

# Zoning Permit

Permit Number ZP-2020-005959

LOCATION OF WORK 210 S 12TH ST, Philadelphia, PA 19107-5515	PERMIT FEE \$3,673.00	DATE ISSUED 10/14/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER 200 S12 STREET OWNER LLC	210 S 12TH ST PHILADELPHIA, PA 19107-
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OWNER CONTACT 1
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OWNER CONTACT 2
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TYPE OF WORK New construction, addition, GFA change
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<p>APPROVED DEVELOPMENT</p> <p>**Amendment dated 5/10/2021 to reconfigure below grade parking garage and vehicular ingress and egress on ground floor, as documented on enclosed plans.**</p> <p>**Amendment dated 2/10/2021 to reconfigure below grade parking garage and vehicular ingress and egress on ground floor, as documented on enclosed plans.**</p> <p>For the demolition of all structures except for "1907 Building" at SEC South Camac Street and Chancellor Street, and for the</p>
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<p>APPROVED USE(S)</p> <p>Residential - Household Living - Multi-Family; Unity of Use</p>
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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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erection of an attached structure (w/roof decks at 3rd and 29th Floors), size and location as shown on plan/application.



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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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- 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.
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# Zoning Permit

Permit Number ZP-2020-005959

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

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

## ADDITIONAL USE DETAILS

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

\*\*Amendment dated 04/16/2024 to reduce number of provided parking spaces to ninety (90), increase auto-share spaces to six (6), as per revised plans.\*\*\*Amendment dated 11/09/2022 to reduce number of dwelling units to 376 and increase vehicle parking to 97 spaces.\*\*\*Amendment dated 5/10/2021 to reduce number of dwelling units to 378 and increase vehicle parking to 96 spaces.\*\*For the establishment of a Unity of Use to create one (1) lot for zoning purposes only with restrictive covenants, agreements, and easements to be recorded by deed to bind current and future owners of the contiguous two (2) parcels (200 S 12TH ST and 204 S 12TH ST) to preserve the unity of use and the legality of the entire project that stems from single zoning lot treatment. Prior to issuance of certificate of occupancy, proof of recordation of easements, agreements, and restrictive covenants must be supplied. For use of vacant commercial space at first and second floors (use registration permit required prior to occupancy), with Multi-Family Household Living (three-hundred and seventy-six (376) dwelling units; utilizing Mixed-Income Housing Bonus; must submit proof of payment in lieu of providing affordable units prior to issuance of building permit as per PZC 14-702(7)(d)(.2)), with ninety-seven (97) accessory underground garage parking spaces (including four (4) accessible spaces of which one (1) is van-accessible, five (5) auto share/electrical vehicle spaces), one-hundred-and-thirty (130) Class 1A bicycle parking spaces (located along an accessible route), and two (2) off-street loading spaces (minimum size reduced as per Streets/PCPC waiver); no signs on this permit.

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](http://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.

PROJECT TITLE  
204 S 12TH STREET

CLIENT  
S12TH STREET LLC  
204 S 12TH STREET  
PHILADELPHIA, PA 19107

DESIGN ARCHITECT  
RSH+P  
THE LEADENHALL BUILDING  
122 LEADENHALL STREET  
LONDON EC3V 4AB, UK

INTERIOR  
GABELLINI SHEPPARD  
665 BROADWAY  
SUITE 706  
NEW YORK, NY 10012

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

MEP / AV / IT ENGINEER  
BALA CONSULTING ENGINEERS  
443 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406

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

PARKING  
THE HARMAN GROUP  
150 SOUTH WARNER ROAD  
SUITE 100  
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VERTICAL TRANSPORTATION  
VDA (VAN DUSEN & ASSOCIATES)  
221 LAUREL ROAD  
SUITE 130  
VOORHEES, NJ 08043

LANDSCAPE  
MARGIE RUDDICK LANDSCAPE  
85 WORTH STREET  
NEW YORK, NY 10013

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

FACADE ACCESS  
LERCH BATES  
1430 BROADWAY  
SUITE 908  
NEW YORK, NY 10018

BUILDING ENVELOPE  
INTERTEK  
327 ERICKSON AVENUE  
ESSINGTON, PA 19029

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

CODE CONSULTANT  
CODE CONSULTANTS, INC.  
2043 WOODLAND PARKWAY  
SUITE 300  
ST LOUIS, MO 63146

SEAL

PROJECT NO	FIRST ISSUE DATE	
1812000	08/28/20	
FILE	SCALE	
	1/8" = 1'-0"	
DRAWN BY	REVIEWED	
Author	Checker	
NO	ISSUE NAME	DATE
4	ZONING SET - REVISIONS	25 JANUARY 2020
5	ZONING SET - REVISIONS	29 MARCH 2021
6	ZONING SET - AMENDMENT	06 MAY 2022

SHEET TITLE  
ZONING ROOF PLAN

SHEET NO

Z-101

## B1 ROOF PLAN

Scale: 1/8" = 1'-0"

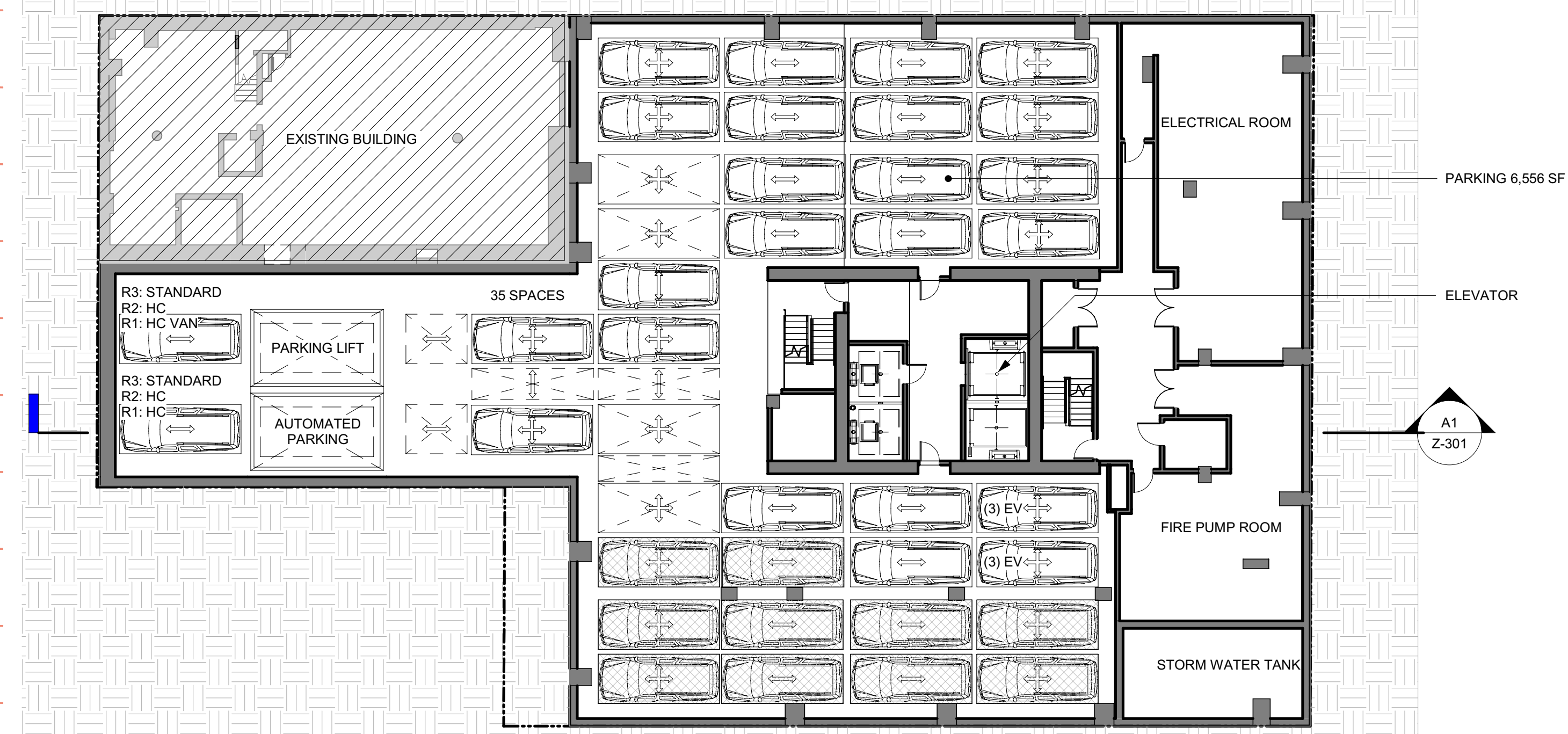
- NOTES:
1. FLAGGERS MUST BE USED TO GUIDE TRUCKS BACKING INTO LOADING SPACES.
  2. EX. LIGHTS TO BE REPLACED WITH CITY STANDARD PEDESTRIAN POLES ON NEW FOUNDATIONS WITH LED LUMINAIRES (TYP.)
  3. AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES.

ZONING DRAWING LIST	
SHEET NUMBER	SHEET NAME
Z-101	ZONING ROOF PLAN
Z-102	ZONING FLOOR PLANS
Z-103	ZONING FLOOR PLANS
Z-201	ZONING ELEVATIONS
Z-202	ZONING ELEVATIONS
Z-301	ZONING SECTION

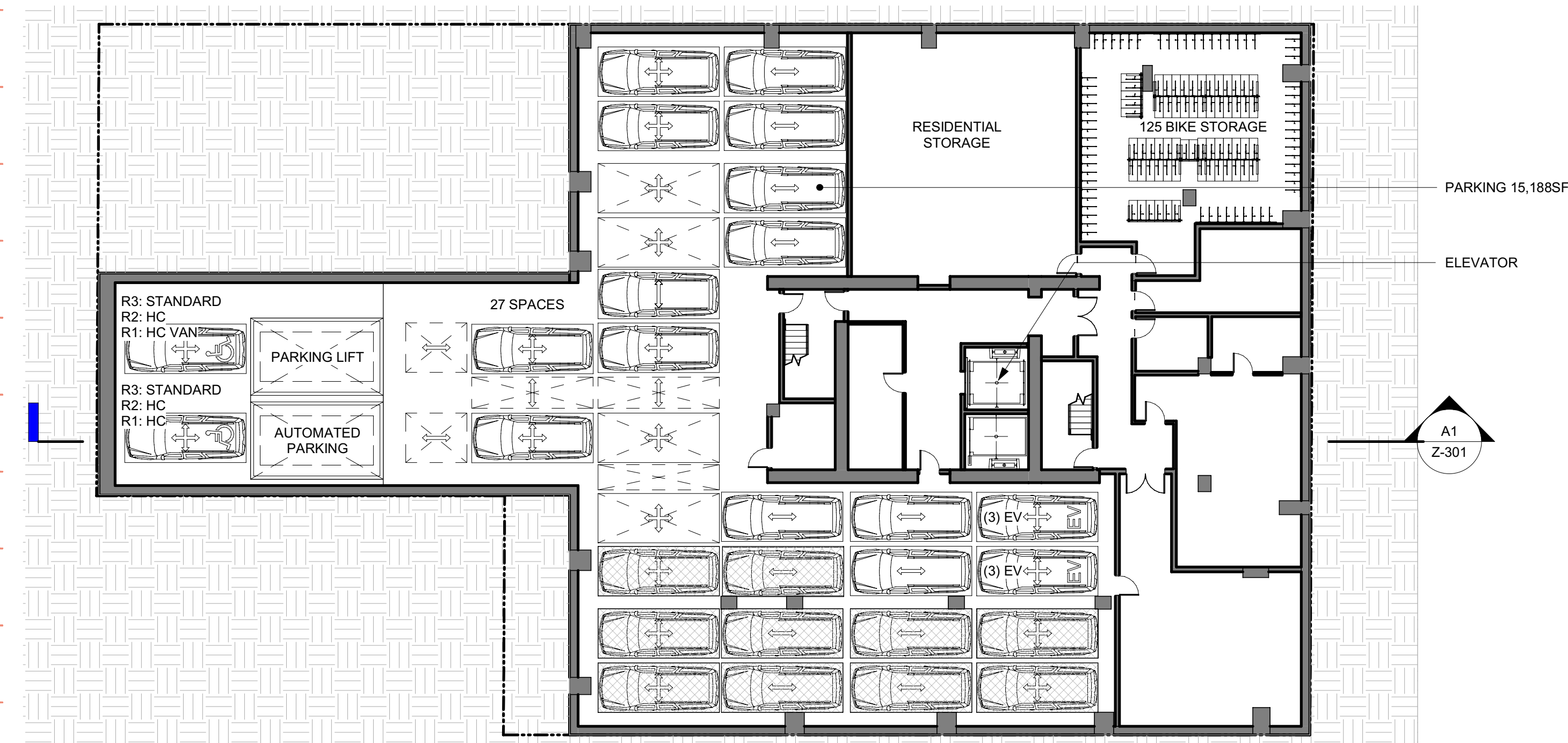
APPROVED  
FOR ZONING ONLY  
11/09/22

Applied Electronically by L&L User:





**D1 FLOOR PLAN - BASEMENT LEVEL 01**  
Scale: 1/16" = 1'-0"



**A1 FLOOR PLAN - BASEMENT LEVEL 02**  
Scale: 1/16" = 1'-0"

DEVELOPMENT DATA			
	REQUIRED / ALLOWED	PROPOSED	
ZONING	CMX-5	CMX-5	
USE	RESIDENTIAL; RETAIL/OFFICE/COMMERCIAL AS PERMITTED (MIXED-USE)	MULTI-FAMILY RESIDENTIAL (376 DWELLING UNITS), RETAIL SALES, OFFICE, COMMERCIAL, ACCESSORY PARKING, AND OTHER USES AS PERMITTED IN CMX-5 DISTRICTS	
SITE AREA	18,434.4 SF		
GROSS FLOOR AREA	ALLOWABLE GROSS FLOOR AREA	PROPOSED PLANS	GROSS FLOOR AREA
	F.A.R. FOR ZONE CMX-5 12.00	BASEMENT 02 PLAN	F.A.R.
	F.A.R. BONUSES:	PARKING / SUPPORT SPACES	15,188 GSF
	UNDERGROUND PARKING 2.00		
	PUBLIC ART* 1.00		
	AFFORDABLE / LOW INCOME HOUSING** 4.00		
	TOTAL 19.00		
	GSF ALLOWED = 19.0 X 18,434.4 SF 350,254 SF	BASEMENT 01 PLAN	6,556 GSF
	NOTES:	PARKING / SUPPORT SPACES	-
	** PUBLIC ART TO COMPLY WITH ALL REQUIREMENTS OF SECTION 14-702(5)		
	** 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	GROUND FLOOR	
	ZONING REQUIREMENT - SECTION 14-701.5 CMX-5 BULK MASSING:	PARKING & LOADING	1,651 GSF
	• BUILDING MASSING COMPLIES WITH THE 14-701.5C - OPTION B: OPEN AREA, BUILDING WIDTH, SPACING, HEIGHT CONTROLS.	RETAIL/OFFICE/COMMERCIAL LOBBY / SUPPORT SPACES	4,351 GSF
	• THE MAXIMUM LOT COVERAGE OF BUILDINGS FOR THE FIRST 65 FT. OF BUILDING HEIGHT SHALL BE 100% (80.65% PROVIDED)	RETAIL FLOOR 02	5,392 GSF
	• THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 65 FT. AND UP TO 300 FT. IN HEIGHT SHALL BE 75% OF THE LOT (67.39% PROVIDED)	LOBBY / SUPPORT SPACES	2,065 GSF
	• THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 300 FT. AND UP TO 500 FT. IN HEIGHT SHALL BE 50% OF THE LOT (60% AT LEVEL 29; 40% AT LEVEL 31 AND ABOVE)	RETAIL/OFFICE/COMMERCIAL	12,835 GSF
		RESIDENTIAL AND AMENITY FLOOR 03	
		RES / SUPPORT SPACES	8,645 GSF
		AMENITY	4,052 GSF
		RESIDENTIAL FLOORS (4-28)	
		RESIDENTIAL/SUPPORT (4-5)	12,474 GSF
		RESIDENTIAL/SUPPORT (6-28)	12,466 GSF
		AMENITY RESIDENTIAL LEVEL (29)	
		RESIDENTIAL / SUPPORT SPACES	7,545 GSF
		AMENITY	1,672 GSF
		RESIDENTIAL PENTHOUSE (30)	
		RESIDENTIAL / SUPPORT SPACES	9,217 GSF
		MECHANICAL LEVEL (31)	
		MECHANICAL	9,217 GSF
		EXISTING CAMAC BUILDING	
		RETAIL	13,350 GSF
		TOTAL GSF	418,384 GSF
			350,254 GSF
		RETAIL TOTAL	
		PROPOSED RETAIL/OFFICE/COMMERCIAL	18,185 GSF
		CAMAC BUILDING RETAIL	13,350 GSF
		TOTAL GSF	31,535 GSF
COVERAGE	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 376 UNITS = 113 RETAIL - NO PARKING REQUIRED REDUCE (4) SPACES FOR EVERY (1) RESERVED AUTO-SHARE SPACE UP TO 40% REDUCE 20 SPACES FOR 5 AUTO-SHARE SPACES SECTION 14-203(21)(a) AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING MECHANICAL PARKING LIFTS WHERE THE CAR IS DRIVEN ON TO A PALLET, AND THE PALLET MOVES THE CAR TO A PARKING SLOT WHERE THE DRIVER IS NOT IN THE CAR AND CANNOT ACCESS THE SPACE. SECTION 14-803(3)(C) AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING GARAGES ARE EXEMPT FROM ANY AISLE, DRIVEWAY WIDTH, AND PARKING SPACE SIZE REQUIREMENTS.	113 REQUIRED SPACES - 20 (AUTO-SHARE REDUCTION) = 94 TOTAL SPACES REQUIRED 97 PARKING SPACES PROVIDED 5 CAR SHARE SPACES 4 ACCESSIBLE SPACES 5 ELECTRICAL CHARGING SPACES / PREFERENTIAL PARKING (5%)	
BICYCLE PARKING	RESIDENTIAL: 1 PER 3 DWELLING UNITS 376 UNITS = 126 SPACES REQUIRED RETAIL: 1 PER 10,000 SF 31,658 SF RETAIL = 4 SPACES REQUIRED	126 CLASS 1 BIKE SPACES PROVIDED ON LEVEL B2 126 + 4 = 130 TOTAL SPACES	
OFF STREET LOADING	RESIDENTIAL: 200,001 SF - 500,000 SF 2 SPACES COMMERCIAL: LESS THAN 40,000 SF 0 SPACES TOTAL SPACES REQUIRED**: **MIXED USE BUILDING, PER SECTION 14-806	2 LOADING SPACE PROVIDED (2) 30' L X 10' W X 14'H REFER TO LOADING WAIVER ROW LOG #2020-9285.	
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) B. 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 ST. TO BE TREATED AS ONE ZONING LOT PURSUANT TO LOT CONSOLIDATION PERMIT #2P-2020-090009.		

