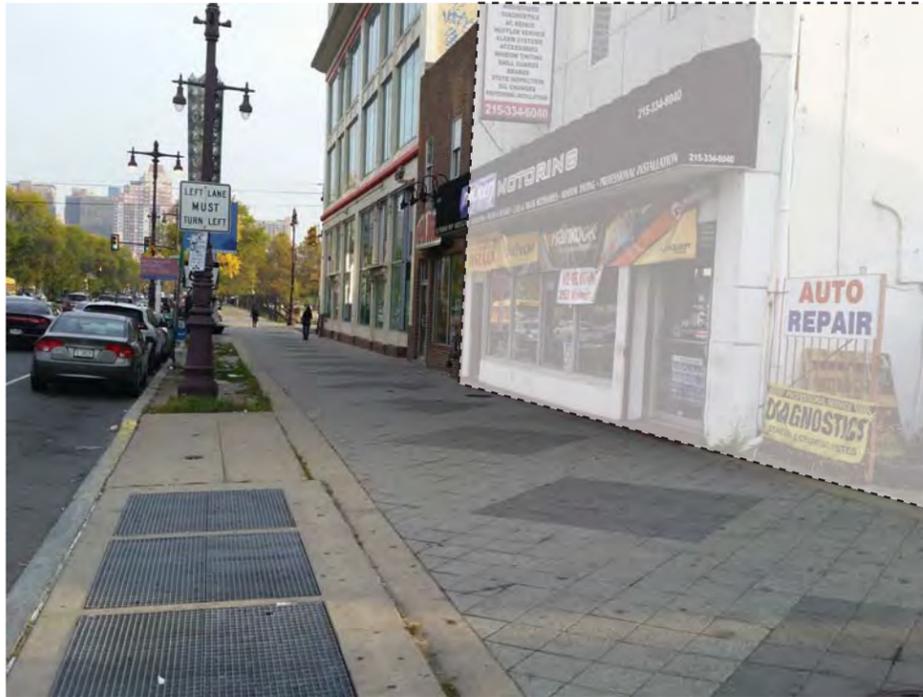




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	04.19.2016	CDR PRESENTATION



