Philadelphia Art Commission
One Parkway Building
1515 Arch St., 13th Floor
Philadelphia, PA 19102
artcommission@phila.gov

Philadelphia
Art Commission
CITY OF PHILADELPHIA

Art Commission Signage Review Cover Letter

Date: 10/12/2026

Name of Business or Entity (to which the sign is accessory): CALL YOUR MOTHER DELI

Sign Location (Address): 1134 SAMSON STREET **On Public Property?** ☐ Yes ☒ No

Is this location in an Overlay Zoning District requiring Art Commission signage review?

☒ Yes (specify): _____ ☐ No ☐ Unsure

Total Number of Signs: 3 **Type(s) of Signs** (check all that apply below):

☑ Wall ☒ Projecting/Blade ☐ Marquee ☐ Awning or Canopy ☐ Building ID (above 2nd story)

☐ Window ☐ Other: _____

Sign Details (if more than four (4), include details in *Additional Description* box below):

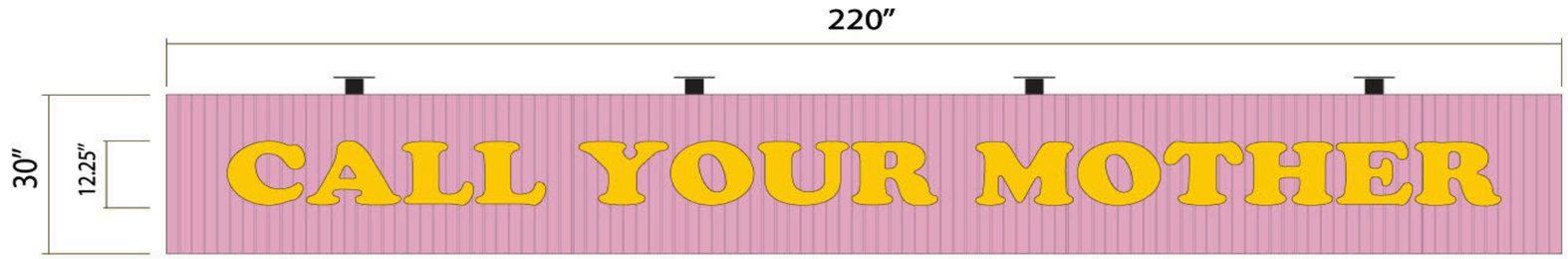
#	Sign Type	Dimensions	Mounting Height	Material(s)	Illumination (check if so)
1	WALL	220 x 30	12	ACRYLIC AND ALUMINUM	☐
2	PROJECTING	25.75 x 24	10ft	ACRYLIC AND ALUMINUM	☐
3	PROJECTING	25.75 x 24	10 ft	ACRYLIC AND ALUMINUM	☐
4					☐

Additional Description (optional) (details, background/context, purpose/need, specific requests, etc.):

One non-illuminated flat wall sign. 2 non-illuminated round projecting signs.

Primary Contact for Art Commission Communications:
Name: Linda Brown
Company: Brown Expediting Services
Address: 101 Liberty Drive, Bensalem, PA 19020
Email: [redacted]
Phone: [redacted]

Contact to Receive Art Commission Decision (if different):
Name: _____
Company: _____
Address: _____
Email: _____
Phone: _____



UNIT = 47.5′ WIDE / MAIN STOREFRONT SIGNS = 76.66 SQ FT TOTAL



(QTY 1) 220″ X 30″ non-illuminated storefront sign

- Aluminum pan-face backer with 1/4″ thick routed acrylic, beadboard textured face, painted Sherwin Williams 6849 Partytime
- Back of sign enclosed with aluminum, painted BLACK
- 2″ deep routed HDU letters painted YELLOW Sherwin Williams 6911, mounted to backer with metal studs and 1.5″ spacers
- Sign mounted with 3/8″ hardware into soffit above using four 3″x3″ aluminum arms with 7″x7″ mounting plates, painted BLACK (four holes per plate), all holes sealed with clear silicone

absolutesigns
PowerfulBrandingSolutions

703-853-1683 • admin@absolutesigns.com
11900 Livingston Rd, Suite #161 Manassas, VA 20109

Customer Information

Contact: Lena Aboulhouda
Company: CALL YOUR MOTHER
Address: 1134 Sansom Street Suite C, Philadelphia, PA, 19107
Phone:
Fax:

Job Details

Job No: 16054
Salesperson: James Hallaj
Designer: Josh Burton
Folder Name:
File Name:
Date: 7-27-26
Order Date:

Additional Information

SW 6911 CONFIDENT YELLOW

SW 6849 PARTYTIME

Terms

All designs, logos & graphic elements are the sole intellectual property of Absolute Signs unless expressed permission is given by Absolute Signs to use all or part of the above graphics.
Please contact James Hallaj of Absolute Signs to gain information on the legal status of your logo or design.

