

S:\proj\410000\10-20-20\410000-12th and Sansom_Arch\BLT_a_2019_Corrigal_Labeling\bltla.com.rvt
Drawing Path: C:\Users\jlemon\Documents\20090000 - 12th and Sansom_Arch\BLT_a_2019_Corrigal_Labeling\bltla.com.rvt
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D1 FLOOR PLAN - LEVEL 01

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

SPACE RESERVED FOR CITY AGENCY APPROVALS

Sign Chart:
Accessory Signs

- Sign 1: 6'-1" x 0'-7" (3.5 sf)
Sign 2: 6'-1" x 0'-7" (3.5 sf)
Sign 3: 6'-5" x 0'-7" (3.7 sf)
Sign 4: 6'-5" x 0'-7" (3.7 sf)
Sign 5: 5'-6" x 0'-7" (3.2 sf)
Sign 6: 5'-6" x 0'-7" (3.2 sf)
Sign 7: 5'-9" x 0'-7" (3.4 sf)
Sign 8: 13'-10" x 1'-4" (18.4 sf) internally illuminated
Sign 9: 4'-0" x 3'-5" (13.7 sf) internally illuminated
Sign 10: 5'-6" x 0'-7" (3.2 sf)

Total: 59.5 sf

ZONING SUMMARY

PROJECT ADDRESS: 123-27 SOUTH 12TH STREET, PHILADELPHIA, PA 19107
PROJECT DESCRIP.: 20-STORY NEW CONSTRUCTION MIXED-USE (186 RESIDENTIAL UNITS WITH PODIUM AND UPPER LEVEL AVENTURES + 11,000 SF GROUND-LEVEL RETAIL) + 2.5-STORY UNDERGROUND PARKING GARAGE.
LOT SIZE: 26,550 SF
ZONING DISTRICT: CMX-5 (CENTER CITY CORE COMMERCIAL, MIXED USE)
ZONING OVERLAYS: CTR CENTER CITY OVERLAY DISTRICT;
CITY HALL VIEW CORRIDOR SOUTHEAST 2
PARKING GARAGE GROUND FLOOR USE CONTROL AREA
RESIDENTIAL PARKING CONTROL AREA
MINIMUM BUILDING HEIGHT AREA
CENTER CITY COMMERCIAL AREA
CHESTNUT AND WALNUT STREET AREA
CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA
CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
STREET FRONTAGE: NORTH - SANSOM STREET - 295 ft ALLOWABLE SIGNAGE: NORTH - 147.5 sf
WEST - 12TH STREET - 90 ft WEST - 45 sf
SOUTH - MORAVIAN STREET - 295 ft SOUTH - 147.5 sf
EAST - JESSUP STREET - 90 ft EAST - 45 sf
GROSS FLOOR AREA: 371,700 SF

ZONING DISTRICT: CMX-5	
ALLOWED	PROPOSED
ACCESSORY FLATWALL SIGNS; 2 SF PER LINEAR FT OF GROUND FLOOR FRONTAGE; 100 SF MAX PER SIGN LESS THAN 24" PROJECTION OVER PUBLIC ROW	SANSOM ST: 38.7 SF 12TH STREET: 6.4 SF MORAVIAN STREET: 7.4 SF JESSUP STREET: 6.4 SF
MAXIMUM HEIGHT: THE LOWER OF THE ROOF LINE OR SECOND FLOOR WINDOW SILL	COMPLIES
STATIC ILLUMINATION: ALLOWED	S01 - S07: \$10; NONE S08 & S09: STATIC ILLUMINATION



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DESIGN ARCHITECT
STUDIOS
architecture

STUDIOS ARCHITECTURE
1625 M STREET, NW
WASHINGTON, DC 20036
202.736.5900

PROJECT TITLE
123 S 12TH ST DEVELOPMENT
PHILADELPHIA, PA 19107

CLIENT
GREYSTAR DEVELOPMENT
8405 GREENSBORO DRIVE
SUITE 500
MCLEAN, VA 22102
703.714.1401

CIVIL/TRAFFIC ENGINEER
BOHLER ENGINEERING
1515 MARKET STREET
SUITE 920
PHILADELPHIA, PA 19102
207.402.3400

LANDSCAPE ARCHITECT
MARGIE RUDDICK LANDSCAPE
173A EAST POST ROAD
WHITE PLAINS, NY 10601

STRUCTURAL ENGINEER
THE HARMAN GROUP
150 SOUTH WARNER ROAD
SUITE 100
KING OF PRUSSIA, PA 19406
610.337.3360

MEP/PE ENGINEER
BALA CONSULTING ENGINEERS
443 SOUTH GULPH ROAD
KING OF PRUSSIA, PA 19406
610.649.3000

INTERIOR DESIGN
STOKES ARCHITECTURE + DESIGN
1700 SANSOM STREET
PHILADELPHIA, PA 19103
215.523.9190

LIGHTING DESIGN
BEAM LTD
2220 MOUNT CARMEL AVENUE
GLENSIDE, PA 19035
215.508.0900

ACOUSTICAL CONSULTANT
METROPOLITAN ACOUSTICS
1625 JPS BOULEVARD
8 PENN CENTER, SUITE 1002
PHILADELPHIA, PA 19103
215.248.4352

