

# Zoning Permit

Permit Number ZP-2025-006129

|                                                                   |                          |                          |
|-------------------------------------------------------------------|--------------------------|--------------------------|
| LOCATION OF WORK<br>1527-47 CALLOWHILL ST, Philadelphia, PA 19130 | PERMIT FEE<br>\$1,871.00 | DATE ISSUED<br>8/25/2025 |
|                                                                   | ZBA CALENDAR             | ZBA DECISION DATE        |
|                                                                   | ZONING DISTRICTS<br>CMX4 |                          |

|                                          |                                                                          |
|------------------------------------------|--------------------------------------------------------------------------|
| PERMIT HOLDER<br>CALLOWHILL PARTNERS LLC | 1719 RITTENHOUSE SQUARE CALLOWHILL PARTNERS LLC<br>PHILADELPHIA PA 19103 |
|------------------------------------------|--------------------------------------------------------------------------|

|                                 |                                                |
|---------------------------------|------------------------------------------------|
| OWNER CONTACT 1<br>Tina Roberts | 1719 RITTENHOUSE SQUARE, Philadelphia PA 19103 |
|---------------------------------|------------------------------------------------|

|                 |  |
|-----------------|--|
| OWNER CONTACT 2 |  |
|-----------------|--|

|                                                        |
|--------------------------------------------------------|
| TYPE OF WORK<br>New construction, addition, GFA change |
|--------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| APPROVED DEVELOPMENT<br>Erection of Six (6) Detached Structures with roof decks and roof access structures serving individual dwelling unit. Each structure containing an accessory interior parking space per dwelling unit. Each parking space shall be provided with a branch circuit capable of serving an electrical vehicle rated at 208/240 40 Amp. Site shall include 10 bicycle spaces located along the accessible route. |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                  |
|------------------------------------------------------------------|
| APPROVED USE(S)<br>Residential - Household Living - Multi-Family |
|------------------------------------------------------------------|

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISION(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-2025-006129

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1527-47 CALLOWHILL ST, Philadelphia, PA 19130

## ADDITIONAL USE DETAILS

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

30 Dwelling Units

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.

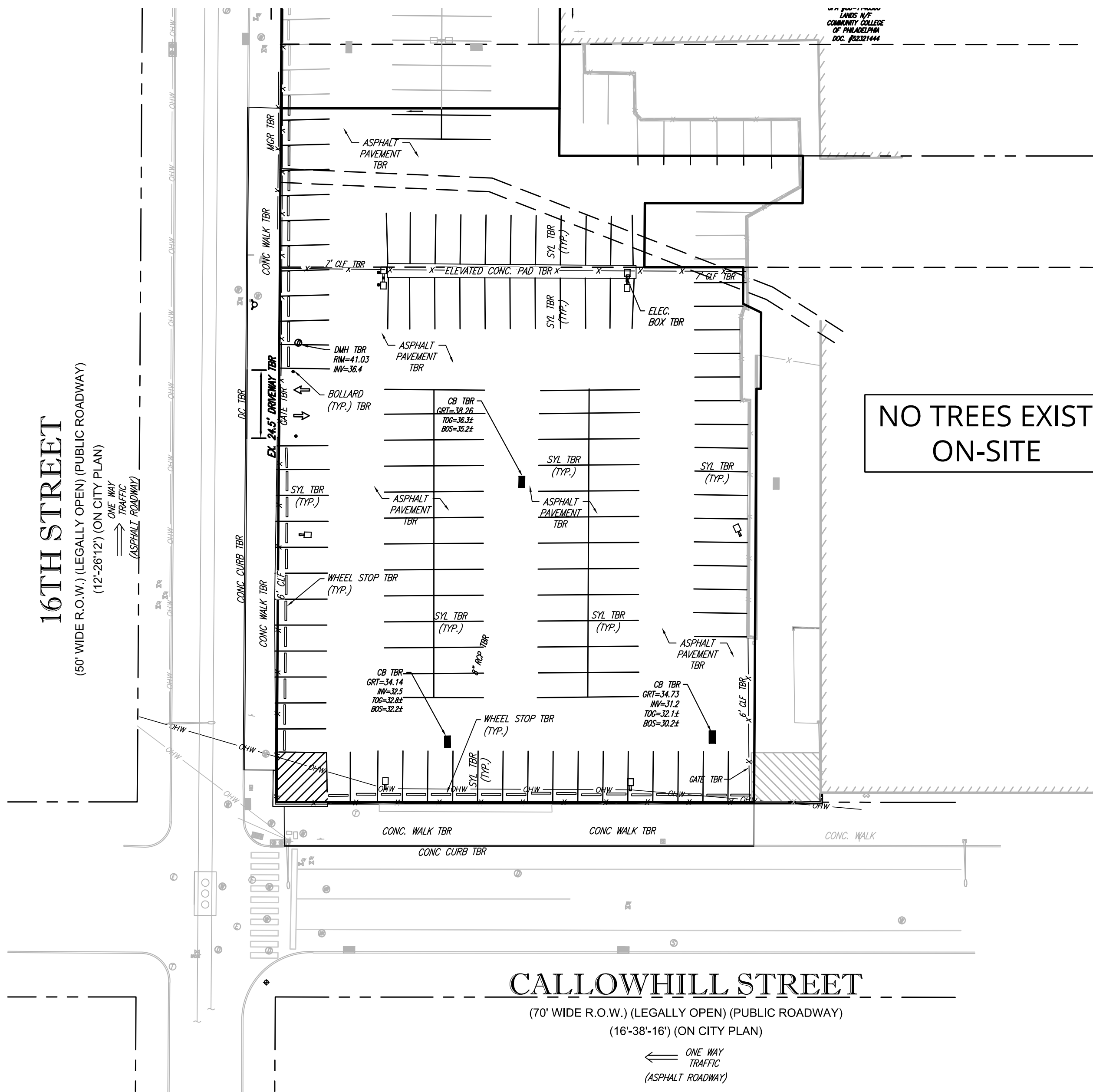
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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

