

- NOTES:
- MARKET STREET IS A STATE ROUTE (SR 3010). A HIGHWAY OCCUPANCY PERMIT WILL BE OBTAINED FOR WORK IN THE STATE ROUTE RIGHT-OF-WAY..
  - MARKET STREET IS AN URBAN ARTERIAL PER PHILADELPHIA COMPLETE STREETS MANUAL. MINIMUM SIDEWALK WIDTH IS 12', WITH MINIMUM FURNISHING ZONE OF 4' AND MINIMUM WALKING ZONE OF 6'.
  - 44TH STREET IS A CITY NEIGHBORHOOD STREET PER PHILADELPHIA COMPLETE STREETS MANUAL. MINIMUM SIDEWALK WIDTH IS 12', WITH MINIMUM FURNISHING ZONE OF 4' AND MINIMUM WALKING ZONE OF 6'.
  - UPGRADE STREET LIGHT LUMINAIRE TO LED AS CALLED OUT ON PLAN. CONTACT DEPARTMENT OF STREETS STREET LIGHTING UNIT (NICHOLAS.KULP@PHILA.GOV AND PATRICE.NUBLE@PHILA.GOV) DURING CONSTRUCTION FOR MODEL NO. OF LUMINAIRE TO BE USED.
  - RESIDENTIAL GROSS FLOOR AREA FOR THE PROPOSED BUILDING IS 66,325 SF. COMMERCIAL GROSS FLOOR AREA IS 2,707 SF CONSISTING OF RETAIL SPACE ON THE FIRST FLOOR. THESE VALUES ARE CONSISTENT WITH THOSE SHOWN ON THE ZONING PLAN Z-101.

**SITE LEGEND**

PROPOSED CURB	
PROP. DEPRESSED SIDEWALK	
DETECTABLE WARNING STRIP	
ASPHALT RESURFACING	
PROPOSED UTILITY BANK (TYP); TRENCH RESTORATION PER DETAIL	
PROPOSED TREE, 5'x5' TREE PIT	

**GRAPHIC SCALE**  
1 inch = 10 feet

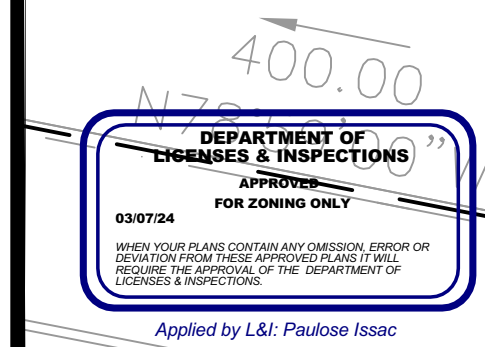
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**URBAN ENGINEERS, INC.**  
530 Walnut Street  
Philadelphia, PA 19106  
(215) 922-5089 Fax (215) 922-8082

**PHILADELPHIA, PA.**

**4400 MARKET STREET SITE PLAN**

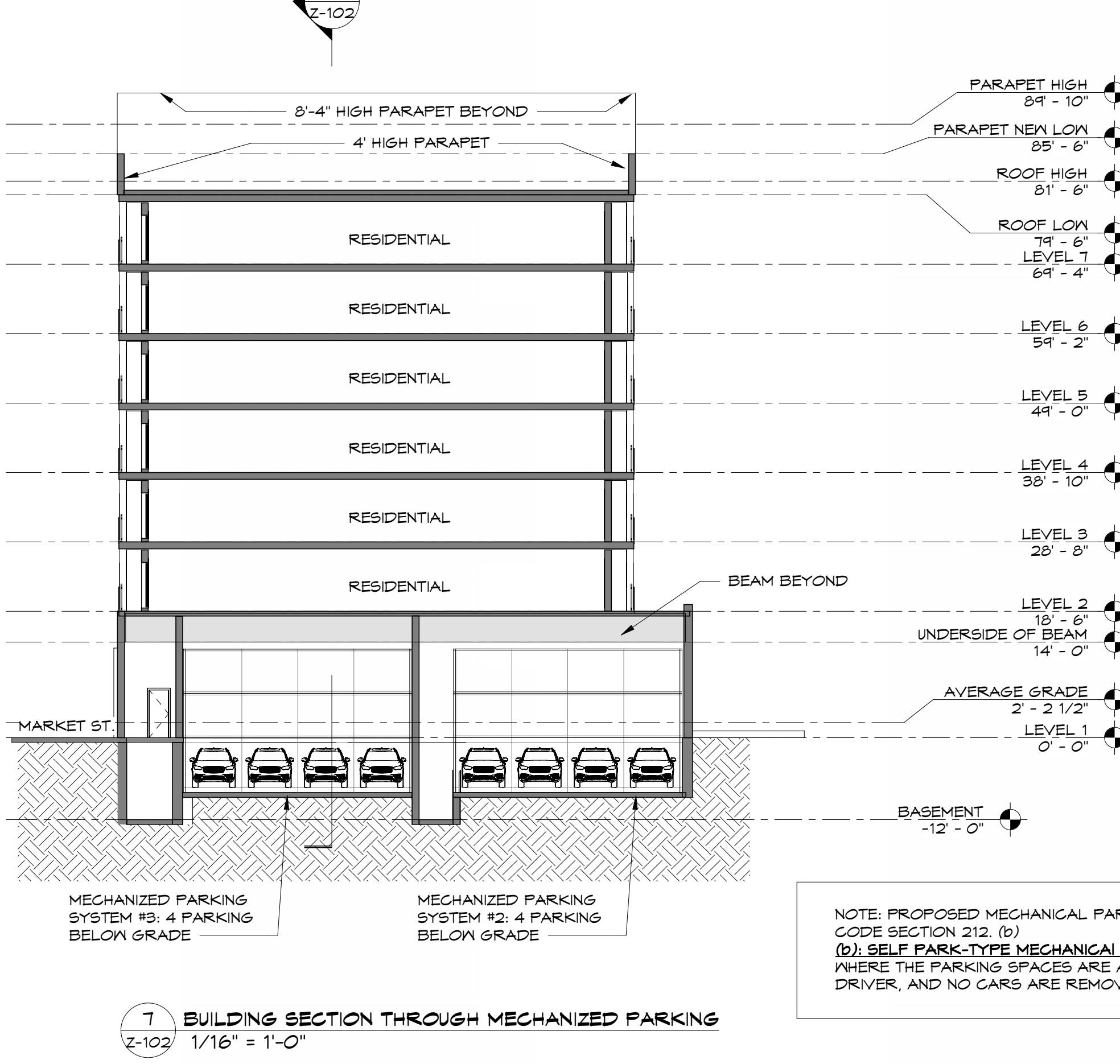
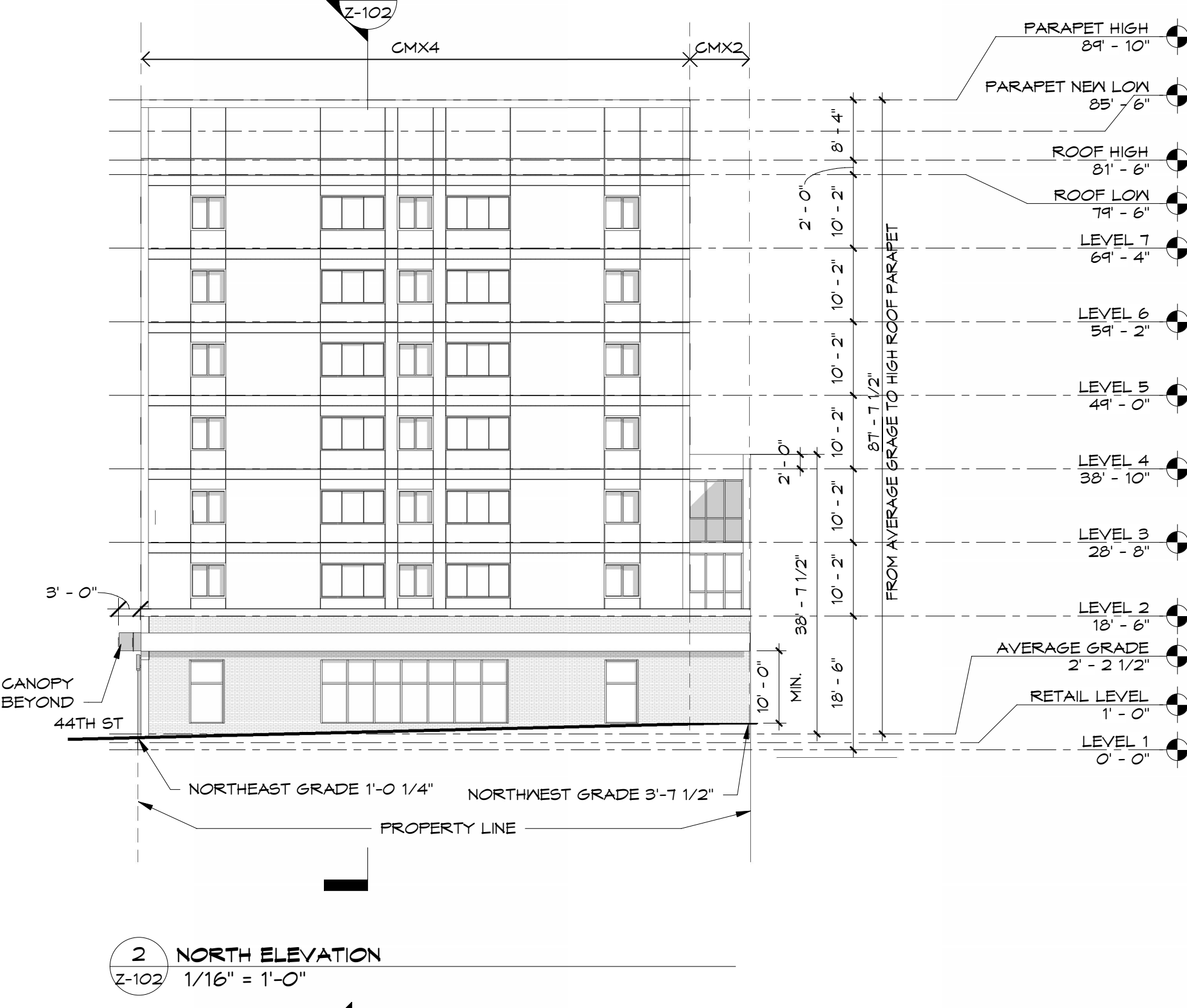
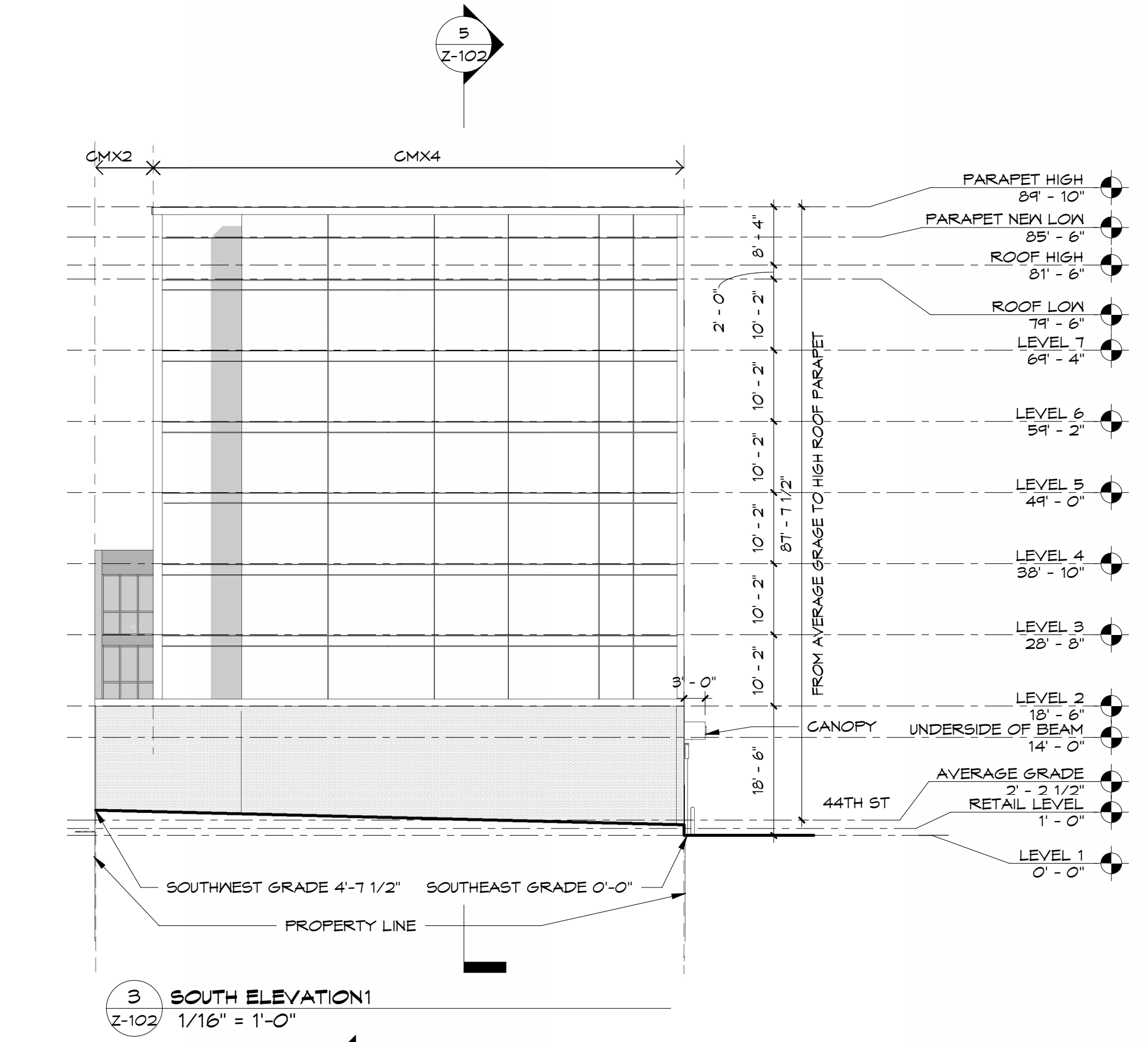
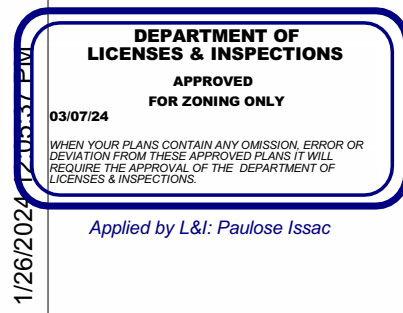
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BY	WCI	DATE	January 26, 2024



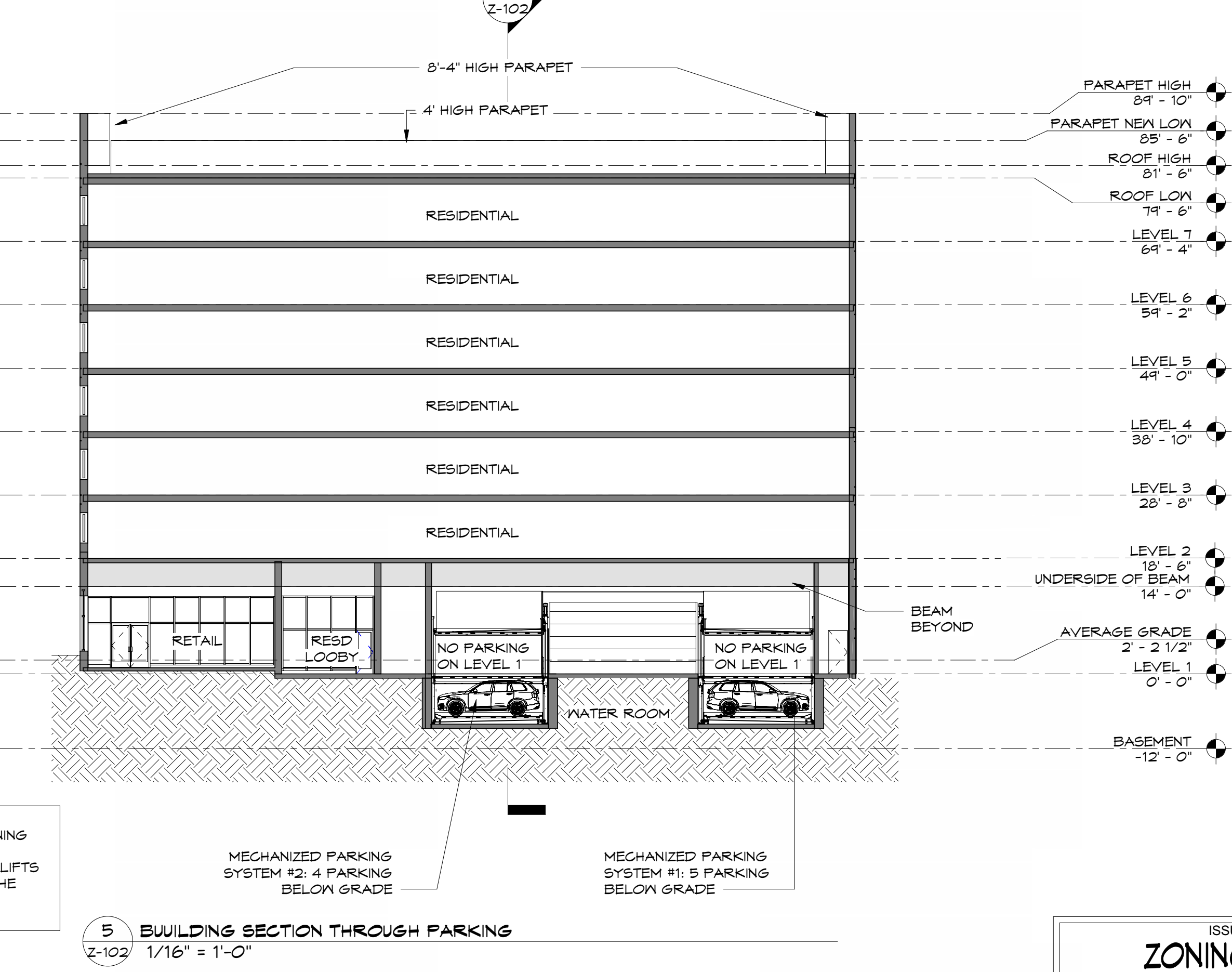
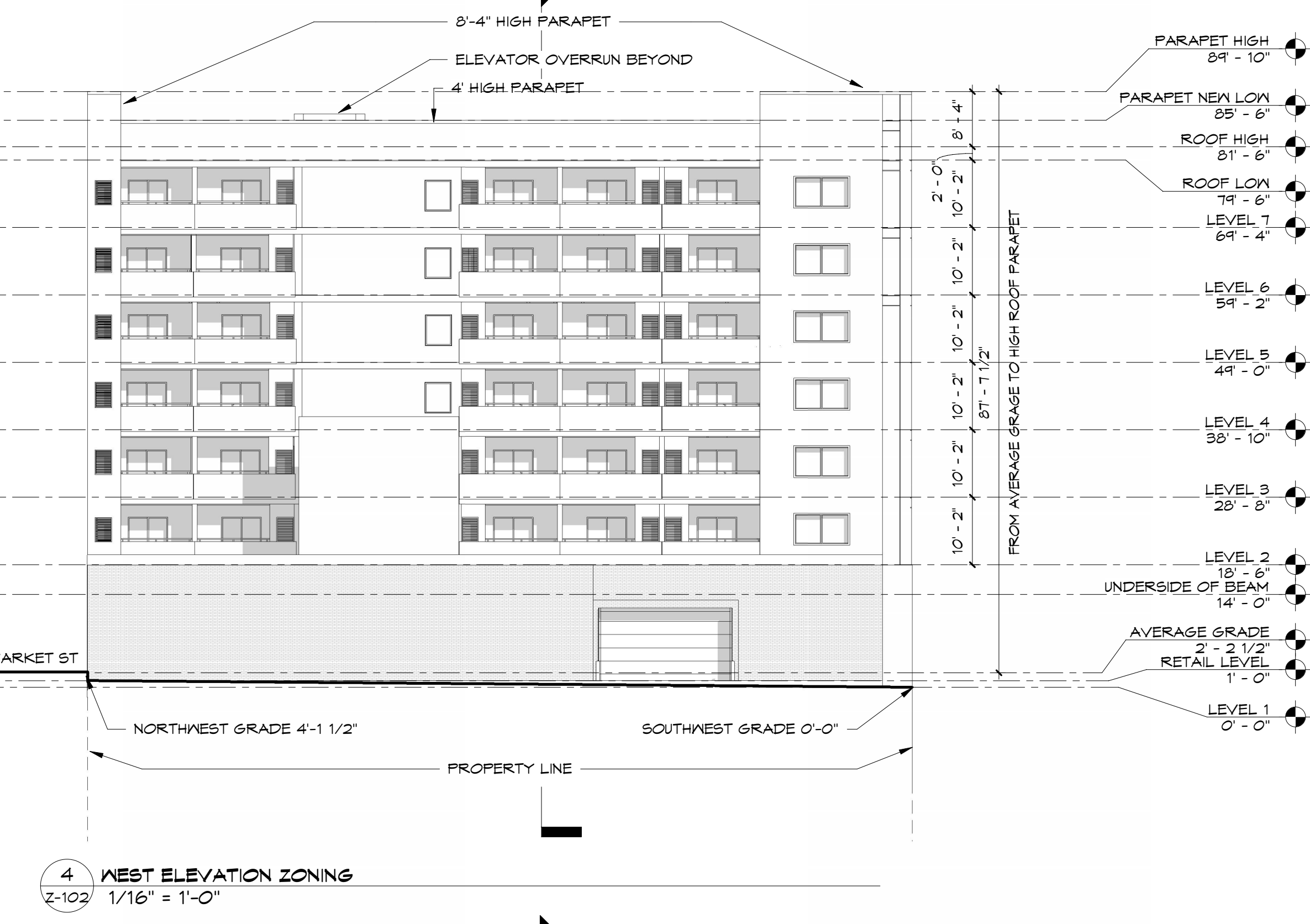
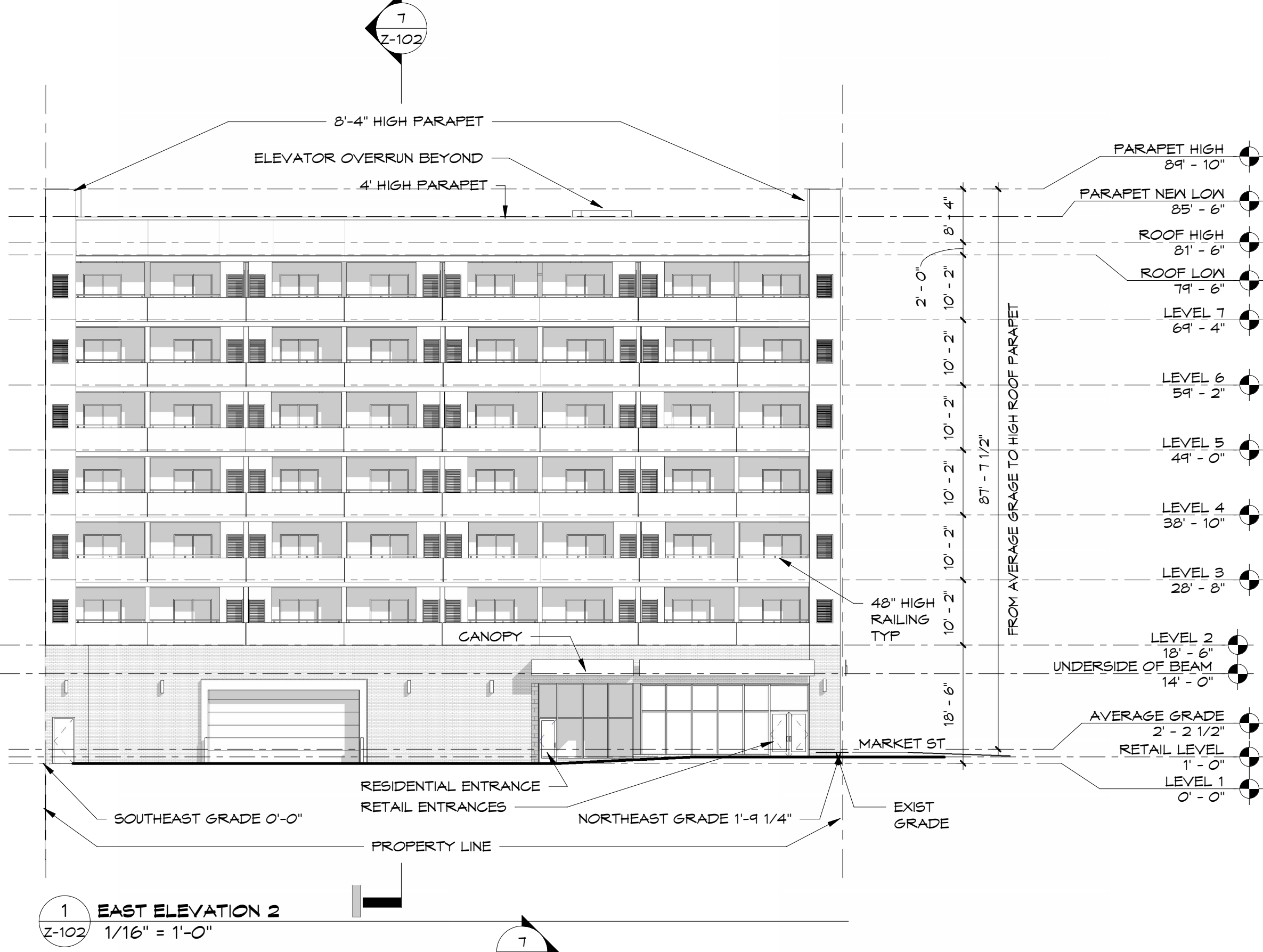