## TOTAL PARKING COUNT

STANDARD	COMPACT	PREF/ELEC	ACCESSIBLE	TOTAL (SPACES REQUIRED)	PROVIDED
88 SPACES	-	5 SPACES	4 SPACES (1 VAN)	94 SPACES	97 SPACES

## TOTAL BIKE STORAGE COUNT

RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	PARKING REDUCTION	TOTAL (SPACES REQUIRED)	PROVIDED
126 SPACES CLASS 1A	4 SPACES	-	130 SPACES	130 SPACES

## PARKING SYMBOL LEGEND

	AUTOMATED PARKING STACKER
	ACCESSIBLE SPACE
	AUTOSHARE SPACE
	ELECTRIC VEHICLE



PROJECT TITLE		
204 S 12TH STREET		
CLIENT	S12TH STREET LLC 204 S 12TH STREET PHILADELPHIA, PA 19107	
DESIGN ARCHITECT		
RSH+P THE LEADENHALL BUILDING 122 LEADENHALL STREET LONDON EC3V 4AB, UK		
INTERIOR		
GABELLINI SHEPPARD 665 BROADWAY SUITE 706 NEW YORK, NY 10012		
STRUCTURAL ENGINEER		
WSP USA ONE PENN PLAZA 250 W 34TH STREET NEW YORK, NY 10119		
MEP / AV / IT ENGINEER		
BALA CONSULTING ENGINEERS 443 SOUTH GULPH ROAD KING OF PRUSSIA, PA 19406		
CIVIL ENGINEER		
BOHLER ENGINEERING 1515 MARKET STREET SUITE 920 PHILADELPHIA, PA 19102		
PARKING		
THE HARMAN GROUP 150 SOUTH WARNER ROAD SUITE 100 KING OF PRUSSIA, PA 19406		
VERTICAL TRANSPORTATION		
VDA (VAN DUSEN & ASSOCIATES) 221 LAUREL ROAD SUITE 130 VOORHEES, NJ 08043		
LANDSCAPE		
MARGIE RUDDICK LANDSCAPE 85 WORTH STREET NEW YORK, NY 10013		
LIGHTING		
THE LIGHTING PRACTICE THE PUBLIC LEDGER BUILDING 600 CHESTNUT STREET, SUITE 772 PHILADELPHIA, PA 19106		
FACADE ACCESS		
LERCH BATES 1430 BROADWAY SUITE 908 NEW YORK, NY 10018		
BUILDING ENVELOPE		
INTERTEK 327 ERICKSON AVENUE ESSINGTON, PA 19029		
ACOUSTICAL		
LONGMAN LINDSEY 200 WEST 41ST STREET, SUITE 1100 NEW YORK, NY 10036		
CODE CONSULTANT		
CODE CONSULTANTS, INC. 2043 WOODLANT PARKWAY SUITE 300 ST LOUIS, MO 63146		
SEAL		
PROJECT NO		
1812000		
FIRST ISSUE DATE		
08/28/20		
FILE	SCALE	
	As indicated	
DRAWN BY	REVIEWED	
Author	Checker	
NO	ISSUE NAME	DATE
3	ZONING SET - REVISIONS	17 SEPTEMBER 2020
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SHEET TITLE		
ZONING FLOOR PLANS		
SHEET NO		



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S12TH STREET LLC  
204 S 12TH STREET  
PHILADELPHIA, PA 19107

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RSH+P  
THE LEADENHALL BUILDING  
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LONDON EC3V 4AB, UK

INTERIOR  
GABELLINI SHEPPARD  
665 BROADWAY  
SUITE 706  
NEW YORK, NY 10012

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

MEP / AV / IT ENGINEER  
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KING OF PRUSSIA, PA 19406

CIVIL ENGINEER  
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VDA (VAN DUSEN & ASSOCIATES)  
221 LAUREL ROAD  
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VOORHEES, NJ 08043

LANDSCAPE  
MARGIE RUDDICK LANDSCAPE  
85 WORTH STREET  
NEW YORK, NY 10013

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SEAL

PROJECT NO  
1812000

FIRST ISSUE DATE  
08/28/20

FILE  
1/16" = 1'-0"

DRAWN BY  
Author

REVIEWED  
Checker

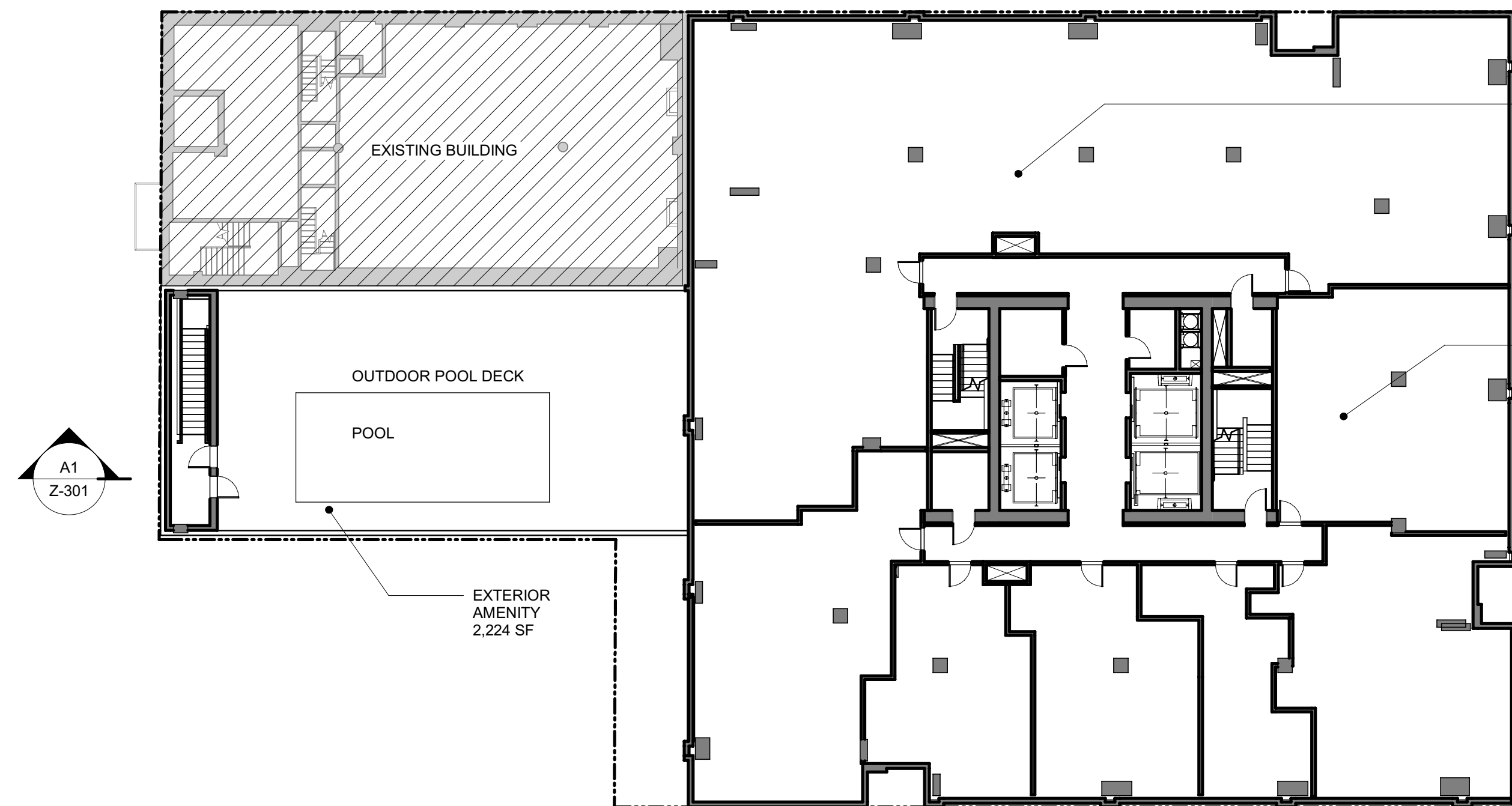
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SHEET TITLE

ZONING FLOOR PLANS

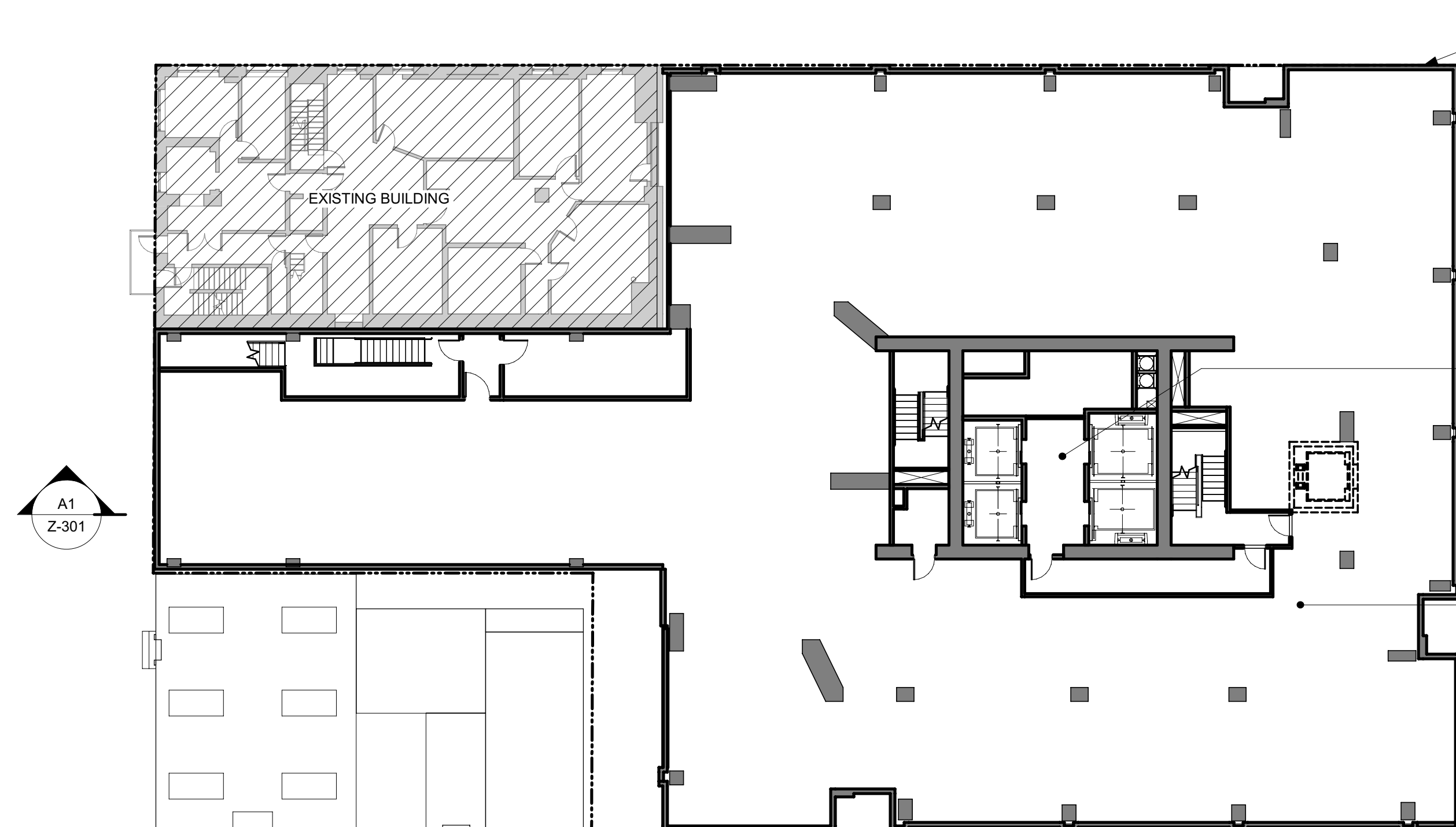
SHEET NO

Z-103

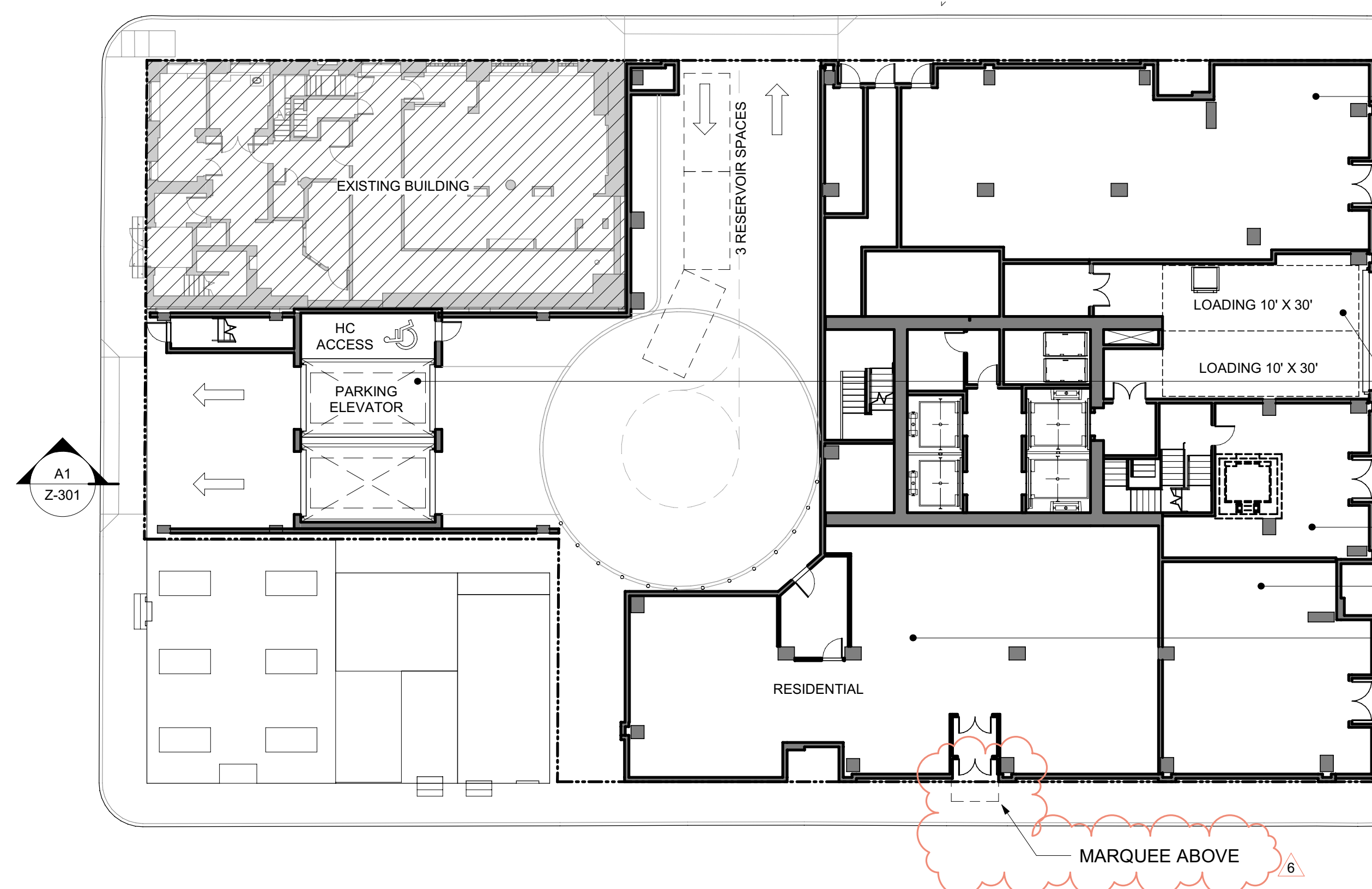


D1 FLOOR PLAN - LEVEL 03  
Scale: 1/16" = 1'-0"