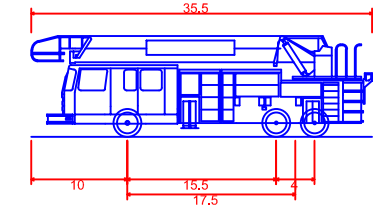


**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction 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.





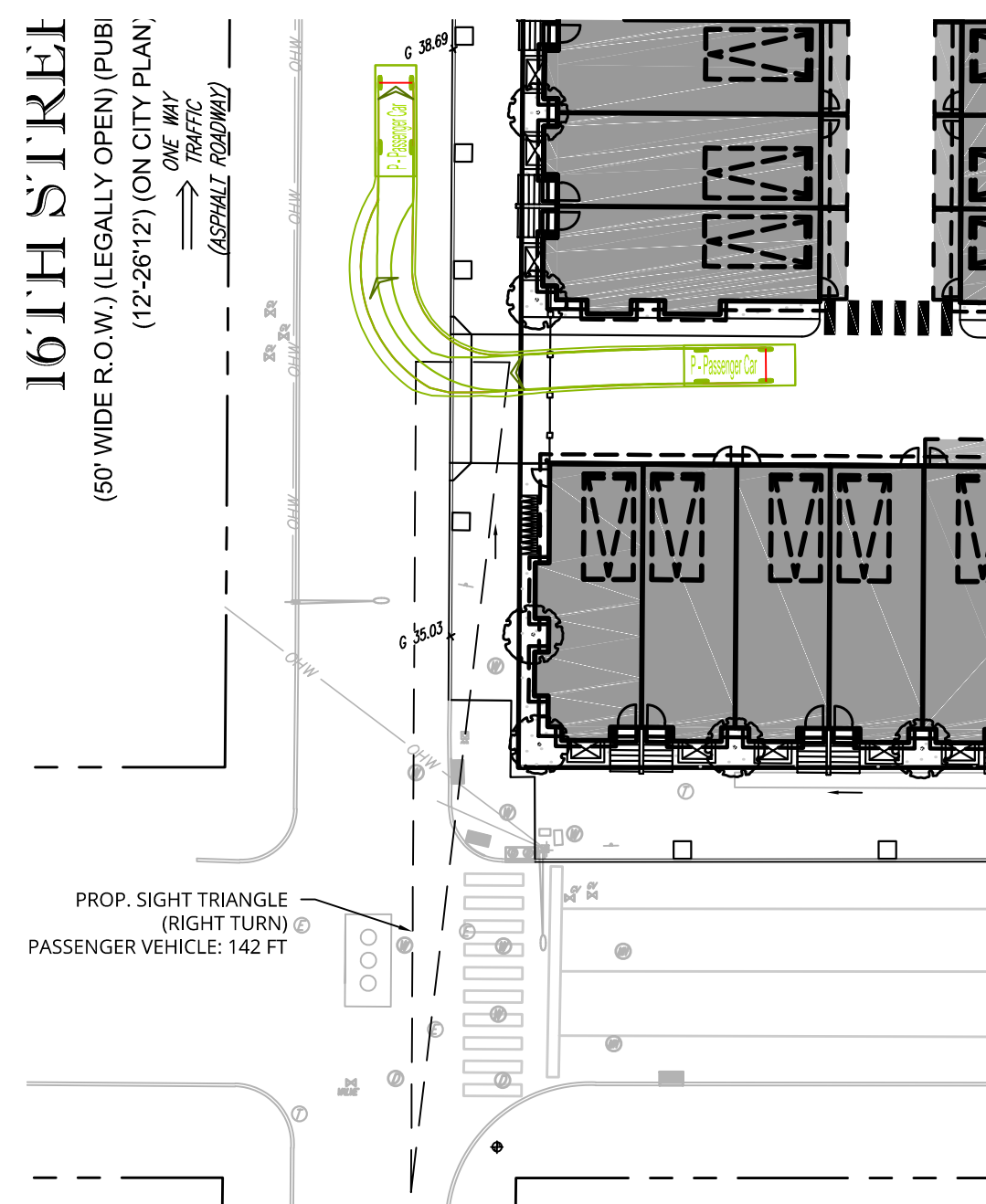
TREE REMOVAL PLAN  
1" = 30'