NOTE: PROPOSED MECHANICAL PARKING PROVIDED IS PER PHILADELPHIA ZONING CODE SECTION 212. (D).  
(D). SELF PARK-TYPE MECHANICAL ACCESS PARKING: MECHANICAL PARKING LIFTS WHERE THE PARKING SPACES ARE ACCESSED AND OPERATED DIRECTLY BY THE DRIVER, AND NO CARS ARE REMOVED FROM ANOTHER SPACE FOR ACCESS.



ISSUED FOR:  
ZONING PERMIT  
01/26/2024

BUILDING ELEVATIONS & SECTIONS

REVISIONS	DATE	REMARKS
1	01-26-2024	ISSUED FOR ZONING



WULFF ARCHITECTS, INC.  
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IN ASSOCIATION WITH:  
CIVIL ENGINEER  
URBAN ENGINEERS  
530 WALNUT STREET  
7TH FLOOR, PHILADELPHIA, PA 19106  
(215) 622-8080 (P)

4400 MARKET STREET 7  
STORY  
PHILADELPHIA, PA 19104  
ORENS BROTHERS

Z-102

Scale: 1/16" = 1'-0"  
Drawn by: HC  
Date: 26 JAN 2024





DISTRICT NAME	CMX-4/CMX-2 = NEIGHBORHOOD COMMERCIAL MIXED-USE		
DISTRICT OVERLAYS	NONE		
SITE INFORMATION (PARCEL D)	CPA ADDRESS	4400 MARKET STREET	
	OWNERS	4400 MARKET STREET, LLC.	
	AREA	10,410.3 SQ.FT.	
	TOTAL SITE AREA CMX4: 9,414.3 SQ. FT. (90.43 % OF TOTAL LOT AREA) + CMX2: 996 SQ.FT. (9.51 % OF TOTAL LOT AREA)= 10,410.3 SQ. FT.		

#### ZONING ANALYSIS FOR CMX4 PORTION

SETBACK REQUIREMENTS	REQUIRED	EXISTING/ APPROVED	PROPOSED
MIN. FRONT YARD DEPTH (FT)	MUST BE BUILT TO FRONT LOT LINE	0'-0"	0'-0"
MIN. SIDE YARD WIDTH (FT)	8'-0" IF USED	13'-11"	13'-11" (NO CHANGE)
HEIGHT			
MAX. HEIGHT (FT)	125'-0" PER SKYLINE OPTION A	124'-6"	124'-6" (NO CHANGE)
LOT COVERAGE			
MAX. FLOOR AREA (% OF LOT AREA)	REQUIRED 100%	PROPOSED LOT COVERAGE 93.7% OPEN AREA 6.2%	LOT COVERAGE 93.7% OPEN AREA 6.2%
DWELLING UNITS	NO LIMIT	100 DWELLING UNITS + RETAIL	100 DWELLING UNITS + RETAIL
RETAIL	NO REQUIREMENT	48.8% OF LOT AREA (4,319 SQ. FT.)	24.2 % OF LOT AREA (2,271 SQ. FT.)

TOTAL LOT AREA X 950%  
= 9,414.3 x 9.5= 89,435.85 SFT (MAXIMUM ALLOWED IN CMX4 PORTION)

**BREAKDOWN OF FAR CALCULATION:**

- BASE FAR: 500% (90 RESIDENTIAL UNITS)
- MIXED INCOME BONUS -LOW INCOME: 500% + 250% + 750%. BONUS ALLOWS FOR 10 ADDITIONAL RESIDENTIAL UNITS. 10 LOW INCOME RESIDENTIAL UNITS WILL BE PROVIDED.
- UNDERGROUND PARKING BONUS: 750% + 200% = 950%
- TOTAL PROPOSED ALLOWABLE FAR: 950% or 9,414.3 SQ. FT. X 9.5 = 89,435.85 SQ. FT.

BASEMENT (PARKING) 6,109 SQ. FT. (BASEMENT PARKING EXCLUDED FROM FAR CALCULATION)

#### GROSS FLOOR AREA CALCULATION

	INCLUDED IN FAR COL 1	APPROVED INCLUDED IN FAR COL 1	EXCLUDED FROM FAR COL 2	APPROVED EXCLUDED FROM FAR COL 2 (APPROVED)	TOTAL AREA COL 3 (COLS: COL 1 + COL2)	APPROVED TOTAL AREA COL 3 (COLS: COL 1 + COL2)
FIRST FLOOR	6,705 SQ. FT.	4,901 SQ. FT.	2,116 SQ. FT. (RETAIL)	3,928 SQ. FT. (RETAIL)	8,821 SQ. FT.	8,829 SQ. FT.
SECOND FLOOR	8,240 SQ. FT.	8,271 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,728 SQ. FT.	8,759 SQ. FT.
THIRD FLOOR	8,240 SQ. FT.	8,271 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,728 SQ. FT.	8,759 SQ. FT.
FOURTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
FIFTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
SIXTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
SEVENTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
EIGHTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
NINTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
TENTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
ELEVENTH FLOOR	8,199 SQ. FT.	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.	8,687 SQ. FT.
GRAND TOTAL	88,771 SQ. FT.	81,035 SQ. FT.	6,996 SQ. FT.	8,808 SQ. FT.	95,779 SQ. FT.	95,049 SQ. FT.

#### OFF-STREET LOADING SPACES

OFF-STREET PARKING (3 SPACES/10 UNITS + 30)  
40% MAX. REDUCTION FOR CAR SHARE  
4 PARKING SPACES REDUCTION/ 1 CAR SHARE SPACE  
PROVIDED 3 CAR SHARE SPACES  
30 PARKING SPACES X 0.4 = 12 CAR REDUCTION  
30 PARKING SPACES - 12 CAR REDUCTION = 18  
1 PARKING REDUCTION / 5 CLASS BI-CYCLE PARKING (10% MAX REDUCTION)  
33 CLASS 1A BI-CYCLE PARKING= 6 CAR REDUCTION  
18 PARKING SPACES - 1 CAR REDUCTION (10% MAX. REDUCTION) = 17

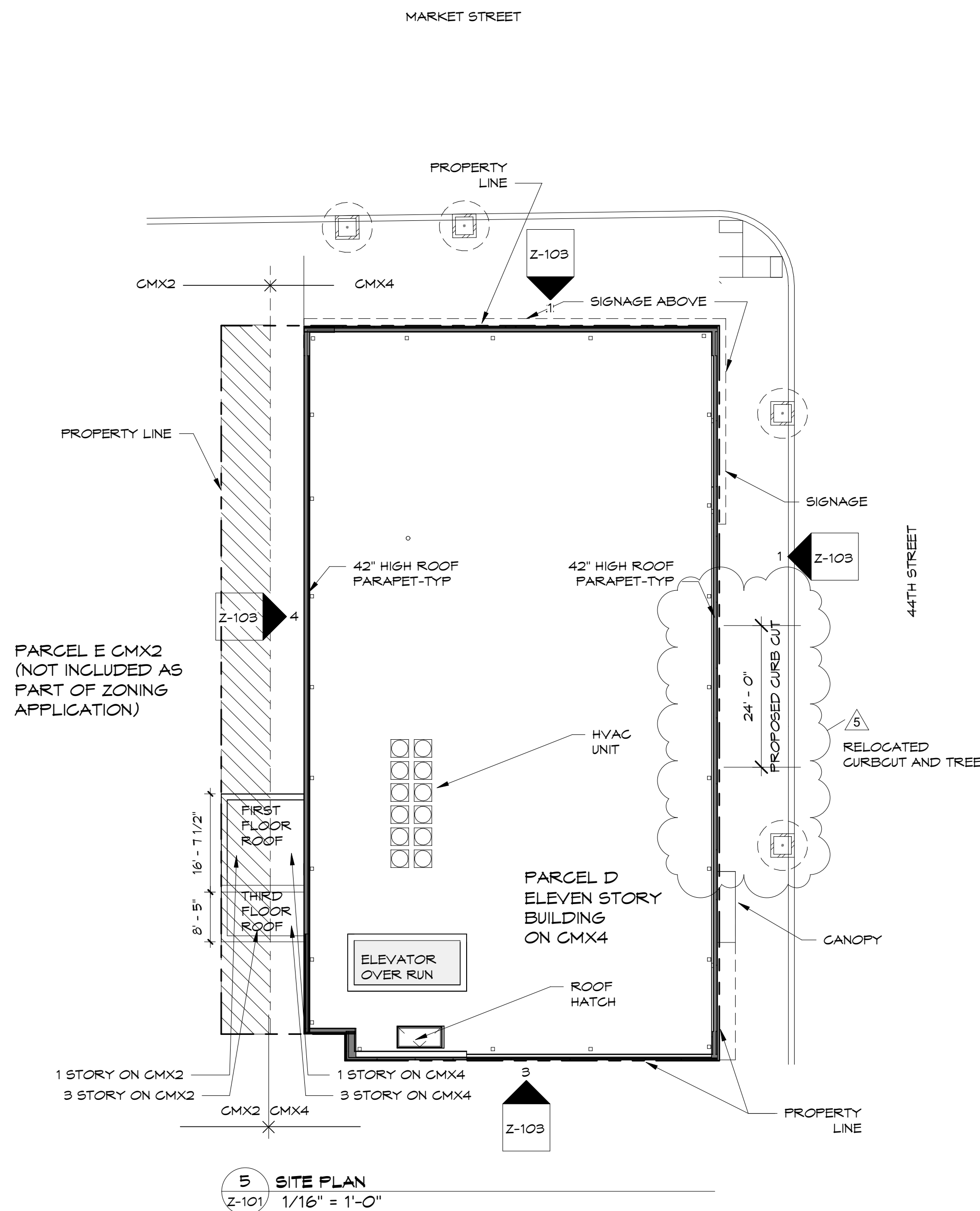
BIKE PARKING ONE PER 3 DWELLING UNITS= 100/3= 33

33 (CLASS 1A PARKING IN THE BASEMENT)

NOTE: BASEMENT PARKING AND BALCONIES ARE NOT INCLUDED IN FAR CALCULATION PER PHILADELPHIA ZONING CODE SECTION 14-202 (4)

#### ZONING ANALYSIS FOR CMX-2 PORTION

SETBACK REQUIREMENTS	REQUIRED	PROPOSED
MIN. FRONT YARD DEPTH (FT)	MUST BE BUILT TO FRONT LOT LINE	0'-0"
MIN. SIDE YARD WIDTH (FT)	5'-0" IF USED	0'-0"
REAR YARD SET BACK	9' OR 10% OF LOT DEPTH	19'-0"
HEIGHT		
MAX. HEIGHT (FT)	45' (35' + WITH T BONUS)	39'-0"
LOT COVERAGE		
LOT AREA: 996 SQ. FT.		
MAX OCCUPIED AREA: 75% OF TOTAL LOT AREA		
PROPOSED LOT COVERAGE: 216 SFT (21.6% OF TOTAL LOT AREA)		
RESIDENTIAL GROSS FLOOR AREA		
FIRST FLOOR	208 SQ. FT.	
SECOND FLOOR	75 SQ. FT.	
THIRD FLOOR	75 SQ. FT.	
GRAND TOTAL	358 SQ. FT.	