NOTE: LEVELS 4-5, 16 DWELLING UNITS A FLOOR AT 12,418 SF



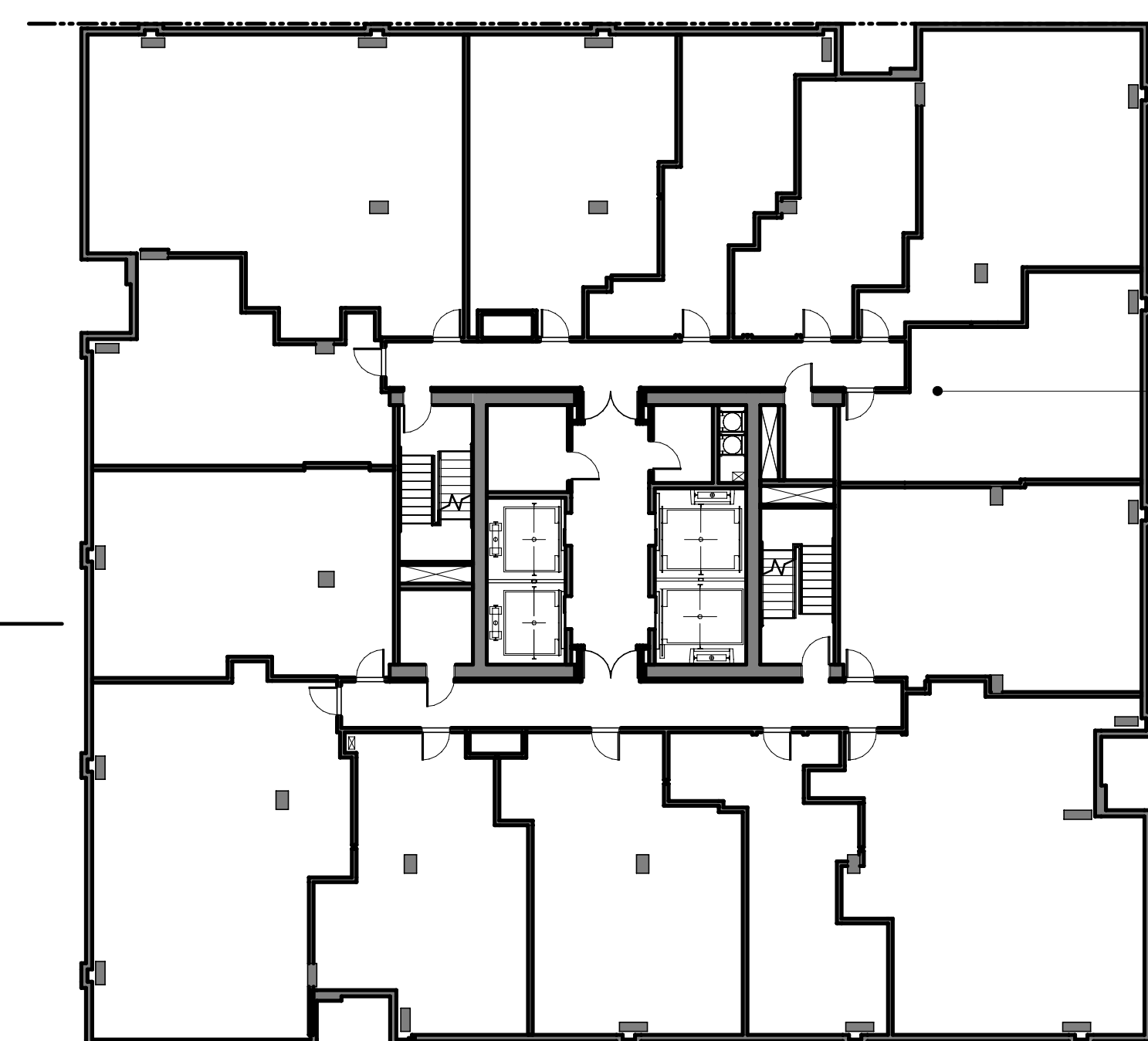
C1 RETAIL LEVEL 02  
Scale: 1/16" = 1'-0"



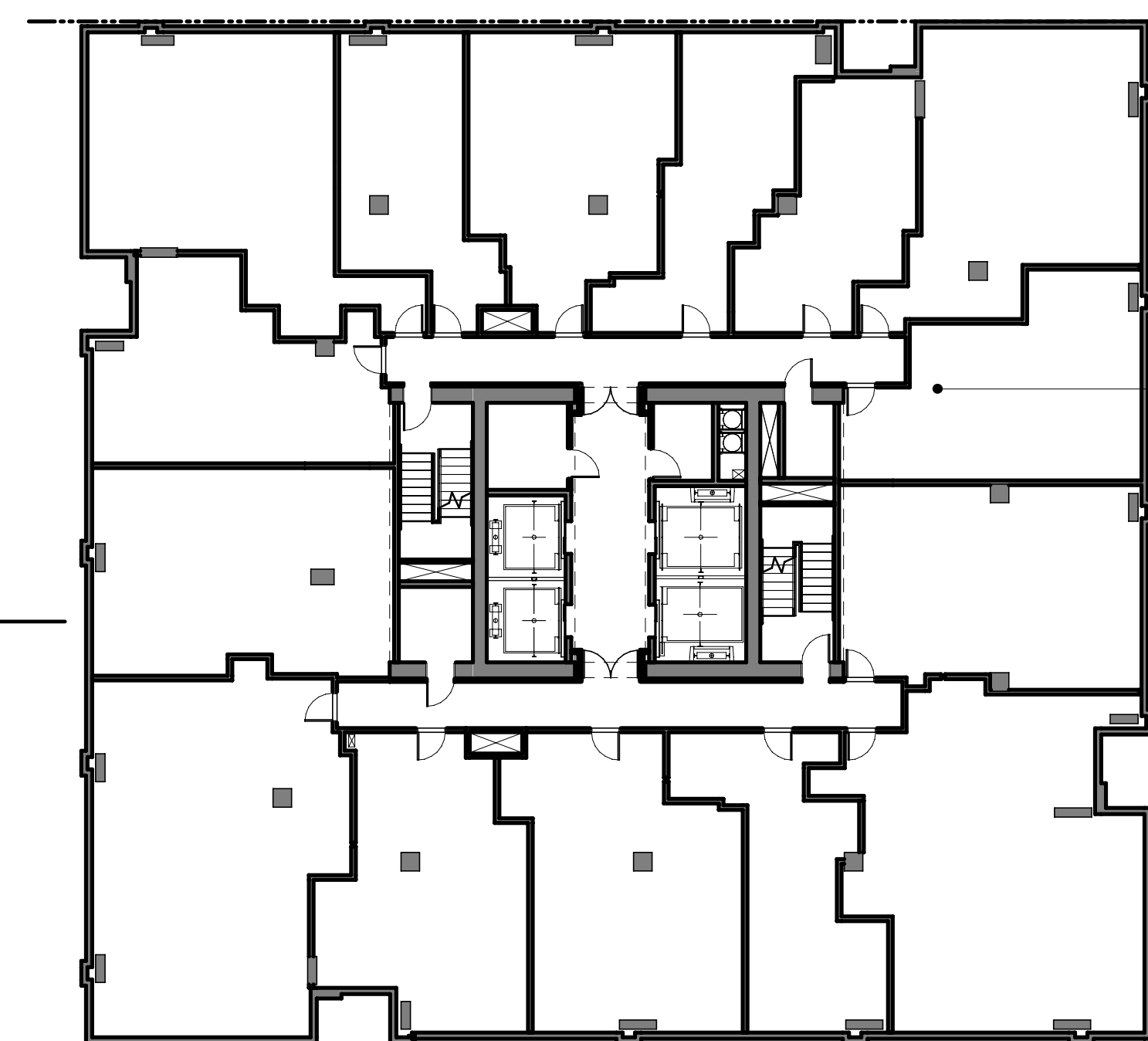
A1 GROUND FLOOR  
Scale: 1/16" = 1'-0"



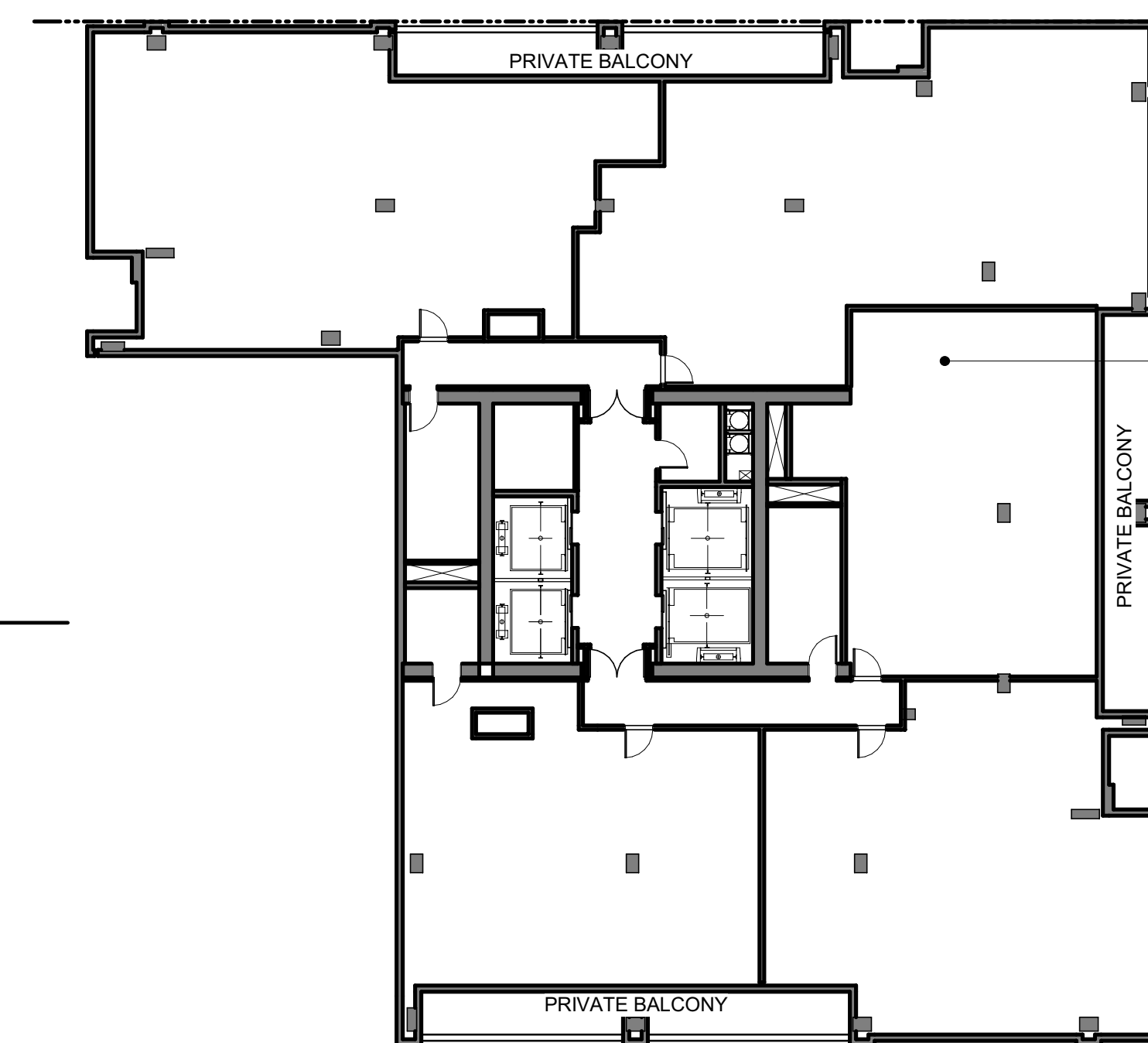
D3 PENTHOUSE LEVEL 29  
Scale: 1/16" = 1'-0"



C3 TYPICAL LEVELS 17-28  
Scale: 1/16" = 1'-0"



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



A5 AMENITY LEVEL 30  
Scale: 1/16" = 1'-0"

APPROVED  
FOR ZONING ONLY  
11/09/22

Applied Electronically by L&L User



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204 S 12TH STREET  
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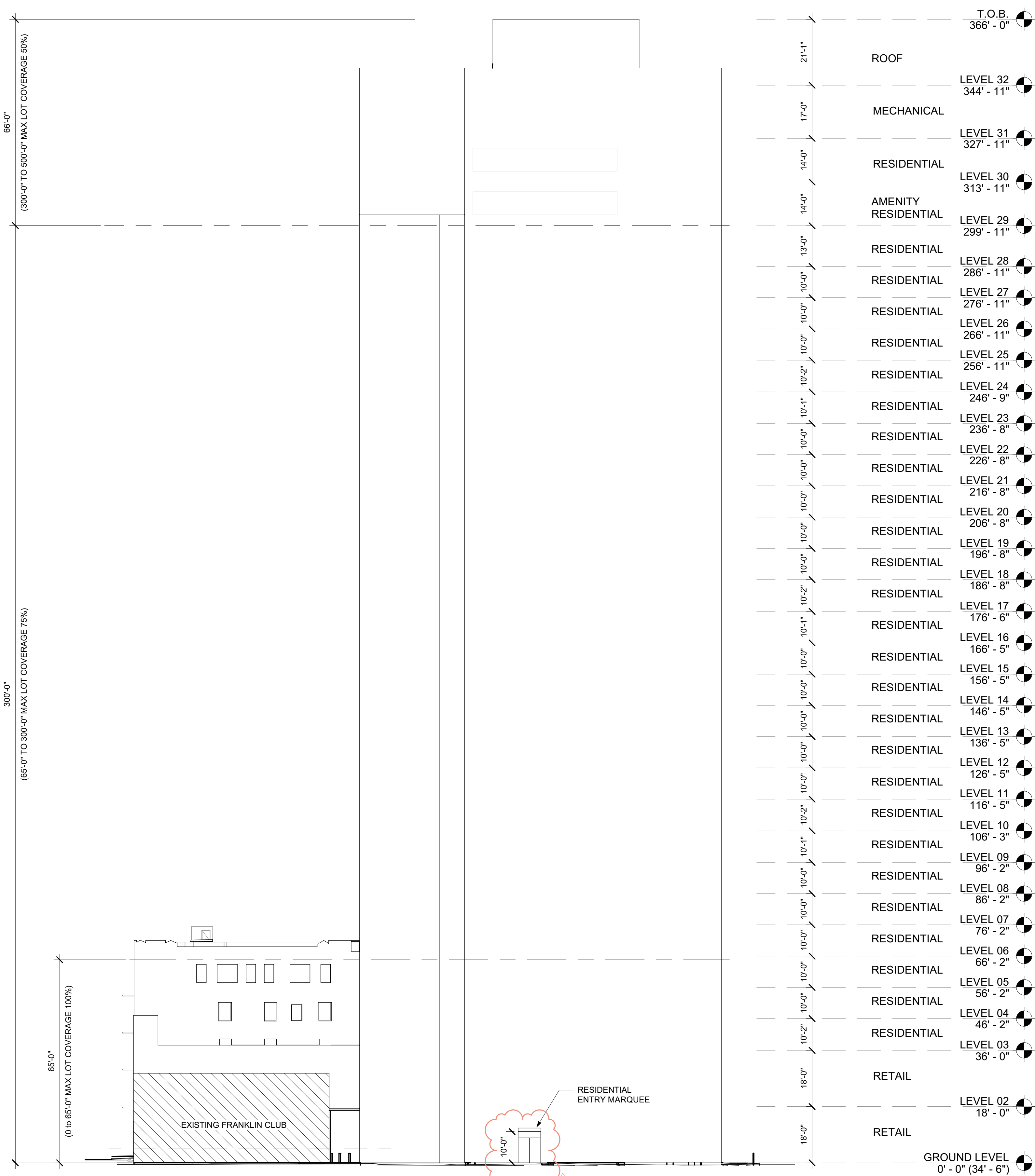
ZONING ELEVATIONS

SHEET NO

Z-201



Applied Electronically by L&L User



A3 SOUTH ELEVATION  
Scale: 1" = 20'-0"