Fire - PA - Standard  
Overall Length 35.500ft  
Overall Width 8.200ft  
Overall Body Height 10.400ft  
Min Body Ground Clearance 0.897ft  
Track Width 8.200ft  
Lock-to-lock time 6.000ft  
Curb to curb Turning Radius 40.820ft

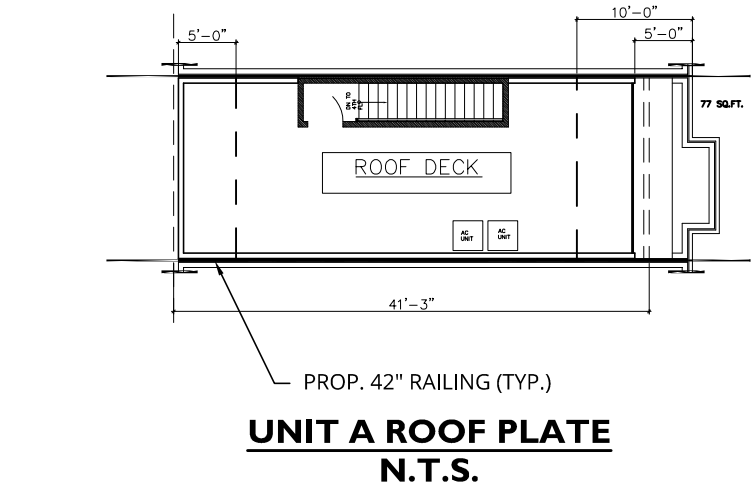


FIRE TRUCK CIRCULATION PLAN  
1" = 30'

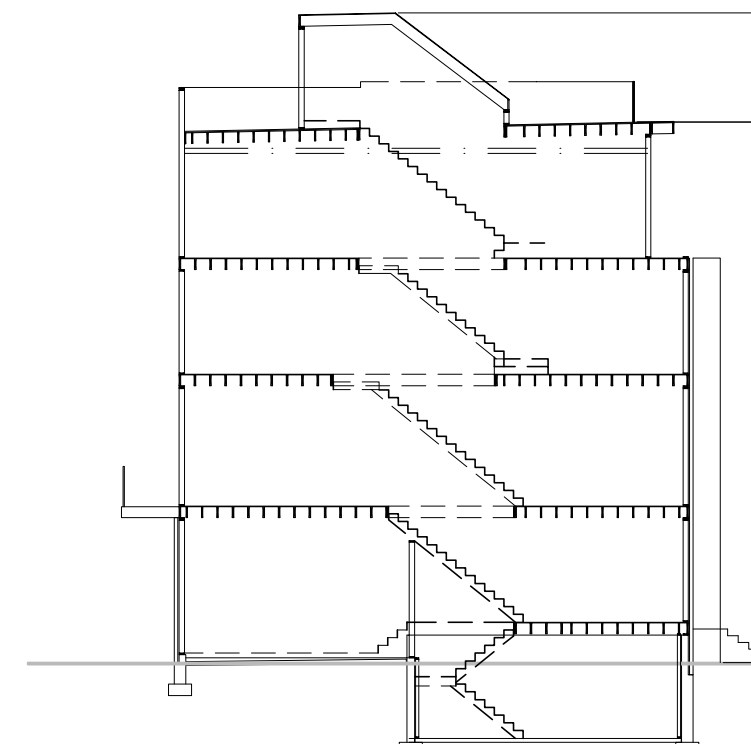


PASSENGER VEHICLE EXHIBIT (RIGHT OUT)  
SCALE: 1"=30'