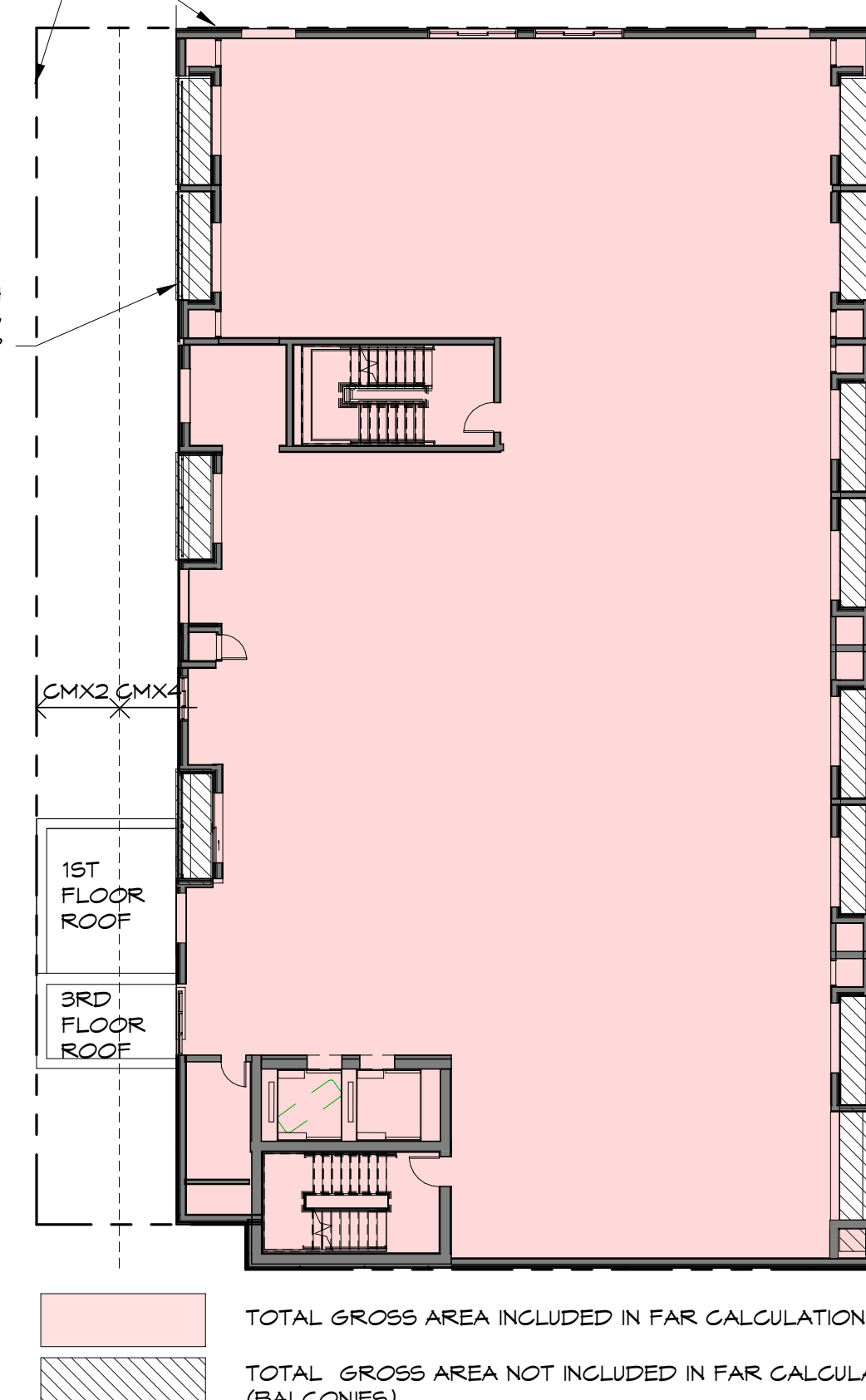
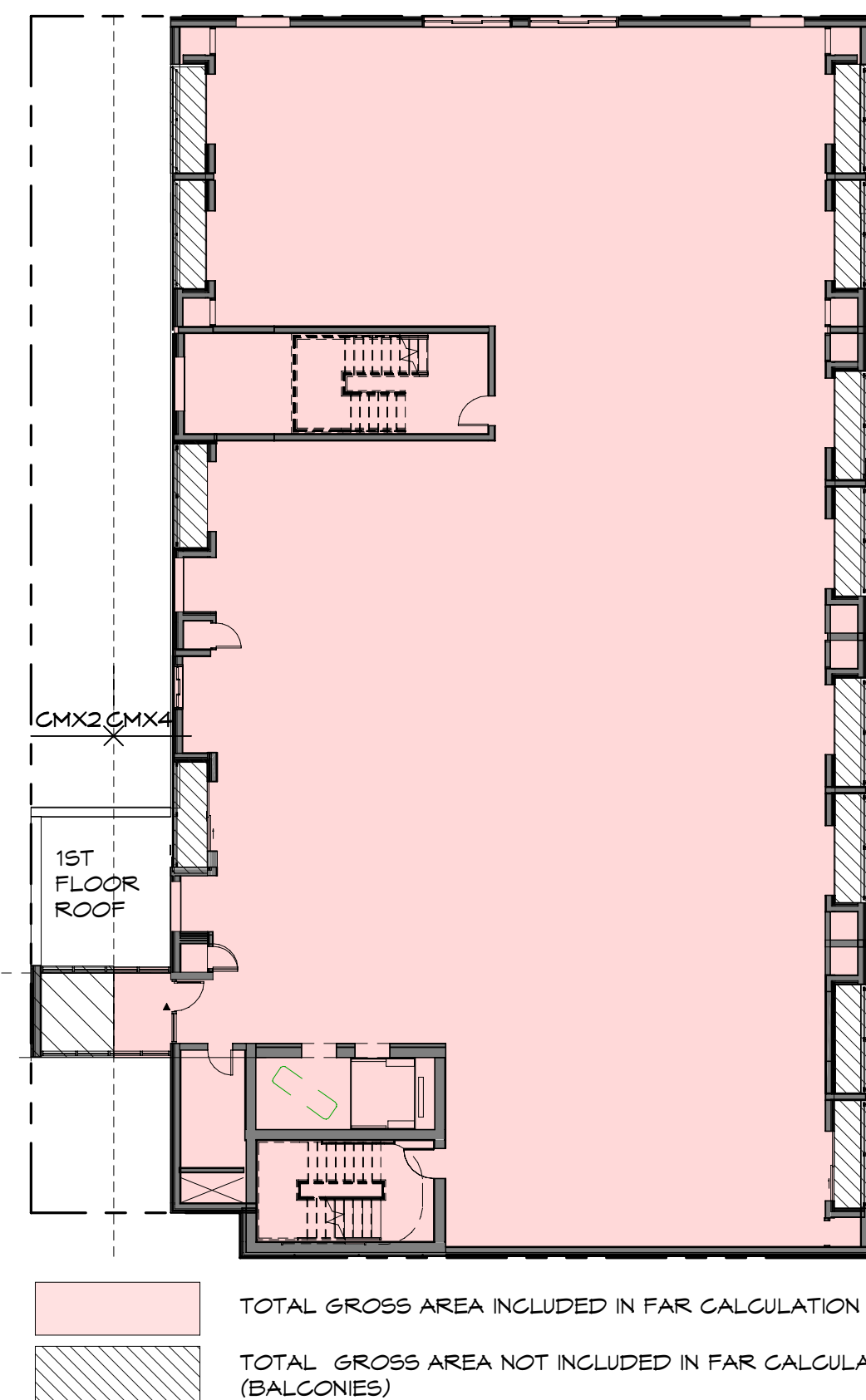
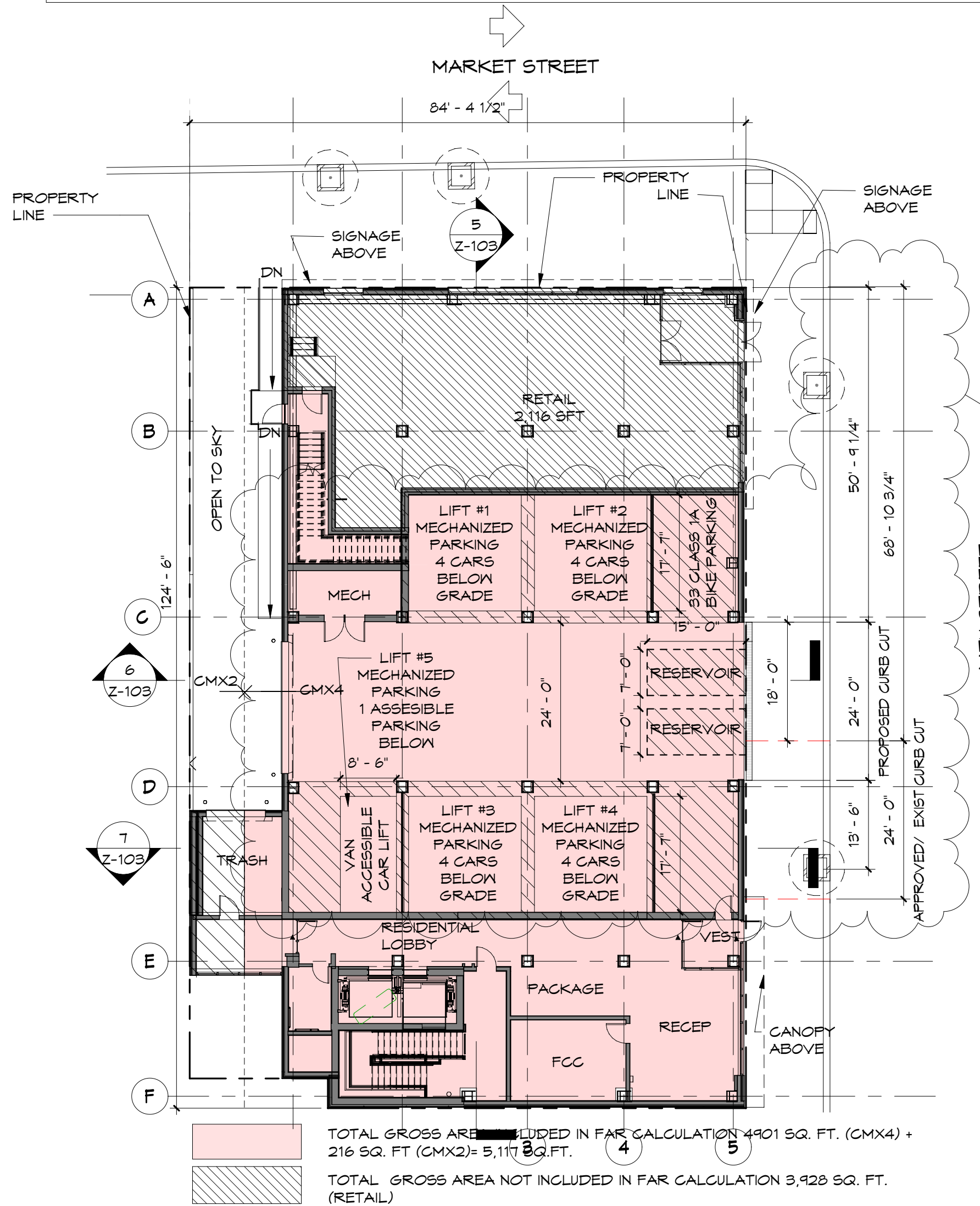
#### BALCONIES

THE FOLLOWING STANDARDS APPLY TO BALCONIES:

- BALCONIES ARE PERMITTED IN ALL RESIDENTIAL DISTRICTS, COMMERCIAL MIXED-USE DISTRICTS, AND THE IRMX DISTRICT, 363.1
- BALCONIES SHALL BE LOCATED AT LEAST 10 FT. ABOVE THE AVERAGE GROUND LEVEL AND SHALL NOT BE LOCATED ABOVE THE HIGHEST FLOOR LEVEL OF THE BUILDING, AND SHALL NOT BE AN EXTENSION OF THE ROOF OF A STRUCTURE.
- BALCONIES MAY EXTEND FROM THE BUILDING LINE OR BE SET BACK FROM THE BUILDING LINE AT THE FLOOR LEVEL OF THE BUILDING.
- BALCONIES SHALL NOT EXTEND MORE THAN 4 FT. FROM THE BUILDING LINE AT THE FLOOR LEVEL OF THE BUILDING.
- BALCONIES ARE PROHIBITED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS, EXCEPT IN THE RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, AND IRMX DISTRICTS, WHERE BALCONIES MAY EXTEND INTO THE REQUIRED YARD AREA, 363.2
- A PARAPET, BALUSTRADE, RAILING, OR OTHER GUARD SHALL BE LOCATED AT THE FRONT OF ANY BALCONY AND AT THE SIDES OF ANY BALCONY EXTENDING BEYOND THE BUILDING LINE. THE HEIGHT OF SUCH GUARD SHALL BE LIMITED TO A MAXIMUM OF 48 IN. ABOVE THE FLOOR OF THE BALCONY ALONG THE FRONT OF THE BALCONY; MINIMUM HEIGHT SHALL BE AS PROVIDED IN THE PHILADELPHIA BUILDING CODE. IN NO CASE MAY THE FRONT OF THE BALCONY BE FULLY ENCLOSED.

#### BALCONIES AND BAY WINDOWS

- BALCONIES AND BAY WINDOWS MAY BE CONSTRUCTED PROVIDED THAT:
  - THEY DO NOT PROJECT MORE THAN 3 FEET BEYOND THE STREET LINE;
  - THE LOWER EDGE IS NOT LESS THAN 10 FEET ABOVE THE SIDEWALK; AND
  - A BUILDING PERMIT HAS BEEN OBTAINED.
- NO BALCONY OR BAY WINDOW SHALL:
  - HAVE A GREATER FRONTAGE THAN 15 FEET;
  - BE LARGER THAN THE ROOM OR SPACE TO WHICH IT IS ATTACHED.
- THERE SHALL BE NO MORE THAN ONE BALCONY OR BAY WINDOW FOR ANY 25 FEET OF FRONTAGE, TWO FOR 30 FEET OF FRONTAGE, THREE FOR 60 FEET OF FRONTAGE AND FOUR FOR 80 FEET OF FRONTAGE, AND NO BALCONIES OR BAY WINDOWS UPON THE SAME STORY SHALL BE NEARER TO EACH OTHER THAN 5 FEET.
- NO BALCONY OR BAY WINDOW MAY BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINES AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.
- THE PROVISIONS OF THIS SECTION DO NOT APPLY TO BALCONIES OR BAY WINDOWS WHICH DO NOT PROJECT BEYOND THE STREETLINE, PROVIDED, HOWEVER, NO BALCONY OR BAY WINDOW SHALL PROJECT MORE THAN 4 FEET FROM THE WALL LINE OF THE BUILDING OF WHICH IT IS A PART.
  - THE SIZE, NUMBER, CONSTRUCTION AND STRUCTURAL PARTS OF BALCONIES OR BAY WINDOWS WHICH DO NOT PROJECT BEYOND THE STREET LINE SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF LICENSES AND INSPECTIONS.



#### ZONING ANALYSIS

#### REVISIONS

ITEM	DATE	REMARKS
1	09/03/21	REVISION 1 ZONING
2	10/15/21	REVISION 2
3	11/15/21	REVISION 3
5	12/10/22	REVISION 5

**WULF ARCHITECTS, INC.**  
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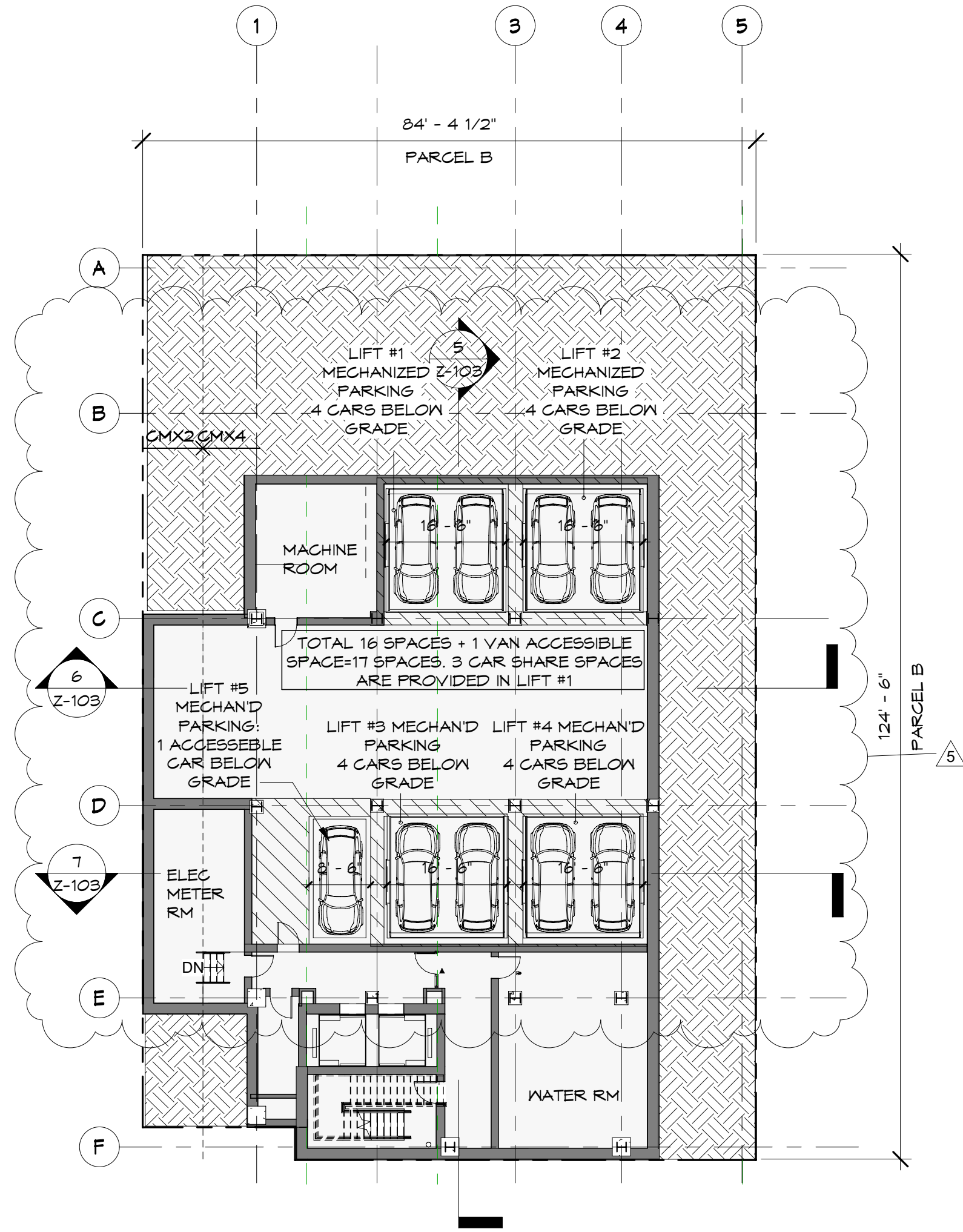
**IN ASSOCIATION WITH:**  
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**URBAN ENGINEERS**  
530 WALNUT STREET  
7TH FLOOR, PHILADELPHIA, PA 19106  
(215) 622-8080 (P)