A1 WEST ELEVATION  
Scale: 1" = 20'-0"

PROJECT TITLE  
204 S 12TH STREET

CLIENT  
S12TH STREET LLC  
204 S 12TH STREET  
PHILADELPHIA, PA 19107

DESIGN ARCHITECT  
RSH+P  
THE LEADENHALL BUILDING  
122 LEADENHALL STREET  
LONDON EC3V 4AB, UK

INTERIOR  
GABELLINI SHEPPARD  
665 BROADWAY  
SUITE 706  
NEW YORK, NY 10012

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

MEP / AV / IT ENGINEER  
BALA CONSULTING ENGINEERS  
443 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406

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

PARKING  
THE HARMAN GROUP  
150 SOUTH WARNER ROAD  
SUITE 100  
KING OF PRUSSIA, PA 19406

VERTICAL TRANSPORTATION  
VDA (VAN DUSEN & ASSOCIATES)  
221 LAUREL ROAD  
SUITE 130  
VOORHEES, NJ 08043

LANDSCAPE  
MARGIE RUDDICK LANDSCAPE  
85 WORTH STREET  
NEW YORK, NY 10013

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

FACADE ACCESS  
LERCH BATES  
1430 BROADWAY  
SUITE 908  
NEW YORK, NY 10018

BUILDING ENVELOPE  
INTERTEK  
327 ERICKSON AVENUE  
ESSINGTON, PA 19029

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

CODE CONSULTANT  
CODE CONSULTANTS, INC.  
2043 WOODLAND PARKWAY  
SUITE 300  
ST LOUIS, MO 63146

SEAL

PROJECT NO  
1812000

FIRST ISSUE DATE  
08/28/20

FILE

SCALE  
1" = 20'-0"

DRAWN BY

Author

REVIEWED

Checker

NO

ISSUE NAME

DATE

3

ZONING SET

17 SEPTEMBER 2020

4

ZONING SET

25 JANUARY 2020

5

ZONING SET

29 MARCH 2021

SHEET TITLE

ZONING ELEVATIONS

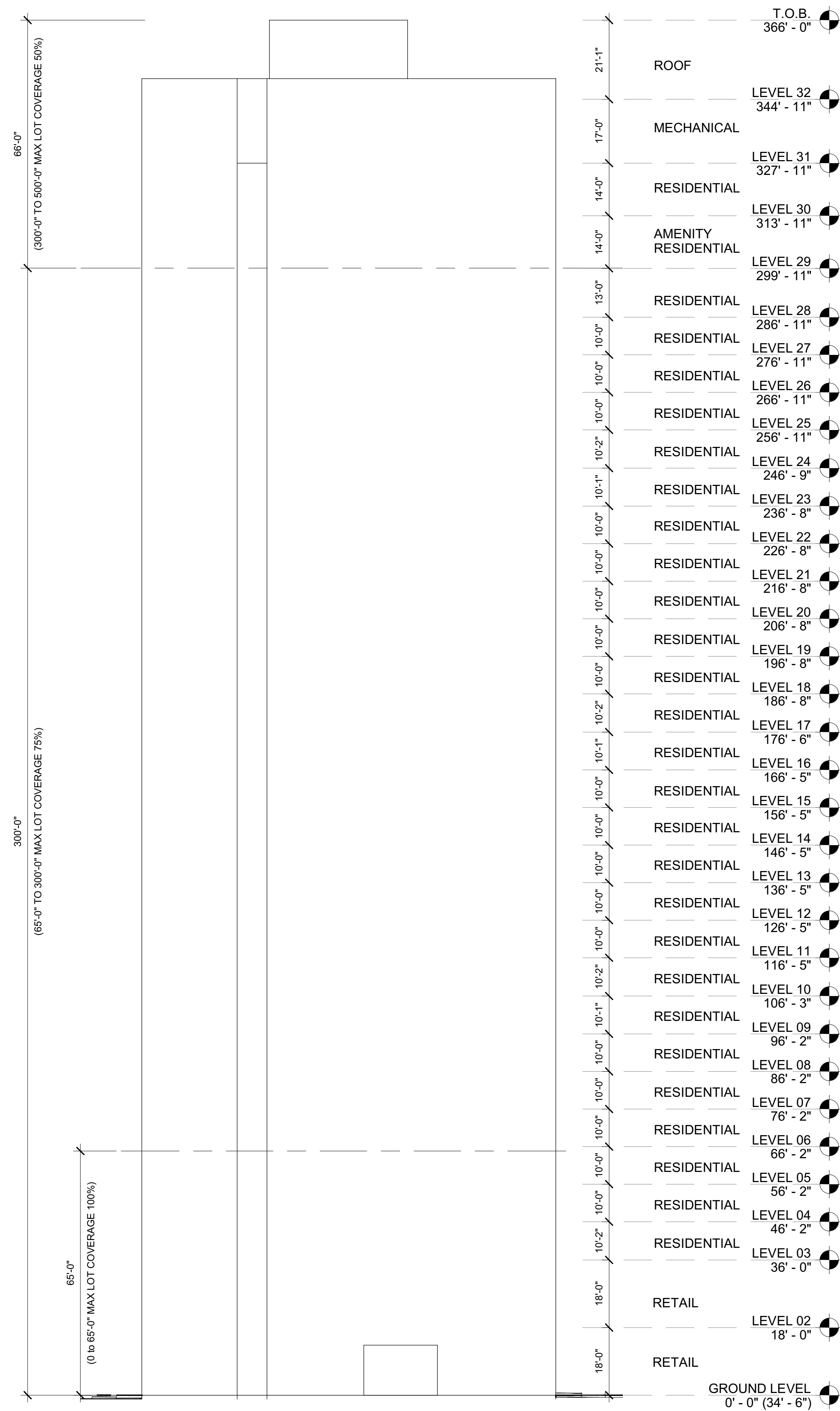
SHEET NO

Z-202

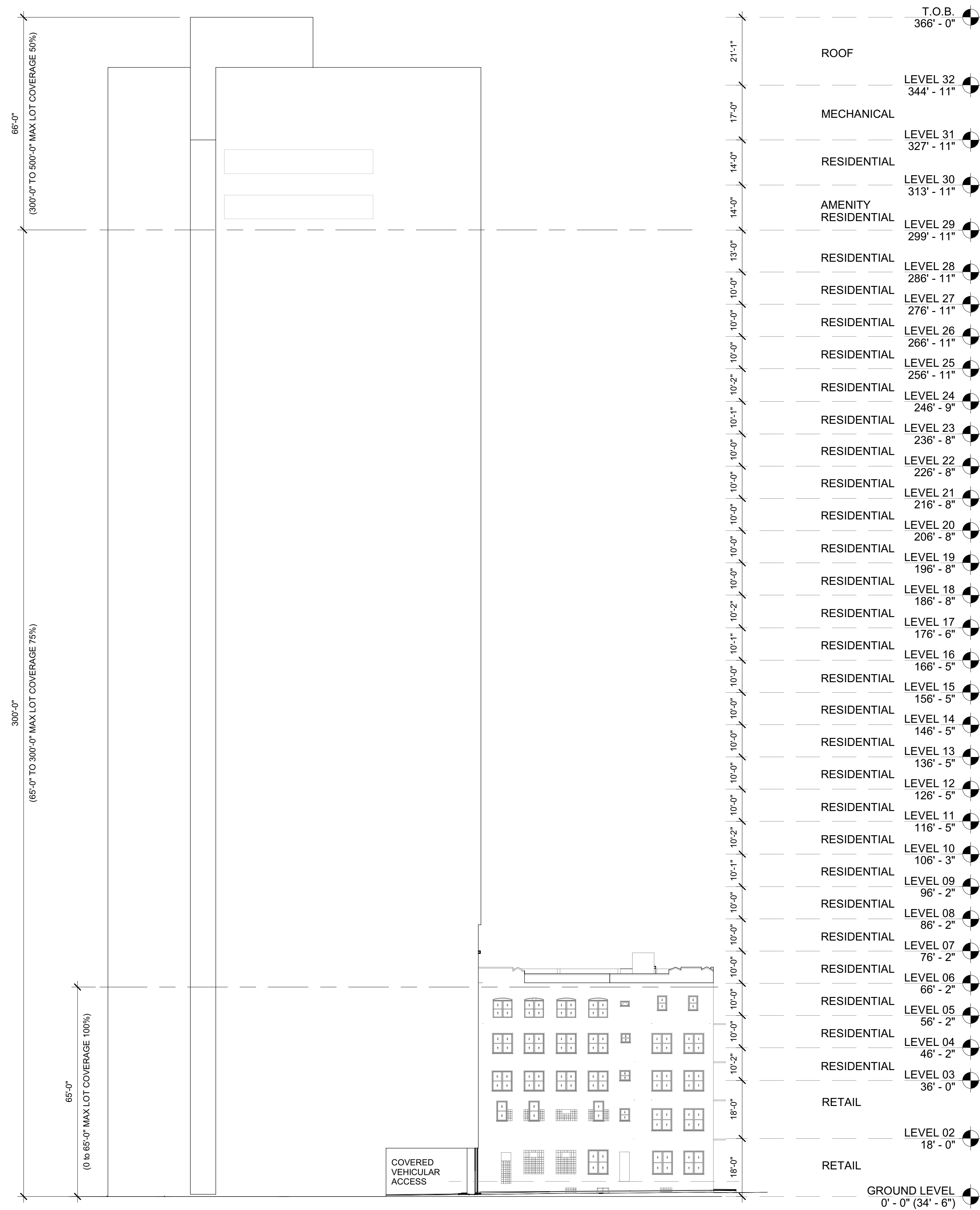
APPROVED  
FOR ZONING ONLY  
11/09/22

SEAL

Applied Electronically by L&L User



A1 EAST ELEVATION  
Scale: 1" = 20'-0"



A3 NORTH ELEVATION  
Scale: 1" = 20'-0"



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ESSINGTON, PA 19029

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CODE CONSULTANT  
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2043 WOODLAND PARKWAY  
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ST LOUIS, MO 63146

SEAL

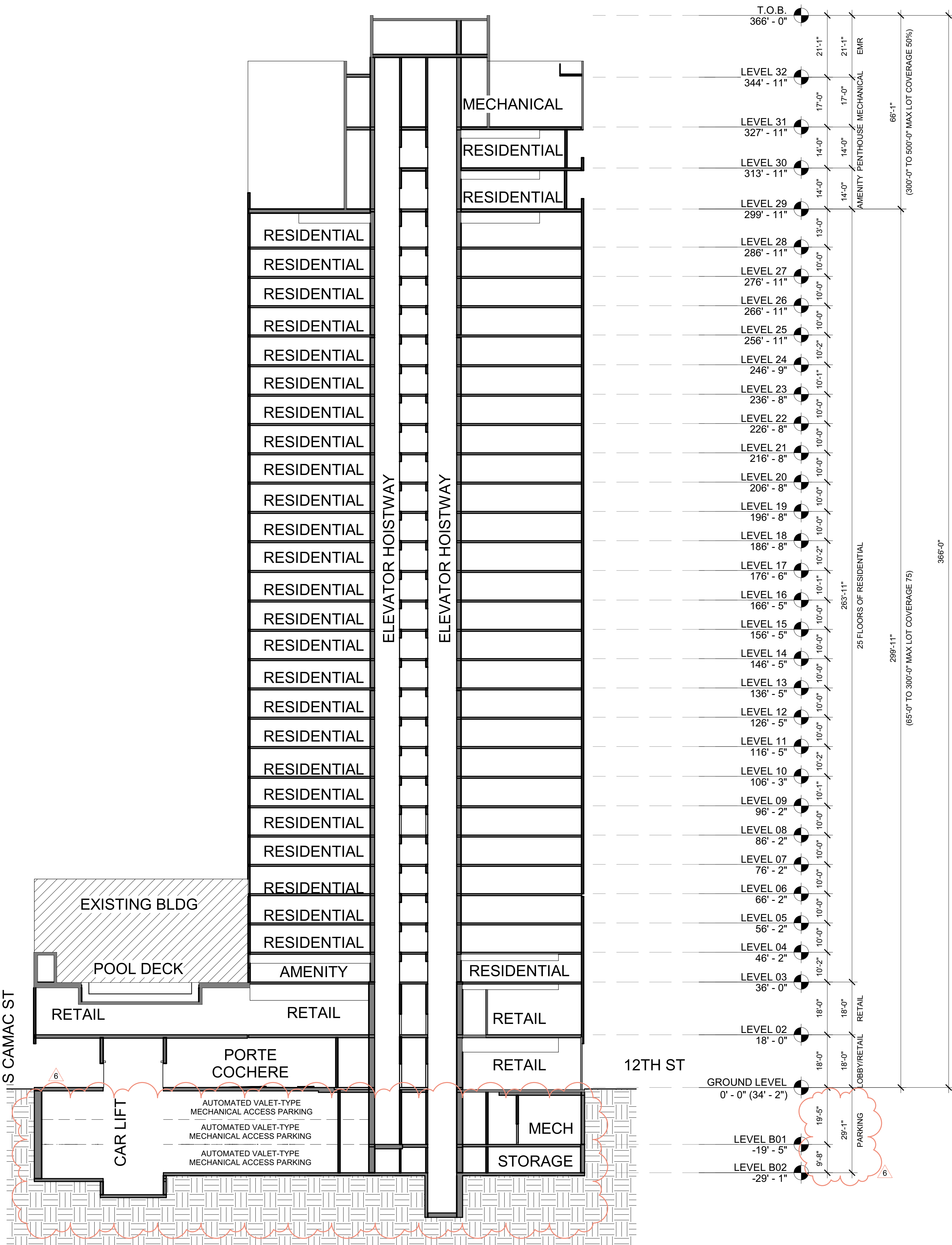
PROJECT NO  
1812000  
FIRST ISSUE DATE  
08/28/20  
FILE  
SCALE  
1" = 20'-0"  
DRAWN BY  
Author  
REVIEWED  
Checker

NO	ISSUE NAME	DATE
3	ZONING SET - REVISIONS	17 SEPTEMBER 2020
4	ZONING SET - REVISIONS	25 JANUARY 2021
5	ZONING SET - REVISIONS	29 MARCH 2021
6	ZONING SET - AMENDMENT	06 MAY 2022

SHEET TITLE  
ZONING SECTION

SHEET NO

Z-301

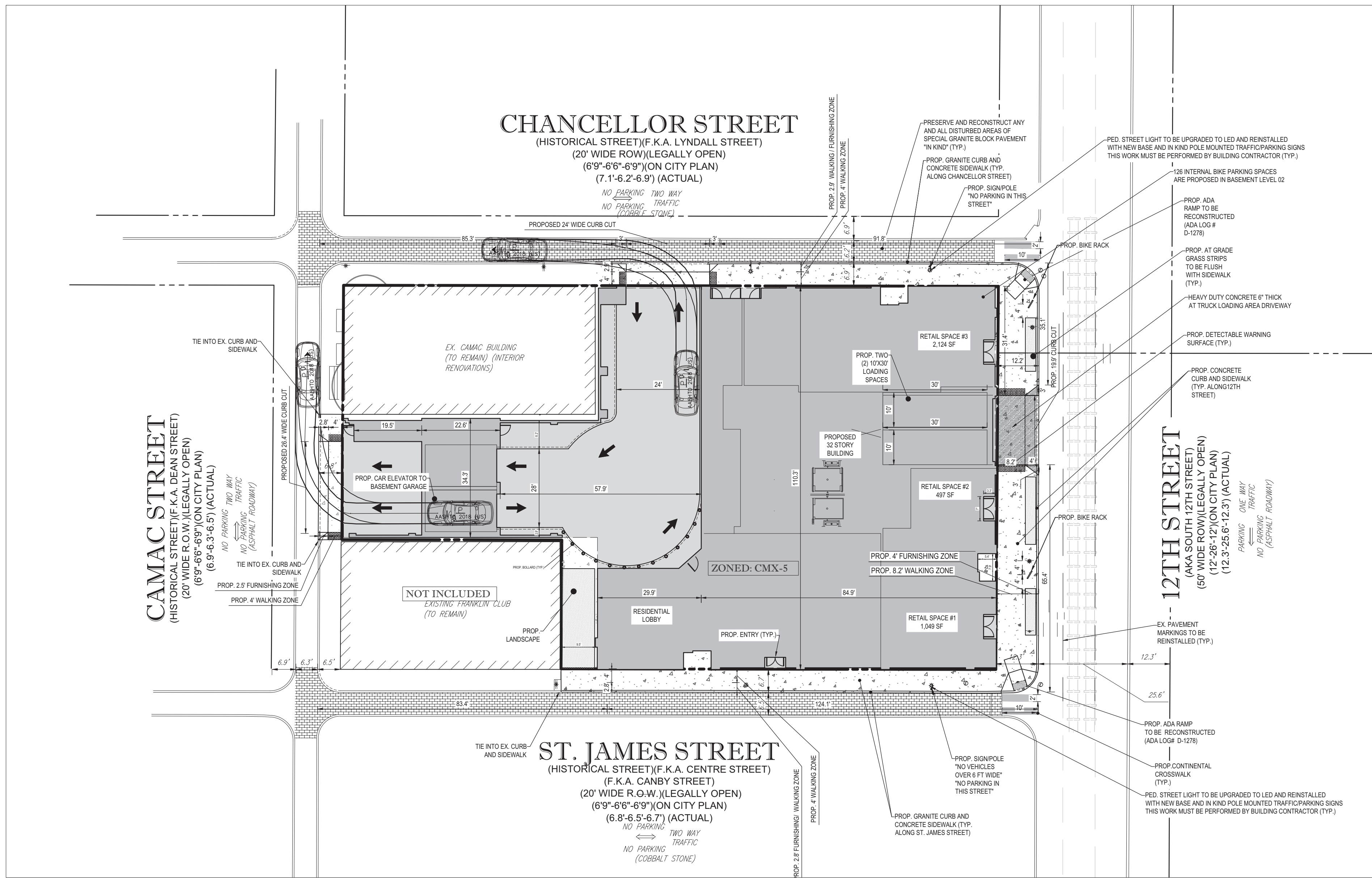


A1 BUILDING SECTION  
Scale: 1" = 20'-0"