Approval Signature

X

INSTALLATION & FABRICATION DETAILS

Sign mounted to steel beam/lintel with four 3"x3" aluminum square tube arms and 7"x7" mounting plates, painted black, using 3/8" hardware to suit (see chart below). All holes to be sealed with clear silicone.

Sign mechanically fastened to 2" aluminum angle bracket through sides of 1/8" aluminum pan face

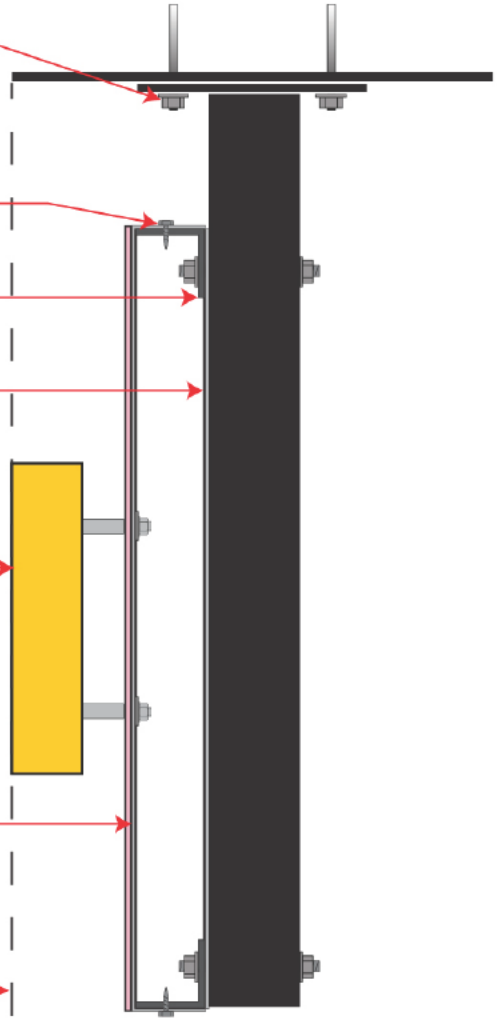
2" aluminum angle bracket mounted to mounting arms with 3/8" all thread

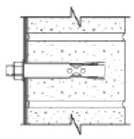
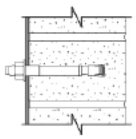
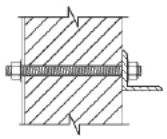
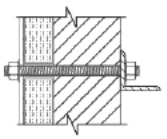
Aluminum to enclose back of sign, painted BLACK

2" deep routed HDU letters painted YELLOW, SW 6911. Mounted through face of sign with threaded metal studs and 1.5" spacers

1/8" aluminum pan face with 1/4" thick routed acrylic beadboard textured face, painted Sherwin Williams 6849 Partytime

Brick facade (letter faces to align with brick on same plane)



WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEV ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

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PowerfulBrandingSolutions

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11900 Livingston Rd, Suite #161 Manassas, VA 20109

Customer Information

Contact: Lena Aboulhouda
Company: CALL YOUR MOTHER

Address: 1134 Sansom Street Suite C, Philadelphia, PA, 19107

Phone:
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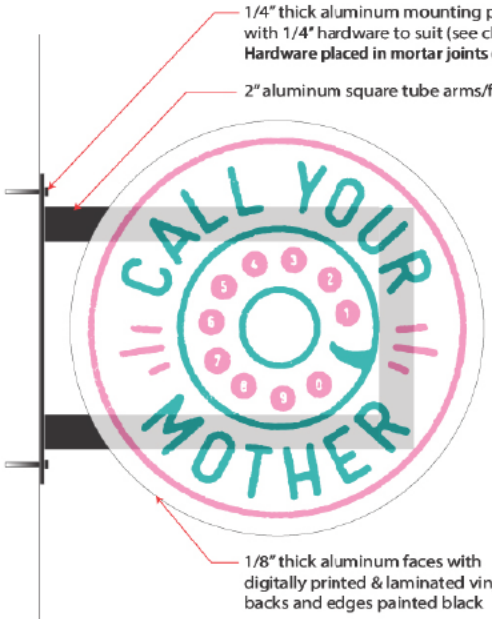
Approval Signature

x Lena Aboulhouda

SIDE 1:

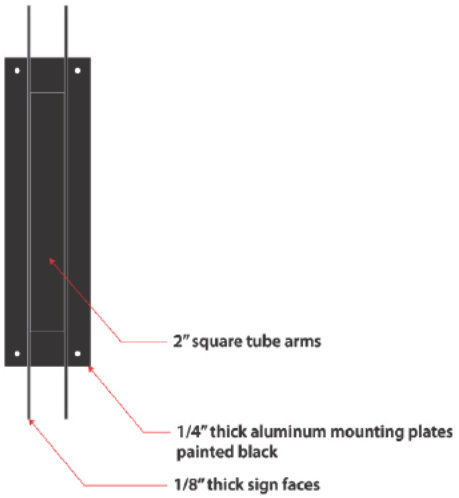


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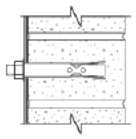
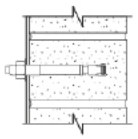
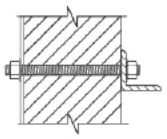
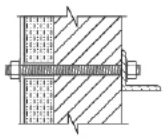


UNIT = 47.5' WIDE
TWO BLADE SIGNS = 8 SQ FT TOTAL

FRONT VIEW, EDGE OF SIGN:



SPECIFICATIONS:
(Qty 2) 24" diameter double-sided blade signs
- 1/8" aluminum faces with digitally printed & laminated graphics, backs and edges painted black.
- 2" aluminum square tube arms and 1/4" thick aluminum mounting plates painted black
- Mounted with 1/4" hardware, all holes sealed with clear silicone

WALL TYPE	CMU, BRICK	PRE-CAST CONCRETE, CONCRETE	WOOD, CONCRETE BLOCK, EIFS WALL SYSTEMS	EIFS WALL W/ FOAM INSULATION
SECTION				
ANCHOR TYPE	ø1/2" SLEEV ANCHOR (ø3/8" BOLT), 2" MIN. EMBEDMENT	ø3/8" EXPANSION ANCHOR, 2 1/2" MIN. EMBEDMENT	ø3/8" THREADED ROD	ø3/8" THREADED ROD W/ ALUMINUM OR PVC COMPRESSION SLEEVE

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PANTONE 3272C
PANTONE 211C

Terms

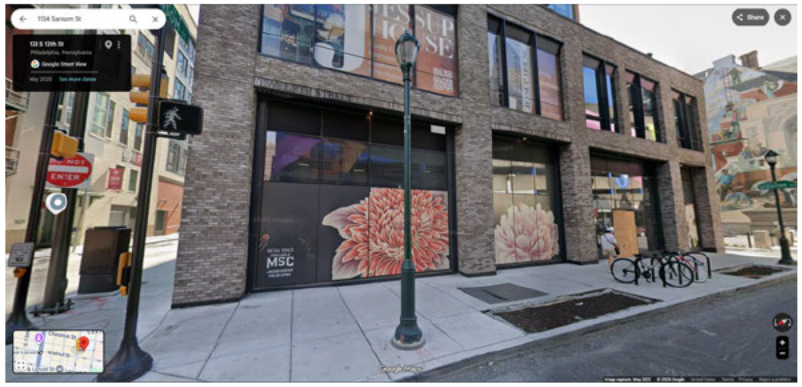
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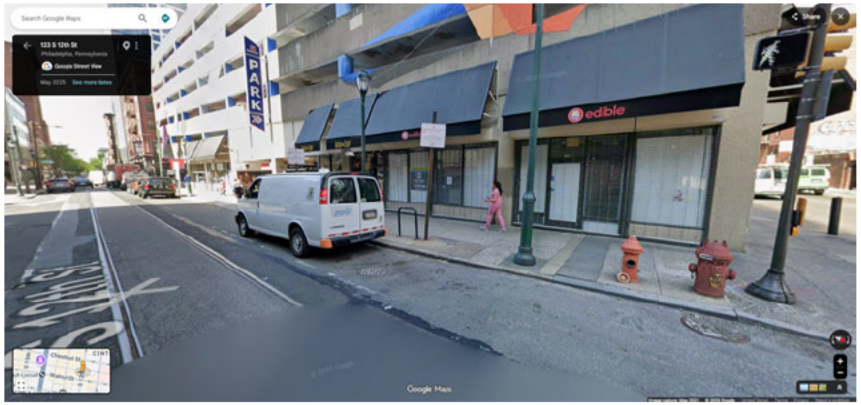
xLena Aboulhouda