EXTERIOR ENVIRONMENT CONSULTANT
TBS SERVICES
617 STATION AVE
HADDON HEIGHTS, NJ 08035
856.547.0250

ACCESSIBILITY CONSULTANT
LCM ARCHITECTS
819 SOUTH WABASH AVENUE
FIFTH FLOOR
CHICAGO, ILLINOIS 60605
312.913.1717

CODE & LIFE SAFETY CONSULTANT
RAY GRILL CONSULTING
1300 GRAPHITE COURT
CLIFTON, VA 20124
202.560.2801

SEAL

PROJECT NO. DATE
2009000 05/03/23

FILE LOCATION SCALE
2009000.RVT 1/8" = 1'-0"

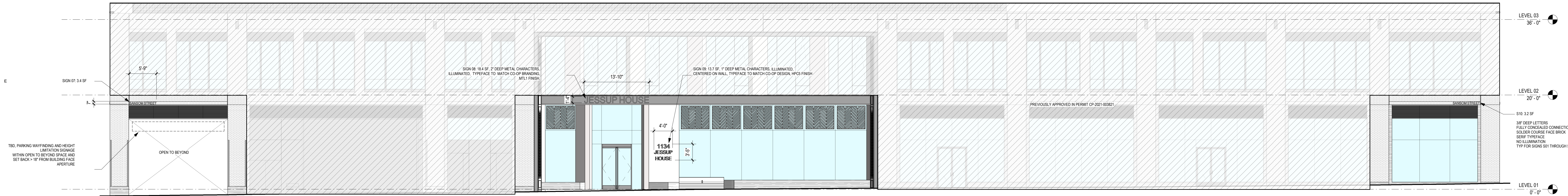
DRAWN BY REVIEWED
SLB BMM

NO DATE ISSUE NAME

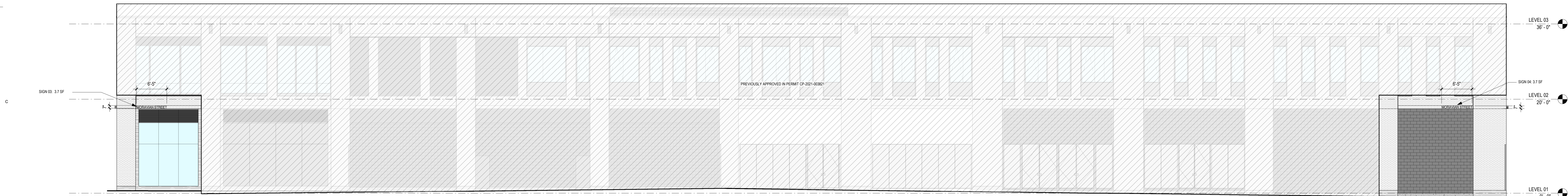
SHEET TITLE
SIGNAGE PLAN

SHEET NO

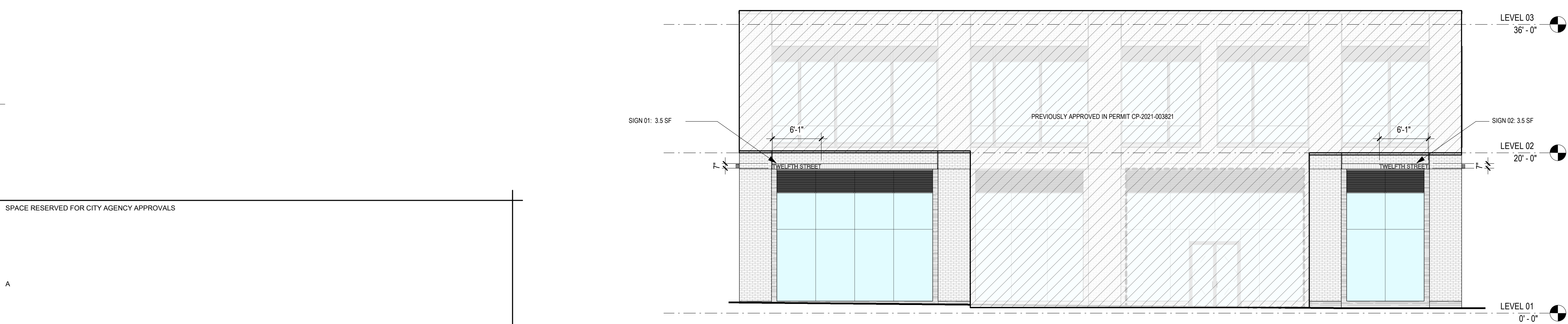
Z-008



1 | PARTIAL ELEVATION - PODIUM NORTH - SANSOM STREET
1/8" = 1'-0"