Applied Electronically by L&L User



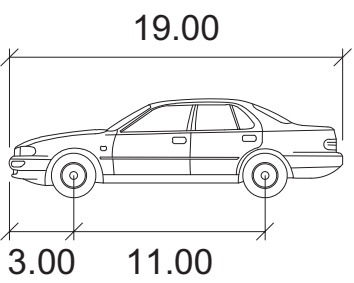


REV	DATE	COMMENT	DRAWN CHECKED
1	06/15/20	REV BASED ON ROW COMMENTS	C
2	08/28/20	REV PER NEW BUILDING LAYOUT	A
3	01/19/20	REVS PER NEW BUILDING LAYOUT	A
4	04/02/21	REVS PER NEW BUILDING LAYOUT	B





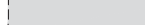

APPLIED ELECTRONICALLY BY STREETS STAFF  
**Hunter Conforti**  
**ON: May 12, 2021**  
 FOR CHIEF HIGHWAY ENGINEER

- 1.) THIS ZONING SITE PLAN IS FOR REFERENCE ONLY.
- 2.) CONTRACTOR TO PROTECT EXISTING SIDEWALK TREATMENTS TO REMAIN.
- 3.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- 4.) PLAN PREPARED AS PER INSTRUCTIONS OF CLIENT.
- 5.) FLAGGERS MUST BE USED TO GUIDE TRUCKS BACKING INTO LOADING SPACES

STREETS TREES CAN'T BE PROVIDED TO MEET THE SPACING REQUIREMENTS OF THE CODE AND FZ010: BASED ON THE EXISTING UTILITY MAINS AND LIGHT POLES WITHIN THE ADJACENT STREET SIDEWALKS.

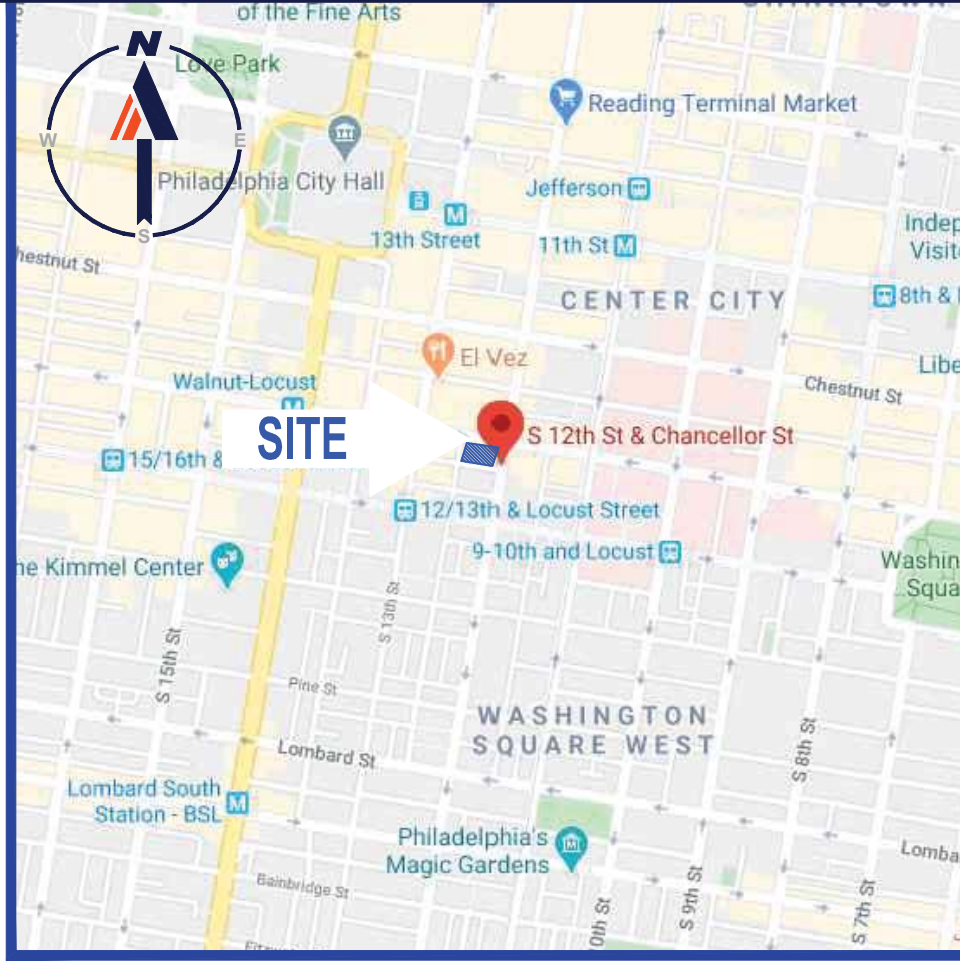
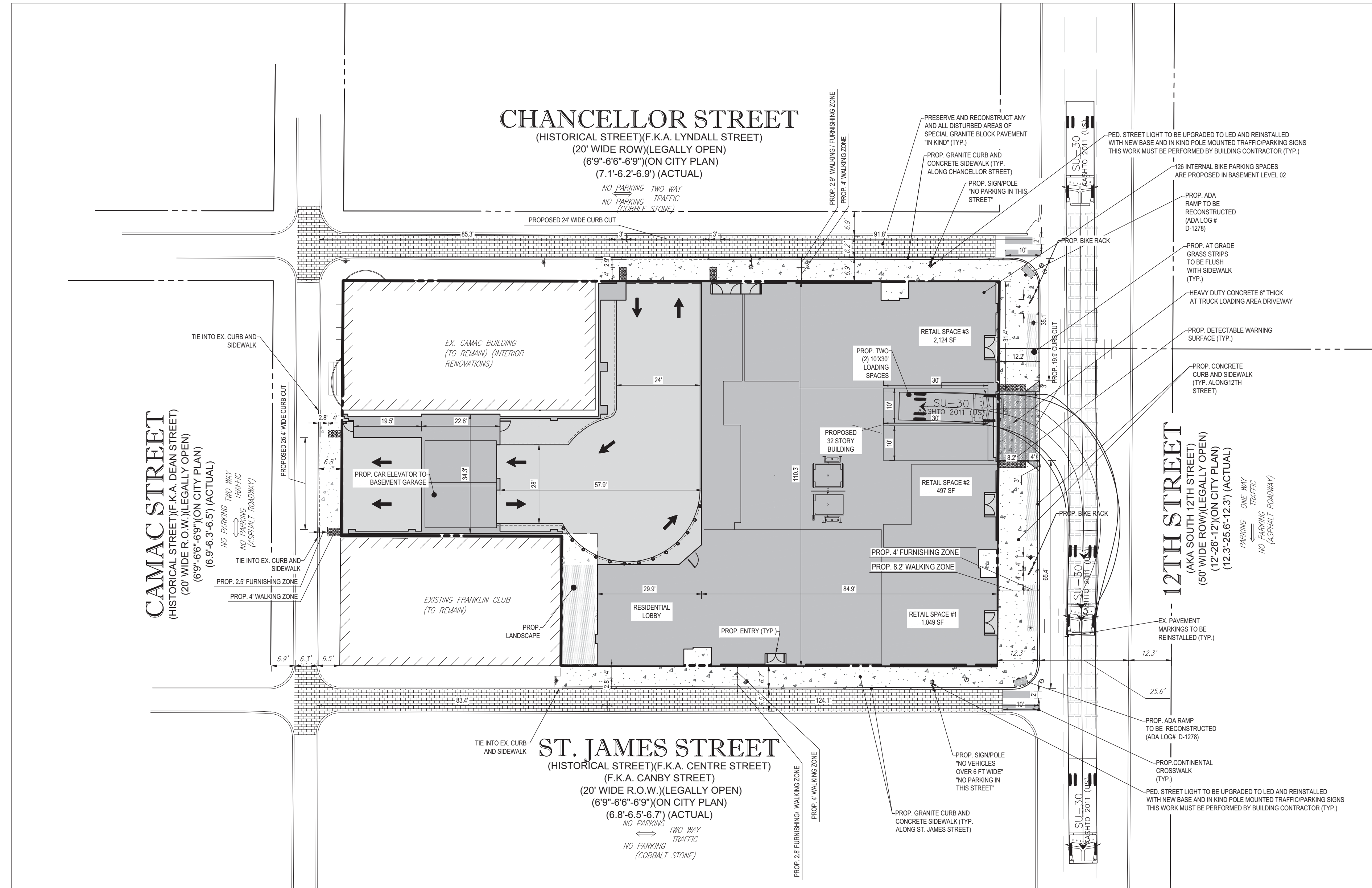
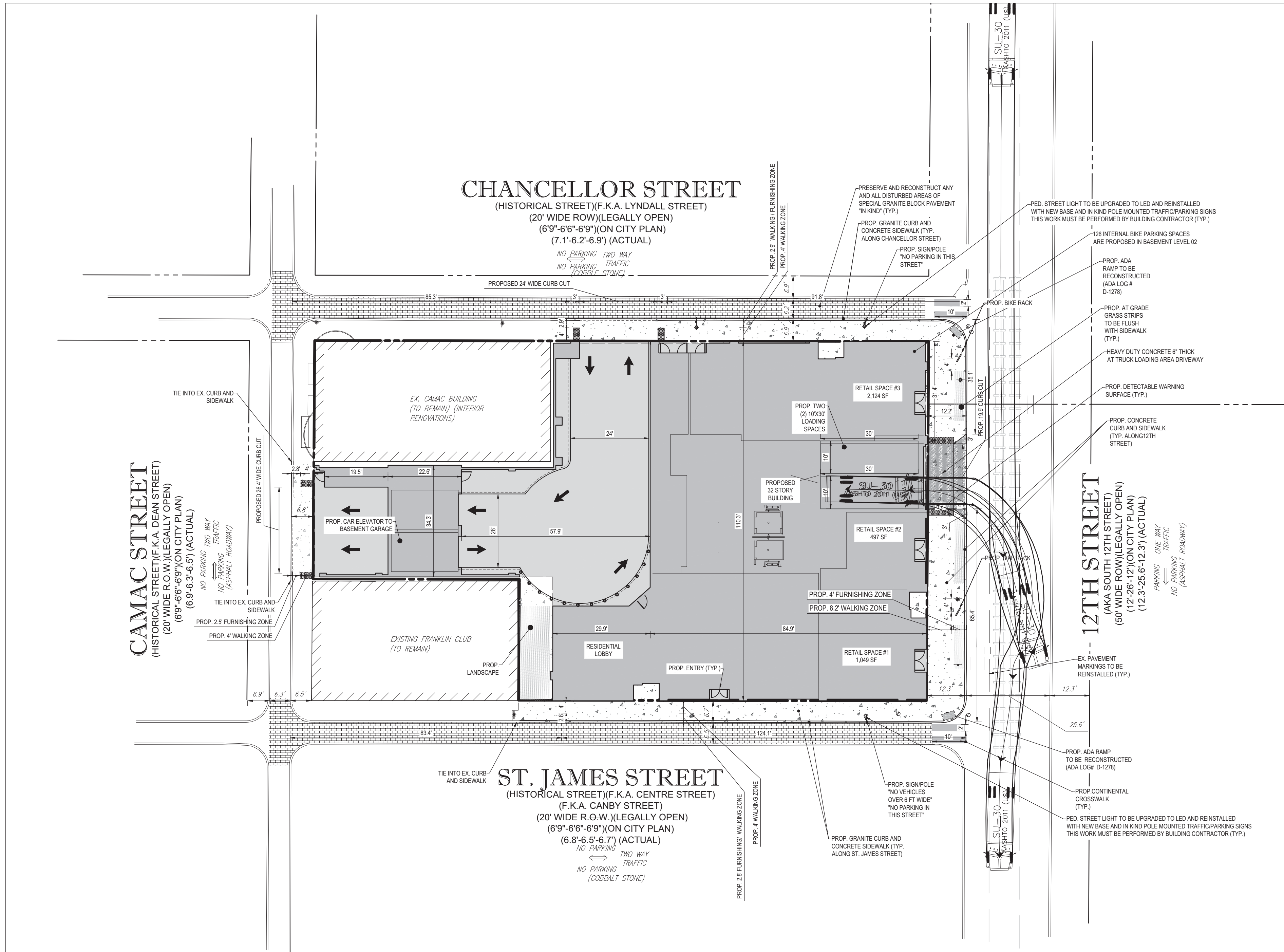


Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

<b>LEGEND</b>	
<b>PROPOSED</b>	
CURB	
FLUSH CURB	
BUILDING ABOVE	
BUILDING	
DETECTABLE WARNING STRIP	
SIDEWALK	

REVISION 4 - 04/02/21





LOCATION MAP  
1"=100'



REV	DATE	COMMENT	DRAWN BY
1	08/15/20	REV BASED ON ROW COMMENTS	CM
2	08/28/20	REV PER NEW BUILDING LAYOUT	AT
3	01/19/20	REV'S PER NEW BUILDING LAYOUT	KT
4	04/02/21	REV'S PER NEW BUILDING LAYOUT	BM

ZONING SITE NOTES:

- 1.) THIS ZONING SITE PLAN IS FOR REFERENCE ONLY.
- 2.) CONTRACTOR TO PROTECT EXISTING SIDEWALK TREATMENTS TO REMAIN.
- 3.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.
- 4.) PLAN PREPARED AS PER INSTRUCTIONS OF CLIENT.
- 5.) FLAGGERS MUST BE USED TO GUIDE TRUCKS BACKING INTO LOADING SPACES.

REFER TO Z-103 PLAN FOR ZONING.

STREETS TREES CAN'T BE PROVIDED TO MEET THE SPACING REQUIREMENTS OF THE CODE AND FZ0102 BASED ON THE EXISTING UTILITY MAINS AND LIGHT POLES WITHIN THE ADJACENT STREET SIDEWALKS.