**4400 MARKET STREET**  
PHILADELPHIA, PA 19104  
**ORENS BROTHERS**

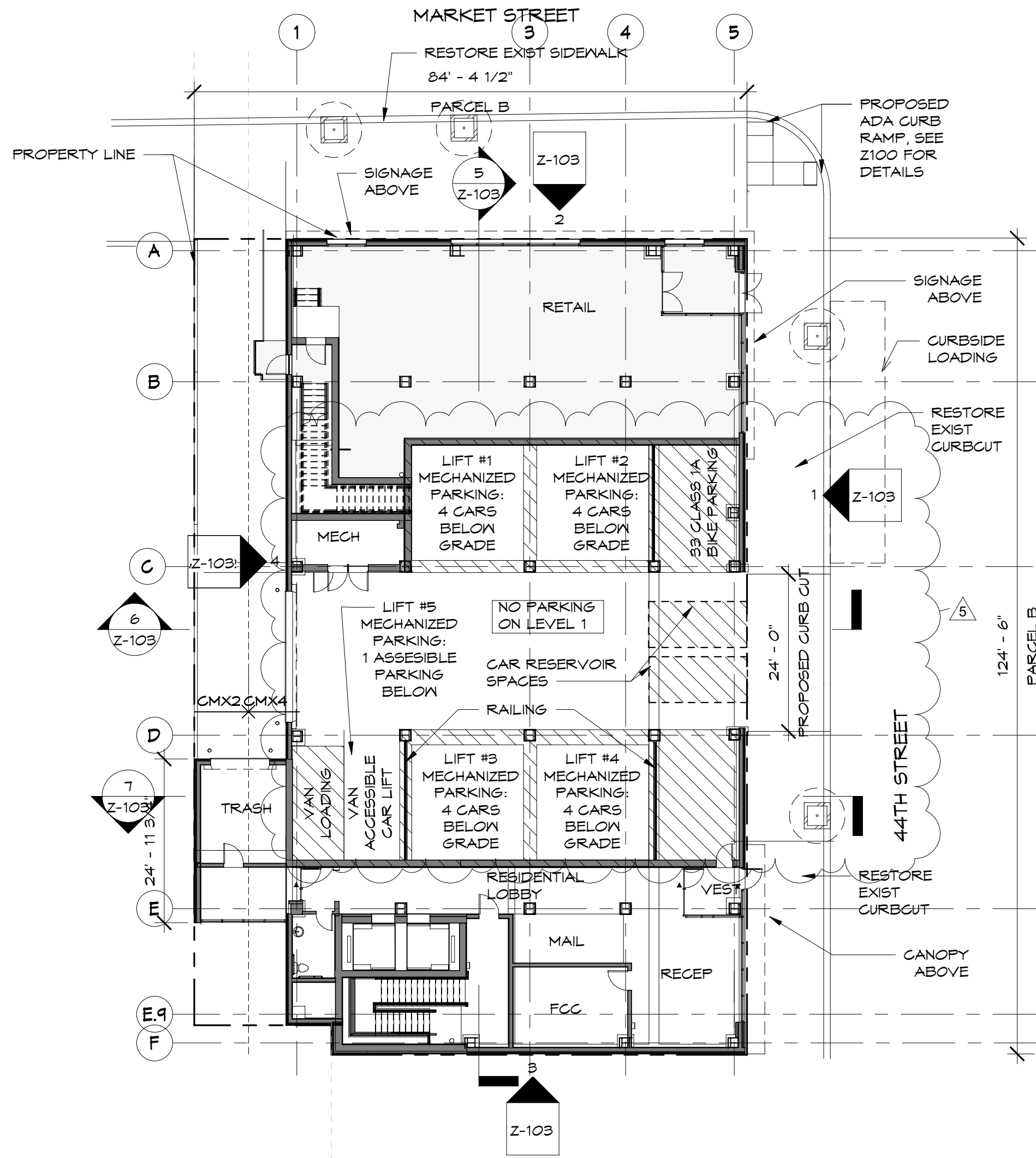
**Z-101**

ISSUED FOR:  
**ZONING**  
09/10/21

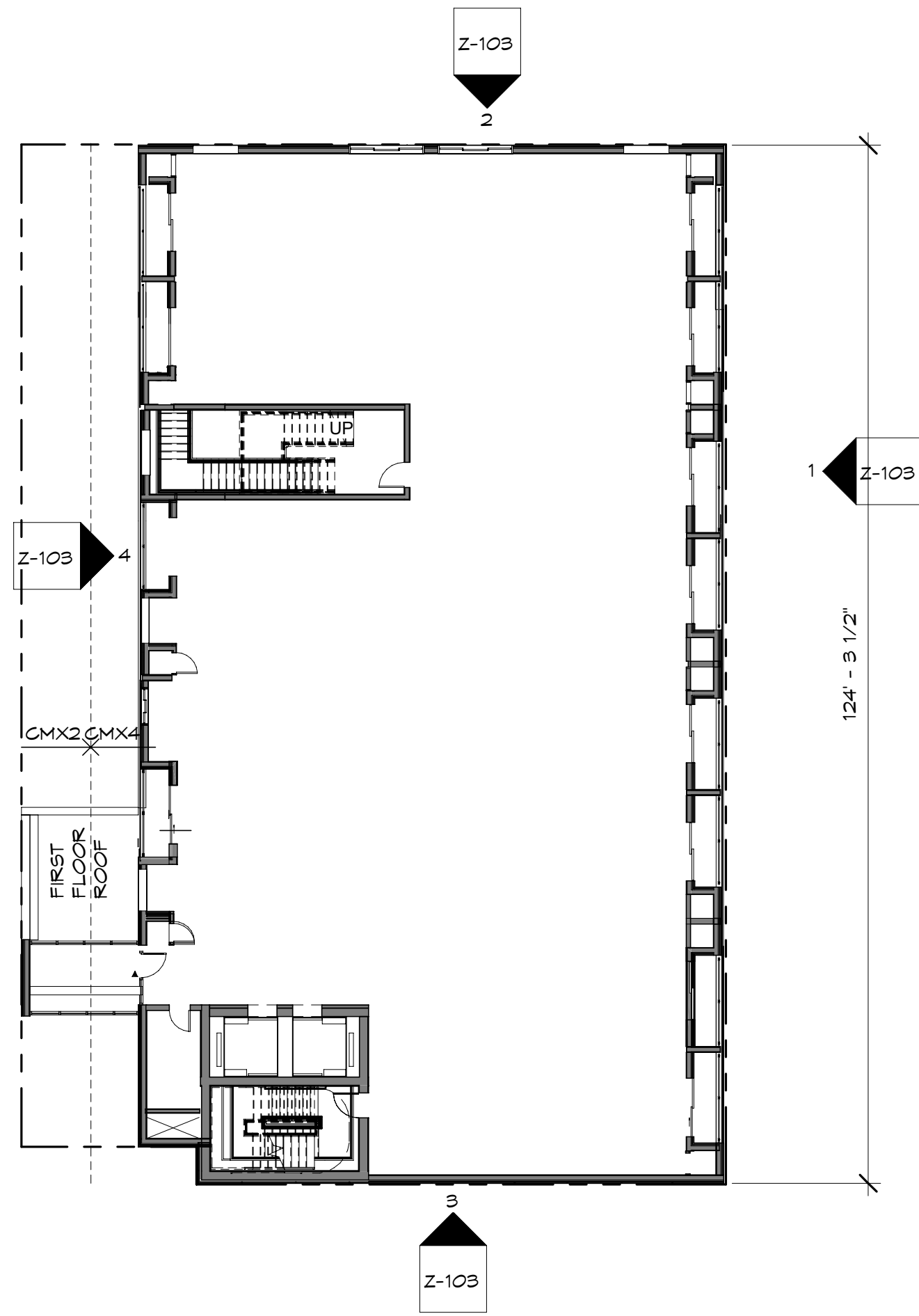




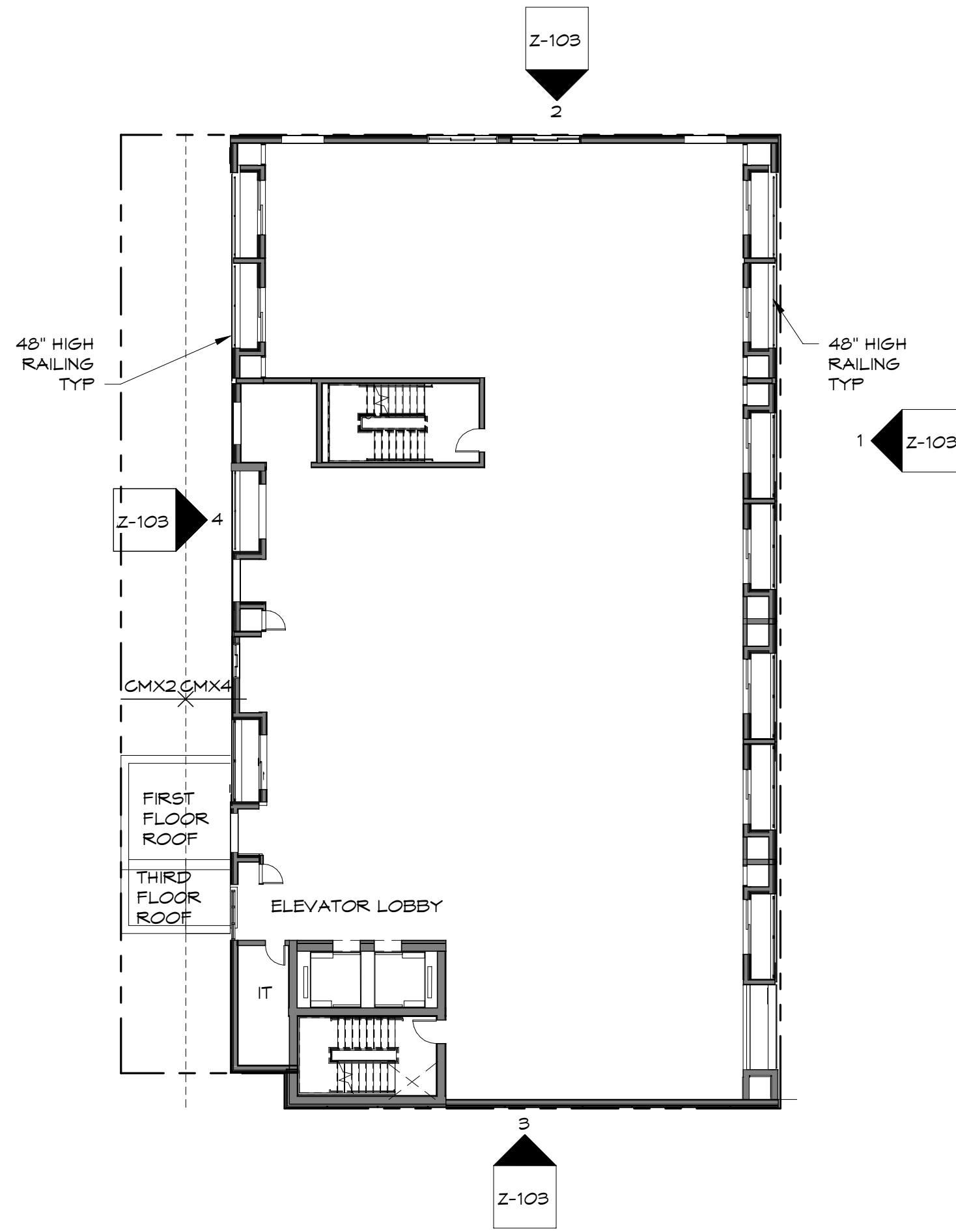
9 BASEMENT  
Z-102 1/16" = 1'-0"



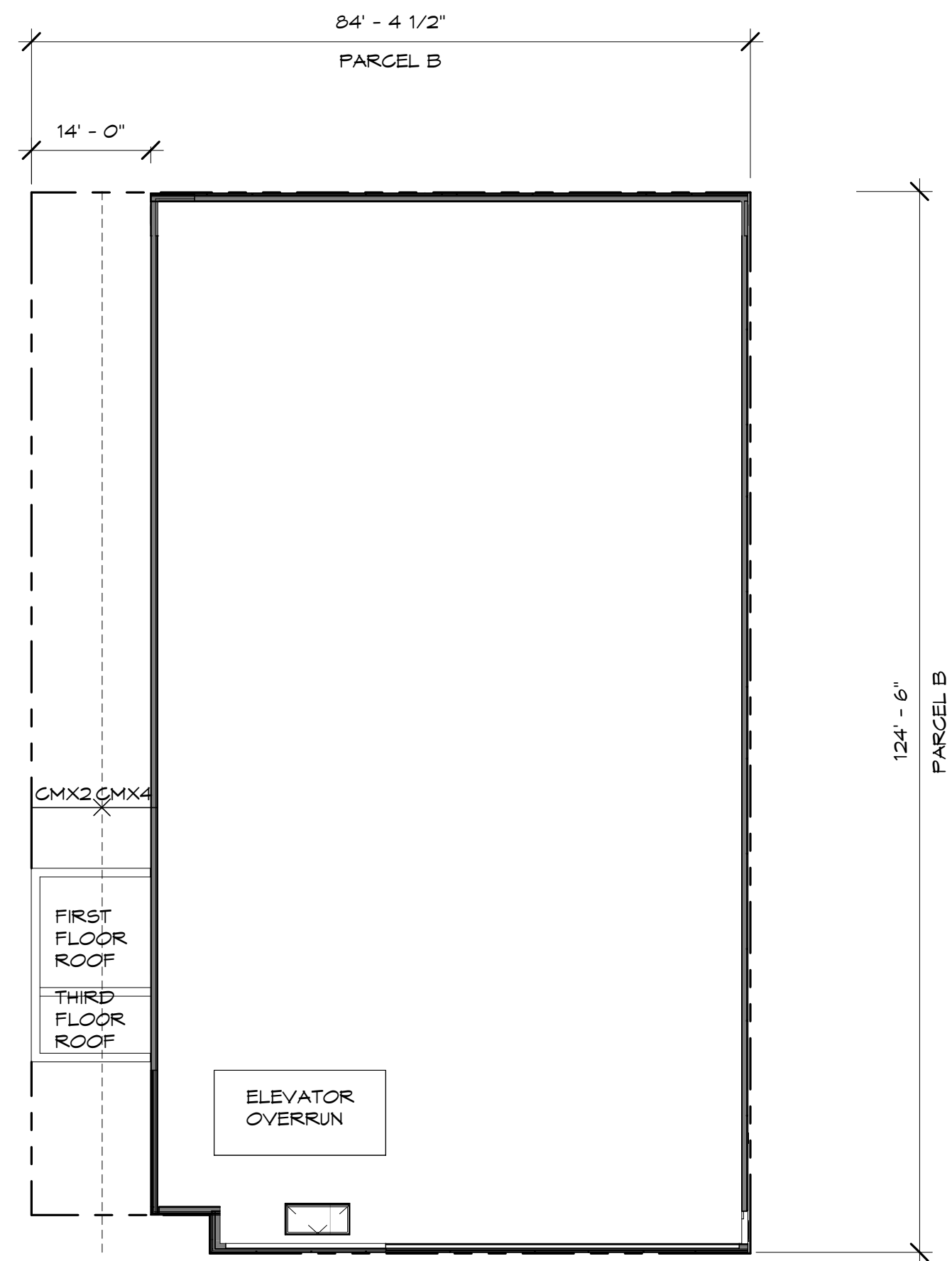
8 FIRST FLOOR PLAN  
Z-102 1/16" = 1'-0"



1 SECOND & THIRD FLOOR PLANS  
Z-102 1/16" = 1'-0"



6 4TH-10TH FLOOR PLAN- TYPICAL  
Z-102 1/16" = 1'-0"