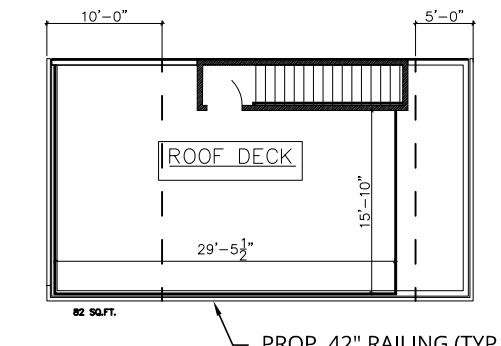
| P VEHICLE TEMPLATE           |          |
|------------------------------|----------|
| P - Passenger Car            | 19,000ft |
| Overall Length               | 7,000ft  |
| Overall Width                | 4,300ft  |
| Overall Body Height          | 1,151ft  |
| Min Body Ground Clearance    | 6,000ft  |
| Track Width                  | 4,905ft  |
| Lock-to-lock time            | 31.60°   |
| Max Steering Angle (Virtual) |          |



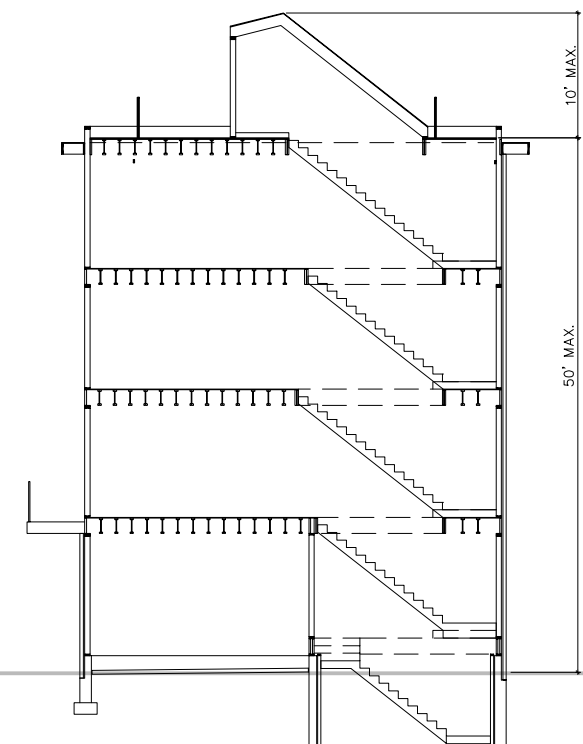
UNIT A ROOF PLATE  
N.T.S.



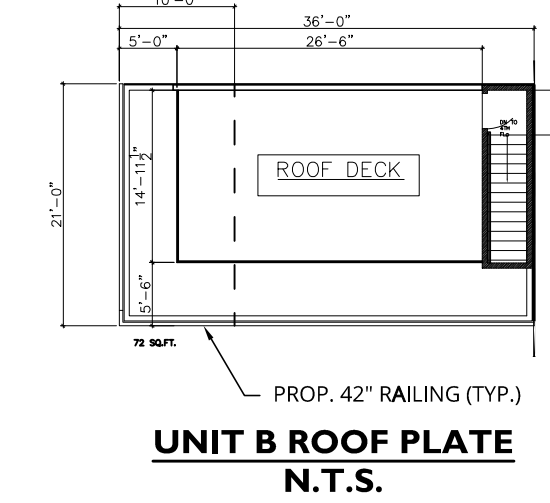
UNIT A BUILDING ELEVATION  
N.T.S.