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: PP193185  
DRAWN BY: CSM  
CHECKED BY: SH  
DATE: 04/10/20  
CAD L.D.: PP180564-BASE-12

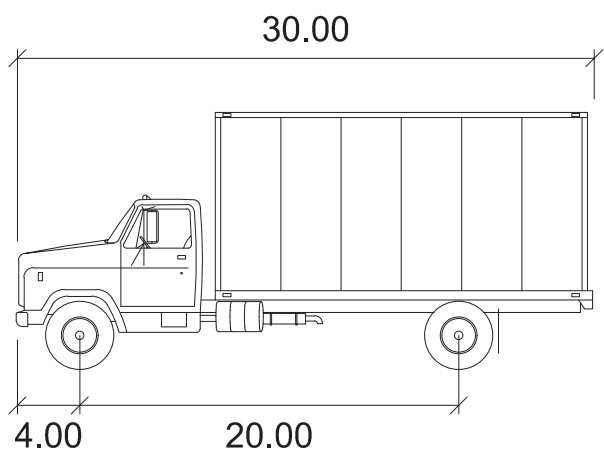
ZONING SITE PLAN

PROPOSED MIXED USE BUILDING  
204 S 12TH STREET  
PHILADELPHIA, PA 19107

**BOHLER**  
1515 MARKET STREET, SUITE 920  
PHILADELPHIA, PA 19102  
Phone: (267) 402-3400  
Fax: (267) 402-3401  
www.BohlerEngineering.com



SHEET TITLE: ZONING SITE PLAN CONTINUED  
SHEET NUMBER: 2  
REVISION 4 - 04/02/21

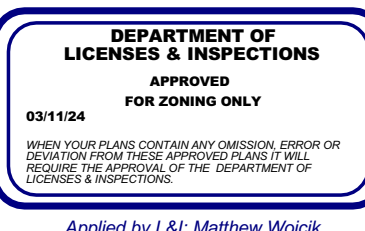


SU-30

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

LEGEND	
EXISTING	
PROPERTY LINE	---
R.O.W. LINE	---
DRAINAGE INLET	---
STORM/SANITARY MANHOLE	---
WATER/GAS VALVES	---
FIRE HYDRANT	---
UTILITY POLE W/ LIGHT	---
UTILITY POLE	---
CONCRETE CURBS	---
SIGN	---
LIGHT	---
TREE	---
BUILDING	---
SEPTA TRACKS	---

LEGEND	
PROPOSED	
CURB	---
FLUSH CURB	---
BUILDING ABOVE	---
BUILDING	---
DETECTABLE WARNING STRIP	---
SIDEWALK	---







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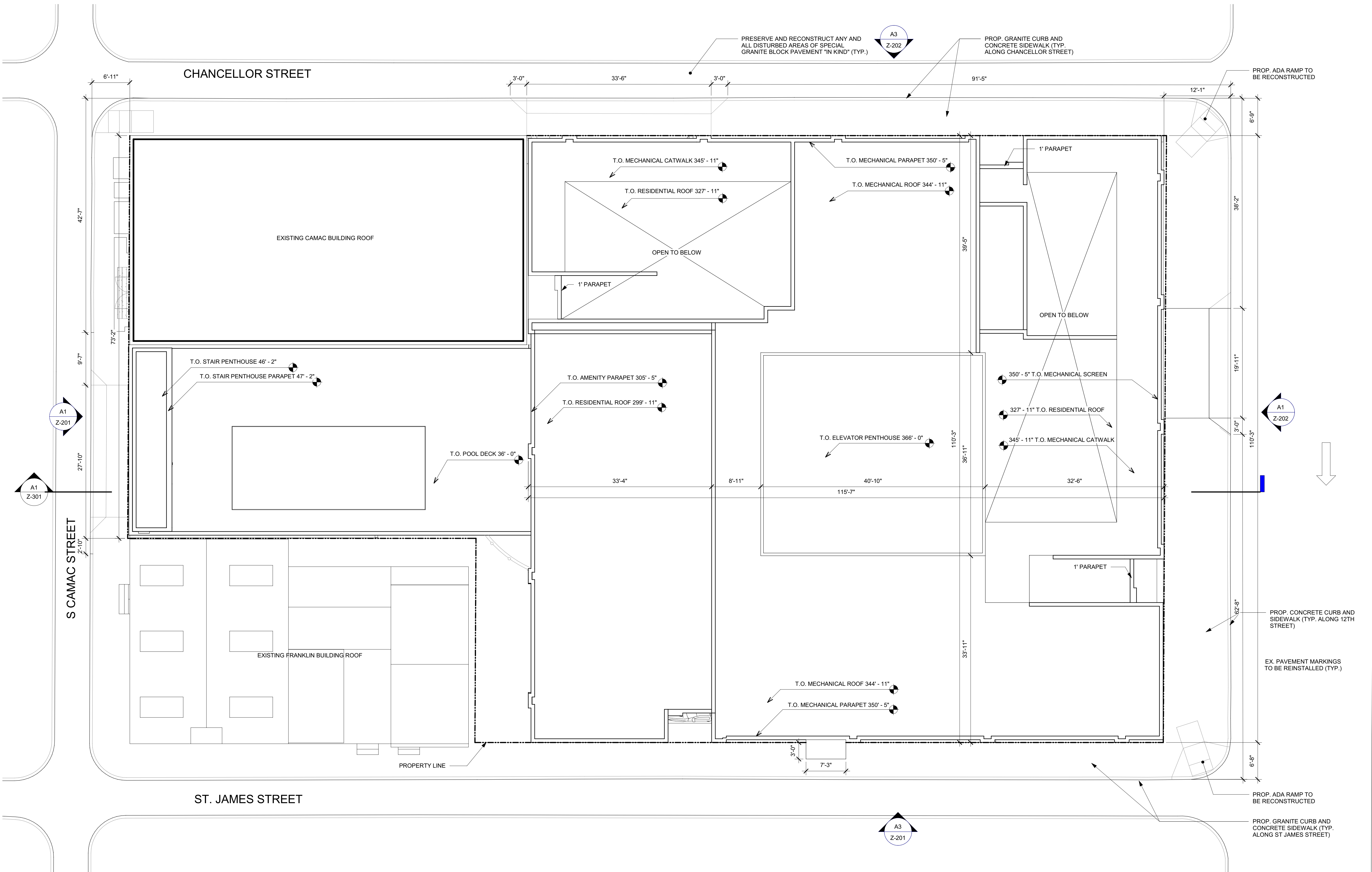
PROJECT NO  
1812000  
FIRST ISSUE DATE  
08/28/20  
FILE  
SCALE  
1/8" = 1'-0"  
DRAWN BY  
Author  
REVIEWED  
Checker

NO  
1  
2  
3  
4  
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6  
ISSUE NAME  
ZONING SET  
REVISIONS  
ZONING SET  
REVISIONS  
ZONING SET  
REVISIONS  
ZONING SET  
REVISIONS  
DATE  
25 JANUARY 2020  
29 MARCH 2021  
06 MAY 2022

SHEET TITLE  
ZONING ROOF PLAN

SHEET NO

Z-101

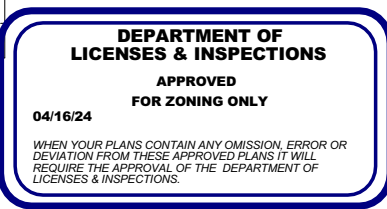


## B1 ROOF PLAN

Scale: 1/8" = 1'-0"

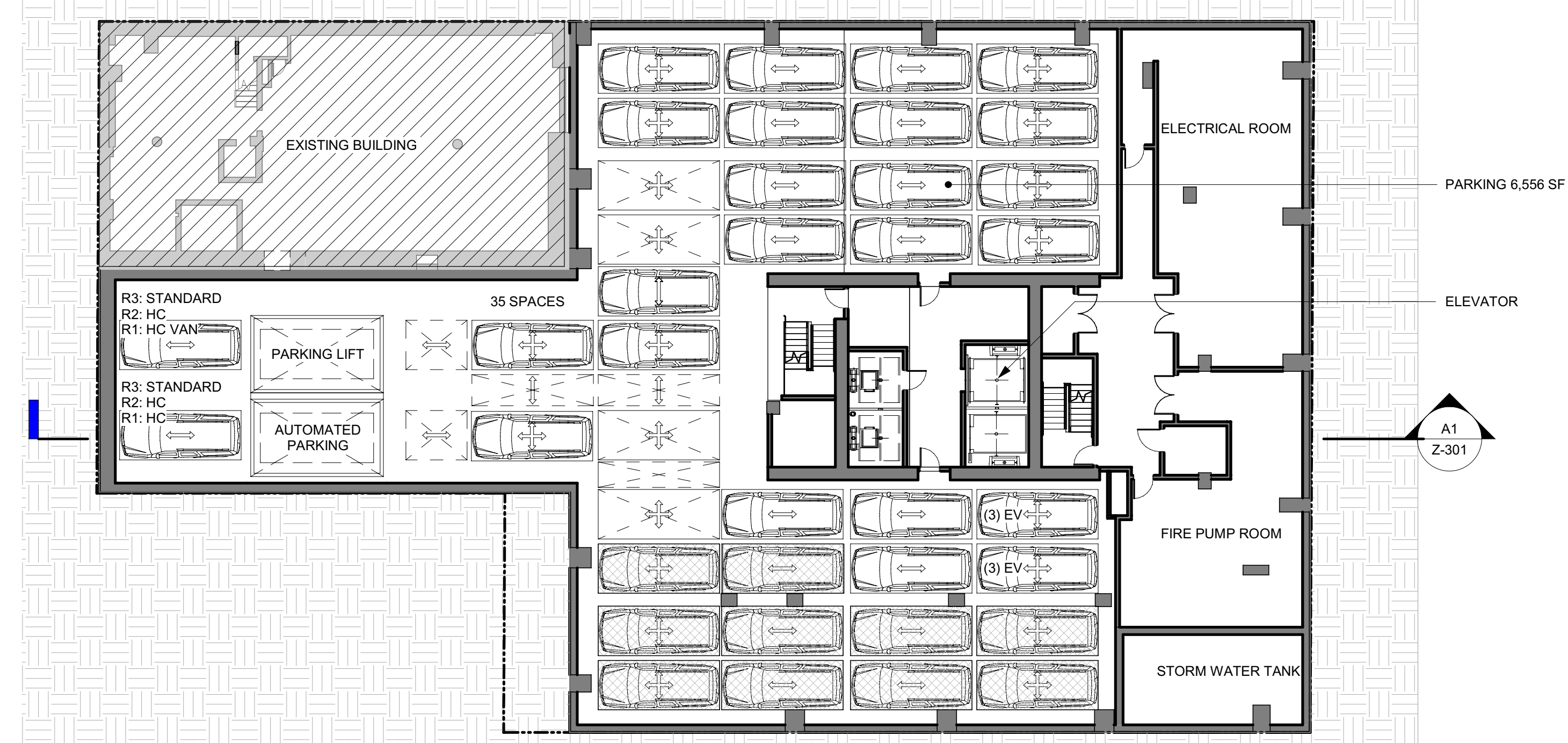
- NOTES:
1. FLAGGERS MUST BE USED TO GUIDE TRUCKS BACKING INTO LOADING SPACES.
  2. EX. LIGHTS TO BE REPLACED WITH CITY STANDARD PEDESTRIAN POLES ON NEW FOUNDATIONS WITH LED LUMINAIRES (TYP.)
  3. AS MAY BE NECESSARY DURING BUILDING PERMIT PHASE, APPLICANT TO COMPLETE TRAFFIC IMPACT STUDY AND COMMIT TO NECESSARY IMPROVEMENTS OF TRAFFIC IMPACT MITIGATION MEASURES.

ZONING DRAWING LIST	
SHEET NUMBER	SHEET NAME
Z-101	ZONING ROOF PLAN
Z-102	ZONING FLOOR PLANS
Z-103	ZONING FLOOR PLANS
Z-201	ZONING ELEVATIONS
Z-202	ZONING ELEVATIONS
Z-301	ZONING SECTION