5 ROOF  
Z-102 1/16" = 1'-0"

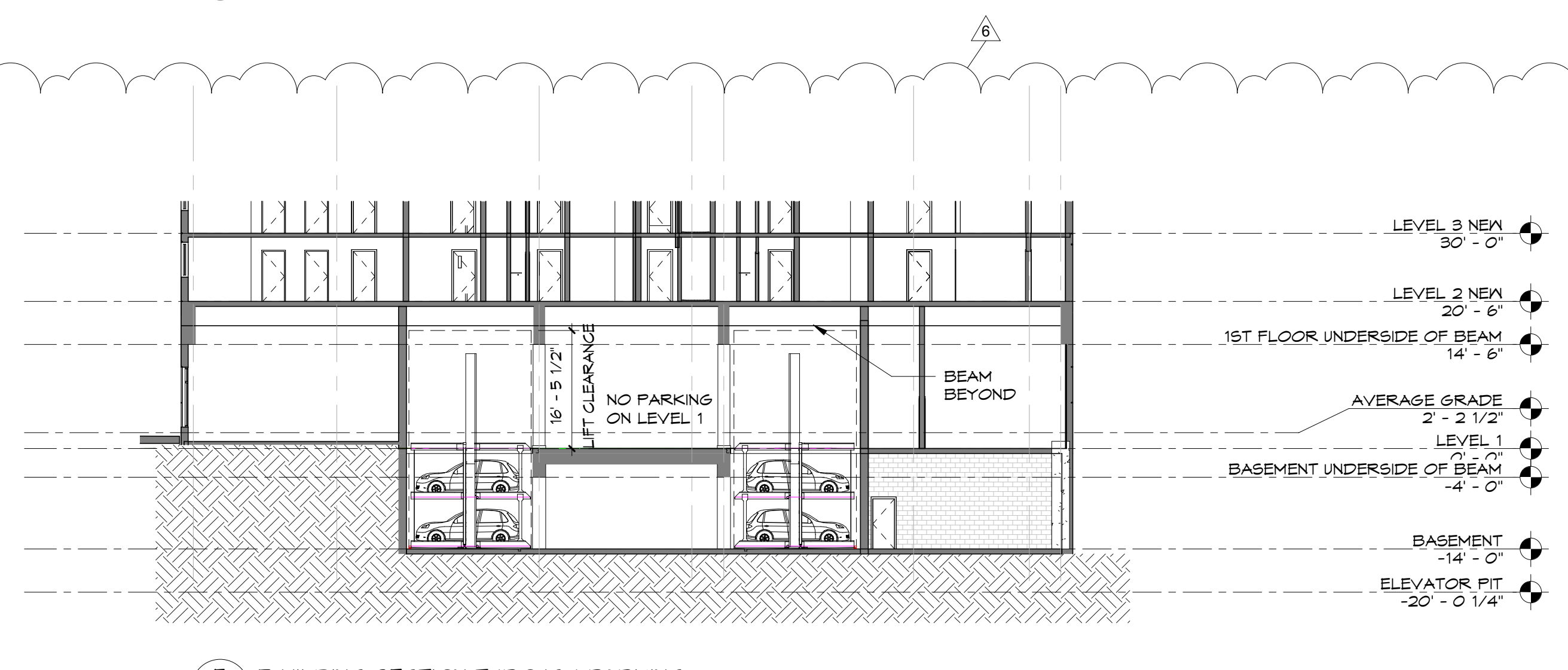
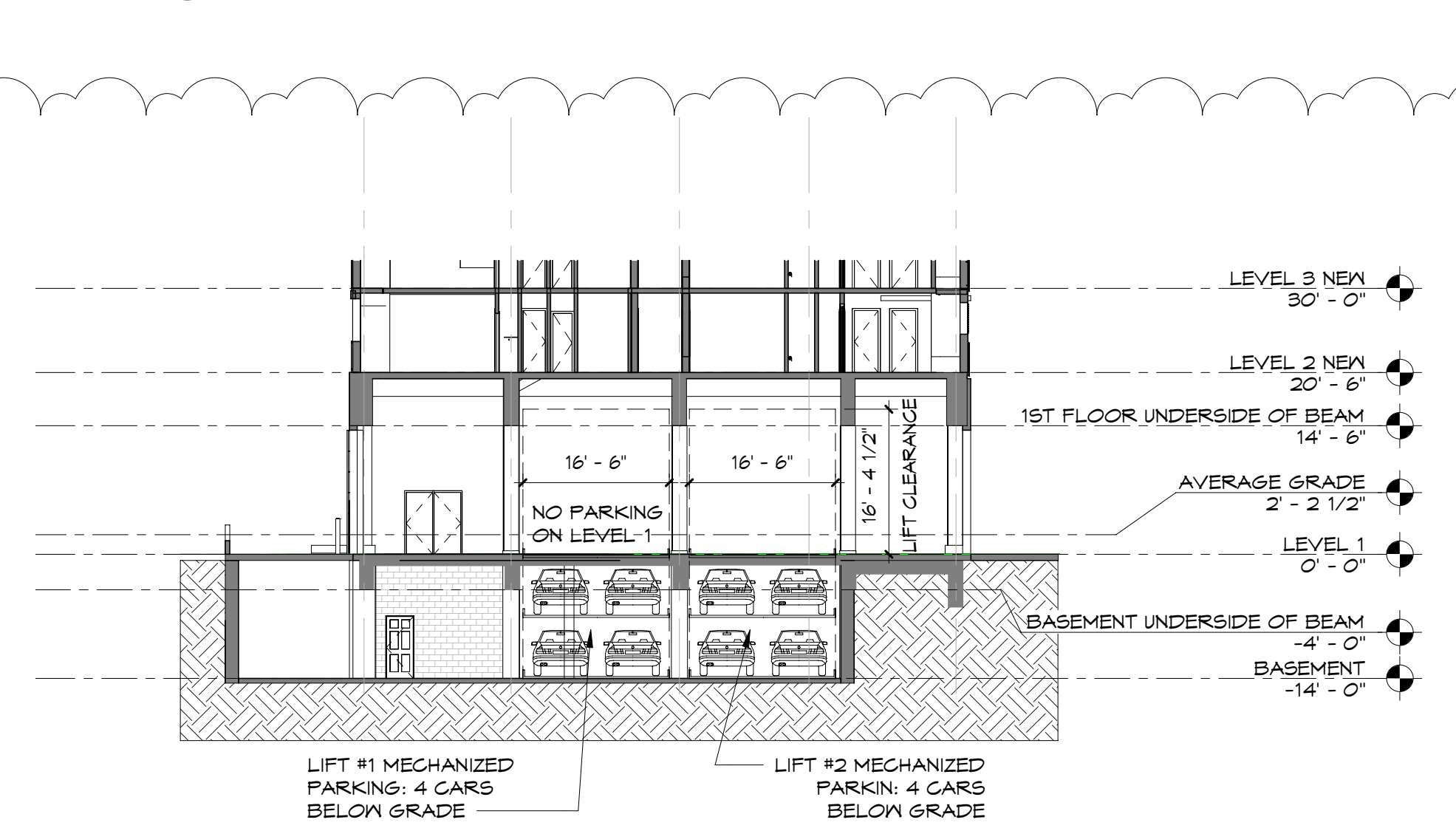
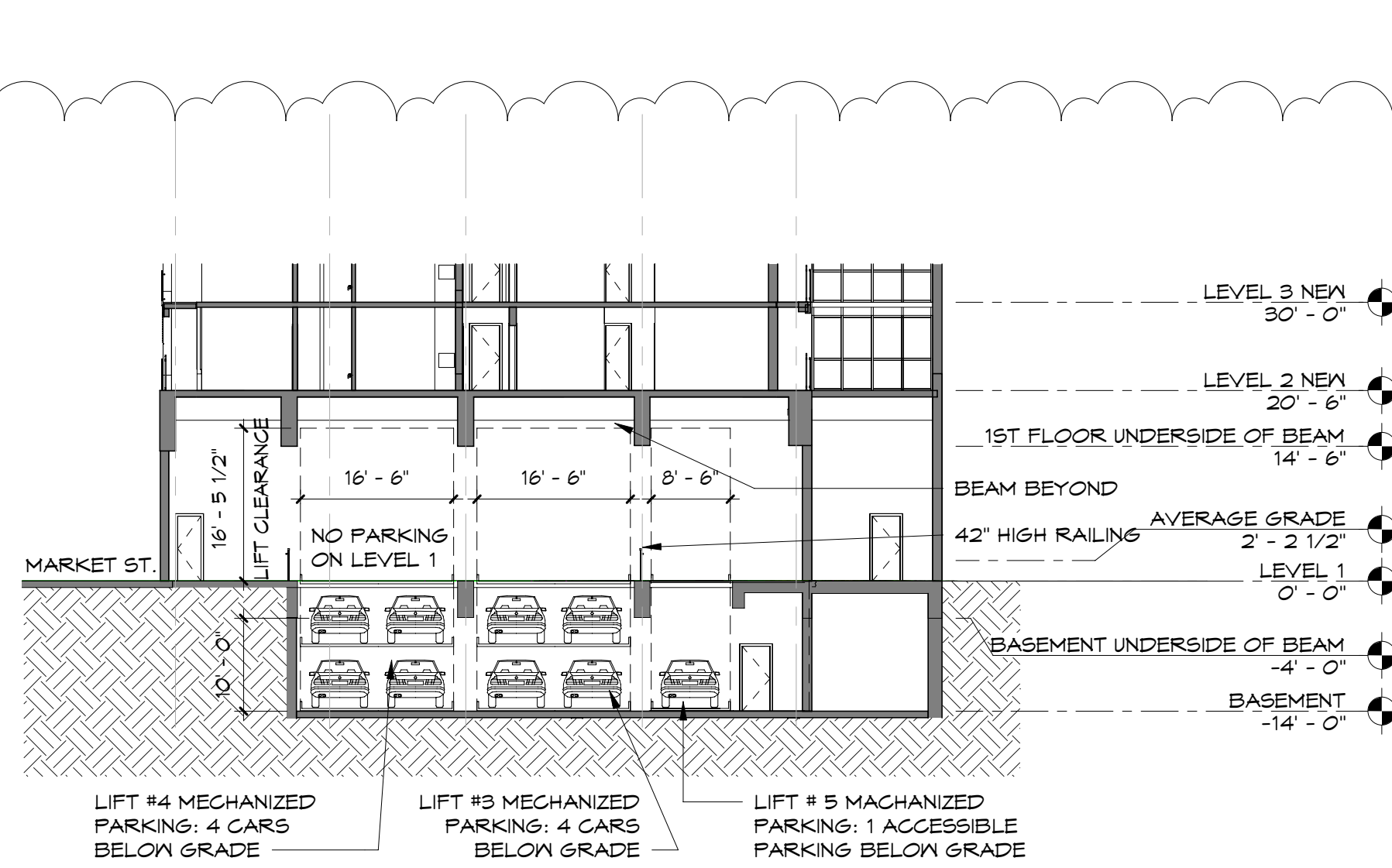
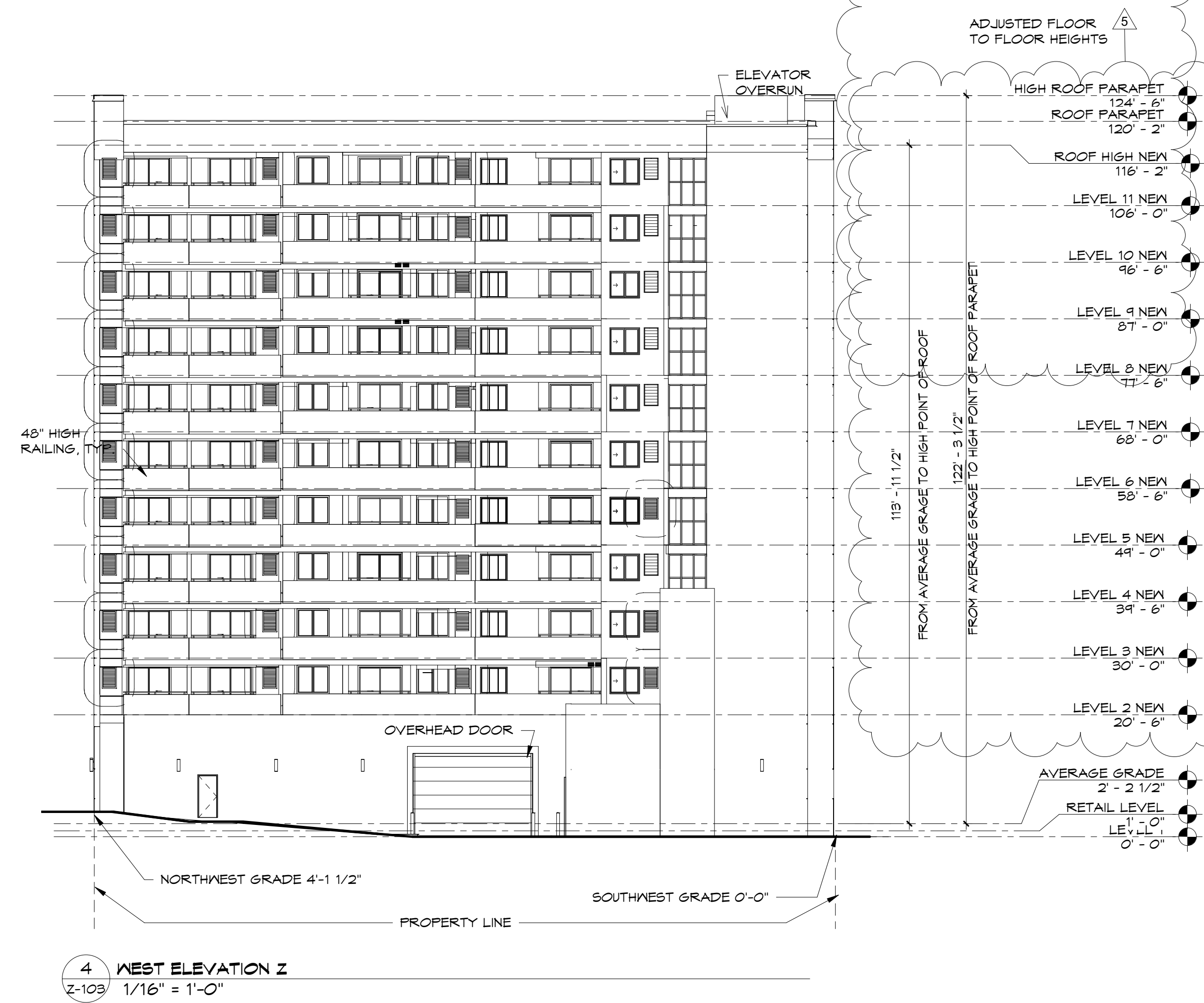
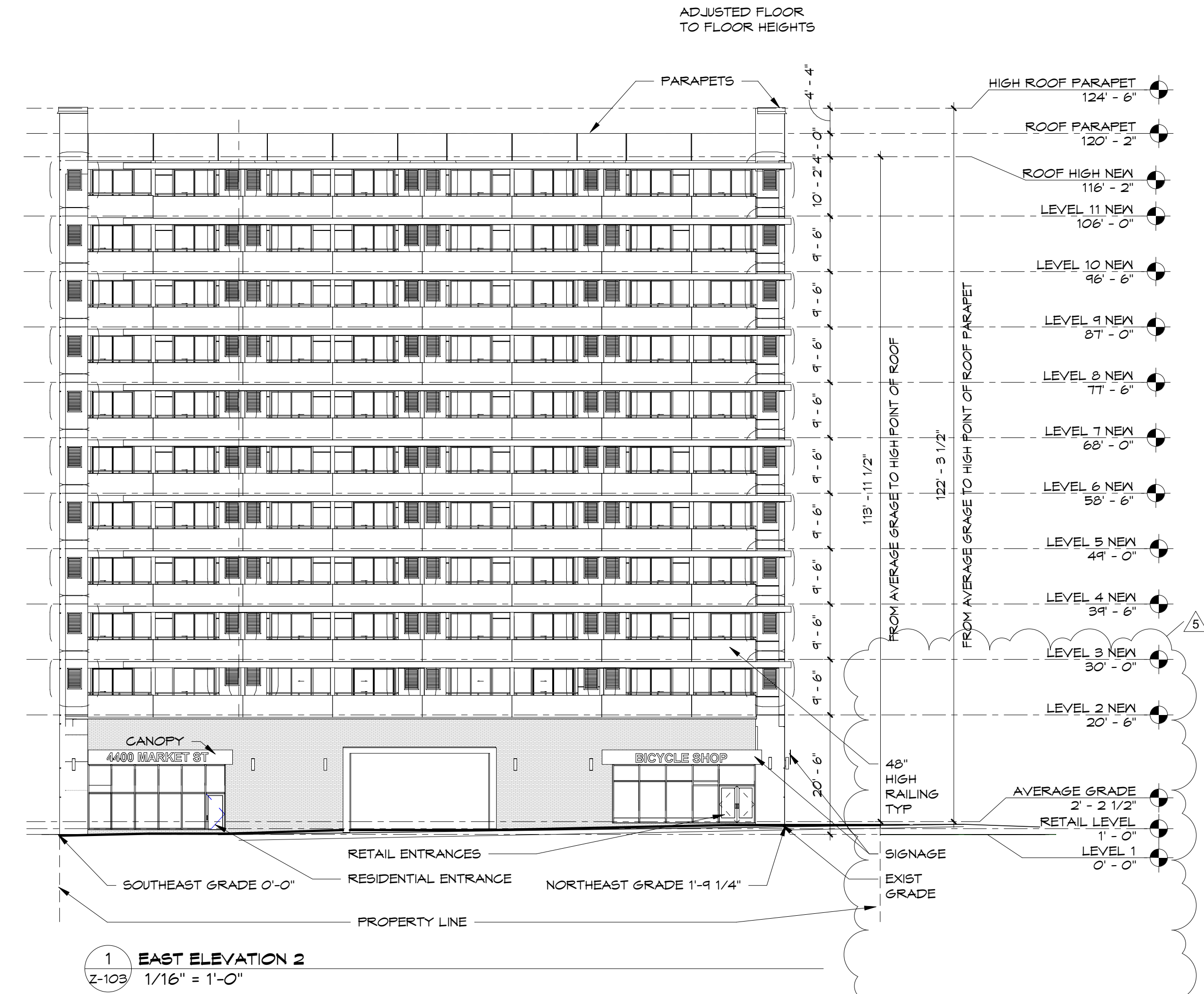
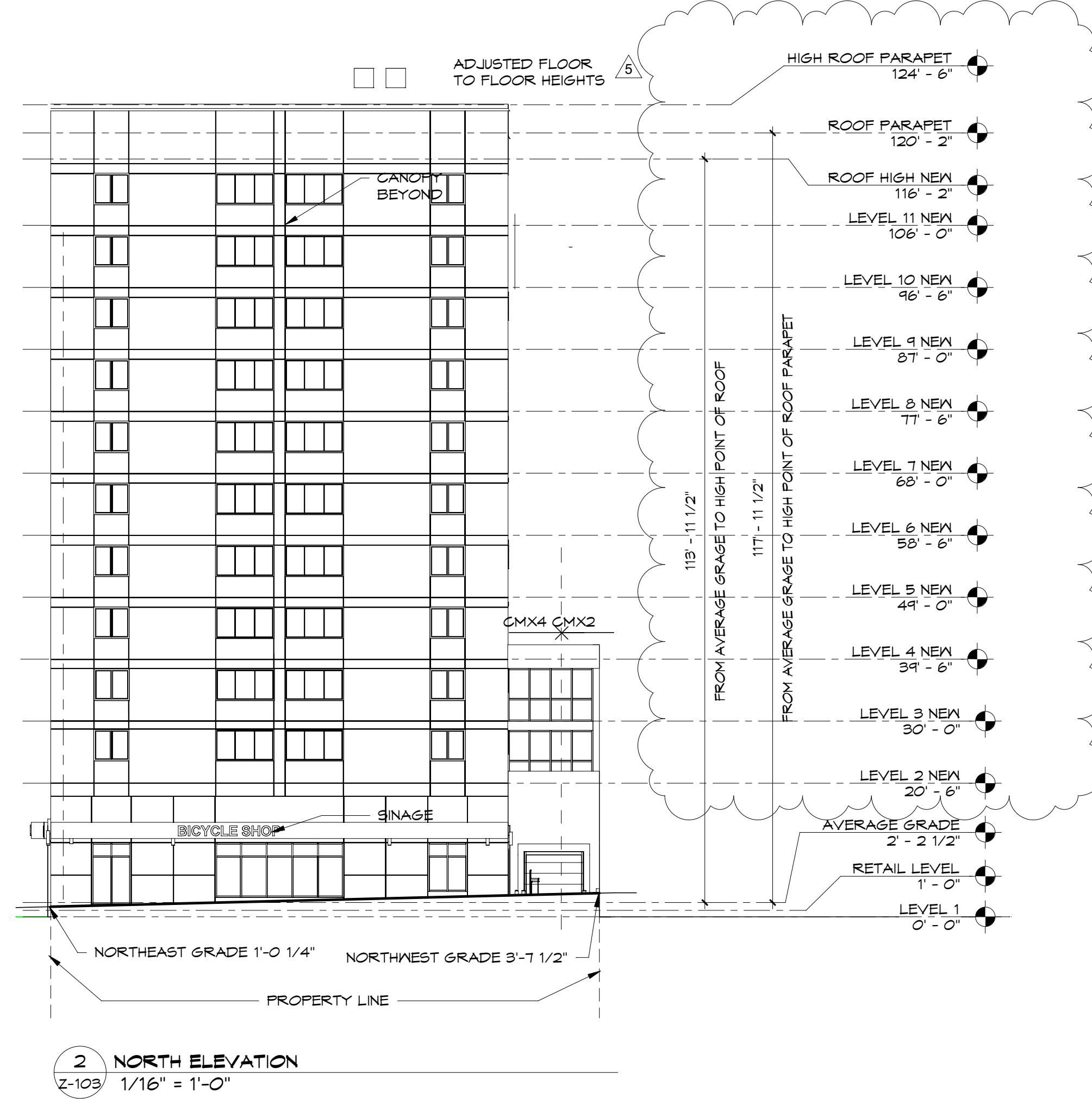
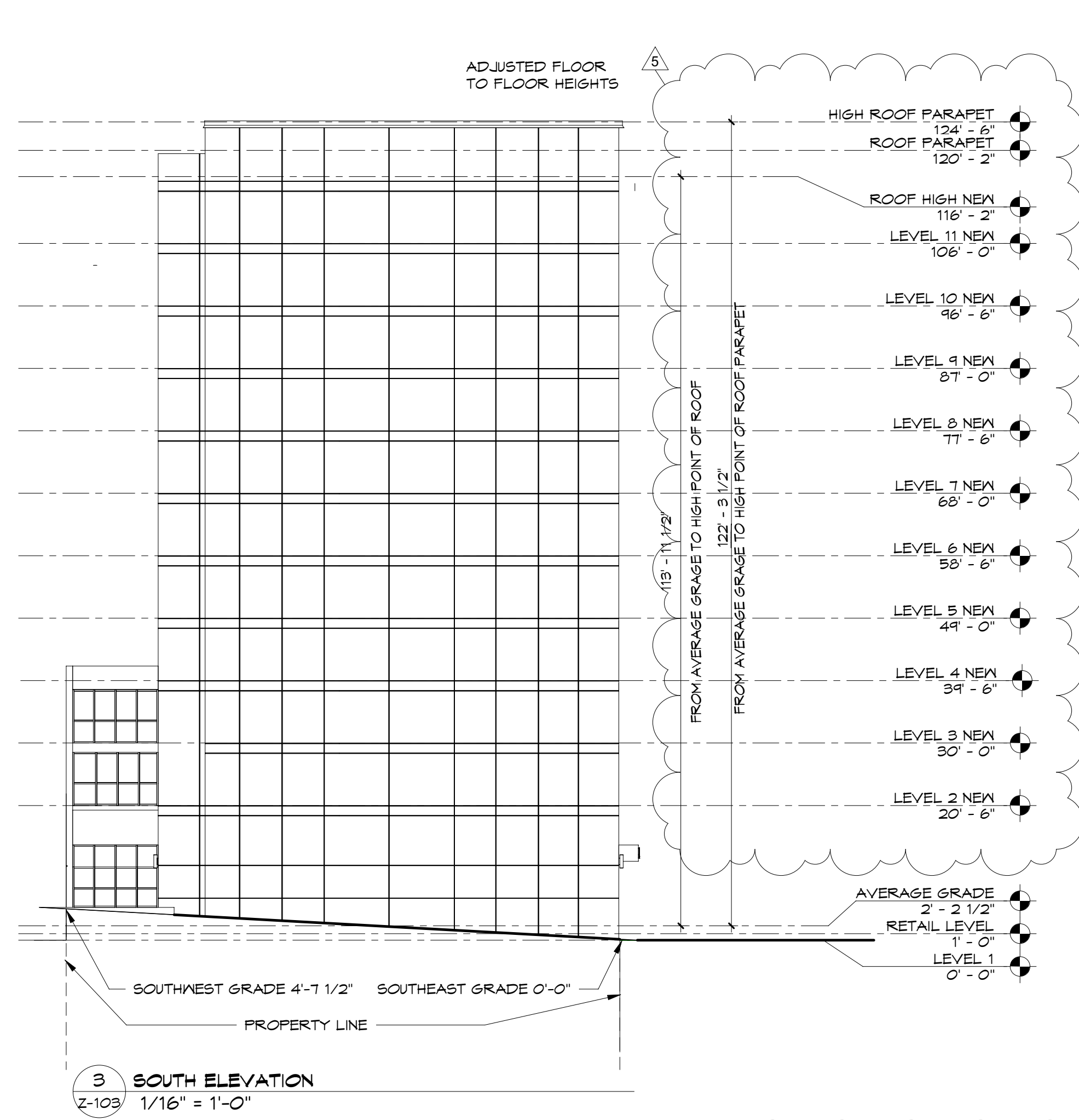


REVISIONS

ITEM	DATE	REMARKS
1	09/03/21	REVISION ZONING
3	11/15/21	REVISION 3
5	12/10/22	REVISION 5

FLOOR PLANS





ISSUED FOR:  
ZONING  
08/10/21

## ELEVATIONS

### REVISIONS

ITEM	DATE	REMARKS
1	09/03/21	REVISION ZONING
3	11/15/21	REVISION 3
5	12/10/22	REVISION 5
6	02/07/23	REVISION 6



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IN ASSOCIATION WITH:

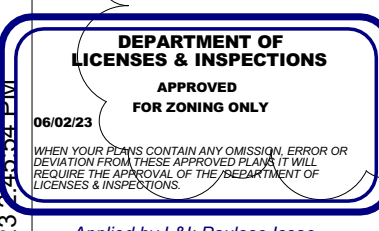
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4400 MARKET STREET

PHILADELPHIA, PA 19104  
ORENS BROTHERS

Z-103

Scale: 1/16" = 1'-0"  
Drawn by: Author  
Date: 01 DEC 2022



2/7/2023  
Applied by L&I Platform team





DISTRICT NAME	CMX-4/CMX-2 = NEIGHBORHOOD COMMERCIAL MIXED-USE		
DISTRICT OVERLAYS	NONE		
SITE INFORMATION (PARCEL D)	CFA ADDRESS	4400 MARKET STREET	
	OWNERS	4400 MARKET STREET, LLC.	
	AREA	10,410.3 SQ.FT.	
	TOTAL SITE AREA CMX4: 9,414.3 SQ. FT. (90.43 % OF TOTAL LOT AREA) + CMX2: 996 SQ.FT. (9.51 % OF TOTAL LOT AREA)= 10,410.3 SQ. FT.		