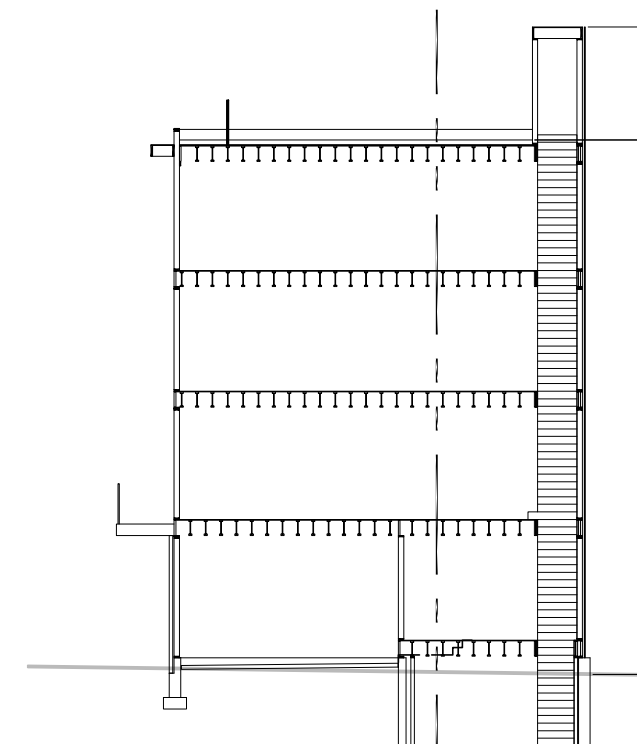
UNIT C ROOF PLATE  
N.T.S.



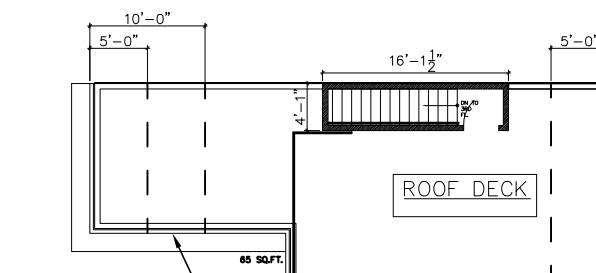
UNIT C BUILDING ELEVATION  
N.T.S.



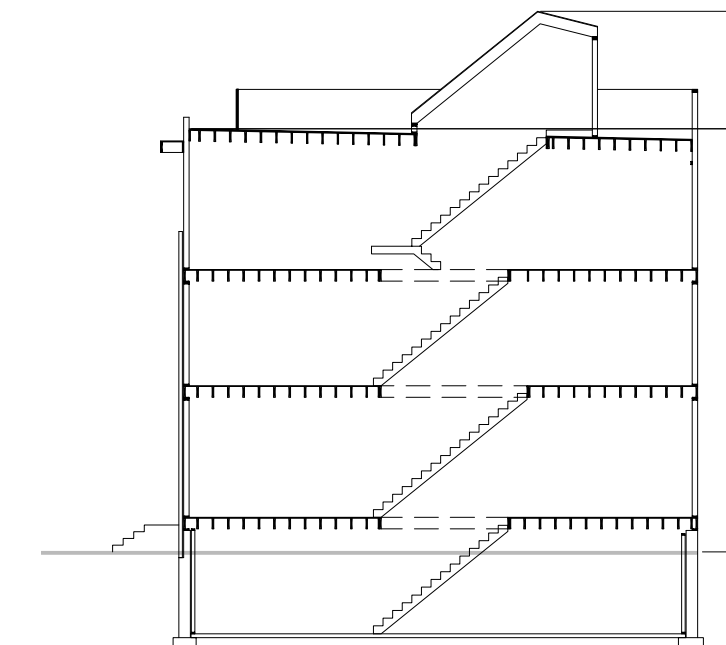
UNIT B ROOF PLATE  
N.T.S.



UNIT B BUILDING ELEVATION  
N.T.S.