LOOKING SOUTH ON 12TH ST



1134 SAMSOM



ACROSS THE STREET



LOOKING NORTH ON 12TH

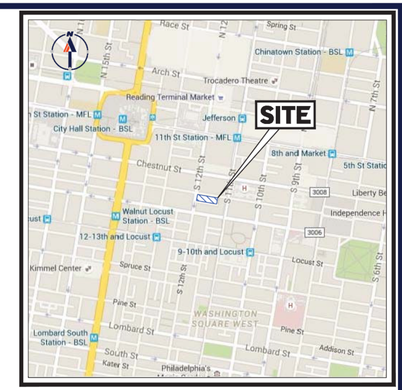
STREETS DEPARTMENT IS REVIEWING THE PLAN TO CONFIRM THAT STREET TREES CANNOT BE PROVIDED TO MEET THE SPACING REQUIREMENT OF THE CODE AND FZ0102 BASED ON THE EXISTING UTILITY MAINS WITHIN THE ADJACENT STREET SIDEWALKS.

LEGEND
EXISTING

- PROPERTY LINE
- R.O.W. LINE
- BUILDING
- OVERHEAD UTILITY WIRES
- FENCE
- CLEANOUT
- DRAINAGE INLET
- STORM/SANITARY MANHOLE
- WATER/GAS VALVES
- ROOF DRAIN/CLEANOUT
- FIRE HYDRANT
- UTILITY POLE W/ LIGHT
- UTILITY POLE
- BOLLARD
- METAL UTILITY GRATE
- SIGN