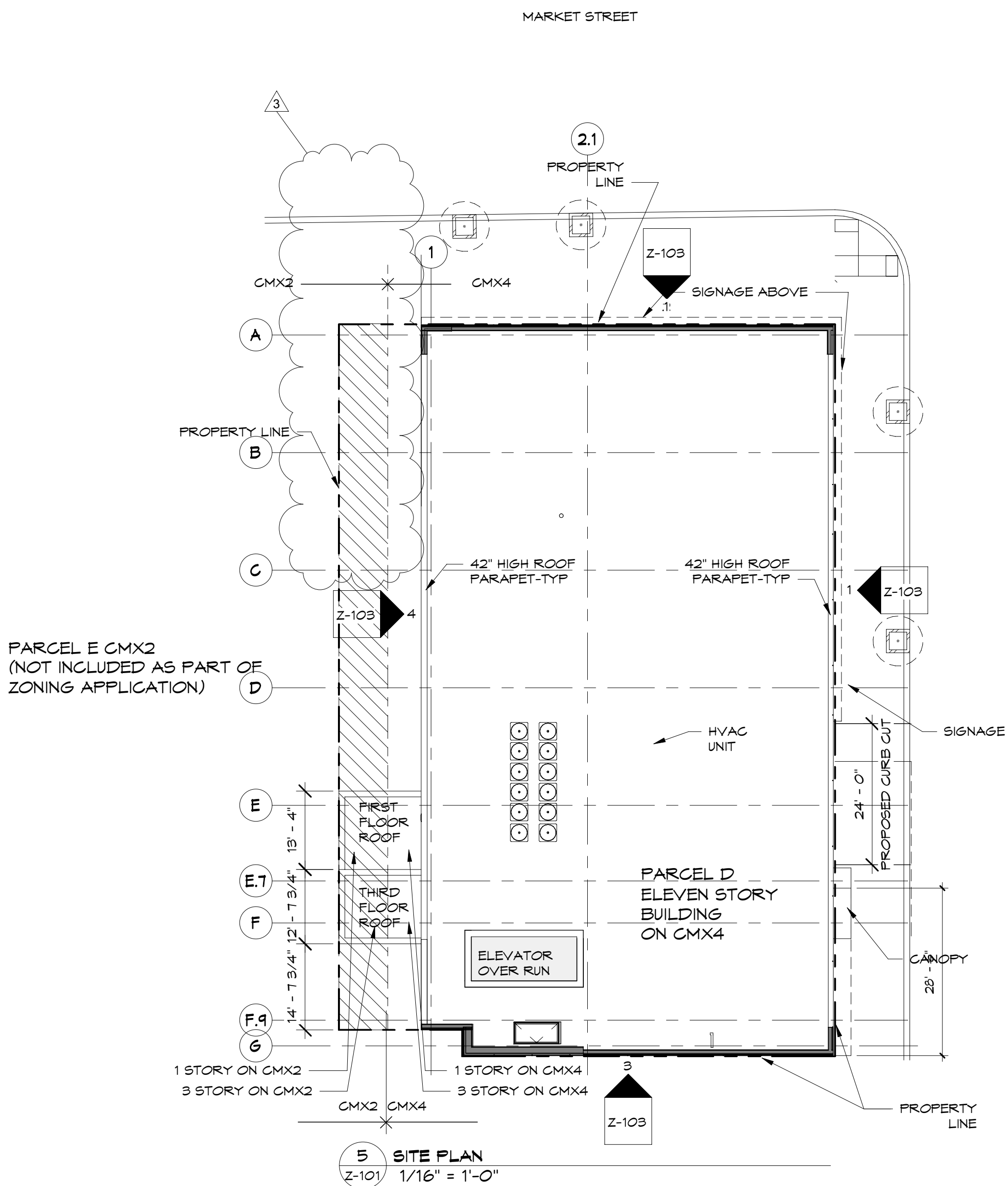
#### ZONING ANALYSIS FOR CMX4 PORTION

SETBACK REQUIREMENTS	REQUIRED	PROPOSED
MIN. FRONT YARD DEPTH (FT)	MUST BE BUILT TO FRONT LOT LINE	0'-0"
MIN. SIDE YARD WIDTH (FT)	8'-0" IF USED	13' 11"
HEIGHT		
MAX. HEIGHT (FT)	125'-0" PER SKYLINE OPTION A	124'-6"
LOT COVERAGE		
MAX. FLOOR AREA (% OF LOT AREA)	REQUIRED 100%	PROPOSED LOT COVERAGE 93.8% (9,819 SFT) OPEN AREA 6.2% (652 SFT)
DWELLING UNITS	NO LIMIT	100 DWELLING UNITS + RETAIL
RETAIL	NO REQUIREMENT	48.8% OF LOT AREA (4,315 SFT)
TOTAL LOT AREA X 950% = 9,414.3 X 9.5 = 89,435 SFT (MAXIMUM ALLOWED IN CMX4 PORTION)		
BREAKDOWN OF FAR CALCULATION:		
• BASE FAR: 500% (90 RESIDENTIAL UNITS)		
• MIXED INCOME BONUS - LOW INCOME: 500% + 250% + 750%. BONUS ALLOWS FOR 10 ADDITIONAL RESIDENTIAL UNITS. 10 LOW INCOME RESIDENTIAL UNITS WILL BE PROVIDED.		
• UNDERGROUND PARKING BONUS: 750% + 200% = 950%		
• TOTAL PROPOSED ALLOWABLE FAR: 950% OR 9,414.3 SQ. FT. X 9.5 = 89,435.25 SQ. FT.		

BASEMENT (PARKING)		8,824 SQ. FT. (BASEMENT PARKING EXCLUDED FROM FAR CALCULATION)	
"			
<u>GROSS FLOOR AREA CALCULATION</u>			
	INCLUDED IN FAR COL 1	EXCLUDED FROM FAR COL 2	TOTAL AREA COL 3 (COL1+ COL1 + COL2)
FIRST FLOOR	4,901 SQ. FT.	3,928 SQ. FT. (RETAIL)	8,829 SQ. FT.
SECOND FLOOR	8,271 SQ. FT.	488 SQ. FT. (BALCONIES)	8,759 SQ. FT.
THIRD FLOOR	8,271 SQ. FT.	488 SQ. FT. (BALCONIES)	8,759 SQ. FT.
FOURTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
FIFTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
SIXTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
SEVENTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
EIGHTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
NINTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
TENTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
ELEVENTH FLOOR	8,199 SQ. FT.	488 SQ. FT. (BALCONIES)	8,687 SQ. FT.
GRAND TOTAL	87,035 SQ.FT	8,808 SQ. FT.	95,843 SQ. FT.

	REQUIRED	PROPOSED
OFF-STREET LOADING SPACES		
OFF-STREET PARKING (3 SPACES/10 UNITS = 30)		
40% MAX. REDUCTION FOR CAR SHARE		
4 PARKING SPACES REDUCTION/ 1 CAR SHARE SPACE		
PROVIDED 3 CAR SHARE SPACES		
30 PARKING SPACES X 0.4 = 12 CAR REDUCTION		
30 PARKING SPACES - 12 CAR REDUCTION = 18		
1 PARKING REDUCTION / 5 CLASS BI-CYCLE PARKING (10% MAX REDUCTION)		
33 CLASS 1A BI-CYCLE PARKING = 6 CAR REDUCTION		
18 PARKING SPACES - 1 CAR REDUCTION (10% MAX. REDUCTION) = 17		
BIKE PARKING ONE PER 3 DWELLING UNITS =	100/3 = 33	33 (CLASS 1A PARKING IN THE BASEMENT)
NOTE: BASEMENT PARKING AND BALCONIES ARE NOT INCLUDED IN FAR CALCULATION PER PHILADELPHIA ZONING CODE SECTION 14-202 (4)		

PCPC stamped the original plan on 10/25/2021

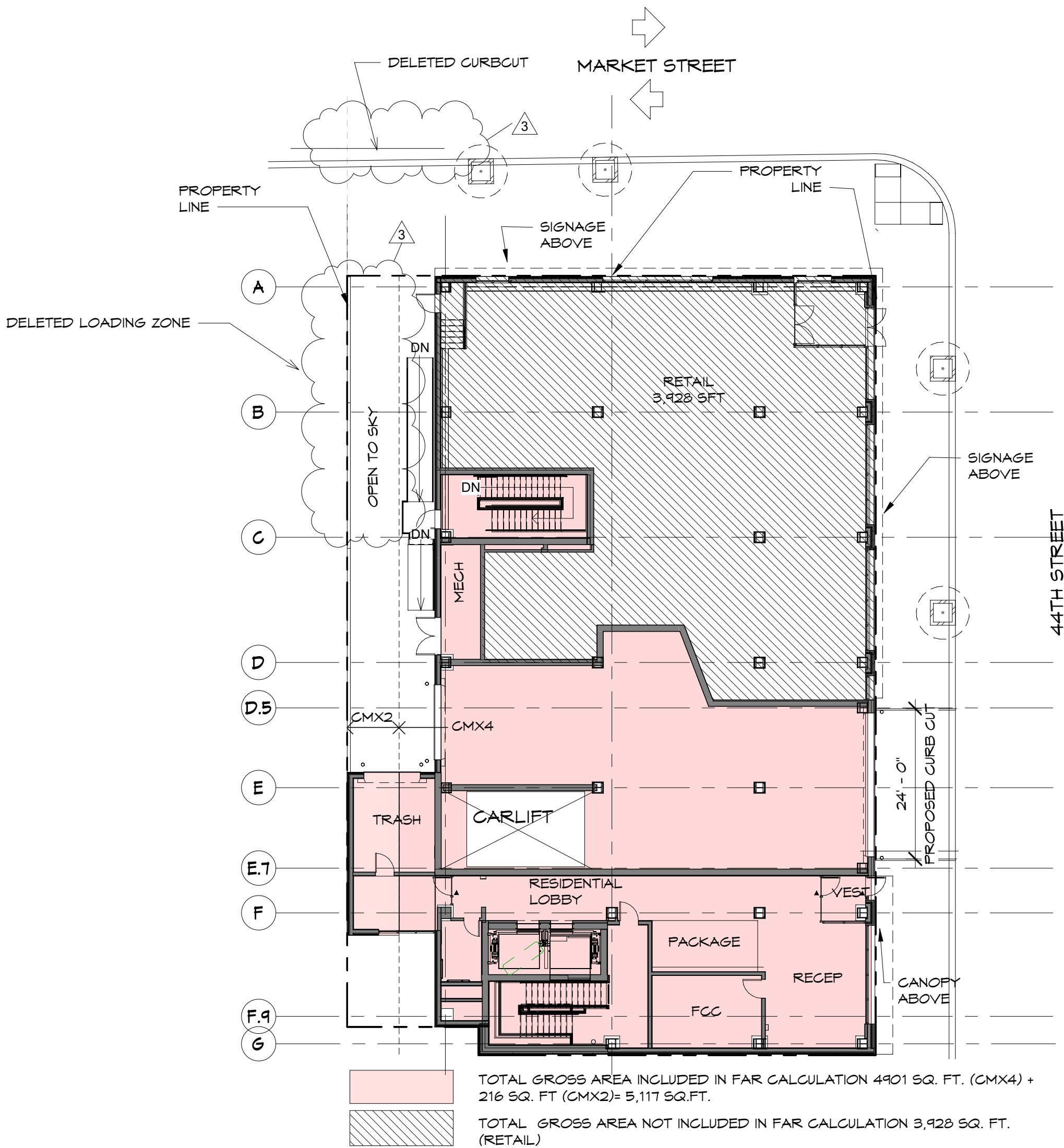


- BALCONIES**  
THE FOLLOWING STANDARDS APPLY TO BALCONIES:
- (A) BALCONIES ARE PERMITTED IN ALL RESIDENTIAL DISTRICTS, COMMERCIAL MIXED-USE DISTRICTS, AND THE IRMX DISTRICT, 363.1
- (B) BALCONIES SHALL BE LOCATED AT LEAST 10 FT. ABOVE THE AVERAGE GROUND LEVEL AND SHALL NOT BE LOCATED ABOVE THE HIGHEST FLOOR LEVEL OF THE BUILDING, AND SHALL NOT BE AN EXTENSION OF THE ROOF OF A STRUCTURE.
- (C) BALCONIES MAY EXTEND FROM THE BUILDING LINE OR BE SET BACK FROM THE BUILDING LINE AT THE FLOOR LEVEL OF THE BUILDING.
- (D) BALCONIES SHALL NOT EXTEND MORE THAN 4 FT. FROM THE BUILDING LINE AT THE FLOOR LEVEL OF THE BUILDING.
- (E) BALCONIES ARE PROHIBITED IN THE REQUIRED FRONT, SIDE, AND REAR YARDS, EXCEPT IN THE RM-2, RM-3, RM-4, RMX-3, CMX-3, CMX-4, CMX-5, AND IRMX DISTRICTS, WHERE BALCONIES MAY EXTEND INTO THE REQUIRED YARD AREA, 363.2
- (F) A PARAPET, BALUSTRADE, RAILING, OR OTHER GUARD SHALL BE LOCATED AT THE FRONT OF ANY BALCONY AND AT THE SIDES OF ANY BALCONY EXTENDING BEYOND THE BUILDING LINE. THE HEIGHT OF SUCH GUARD SHALL BE LIMITED TO A MAXIMUM OF 48 IN. ABOVE THE FLOOR OF THE BALCONY ALONG THE FRONT OF THE BALCONY; MINIMUM HEIGHT SHALL BE AS PROVIDED IN THE PHILADELPHIA BUILDING CODE. IN NO CASE MAY THE FRONT OF THE BALCONY BE FULLY ENCLOSED.

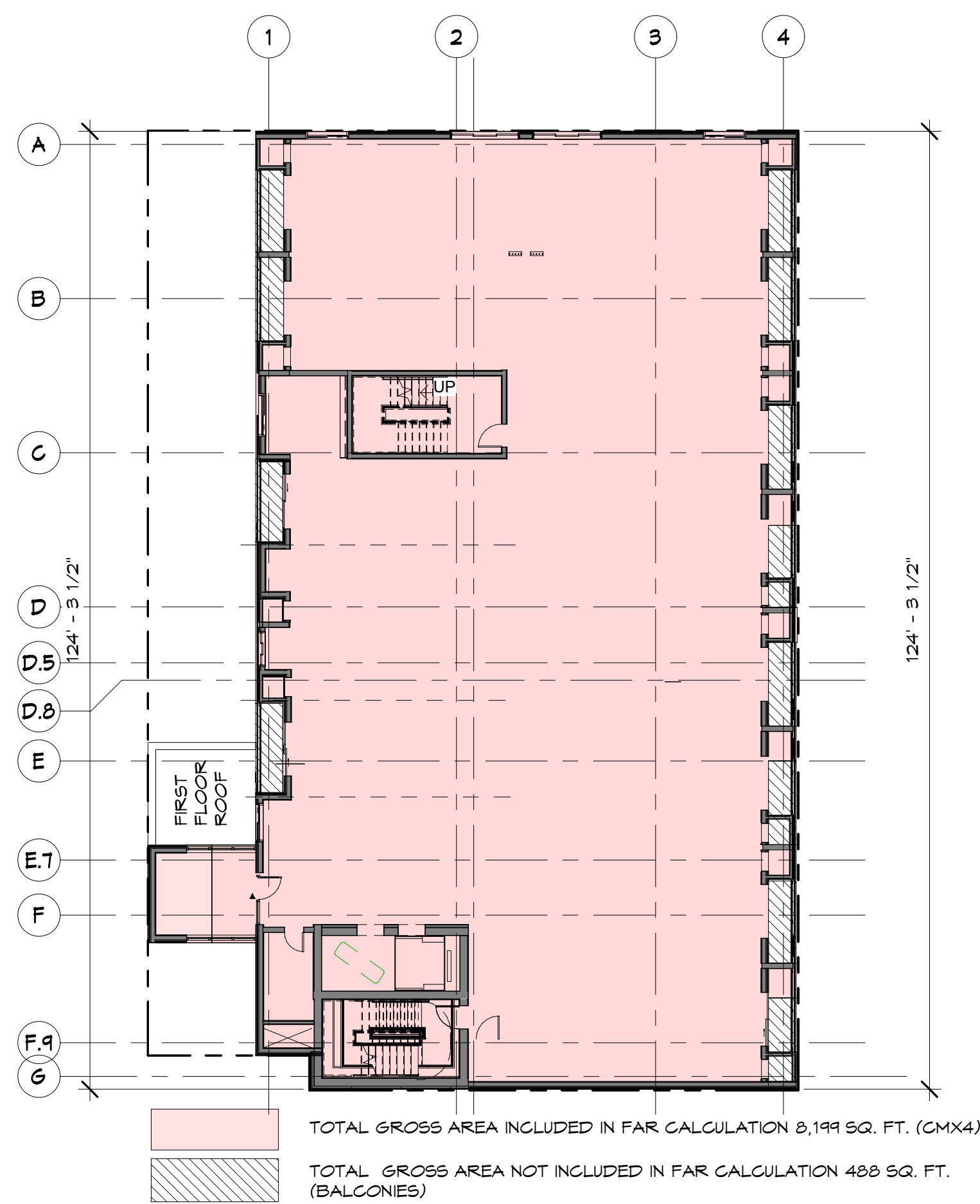
- BALCONIES AND BAY WINDOWS**
- (A) BALCONIES AND BAY WINDOWS MAY BE CONSTRUCTED PROVIDED THAT:
- (1) THEY DO NOT PROJECT MORE THAN 3 FEET BEYOND THE STREET LINE;
- (2) THE LOWER EDGE IS NOT LESS THAN 10 FEET ABOVE THE SIDEWALK; AND
- (3) A BUILDING PERMIT HAS BEEN OBTAINED.
- (B) NO BALCONY OR BAY WINDOW SHALL:
- (1) HAVE A GREATER FRONTAGE THAN 15 FEET;
- (2) BE LARGER THAN THE ROOM OR SPACE TO WHICH IT IS ATTACHED.
- (C) THERE SHALL BE NO MORE THAN ONE BALCONY OR BAY WINDOW FOR ANY 25 FEET OF FRONTAGE, TWO FOR 30 FEET OF FRONTAGE, THREE FOR 60 FEET OF FRONTAGE AND FOUR FOR 80 FEET OF FRONTAGE, AND NO BALCONIES OR BAY WINDOWS UPON THE SAME STORY SHALL BE NEARER TO EACH OTHER THAN 5 FEET.
- (D) NO BALCONY OR BAY WINDOW MAY BE ERECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINES AND THE STREET LINE AT AN ANGLE OF 20° WITH THE LATTER.
- (E) THE PROVISIONS OF THIS SECTION DO NOT APPLY TO BALCONIES OR BAY WINDOWS WHICH DO NOT PROJECT BEYOND THE STREETLINE, PROVIDED, HOWEVER, NO BALCONY OR BAY WINDOW SHALL PROJECT MORE THAN 4 FEET FROM THE WALL LINE OF THE BUILDING OF WHICH IT IS A PART.
- (1) THE SIZE, NUMBER, CONSTRUCTION AND STRUCTURAL PARTS OF BALCONIES OR BAY WINDOWS WHICH DO NOT PROJECT BEYOND THE STREET LINE SHALL BE SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF



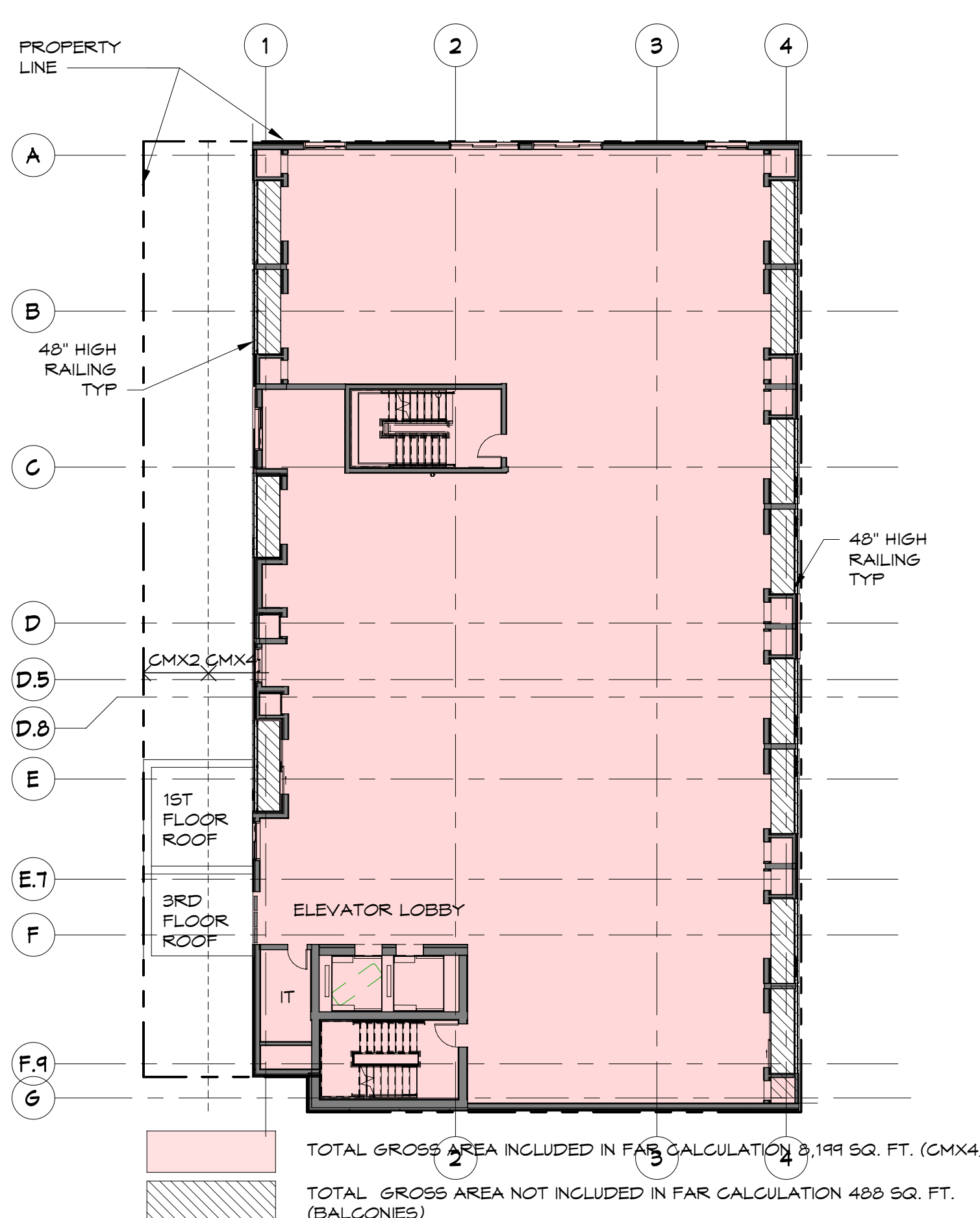
Applied Electronically by L&L User:



3 FIRST FLOOR PLAN- GROSS AREA CALCULATION  
Z-101/ 1/16" = 1'-0"



2 SECOND & THIRD FLOOR PLANS  
Z-101/ 1/16" = 1'-0"



4 4TH-11TH FLOOR PLAN- GROSS AREA CALCULATION  
Z-101/ 1/16" = 1'-0"

ISSUED FOR:  
ZONING  
08/10/21

## ZONING ANALYSIS

### REVISIONS

ITEM	DATE	REMARKS
1	09/03/21	REVISION ZONING
2	10/15/21	REVISION 2
3	11/15/21	REVISION 3



**WULFF ARCHITECTS, INC.**  
4500 LOCUST STREET, 10TH FLOOR  
PHILADELPHIA, PA 19102  
T: 215.985.6500  
F: 215.985.6500  
WWW.WULFFARCHITECTS.COM

**IN ASSOCIATION WITH:**  
**CIVIL ENGINEER**  
**AQUA ECONOMICS**  
1301 WALTON ROAD  
BLUE BELT, PA 19422  
(267) 865-5875

4400 MARKET STREET

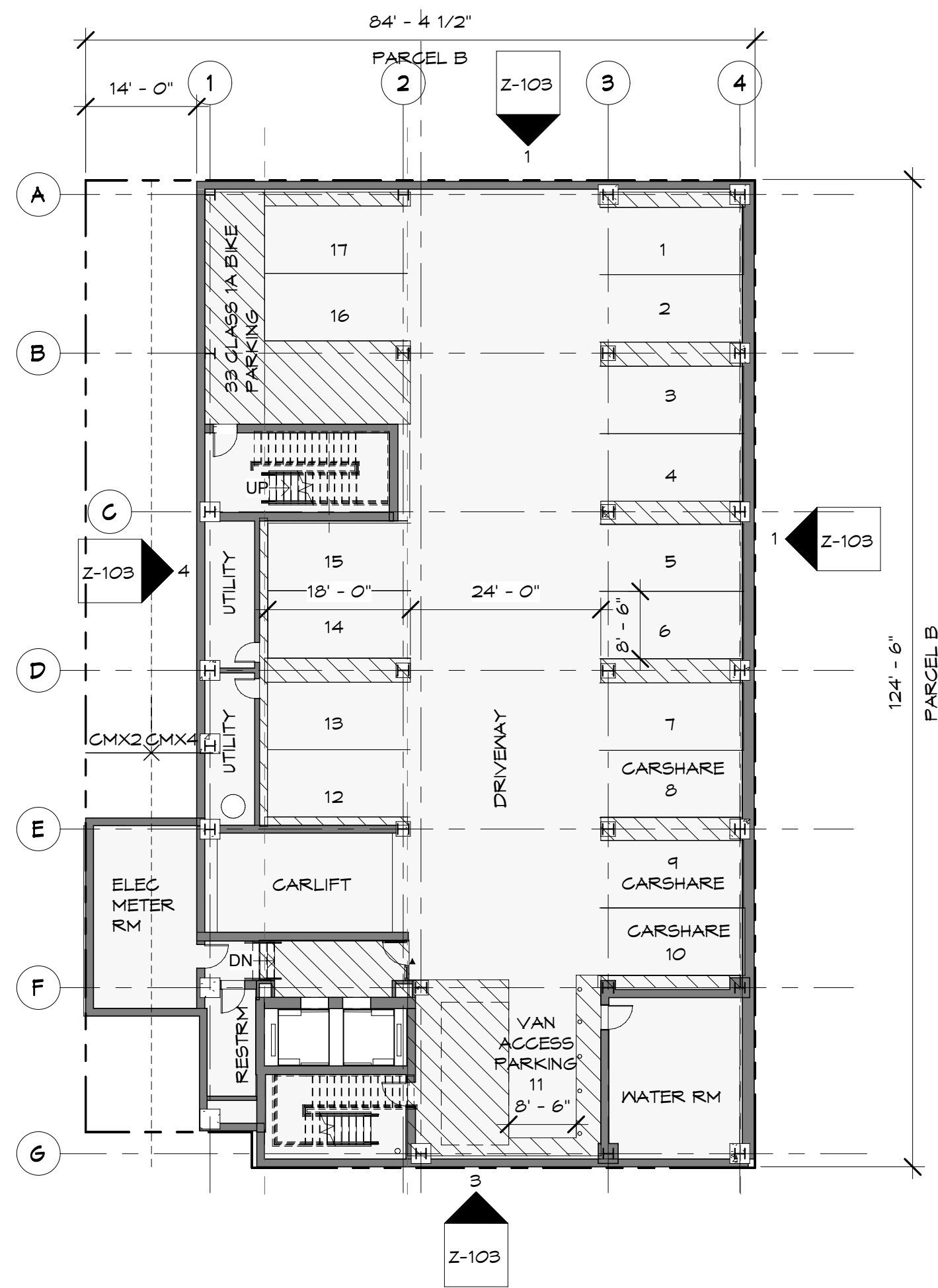
ORENS BROTHERS

Z-101

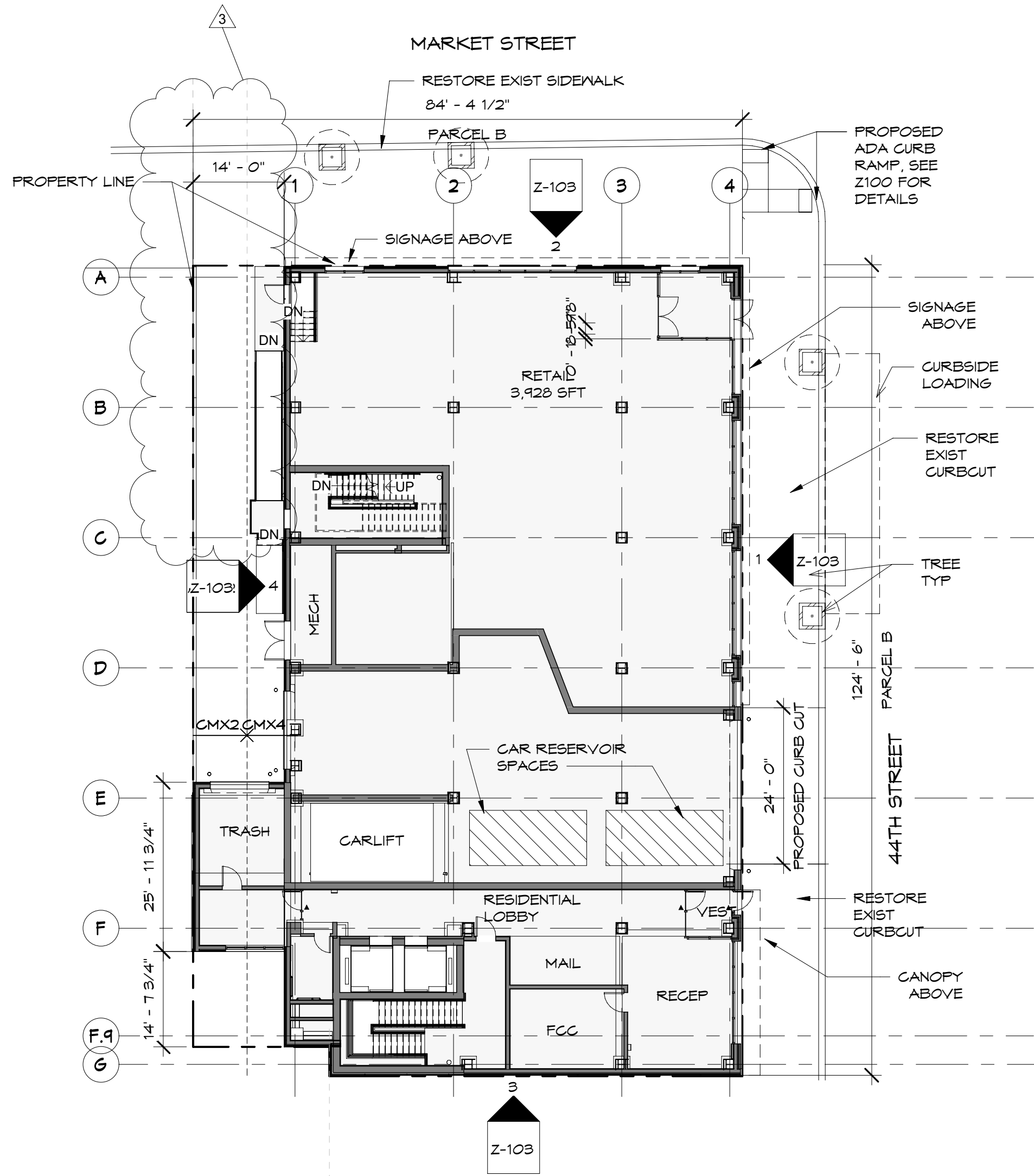




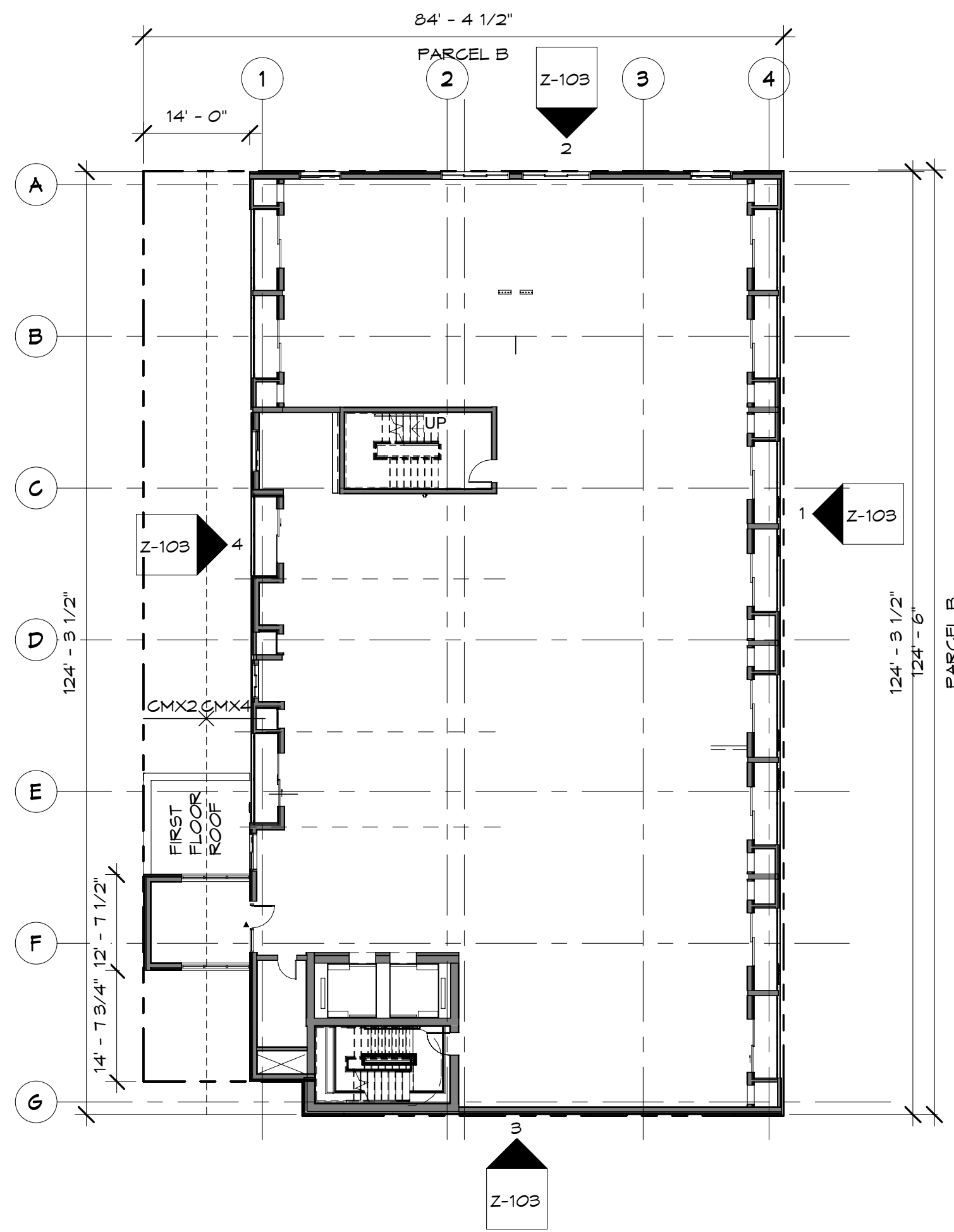
9 BASEMENT  
Z-102 1/16" = 1'-0"



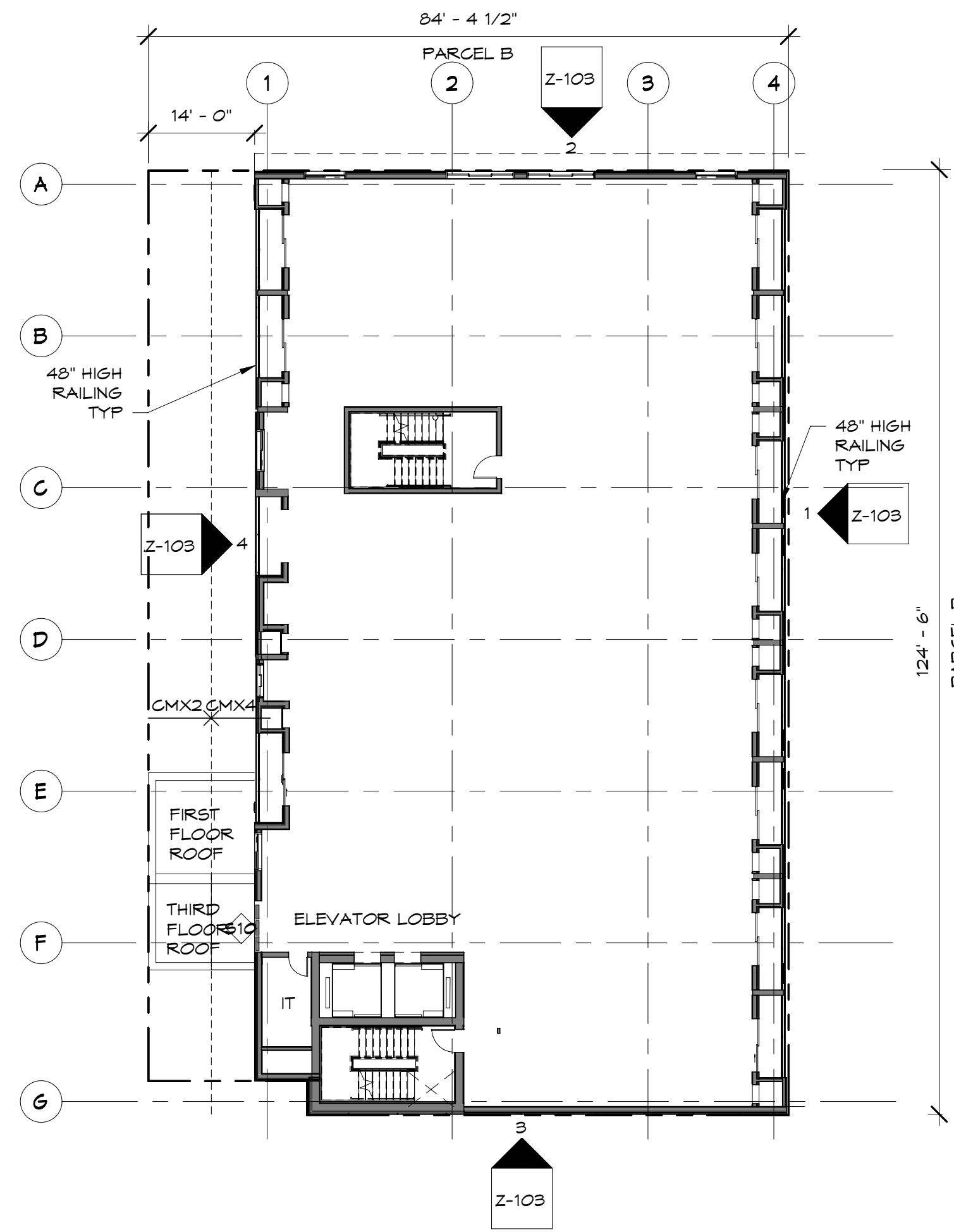
8 FIRST FLOOR PLAN  
Z-102 1/16" = 1'-0"



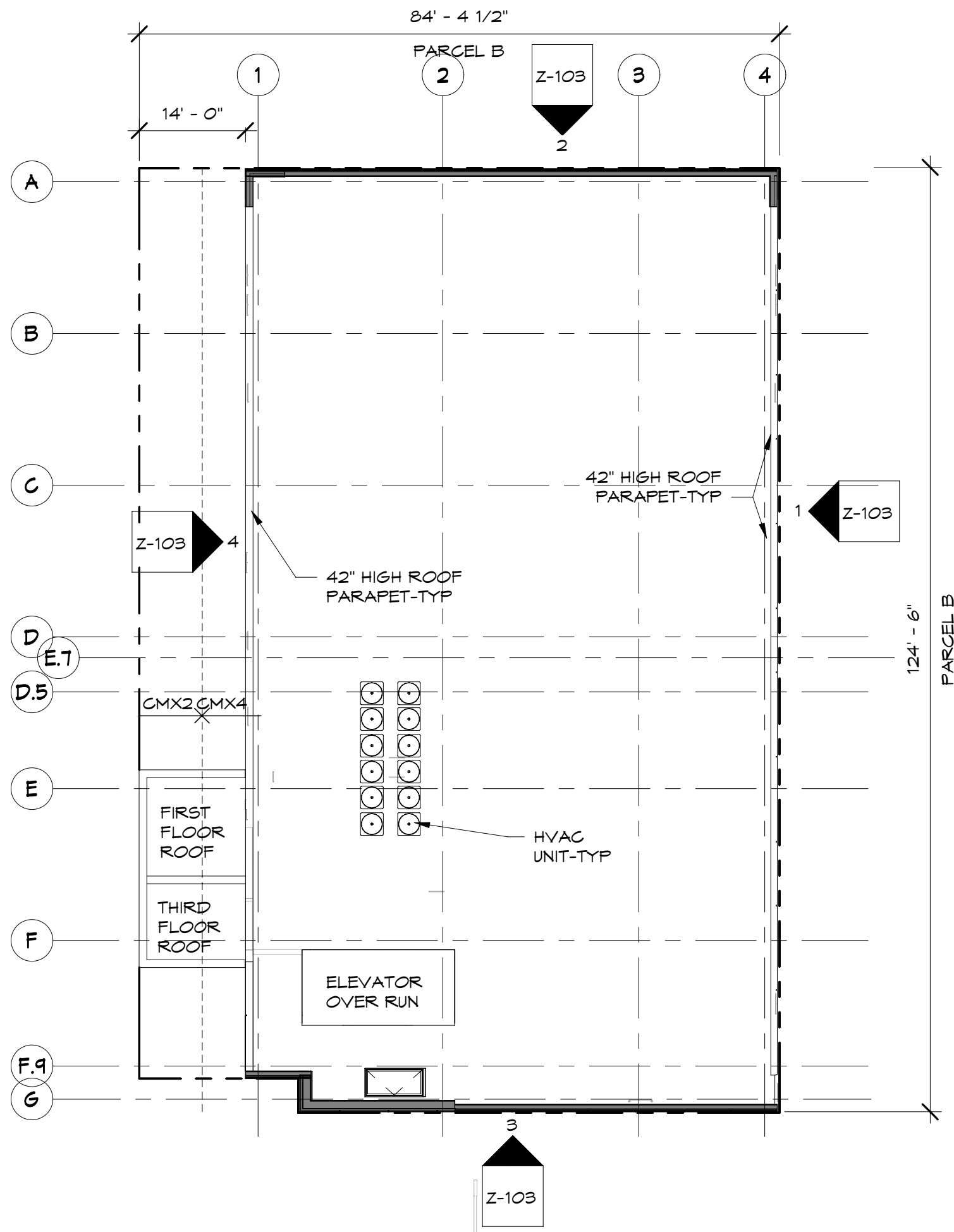
1 SECOND & THIRD FLOOR PLANS  
Z-102 1/16" = 1'-0"



