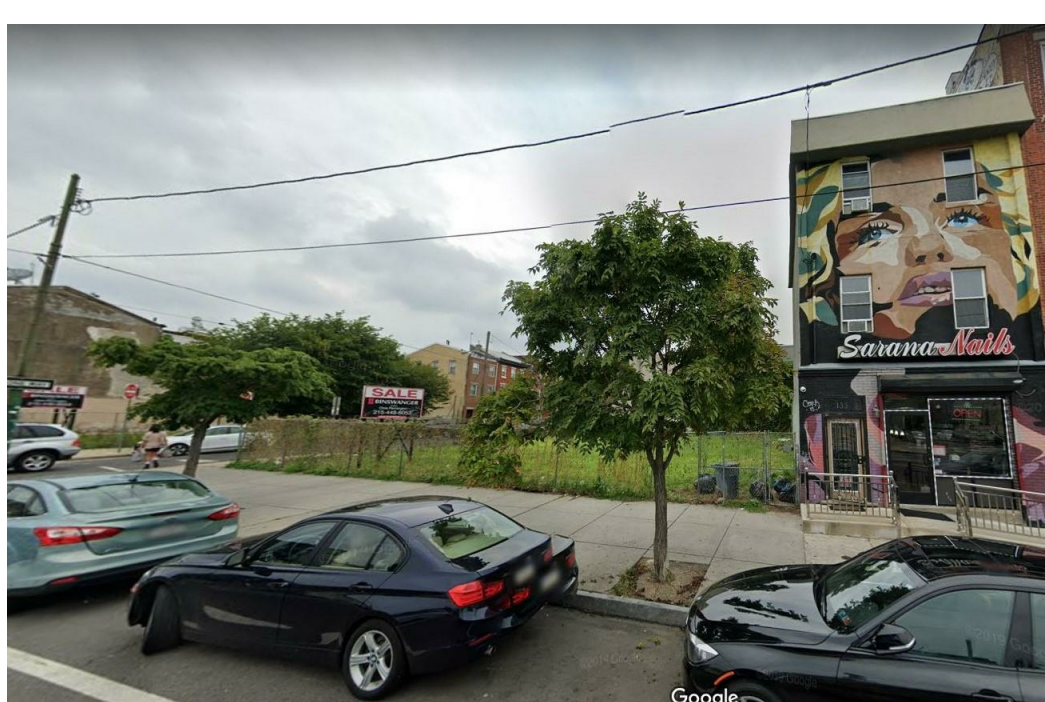
APPROVED
FOR ZONING ONLY
12/15/20

MAKING YOUR PLANS COMPLY WITH ALL ORDINANCES, BEFORE CONSTRUCTION, IS THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE PHILADELPHIA DEPARTMENT OF LICENSING & INSPECTIONS.

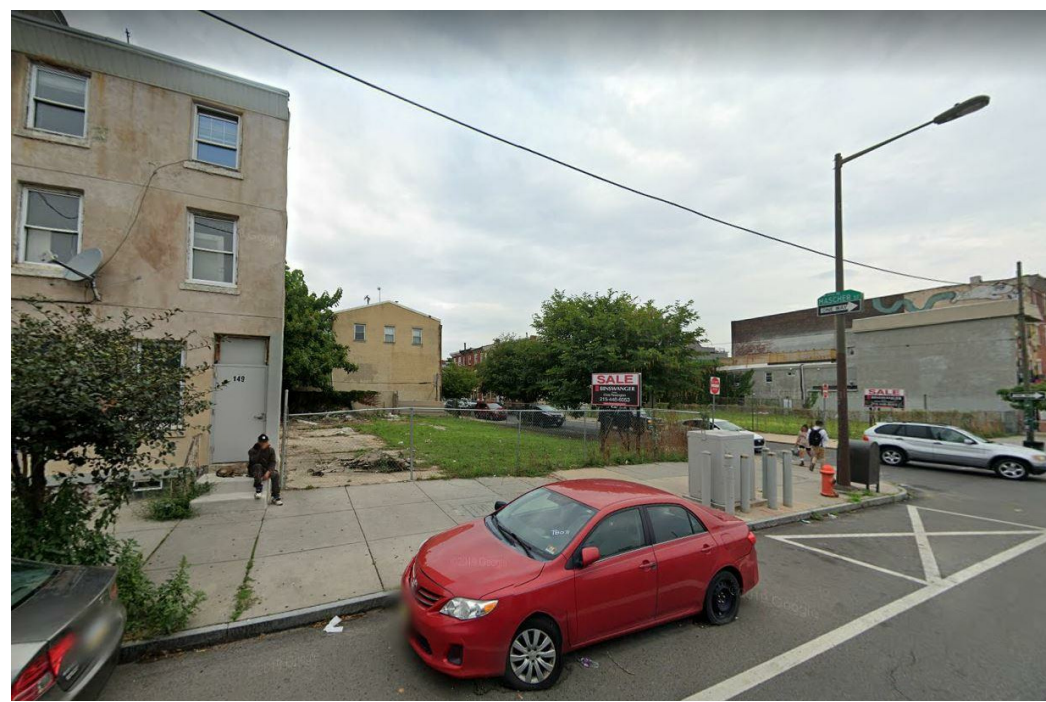
Applied Electronically by L&I User:



2 VIEW AT CORNER OF W GIRARD AVE AND MASCHER ST
SP-2 N.T.S.



3 VIEW NORTH ON W GIRARD AVE
SP-2 N.T.S.



4 VIEW SOUTH ON N MASCHER ST
SP-2 N.T.S.

APPROVALS

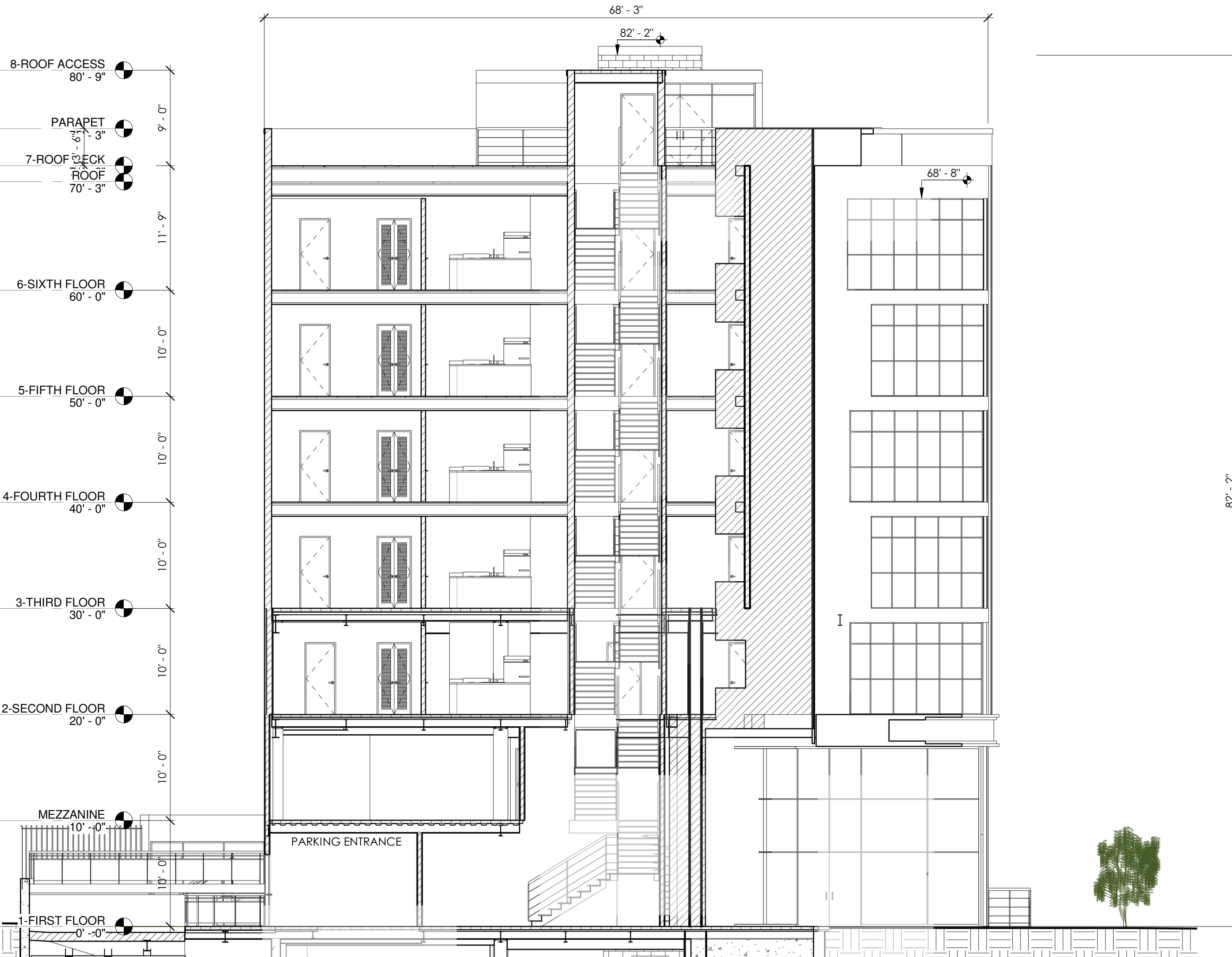
APPROVED
FOR ZONING ONLY
12/15/20

MAKING YOUR PLANS CORRECT AND ACCURATE
BEFORE OR AFTER THE ZONING BOARD HAS APPROVED
THE PLANS IS THE RESPONSIBILITY OF THE
DEPARTMENT OF LICENSING & INSPECTIONS

Applied Electronically by L&I User:



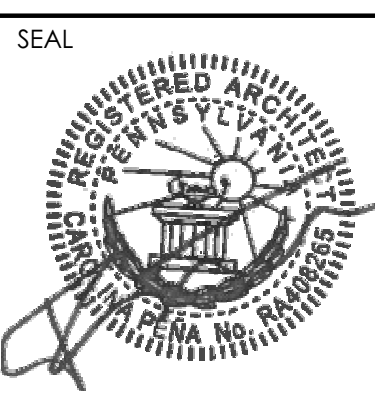
5 W GIRARD AVE ELEVATION sp
SP-2 1/8" = 1'-0"



6 N MASCHER ST ELEVATION sp
SP-2 1/8" = 1'-0"

GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING & VERIFYING ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR RESOLUTION OR VERIFICATION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ANY PREVIOUS RECORD DRAWINGS. CONTRACTOR SHALL CHECK WITH THE ARCHITECT (10) DAYS PRIOR TO START OF CONSTRUCTION FOR ADDENDUMS OR BULLETINS.

REVISIONS	
DATE	REVISIONS/SUBMISSIONS
06/12/2020	REV. 1 PER 05/17/2020 RFI
07/15/2020	REV. 3 PER 07/07/2020 RFI
11/30/20	REV. 4 PER BUILDING CHANGES
12/09/2020	REV. 5 PER 12/07/2020 RFI



DRAWN BY	CHECK BY	PROJECT No.
JC	MK	202002-19
ISSUED: 12/09/2020		

NEW BUILDING
135-41 W GIRARD AVE

DRAWING TITLE
ZONING
BASEMENT & ELEVATIONS

SHEET No

SP-2