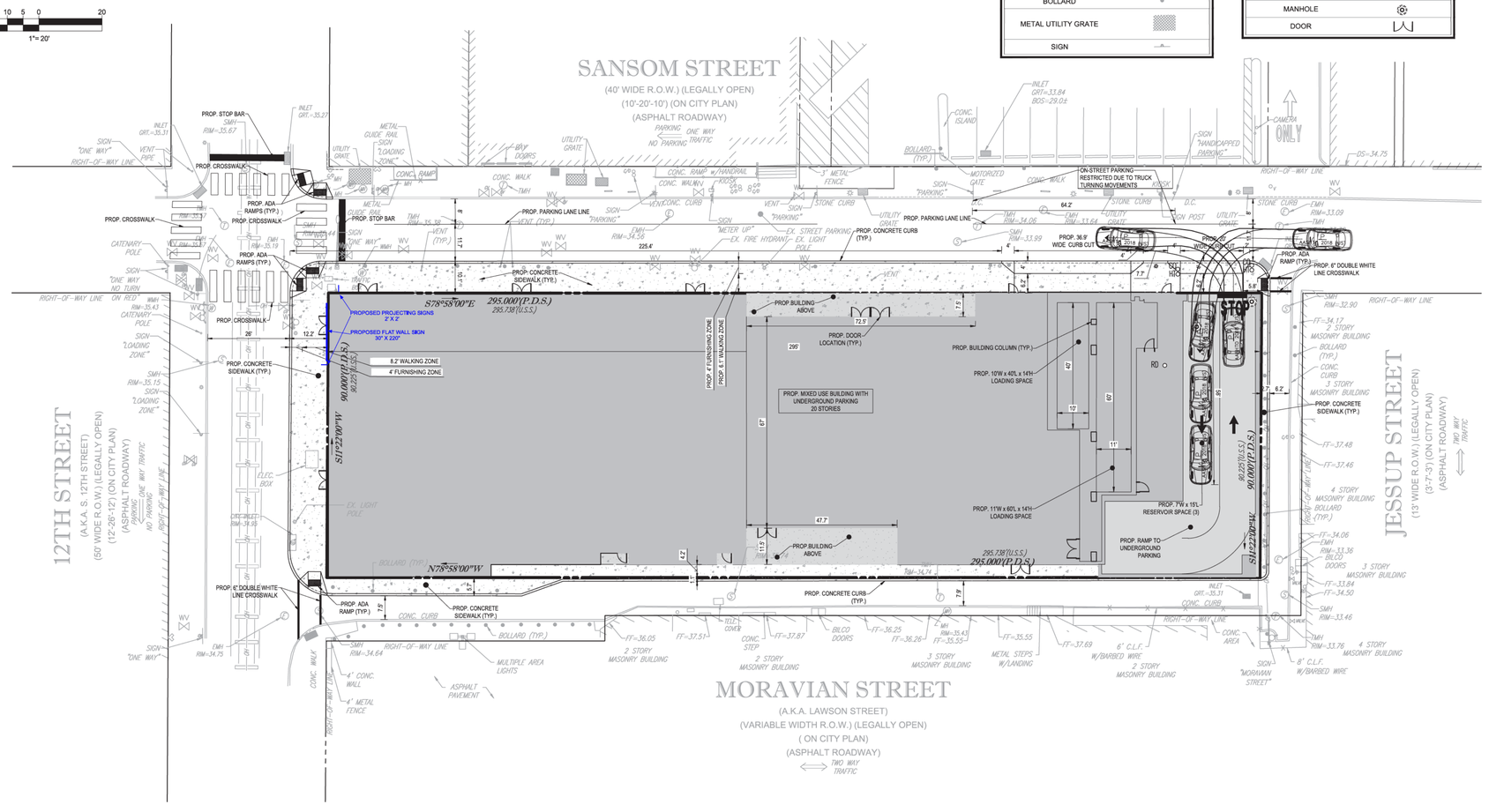
LEGEND
PROPOSED

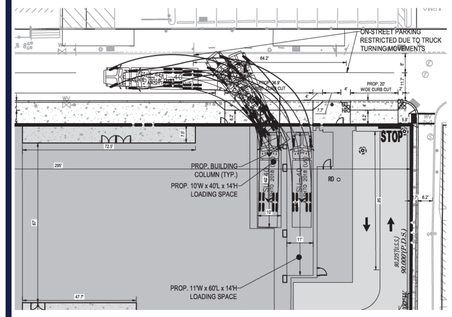
- BUILDING
- BUILDING ABOVE
- CONCRETE PAVEMENT
- CONCRETE CURB
- FLUSH CURB
- RAMP
- ROOF DRAIN
- MANHOLE
- DOOR



LOCATION MAP
1"=1000'

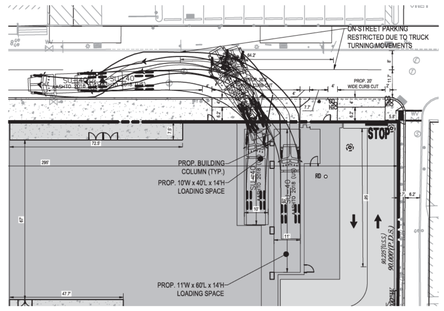
20 10 5 0 20
1"= 20'





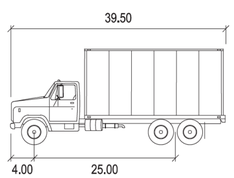
TRUCK TURN MOVEMENT
INTO THE LOADING AREA

30 15 7.5 0 30
1"= 30'



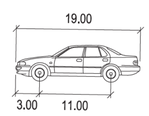
TRUCK TURN MOVEMENT
EXITING THE LOADING AREA

30 15 7.5 0 30
1"= 30'



SU-40

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



P

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

GENERAL NOTES

1.) THIS DRAWING REFERENCES:
A PLAN BY:
CONTROL POINT ASSOCIATES, INC.
1600 MANOR DRIVE, SUITE 210
CHALFONT, PA 18914
ENTITLED: "ALTA/NSPS LAND TITLE SURVEY"
FILE NO.: 02-150085-01
DATED: 02/31/2018