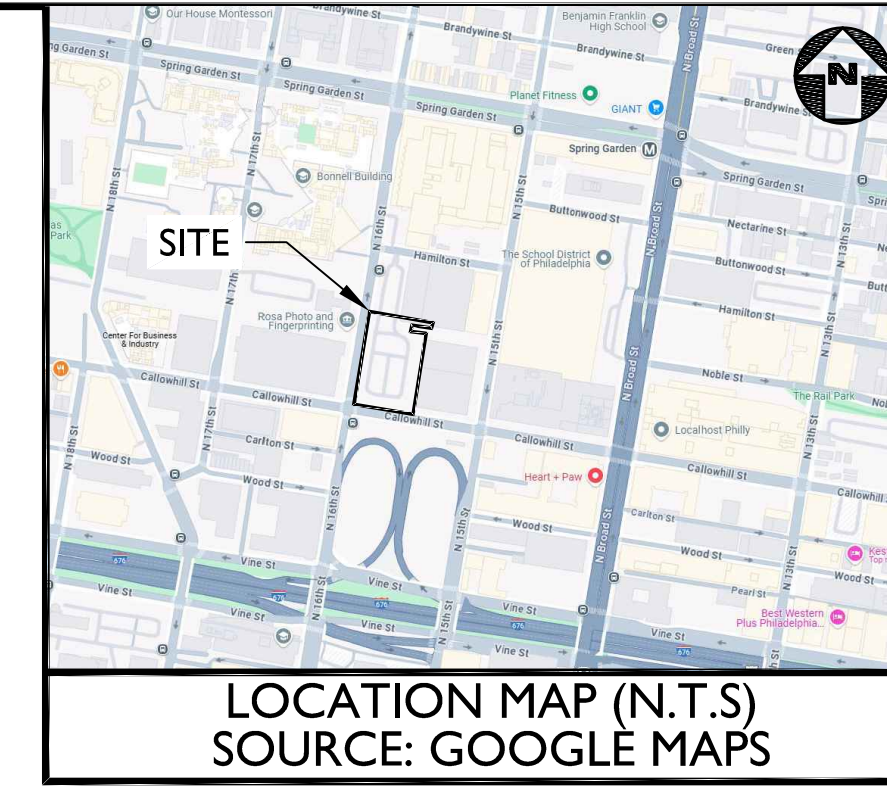
UNIT D ROOF PLATE  
N.T.S.



UNIT D BUILDING ELEVATION  
N.T.S.

| GFA CHART |          |
|-----------|----------|
| UNIT      | GFA (SF) |
| UNIT 1    | 2,938    |
| UNIT 2    | 2,938    |
| UNIT 3    | 2,956    |
| UNIT 4    | 2,956    |
| UNIT 5    | 2,938    |
| UNIT 6    | 2,938    |
| UNIT 7    | 2,956    |
| UNIT 8    | 2,956    |
| UNIT 9    | 2,938    |
| UNIT 10   | 2,995    |
| UNIT 11   | 2,995    |
| UNIT 12   | 2,938    |
| UNIT 13   | 2,956    |
| UNIT 14   | 2,956    |
| UNIT 15   | 2,938    |
| UNIT 16   | 2,938    |
| UNIT 17   | 2,956    |
| UNIT 18   | 2,956    |
| UNIT 19   | 2,938    |
| UNIT 20   | 2,995    |
| UNIT 21   | 3,156    |
| UNIT 22   | 3,163    |
| UNIT 23   | 2,995    |
| UNIT 24   | 2,938    |
| UNIT 25   | 2,938    |
| UNIT 26   | 2,938    |
| UNIT 27   | 2,995    |
| UNIT 28   | 2,156    |
| UNIT 29   | 3,113    |
| UNIT 30   | 3,113    |
| TOTAL GFA | 88,580   |

SEE ARCH PLAN FOR FLOOR PLATES



LOCATION MAP (N.T.S)  
SOURCE: GOOGLE MAPS

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& Design

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS  
VISIT: WWW.CALL811.COM

| REV | DATE    | DESCRIPTION                           |
|-----|---------|---------------------------------------|
| 1   | 07/2025 | REV PRELIM ZONING AND ZONING COMMENTS |

| REV | DATE    | DESCRIPTION                           |
|-----|---------|---------------------------------------|
| 1   | 07/2025 | REV PRELIM ZONING AND ZONING COMMENTS |

NOT APPROVED FOR  
CONSTRUCTION

Rhett N. Chiliberti  
PENNSYLVANIA REGISTERED PROFESSIONAL ENGINEER  
LICENSE NUMBER: PE073158  
COLLIERS ENGINEERING & DESIGN, INC.

ZONING PLAN

FOR  
CALLOWHILL  
PARTNERS, LLC

PROPOSED:  
MULTI-FAMILY  
DEVELOPMENT

PROJECT LOCATION:  
1527-47 CALLOWHILL RD  
PHILADELPHIA, PA 19130

Colliers  
Engineering  
& Design

SCALE: AS SHOWN  
DATE: 06/2025  
PROJECT NUMBER: 25001473A  
DRAWING NAME: CLAYT-ZONE

SHEET TITLE:  
FLOOR PLATES

SHEET NUMBER:  
2 of 2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.