6 4TH-10TH FLOOR PLAN-TYPICAL  
Z-102 1/16" = 1'-0"



5 ROOF  
Z-102 1/16" = 1'-0"



ISSUED FOR:  
PERMIT  
08/10/21

IN ASSOCIATION WITH:  
CIVIL ENGINEER  
AQUA ECONOMICS  
1301 WALTON ROAD  
BLUE BELT PA 19422  
(267) 865-5875

4400 MARKET STREET  
ORENS BROTHERS

Z-102



REVISIONS

ITEM	DATE	REMARKS
1	09/03/21	REVISION: ZONING
2	11/15/21	REVISION: 3

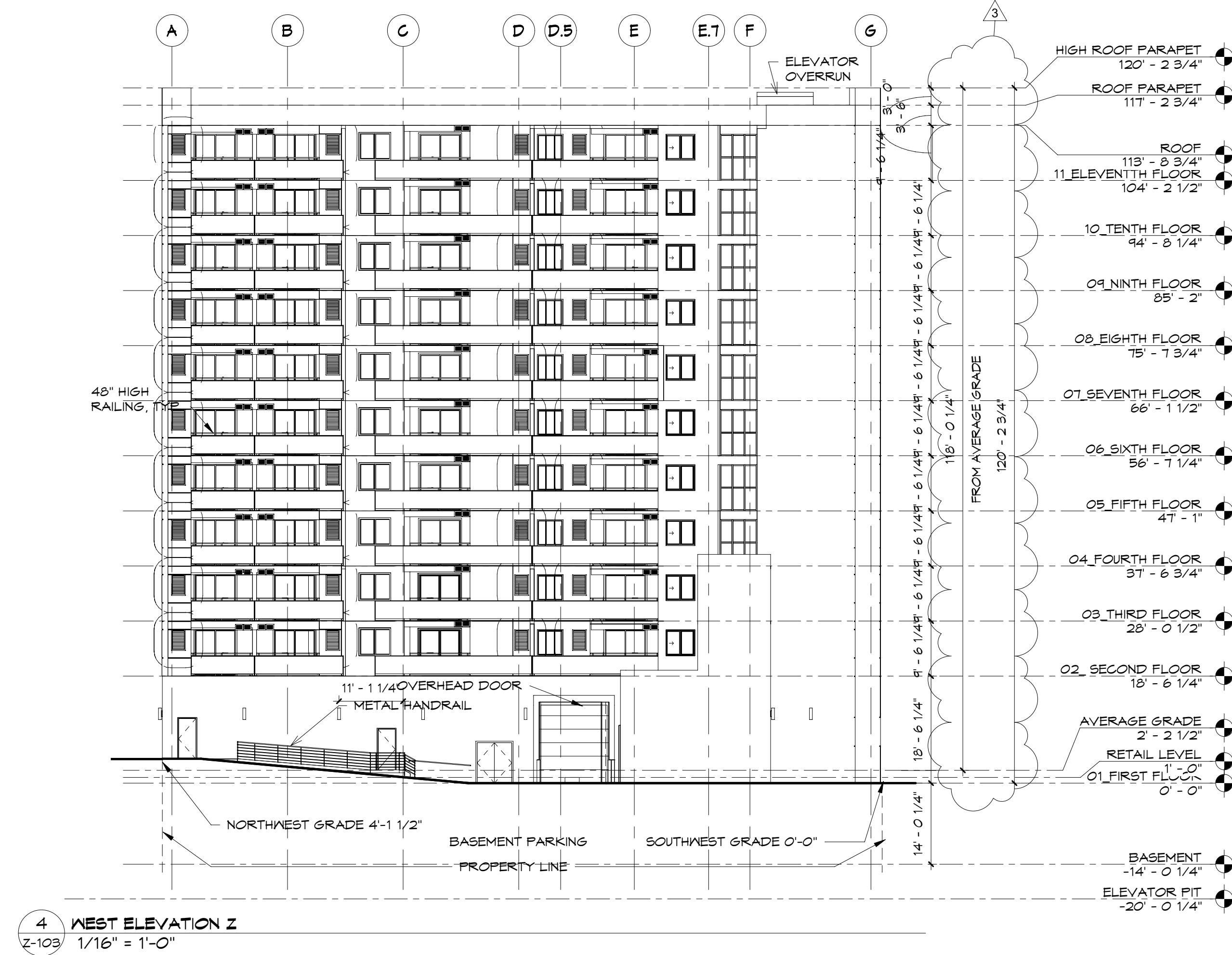
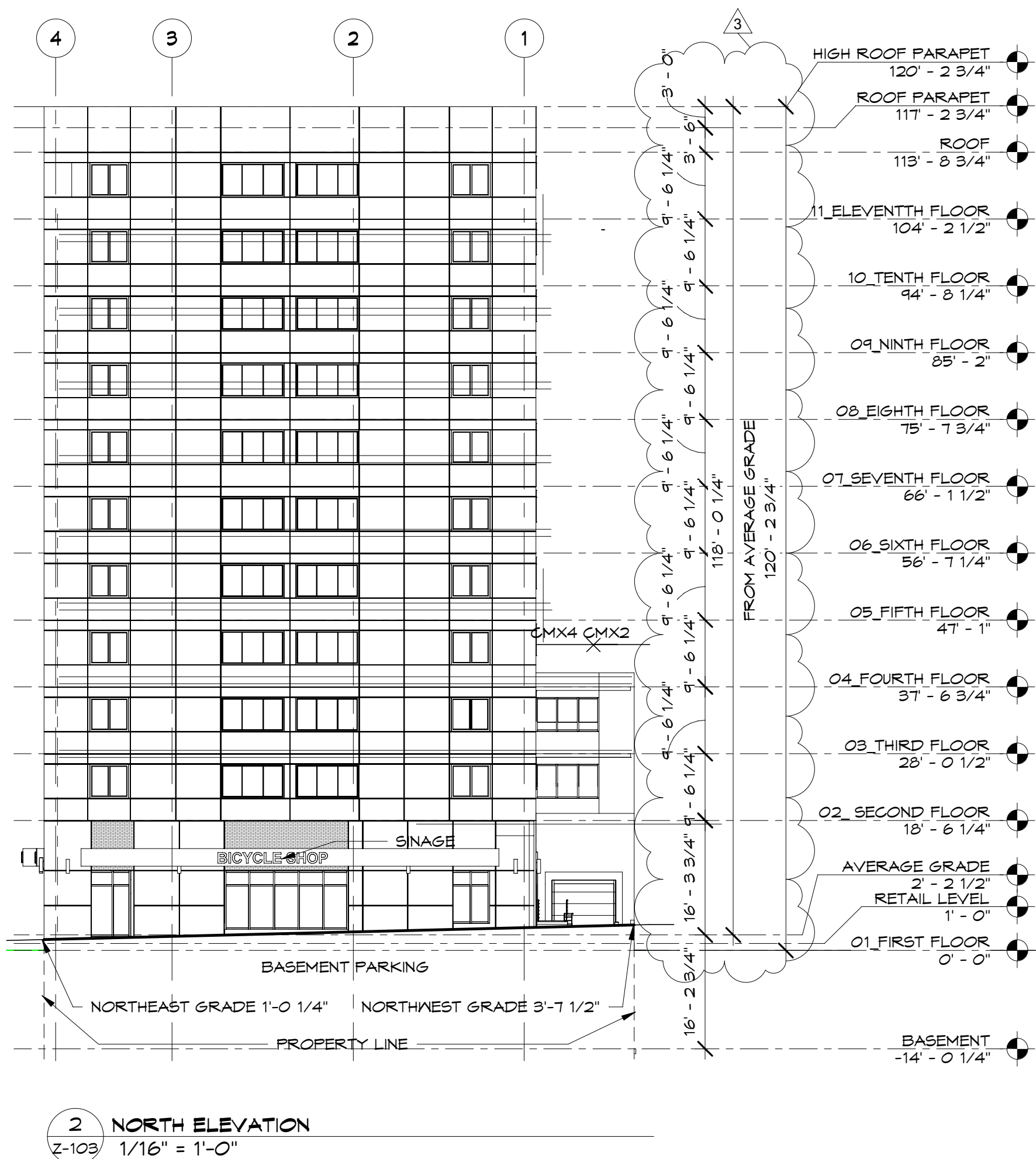
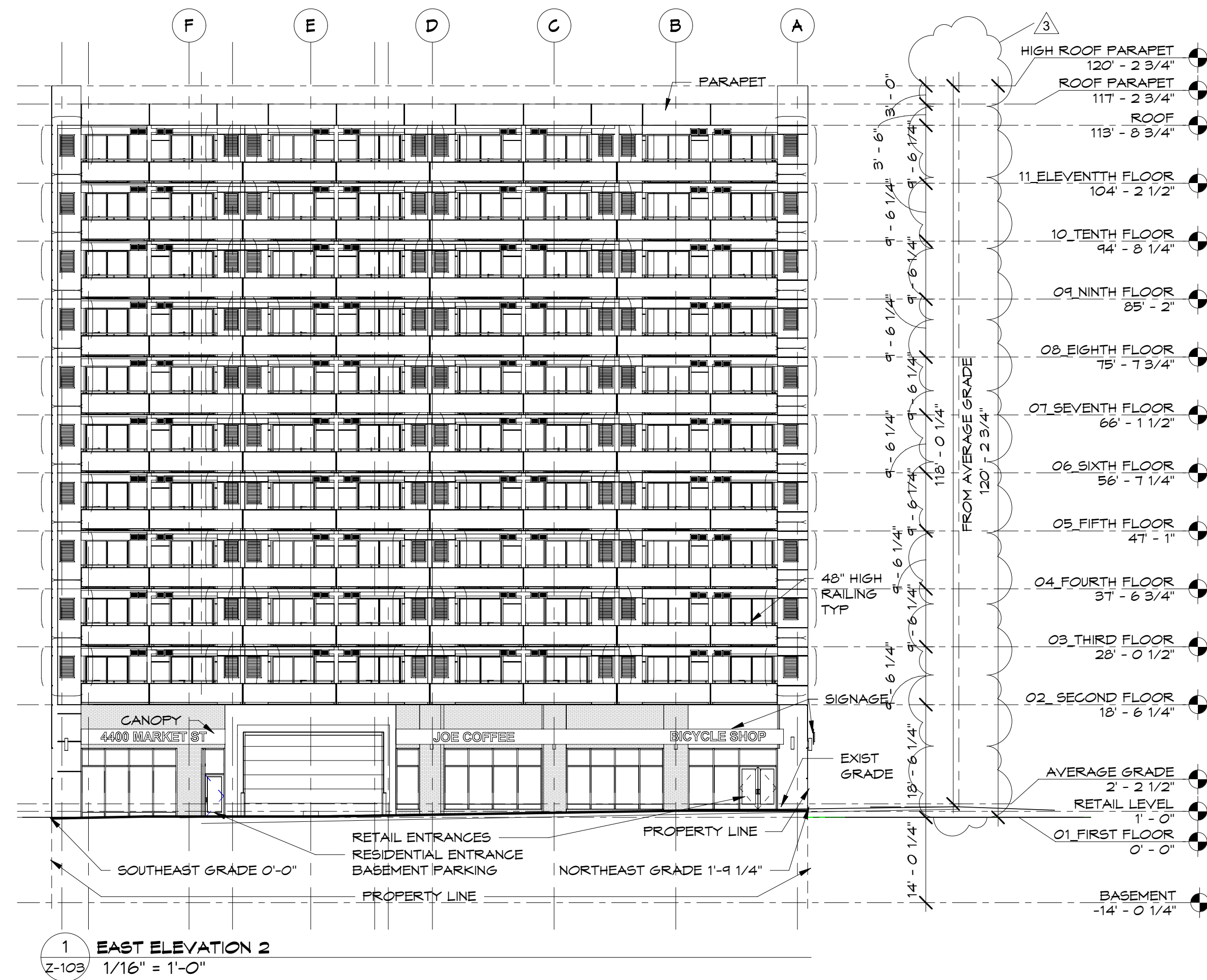
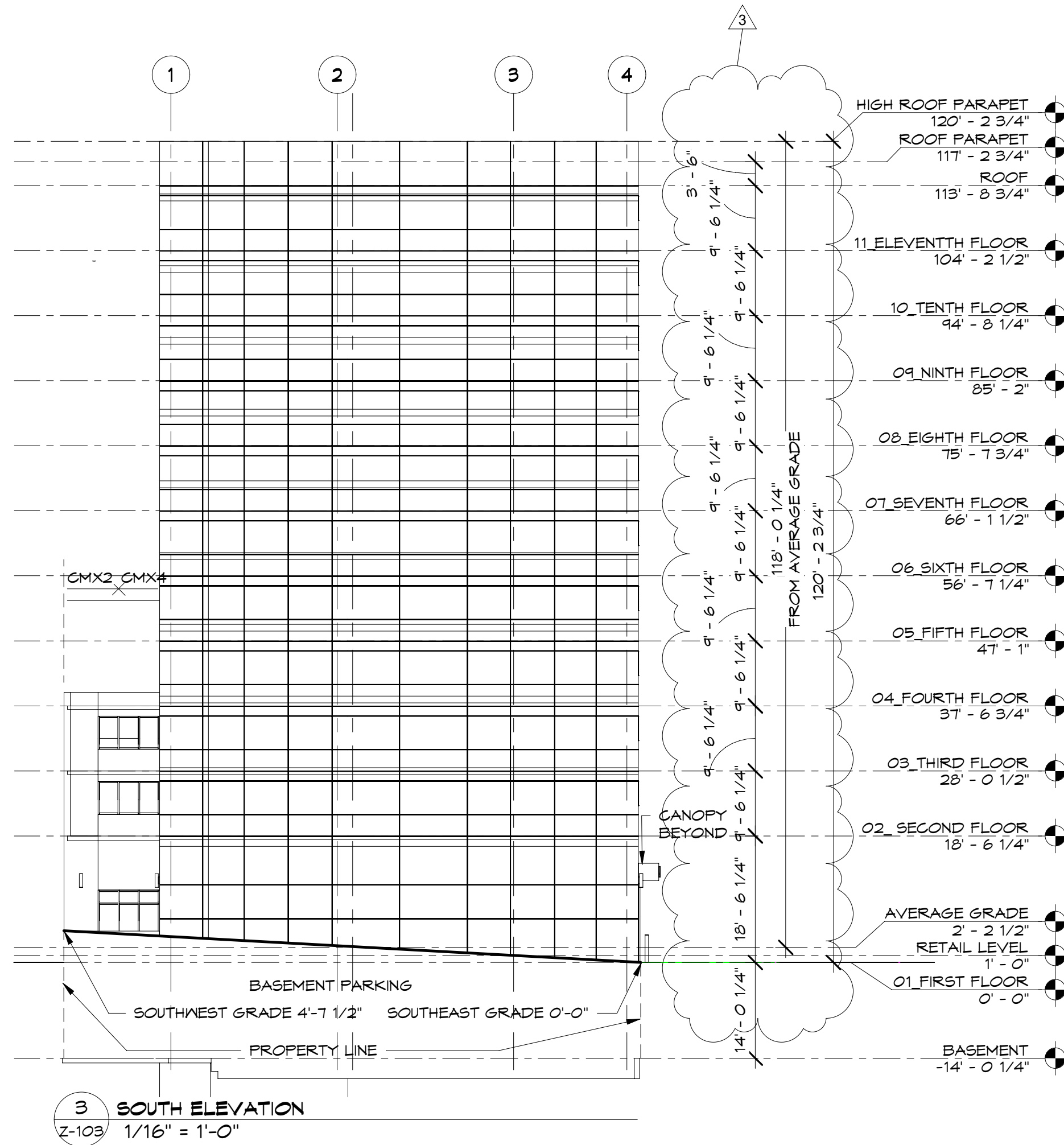
FLOOR PLANS

Scale: 1/16" = 1'-0"  
Drawn by: Author  
Date: 10 AUG 2021





Applied Electronically by L&L User:



## ELEVATIONS

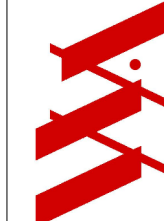
### REVISIONS

ITEM	DATE	REMARKS
1	09-03-21	REVISION: ZONING
2	11-15-21	REVISION: 3
3	11-15-21	REVISION: 3



02 AUGUST 2021

**WULFF ARCHITECTS, INC.**  
1534 LOCUST STREET, 10TH FLOOR  
PHILADELPHIA, PA 19102  
T: 215.985.0500  
F: 215.985.0500  
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**AQUA ECONOMICS**  
1391 WALTON ROAD  
BLUE BELT, PA 19422  
(267) 865-5875

**4400 MARKET STREET**

**ORENS BROTHERS**

**Z-103**

ISSUED FOR:  
**ZONING**  
08/10/21

Scale: **1/16" = 1'-0"**  
Drawn by: **Author**  
Date: **10 AUG 2021**  
Project: **A2070.06**



# Zoning Permit

Permit Number ZP-2021-016336

LOCATION OF WORK 4400 MARKET ST, Philadelphia, PA 19104-2909	PERMIT FEE \$1,479.00	DATE ISSUED 12/29/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 4400 MARKET ST LLC	444 N 4TH ST #104 PHILADELPHIA PA 19104
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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
--

APPROVED DEVELOPMENT *** AMENDMENT APPROVED ON 3/07/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016336, TO DOCUMENT THE CHANGE TO REDUCE BUILDING HEIGHT FROM 124'-6" TO 87'-6" AND REDUCE BUILDING STORIES FROM 11 TO 7 STORIES AND REDUCE FAR FROM 750% TO 638.25% FAR AND REDUCE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 100 TO 78 UNITS AND INCREASE THE AREA OF VACANT COMMERCIAL SPACE FROM 2,277 SF TO 2,707 SF AND INCREASE NUMBER OF PARKING SPACES FROM 17 TO 26 SPACES; INCREASE ON-SITE ACCESSORY CLASS 1A BICYCLE
--

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-2021-016336

PARKING FROM 24 TO 26 SPACES AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH BELOW GRADE PARKING GARAGE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



## 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-2021-016336

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

4400 MARKET ST, Philadelphia, PA 19104-2909

## ADDITIONAL USE DETAILS

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

\*\*\*\* AMENDMENT (#3) APPROVED ON 9/19/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016336, TO DOCUMENT THE CHANGE TO INCREASE MULTI-FAMILY HOUSEHOLD LIVING FROM 78 TO 84 UNITS; INCREASE NUMBER OF MIN FROM 8 TO 9 UNITS; AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*\*\* AMENDMENT APPROVED ON 3/07/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016336, TO DOCUMENT THE CHANGE TO REDUCE BUILDING HEIGHT FROM 124'-6" TO 87'-6" AND REDUCE BUILDING STORIES FROM 11 TO 7 STORIES AND REDUCE FAR FROM 750% TO 638.25% FAR AND REDUCE NUMBER OF RESIDENTIAL DWELLING UNITS FROM 100 TO 78 UNITS AND INCREASE THE AREA OF VACANT COMMERCIAL SPACE FROM 2,277 SF TO 2,707 SF AND INCREASE NUMBER OF PARKING SPACES FROM 17 TO 26 SPACES; INCREASE ON-SITE ACCESSORY CLASS 1A BICYCLE PARKING FROM 24 TO 26 SPACES AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*\*\*AMENDMENT APPROVED ON 6/02/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016336, TO DOCUMENT THE CHANGE TO 1. RECONFIGURE APPROVED, ACCESSORY UNDERGROUND PARKING GARAGE TOTAL 17 PARKING SPACES, BY CHANGING THE TYPE OF PARKING TO A MECHANICAL ACCESS UNDERGROUND PARKING GARAGE TOTAL 17 PARKING SPACES INCLUDING 2 ADA SPACES, AND 2 RESERVOIR SPACES 2. RECONFIGURATION SLIGHTLY REDUCES APPROVED RETAIL SPACE FROM 3,928SF TO 2,277SF AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS\*\*FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY), AND FOR MULTI-FAMILY HOUSEHOLD LIVING ONE HUNDRED (100) DWELLING UNITS, AND ACCESSORY OFF STREET INTERIOR UNDERGROUND PARKING SEVENTEEN (17) SPACES INCLUDING ONE (1) ADA SPACE (INCLUDING VAN ACCESSIBLE SPACES), THREE (3) CARSHARE PARKING SPACES AND THIRTY-THREE (33) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. (NO SIGN 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.