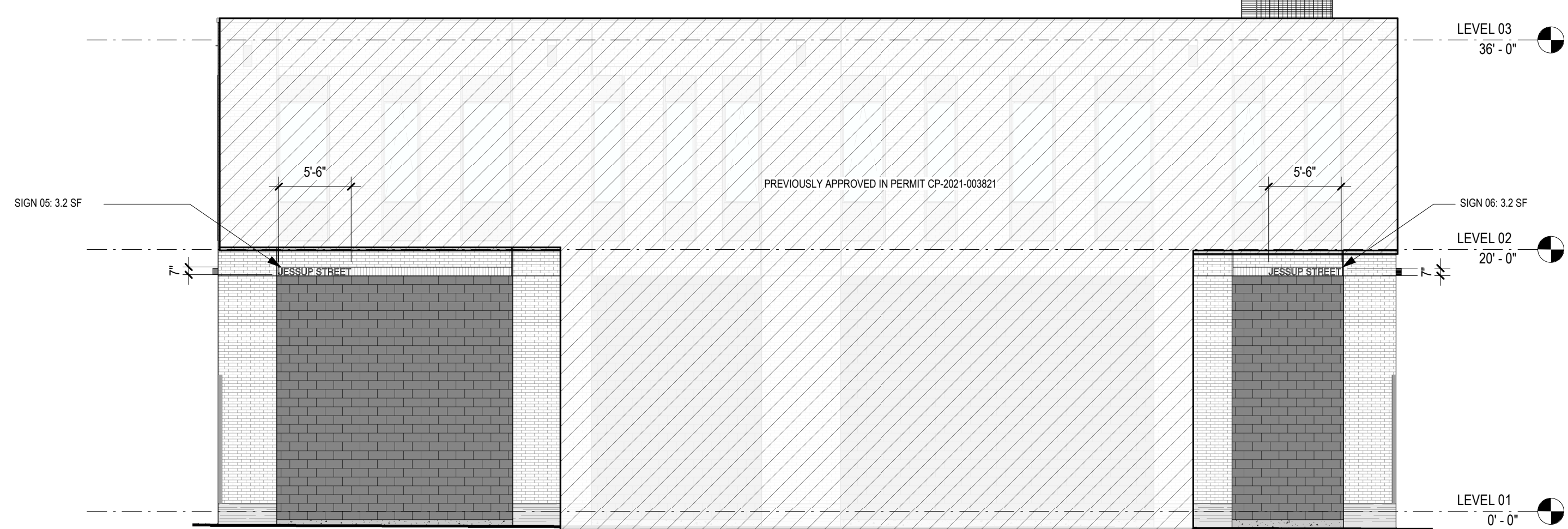


2 | PARTIAL ELEVATION - PODIUM SOUTH - MORAVIAN STREET
1/8" = 1'-0"



SPACE RESERVED FOR CITY AGENCY APPROVALS

3 | PARTIAL ELEVATION - PODIUM WEST - 12TH STREET
1/8" = 1'-0"



4 | PARTIAL ELEVATION - PODIUM EAST - JESSUP STREET
1/8" = 1'-0"

EXTERIOR BUILDING SIGANGE
BUILDING BRAND SIGNAGE



- will be rosegold metal (sim. to rosegold panels)
- address number will be 1134
will be black metal

45 SF SIGNAGE USED FOR BUILDING BRAND SIGNAGE

1. "JESSUP HOUSE" @ canopy over door: custom metal lettering 16"-tall, 2"-deep, match Co-Op design, MTL1 finish
2. "JESSUP HOUSE" @ wall: back-lit metal lettering 9"-tall, 1"-deep, match Co-Op design, HPC5 finish
3. "1160" (capital i's i.l.o. 1's): back-lit metal lettering 11"-tall, 1"-deep, Swis721 LtCn BT, HPC5 finish
Note: Building address shown for conceptual purposes only. Final address to be confirmed with Owner
4. Inlaid metal in concrete sidewalk, dimensions vary, marine-grade black powdercoat on brass

Note: All building signage is within the building property line (Property line at the exterior face of brick)



EXTERIOR BUILDING SIGANGE
EXTERIOR STREET WAYFINDING



7"-TALL, 3/8"-DEEP LETTERS, SERIF TYPEFACE MATCHING CO-OP BRANDING

STREET WAYFINDING LETTERS WILL BE BLACK PAINTED METAL SIM. TO STOREFRONT (HPC2/MTL2)