2.) EQUITABLE OWNER/APPLICANT:
GREYSTAR DEVELOPMENT EAST, LLC
8405 GREENSBORO DRIVE, SUITE 500
MCLEAN, VA 22102

3.) ZONING DATA: CMX-5, CENTER CITY CORE COMMERCIAL MIXED-USE
EXISTING USE: PARKING GARAGE
PROPOSED USE: 20-STORY MIXED-USE BUILDING. 412 RESIDENTIAL UNITS WITH RETAIL ON 1ST FLOOR AND 2 LEVELS OF ACCESSORY PARKING GARAGE BELOW 1ST FLOOR

4.) BOHLER ENGINEERING BUSINESS PRIVILEGE NUMBER IS 650139.

5.) ELEVATIONS ARE BASED ON CITY OF PHILADELPHIA DATUM. LOT DIMENSIONS & EASEMENT DIMENSIONS ARE BASED ON PHILADELPHIA DISTRICT STANDARDS UNLESS OTHERWISE NOTED.

6.) STORMWATER SHALL CONNECT TO THE EXISTING CITY DRAINAGE SYSTEM.

7.) ALL PLANTINGS SHALL BE IN ACCORDANCE WITH P.C.P.C. GUIDELINES.

8.) ALL CURB RADII SHALL BE 5.0 FEET UNLESS OTHERWISE NOTED.

9.) DEVELOPMENT TO BE SERVICED BY PUBLIC WATER AND SEWER IN ACCORDANCE WITH CITY OF PHILADELPHIA REQUIREMENTS.

10.) WATERSHED DISTRICT: DELAWARE DIRECT WATERSHED; MANAGEMENT ZONE A, COMBINED SEWER.

11.) A PORTION OF THE SUBJECT PROPERTY LIES IN FLOOD HAZARD ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

12.) PLAN PREPARED AS PER INSTRUCTIONS OF OWNER.

13.) ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PHILADELPHIA WATER AND SEWER DEPARTMENT, AND ZONING REQUIREMENTS IN THE PHILADELPHIA CODE.

14.) SITE AREA = 26,550 SF

15.) SANSOM STREET AND 12TH STREET ARE CLASSIFIED AS CITY NEIGHBORHOOD.
WALKING ZONE WIDTH: ≥6'
FURNISHING ZONE WIDTH: ≥4'
MORAVIAN STREET AND JESSUP STREET ARE CLASSIFIED AS SHARED NARROW .
WALKING ZONE WIDTH: ≥5'
FURNISHING ZONE WIDTH: - (NOT RECOMMENDED)

ZONING SUMMARY

PROJECT ADDRESS:	123-27 SOUTH 12TH STREET PHILADELPHIA, PA 19107
ZONING DISTRICT:	CMX-5 (CENTER CITY CORE COMMERCIAL, MIXED USE)
ZONING OVERLAYS:	CTR CENTER CITY OVERLAY DISTRICT - CITY HALL VIEW CORRIDOR SOUTHEAST 2 CTR CENTER CITY OVERLAY DISTRICT - PARKING GARAGE GROUND FLOOR USE CONTROL AREA CTR CENTER CITY OVERLAY DISTRICT - RESIDENTIAL PARKING CONTROL AREA CTR CENTER CITY OVERLAY DISTRICT - MINIMUM BUILDING HEIGHT AREA CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL AREA CTR CENTER CITY OVERLAY DISTRICT - CHESTNUT AND WALNUT STREET AREA CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA CTR CENTER CITY OVERLAY DISTRICT - CENTER CITY COMMERCIAL DISTRICT CONTROL AREA
STREET FRONTAGE:	NORTH - SANSOM STREET WEST - 12TH STREET EAST - JESSUP STREET SOUTH - MORAVIAN STREET
PROJECT DESCRIPTION:	20-STORY NEW CONSTRUCTION MIXED-USE (412 RESIDENTIAL UNITS WITH PODIUM AND UPPER LEVEL AMENITIES + 11,000 SF GROUND-LEVEL RETAIL) + 2-STORY UNDERGROUND PARKING GARAGE.
GROSS FLOOR AREA:	371,700 SF