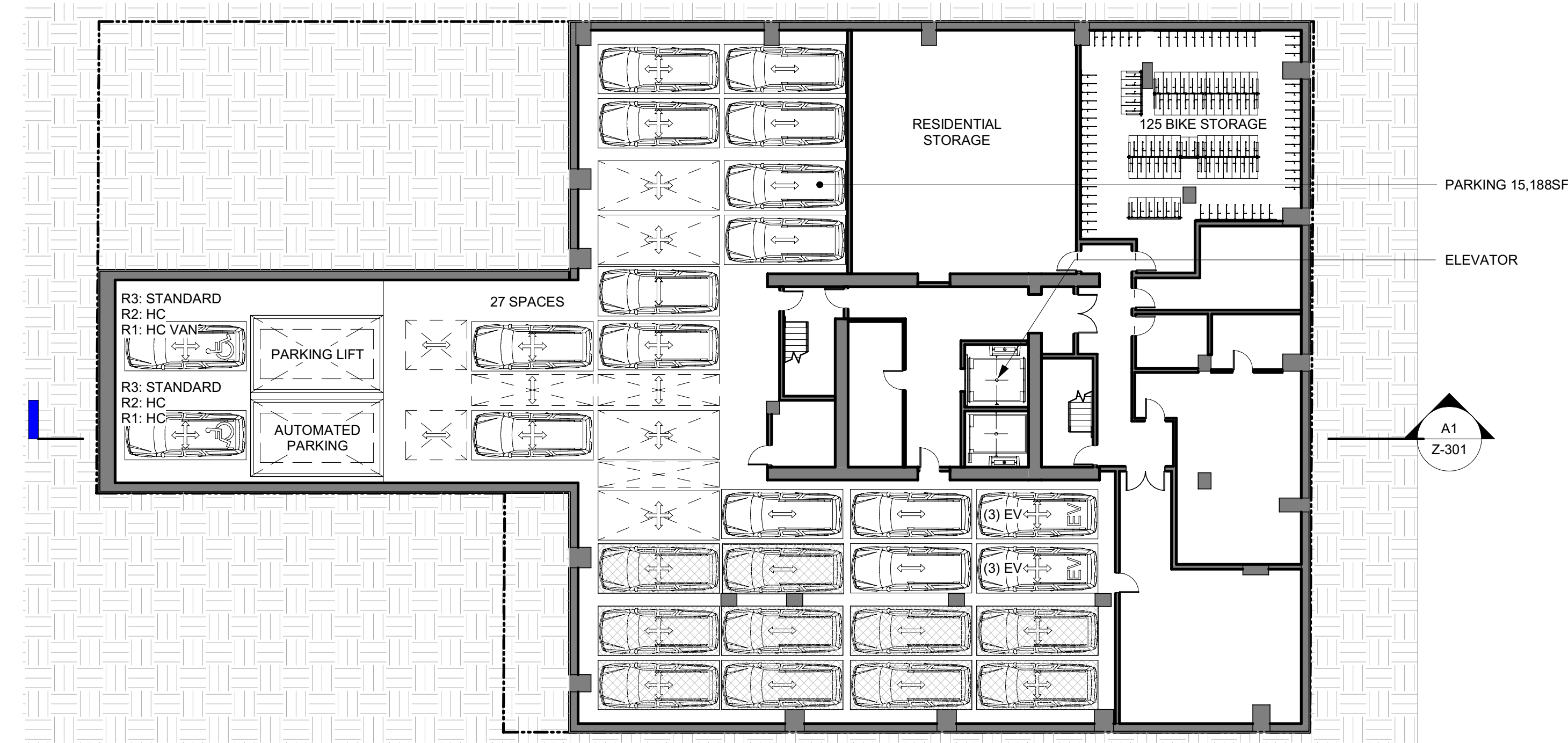


Applied by (s): Matthew Wagon





**D1 FLOOR PLAN - BASEMENT LEVEL 01**  
Scale: 1/16" = 1'-0"

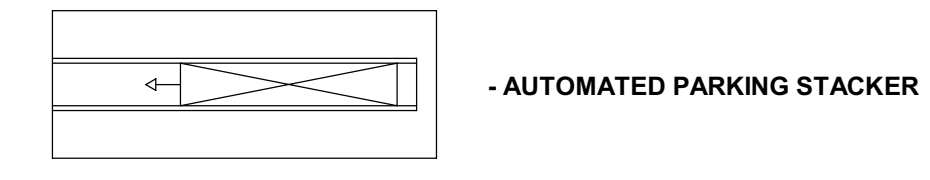


**A1 FLOOR PLAN - BASEMENT LEVEL 02**  
Scale: 1/16" = 1'-0"

DEVELOPMENT DATA				
	REQUIRED / ALLOWED		PROPOSED	
<b>ZONING</b>	CMX-5		CMX-5	
<b>USE</b>	RESIDENTIAL; RETAIL/OFFICE/COMMERCIAL AS PERMITTED (MIXED-USE)		MULTI-FAMILY RESIDENTIAL (376 DWELLING UNITS), RETAIL SALES, OFFICE, COMMERCIAL, ACCESSORY PARKING, AND OTHER USES AS PERMITTED IN CMX-5 DISTRICTS	
<b>SITE AREA</b>	18,434.4 SF			
<b>GROSS FLOOR AREA</b>	<b>ALLOWABLE GROSS FLOOR AREA</b>		<b>PROPOSED PLANS</b>	<b>GROSS FLOOR AREA</b>
	<b>F.A.R. FOR ZONE CMX-5</b> 12.00 <b>F.A.R. BONUSES:</b> UNDERGROUND PARKING 2.00 PUBLIC ART* 1.00 AFFORDABLE / LOW INCOME HOUSING** 4.00 <b>TOTAL</b> 19.00 <b>GSF ALLOWED = 19.0 X 18,434.4 SF = 350,254 SF</b> <b>NOTES:</b> * PUBLIC ART TO COMPLY WITH ALL REQUIREMENTS OF SECTION 14-702(5) ** 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 <b>ZONING REQUIREMENT - SECTION 14-701.5 CMX-5 BULK MASSING:</b> • BUILDING MASSING COMPLIES WITH THE 14-701.5C - OPTION B: OPEN AREA, BUILDING WIDTH, SPACING, HEIGHT CONTROLS. • THE MAXIMUM LOT COVERAGE OF BUILDINGS FOR THE FIRST 65 FT. OF BUILDING HEIGHT SHALL BE 100% (80.65% PROVIDED) • THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 65 FT. AND UP TO 300 FT. IN HEIGHT SHALL BE 75% OF THE LOT. (67.39% PROVIDED) • THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 300 FT. AND UP TO 500 FT. IN HEIGHT SHALL BE 50% OF THE LOT. (60% AT LEVEL 29; 40+ SF AT LEVEL 31 AND ABOVE) <b>ZONING REQUIREMENT - SECTION 14-701.5 CMX-5 BULK MASSING:</b> • BUILDING MASSING COMPLIES WITH THE 14-701.5C - OPTION B: OPEN AREA, BUILDING WIDTH, SPACING, HEIGHT CONTROLS. • THE MAXIMUM LOT COVERAGE OF BUILDINGS FOR THE FIRST 65 FT. OF BUILDING HEIGHT SHALL BE 100% (80.65% PROVIDED) • THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 65 FT. AND UP TO 300 FT. IN HEIGHT SHALL BE 75% OF THE LOT. (67.39% PROVIDED) • THE MAXIMUM LOT COVERAGE FOR PORTIONS OF BUILDINGS ABOVE 300 FT. AND UP TO 500 FT. IN HEIGHT SHALL BE 50% OF THE LOT. (60% AT LEVEL 29; 40+ SF AT LEVEL 31 AND ABOVE)		<b>BASEMENT 02 PLAN</b> PARKING / SUPPORT SPACES 15,188 GSF <b>BASEMENT 01 PLAN</b> PARKING / SUPPORT SPACES 6,556 GSF <b>GROUND FLOOR</b> PARKING & LOADING 1,651 GSF RETAIL/OFFICE/COMMERCIAL LOBBY / SUPPORT SPACES 5,392 GSF <b>RETAIL FLOOR 02</b> LOBBY / SUPPORT SPACES 2,065 GSF RETAIL/OFFICE/COMMERCIAL 12,835 GSF <b>RESIDENTIAL AND AMENITY FLOOR 03</b> RES / SUPPORT SPACES 8,645 GSF AMENITY 4,052 GSF <b>RESIDENTIAL FLOORS (4-28)</b> RESIDENTIAL/SUPPORT (4-5) 12,474 GSF RESIDENTIAL/SUPPORT (6-28) 12,466 GSF <b>AMENITY RESIDENTIAL LEVEL (29)</b> RESIDENTIAL / SUPPORT SPACES 7,545 GSF AMENITY 1,672 GSF <b>RESIDENTIAL PENTHOUSE (30)</b> RESIDENTIAL / SUPPORT SPACES 9,217 GSF <b>MECHANICAL LEVEL (31)</b> MECHANICAL 9,217 GSF <b>EXISTING CAMAC BUILDING</b> RETAIL 13,350 GSF <b>TOTAL GSF</b> 418,384 GSF 350,254 GSF	<b>F.A.R.</b> - - 5,392 GSF 2,065 GSF 12,835 GSF 8,645 GSF 4,052 GSF 12,474 GSF 12,466 GSF 7,545 GSF 1,672 GSF 9,217 GSF - -
<b>COVERAGE</b>	PER SECTION 14-701-3 MAX. OCCUPIED AREA (% OF LOT) 100%		MAX. OCCUPIED AREA: 14,867 SF / 18,434.4 SF 80.65%	
	<b>SETBACKS</b> MIN. SIDE YARD WIDTH, EACH (FT.) 8'-0", IF USED		N/A	
<b>PARKING</b>	PROVIDE 3 SPACES PER 10 DWELLING UNITS 376 UNITS = 113 <b>RETAIL - NO PARKING REQUIRED</b> <b>REDUCE (4) SPACES FOR EVERY (1) RESERVED AUTO-SHARE SPACE UP TO 40%:</b> <b>REDUCE 24 SPACES FOR 6 AUTO-SHARE SPACES</b> <b>SECTION 14-203(21)(a) AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING</b> <b>MECHANICAL PARKING LIFTS WHERE THE CAR IS DRIVEN ON TO A PALLET, AND THE PALLET MOVES THE CAR TO A PARKING SLOT WHERE THE DRIVER IS NOT IN THE CAR AND CANNOT ACCESS THE SPACE.</b> <b>SECTION 14-803(3)(C) AUTOMATED VALET-TYPE MECHANICAL ACCESS PARKING GARAGES ARE EXEMPT FROM ANY AISLE, DRIVEWAY WIDTH, AND PARKING SPACE SIZE REQUIREMENTS.</b>		113 REQUIRED SPACES - 24 (AUTO-SHARE REDUCTION) = <b>89 TOTAL SPACES REQUIRED</b> <b>90 PARKING SPACES PROVIDED</b> 6 CAR SHARE SPACES 4 ACCESSIBLE SPACES 5 ELECTRICAL CHARGING SPACES / PREFERENTIAL PARKING (5%)	
	<b>BICYCLE PARKING</b> RESIDENTIAL: 1 PER 3 DWELLING UNITS 376 UNITS = 126 SPACES REQUIRED RETAIL: 1 PER 10,000 SF 31,658 SF RETAIL = 4 SPACES REQUIRED		126 CLASS 1 BIKE SPACES PROVIDED ON LEVEL B2 126 + 4 = <b>130 TOTAL SPACES</b>	
<b>OFF STREET LOADING</b>	RESIDENTIAL: 200,001 SF - 500,000 SF 2 SPACES COMMERCIAL: LESS THAN 40,000 SF 0 SPACES TOTAL SPACES REQUIRED** 2 SPACES **MIXED USE BUILDING, PER SECTION 14-806		2 LOADING SPACE PROVIDED (2) 30' L X 10' W X 14'H REFER TO LOADING WAIVER ROW LOG #2020-9285.	
	<b>NOTES</b> 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)(B). 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 ST. TO BE TREATED AS ONE ZONING LOT PURSUANT TO LOT CONSOLIDATION PERMIT #2P-2020-009009.			

TOTAL PARKING COUNT					
STANDARD	COMPACT	PREF/ELEC	ACCESSIBLE	TOTAL (SPACES REQUIRED)	PROVIDED
81 SPACES	-	5 SPACES	4 SPACES (1 VAN)	89 SPACES	90 SPACES

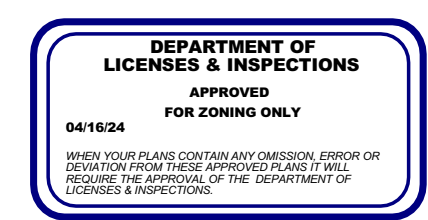
TOTAL BIKE STORAGE COUNT				
RESIDENTIAL REQUIREMENT	RETAIL REQUIREMENT	PARKING REDUCTION	TOTAL (SPACES REQUIRED)	PROVIDED
126 SPACES CLASS 1A	4 SPACES	-	130 SPACES	130 SPACES

**PARKING SYMBOL LEGEND**

- ACCESSIBLE SPACE

- AUTOSHARE SPACE

EV - ELECTRIC VEHICLE



Applied by (s): Matthew Wojcik

PROJECT TITLE  
204 S 12TH STREETCLIENT  
S12TH STREET LLC  
204 S 12TH STREET  
PHILADELPHIA, PA 19107DESIGN ARCHITECT  
RSH+P  
THE LEADENHALL BUILDING  
122 LEADENHALL STREET  
LONDON EC3V 4AB, UKINTERIOR  
GABELLINI SHEPPARD  
665 BROADWAY  
SUITE 706  
NEW YORK, NY 10012STRUCTURAL ENGINEER  
WSP USA  
ONE PENN PLAZA  
250 W 34TH STREET  
NEW YORK, NY 10119MEP / AV / IT ENGINEER  
BALA CONSULTING ENGINEERS  
443 SOUTH GULPH ROAD  
KING OF PRUSSIA, PA 19406CIVIL ENGINEER  
BOHLER ENGINEERING  
1515 MARKET STREET  
SUITE 920  
PHILADELPHIA, PA 19102PARKING  
THE HARMAN GROUP  
150 SOUTH WARNER ROAD  
SUITE 100  
KING OF PRUSSIA, PA 19406VERTICAL TRANSPORTATION  
VDA (VAN DUSEN & ASSOCIATES)  
221 LAUREL ROAD  
SUITE 130  
VOORHEES, NJ 08043LANDSCAPE  
MARGIE RUDDICK LANDSCAPE  
85 WORTH STREET  
NEW YORK, NY 10013LIGHTING  
THE LIGHTING PRACTICE  
THE PUBLIC LEADER BUILDING  
600 CHESTNUT STREET, SUITE 772  
PHILADELPHIA, PA 19106FACADE ACCESS  
LERCH BATES  
1430 BROADWAY  
SUITE 908  
NEW YORK, NY 10018BUILDING ENVELOPE  
INTERTEK  
327 ERICKSON AVENUE  
ESSINGTON, PA 19029ACOUSTICAL  
LONGMAN LINDSEY  
200 WEST 41ST STREET, SUITE  
1100  
NEW YORK, NY 10036CODE CONSULTANT  
CODE CONSULTANTS, INC.  
2043 WOODLAND PARKWAY  
SUITE 300  
ST LOUIS, MO 63146

SEAL

PROJECT NO  
1812000FIRST ISSUE DATE  
08/28/20FILE  
SCALE  
As IndicatedDRAWN BY  
AuthorREVIEWED  
Checker

NO	ISSUE NAME	DATE
4	ZONING SET - REVISIONS	25 JANUARY 2020
5	ZONING SET - REVISIONS	29 MARCH 2021
6	ZONING SET - AMENDMENT	06 MAY 2022
7	ZONING SET - AMENDMENT	04 MARCH 2024

SHEET TITLE

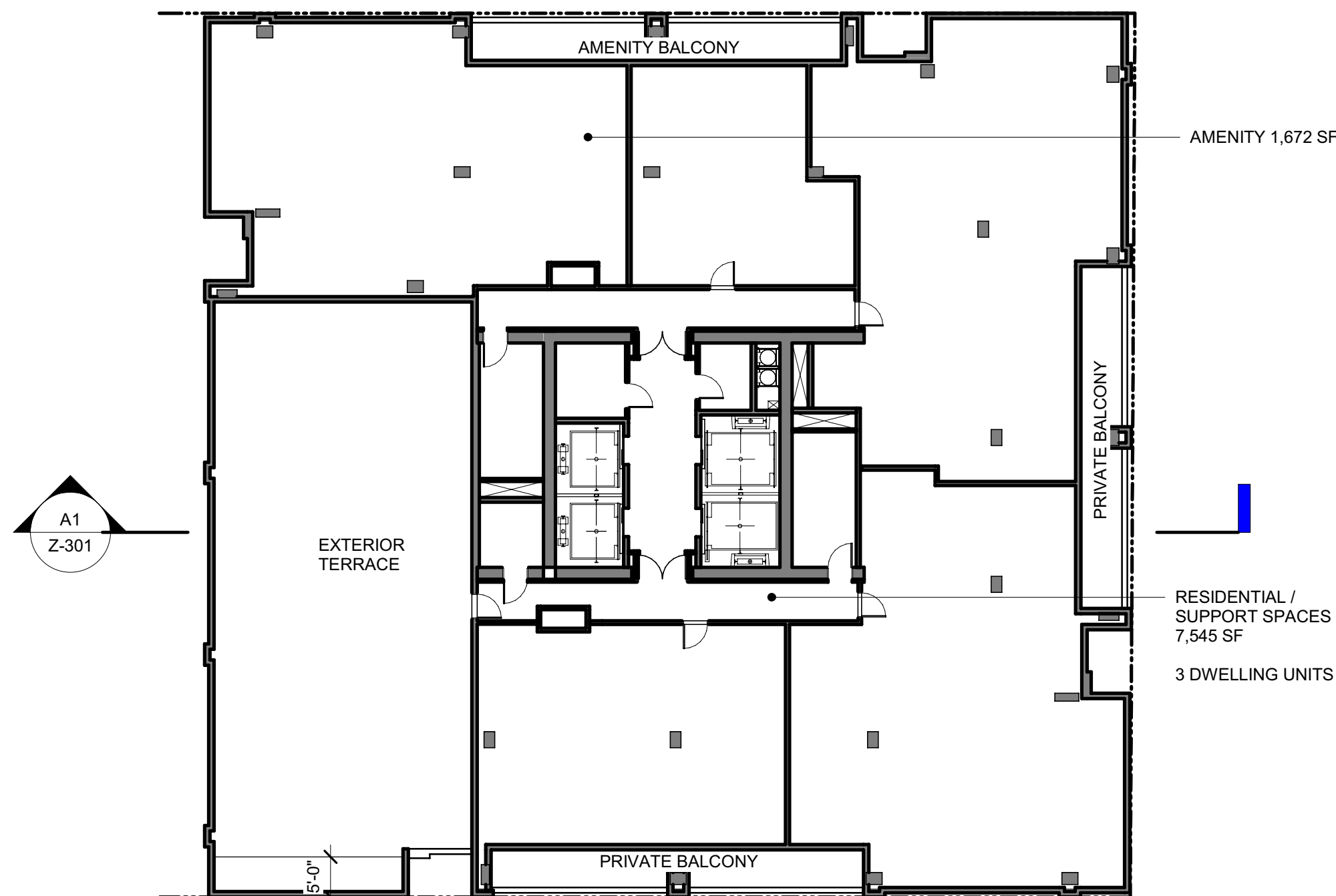
ZONING FLOOR PLANS

SHEET NO

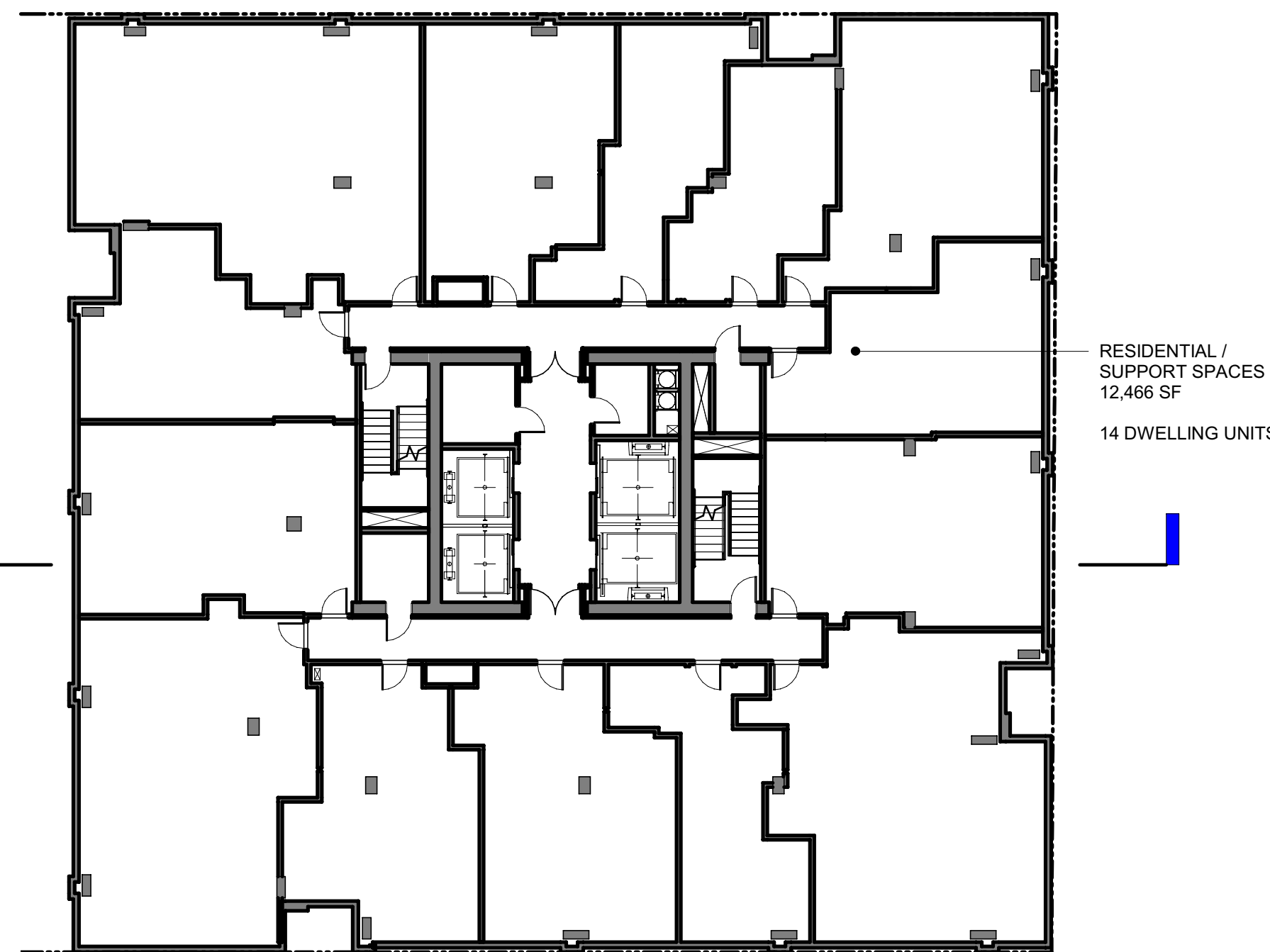
Z-102



# Z-103



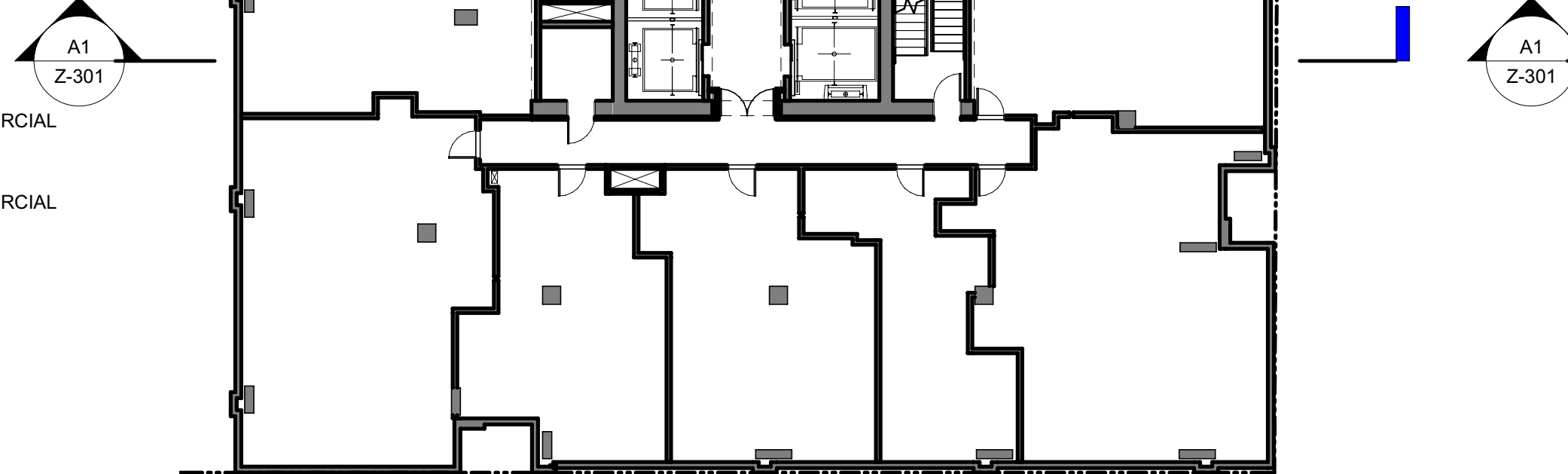
NOTE: LEVELS 4-5, 16 DWELLING UNITS A FLOOR AT 12,418 SF



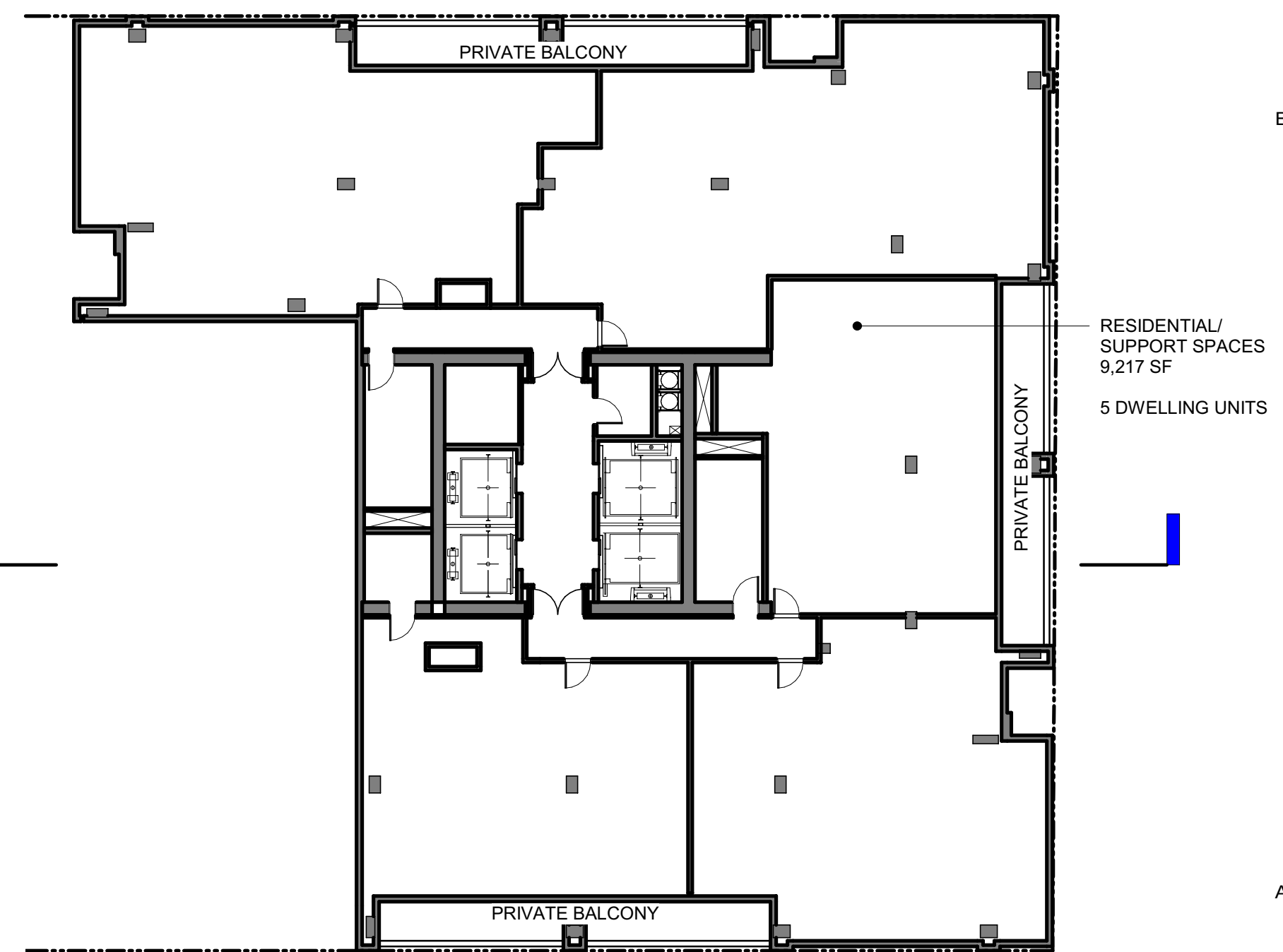
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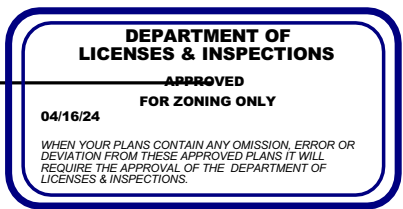
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Scale: 1/16" = 1'-0"



Scale: 1/16" = 1'-0"





PROJECT TITLE  
204 S 12TH STREET

CLIENT

S12TH STREET LLC  
204 S 12TH STREET  
PHILADELPHIA, PA 19107

DESIGN ARCHITECT

**RSHP**  
THE LEADENHALL BUILDING  
122 LEADENHALL STREET  
LONDON EC3V 4AB, UK

INTERIOR

GABELLINI SHEPPARD  
665 BROADWAY  
SUITE 706  
NEW YORK, NY 10012

STRUCTURAL ENGINEER

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

MEP / AV / IT ENGINEER

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

CIVIL ENGINEER

BOHLER ENGINEERING  
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FACADE ACCESS

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BUILDING ENVELOPE  
INTERTEK  
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ESSINGTON, PA 19029

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CODE CONSULTANTS  
CODE CONSULTANTS, INC.  
2043 WOODLANT PARKWAY  
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ST LOUIS, MO 63146

SEA



PROJECT NO	FIRST ISSUE DATE
1812000	08/28/20

FILE SCALE  
1" = 20'-0"

DRAWN BY	REVIEWED
Author	Checker

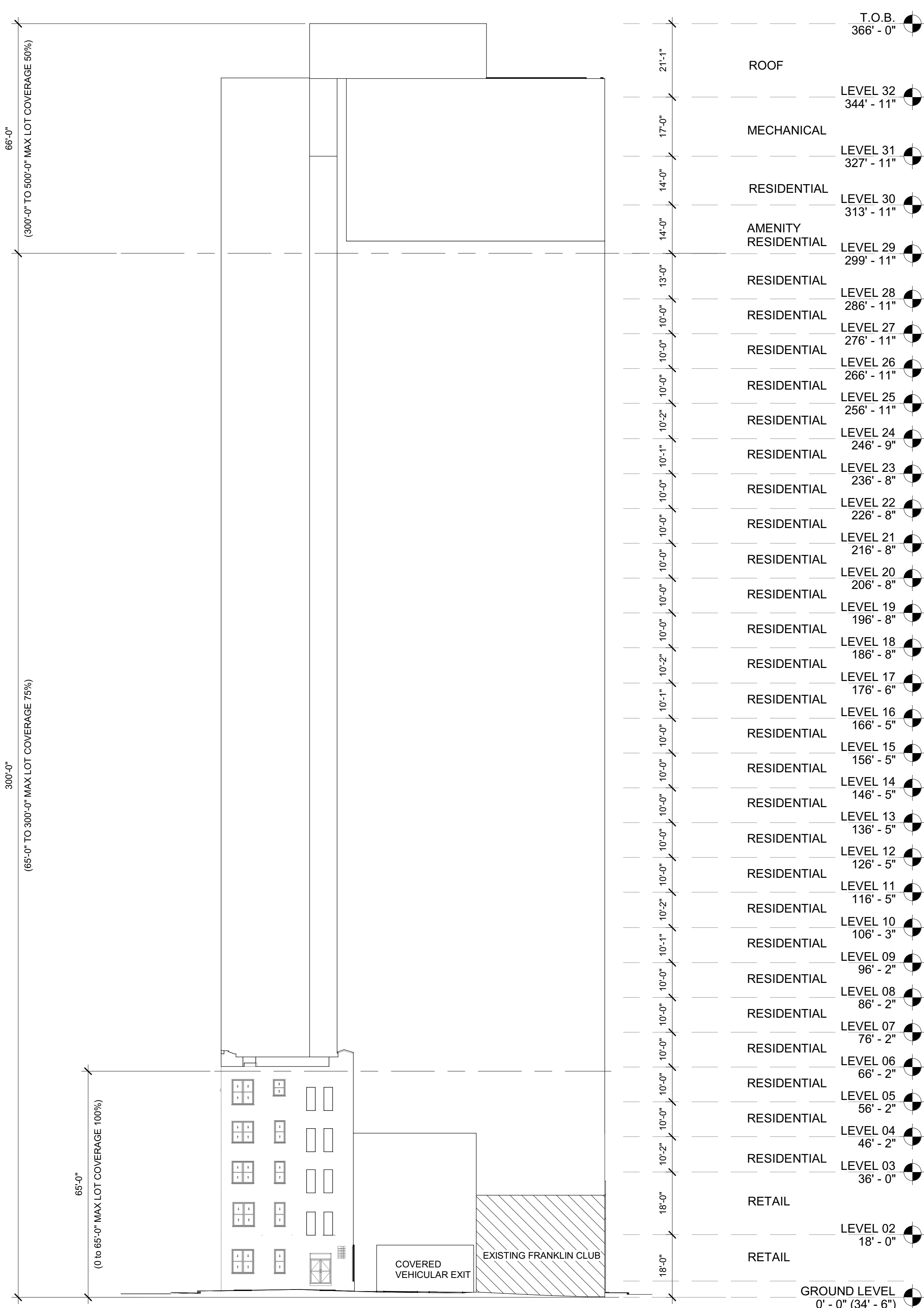
NO	ISSUE NAME	DATE
3	ZONING SET - REVISIONS	17 SEPTEMBER 2020
4	ZONING SET - REVISIONS	25 JANUARY 2020
5	ZONING SET - REVISIONS	29 MARCH 2021
6	ZONING SET - AMENDMENT	06 MAY 2022

SHEET TITLE

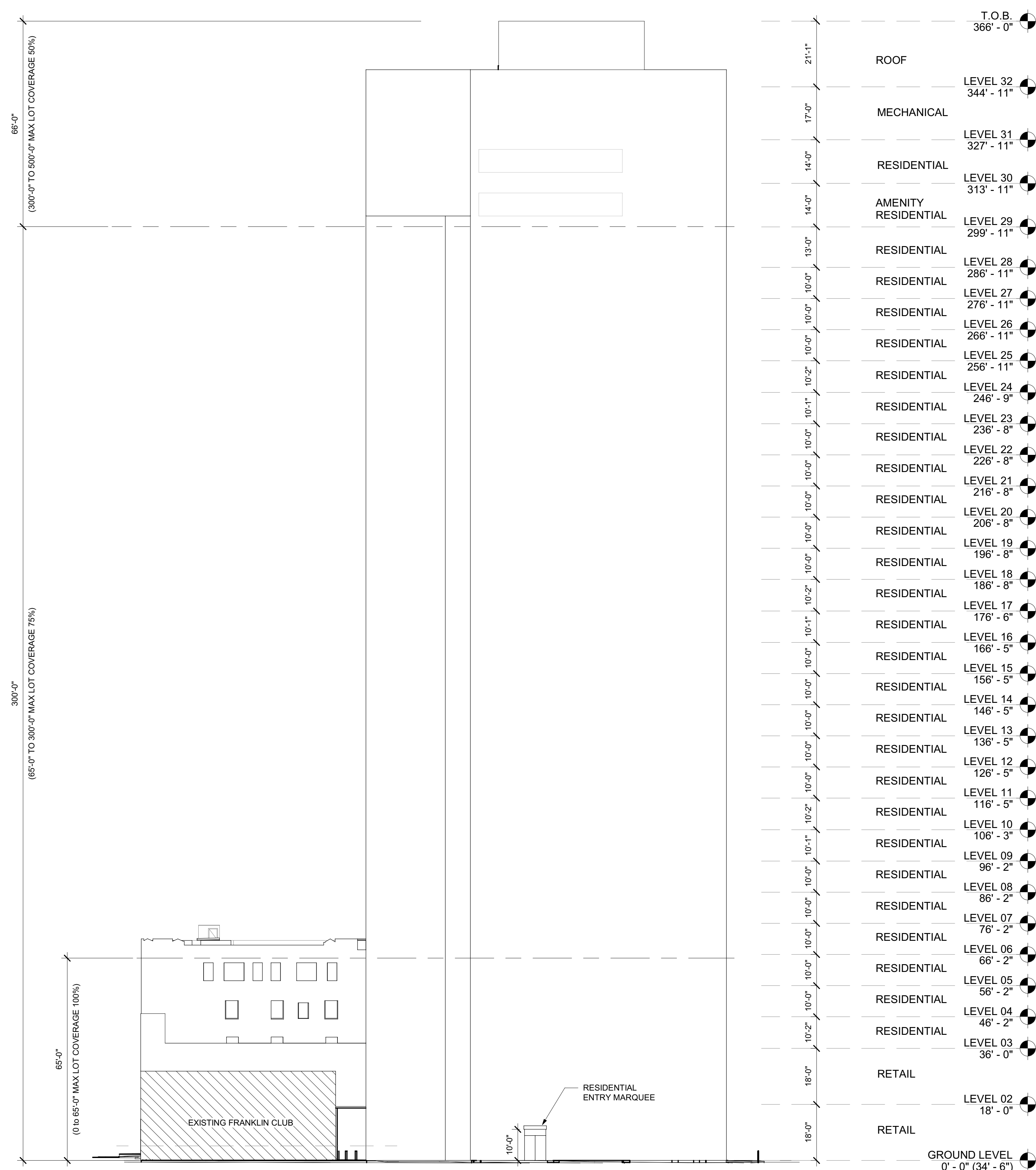
ZONING ELEVATIONS

SHEET NO.

Z-201



**A1 WEST ELEVATION**  
Scale: 1" = 20'-0"



**A3 SOUTH ELEVATION**  
Scale: 1" = 20'-0"



Applied by L&L: Matthew Wojcik

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Z-201 ZONING ELEVATIONS 08/28/20  
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CLIENT

S12TH STREET LLC  
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PHILADELPHIA, PA 19107

DESIGN ARCHITECT

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122 LEADENHALL STREET  
LONDON EC3V 4AB, UK

INTERIOR

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SUITE 706  
NEW YORK, NY 10012

STRUCTURAL ENGINEER

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NEW YORK, NY 10119

MEP / AV / IT ENGINEER

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**INTERTEK**  
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SEA



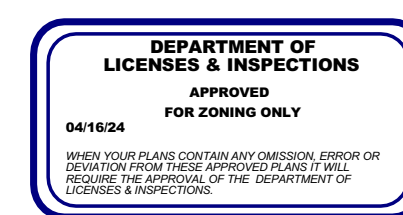
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1812000		08/28/20
FILE		SCALE
1" = 20'-0"		
DRAWN BY		REVIEWED
Author		Checker
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5	ZONING SET - REVISIONS	29 MARCH 2021

SHEET TITLE

ZONING ELEVATIONS

SHEET NO.

Z-202



Approved by I.21: Matthew Meola



CLIENT

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204 S 12TH STREET  
PHILADELPHIA, PA 19107

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RSH+P  
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SEAS



PROJECT NO 1812000	FIRST ISSUE DATE 08/28/20
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SHEET TITLE

ZONING SECTION

SHEET NO.

Z-301



Applied by L&L: Matthew Wojc