LEVEL	RETAIL*	RESIDENTIAL & SUPPORT: RESIDENTIAL	SUPPORT	PH & PARKING*	TOTALS: GSF	GFA
PENTHOUSE	-	-	-	4,400	4,400	
20	-	12,167	3,283	-	15,450	15,450
19	-	16,287	2,613	-	18,900	18,900
18	-	16,337	2,563	-	18,900	18,900
17	-	16,337	2,563	-	18,900	18,900
16	-	16,337	2,563	-	18,900	18,900
15	-	16,337	2,563	-	18,900	18,900
14	-	16,287	2,613	-	18,900	18,900
13	-	16,337	2,563	-	18,900	18,900
12	-	16,337	2,563	-	18,900	18,900
11	-	16,337	2,563	-	18,900	18,900
10	-	16,337	2,563	-	18,900	18,900
9	-	16,287	2,613	-	18,900	18,900
8	-	16,337	2,563	-	18,900	18,900
7	-	16,337	2,563	-	18,900	18,900
6	-	16,337	2,563	-	18,900	18,900
5	-	16,337	2,563	-	18,900	18,900
4	-	16,287	2,613	-	18,900	18,900
3	-	11,854	6,446	-	18,300	18,300
2	-	14,657	10,243	-	24,900	24,900
1	11,300	-	10,650	2,850	24,800	10,650
	11,300	**299,870**	**71,830**	**7,250**	**390,250**	**371,700**
B1*	-	-	-	26,550	26,550	
B2*	-	-	-	26,550	26,550	
	11,300	**299,870**	**71,830**	**60,350**	**443,350**	

*Excluded from GFA

LOT SIZE	x	FAR	= ALLOWABLE
26,550		14.0	371,700

	ALLOWABLE	EXISTING	PROPOSED
FAR:	1400% (1000% BASE FAR + 200% BONUS U/G PARKING) (371,700 SF)	200%	1400% (371,700 SF)
BUILDING HEIGHT:	302' - 0" (CITY HALL VIEW CORRIDOR)	27' - 8"	270' - 0"
FRONT YARD:	0	0	0
SIDE YARD:	0 (8FT IF USED)	0	0
REAR YARD:	0	0	0
SKY PLANE (BULK & MASSING CONTROLS):	OPEN AREA OPTION B 100% UP TO 65FT, (26,550 SF)THEN 75% UP TO 300FT,(19,912 SF) THEN 50% UP TO 500FT	COMPLIES COMPLIES N/A N/A	COMPLIES COMPLIES (26,550 SF) 71% (18,900 SF) N/A
PARKING:	92 = 124 (3/10 UNITS) - 32 (8 AUTOSHARE SPACE REDUCTION)		94 SPACES INCLUDING 8 AUTOSHARE AND 4 ADA
RESERVOIR SPACES:	3 (UP TO 100 PARKING SPACES)		3
EV PARKING:	5 (5% OF TOTAL)		5
BIKE PARKING:	138 (1/3 UNITS)		138 (CLASS 1A BIKE SPACES)
OFF-STREET LOADING:	2 (UP TO 500,000 GFA)		2

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED, USED FOR ANY PURPOSE, REPRODUCED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.
© BOHLER

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	10/29/2020	PER L&I COMMENTS	TJM / KRT

811 Know what's below. Call before you dig.
PENNSYLVANIA
YOU MUST CALL 811 BEFORE ANY EXCAVATION WHETHER IT'S ON PRIVATE OR PUBLIC LAND.
1-800-242-1776
www.pa1call.org
20181413878

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.:	PP203115
DRAWN BY:	BM
CHECKED BY:	KRT
DATE:	09/08/2020
CAD I.D.:	PP203115-BASE-4

PROJECT:

ZONING PLAN

FOR

123-127 S. 12TH STREET
CITY AND COUNTY OF PHILADELPHIA
COMMONWEALTH OF PENNSYLVANIA
19107

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

COMMONWEALTH OF PENNSYLVANIA
K.R. TAFLOW
Kevin Taflow
KEVIN RAYMOND TAFLOW
PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE No. PE086132

SHEET TITLE:

ZONING SITE PLAN

SHEET NUMBER:

Z1.00

REVISION 1 - 10/29/2020

R:\2021\PP203115\DRAWINGS\PLAN SETS\LAND DEVELOPMENT\REVISION 4\PP203115-BASE-4_—LAYOUT Z100-SITE