1. S. BROAD ST - LOOKING NORTH



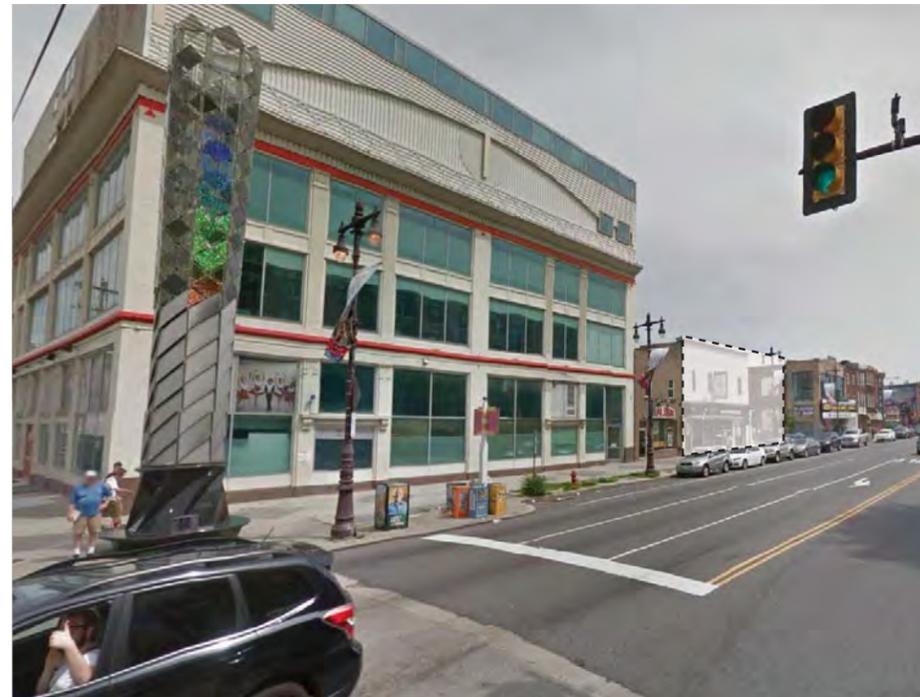
2. S. BROAD ST - LOOKING SOUTH



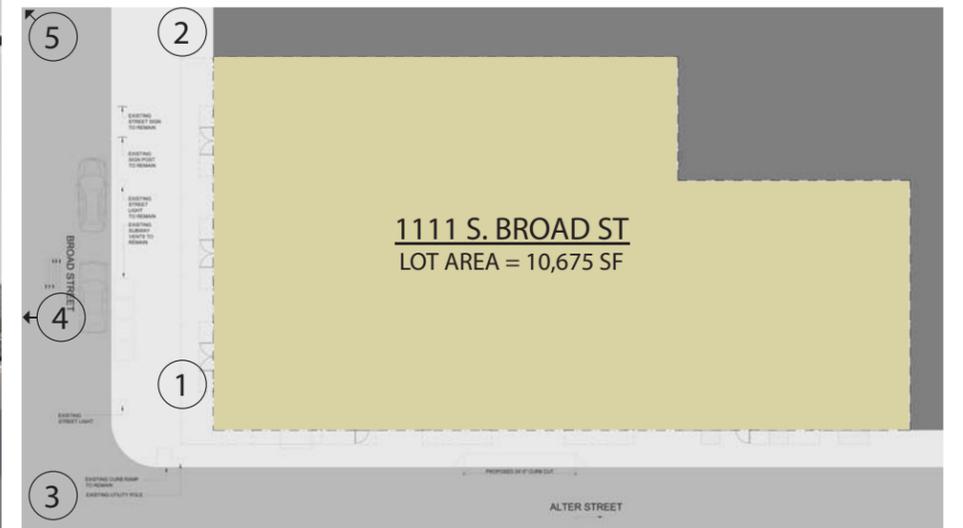
3. S. BROAD ST - ACROSS THE STREET LOOKING NORTHEAST AT THE SITE



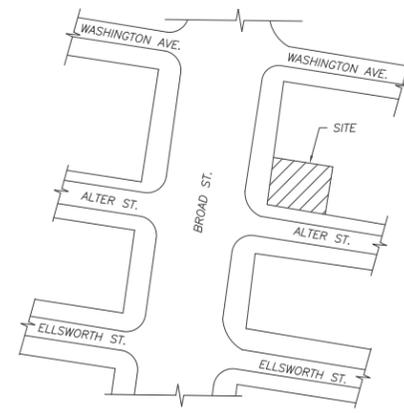
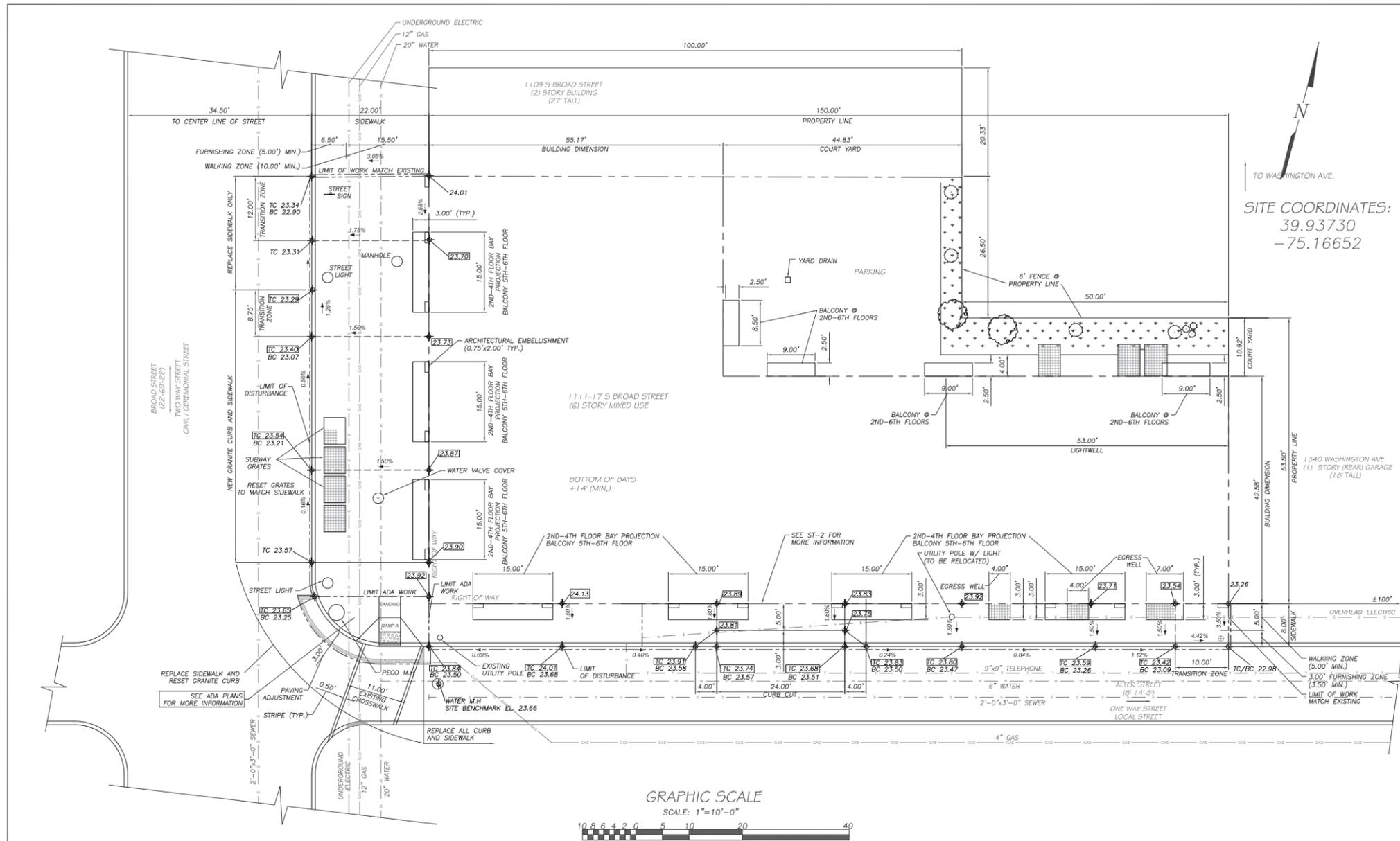
4. S. BROAD ST - ACROSS THE STREET LOOKING EAST AT THE SITE



5. WASHINGTON AVE - LOOKING SOUTHEAST AT THE SITE



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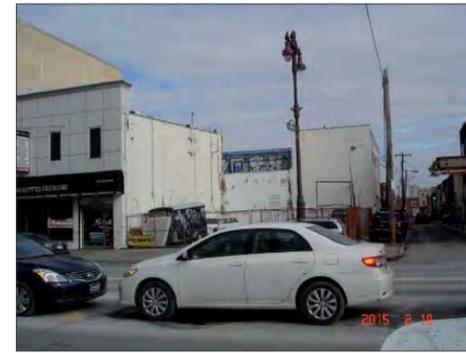
LOCATION MAP:
NOT TO SCALE

SITE COORDINATES:
39.93730
-75.16652



LEGEND

▲ 100.25 EXISTING SPOT ELEVATION	■ DEPRESSED CURB
▲ 100.25 NEW SPOT ELEVATION	▨ GRATE
--- RIGHT OF WAY	▧ SLOPE DOWN (TOWARD ARROWHEAD)
--- PROPERTY LINE	--- WATER LINE
--- LIMIT OF DISTURBANCE (LOD)	--- SEWER LINE
▨ DETECTABLE WARNING STRIP	--- GAS LINE
▨ SIDEWALK	--- TELEPHONE LINE
▨ PAVEMENT ADJUSTMENT	--- ELECTRICAL LINE
○ PROPOSED TREE	--- STEAM LINE
○ EXISTING TREE	▨ PROPOSED LANDSCAPING

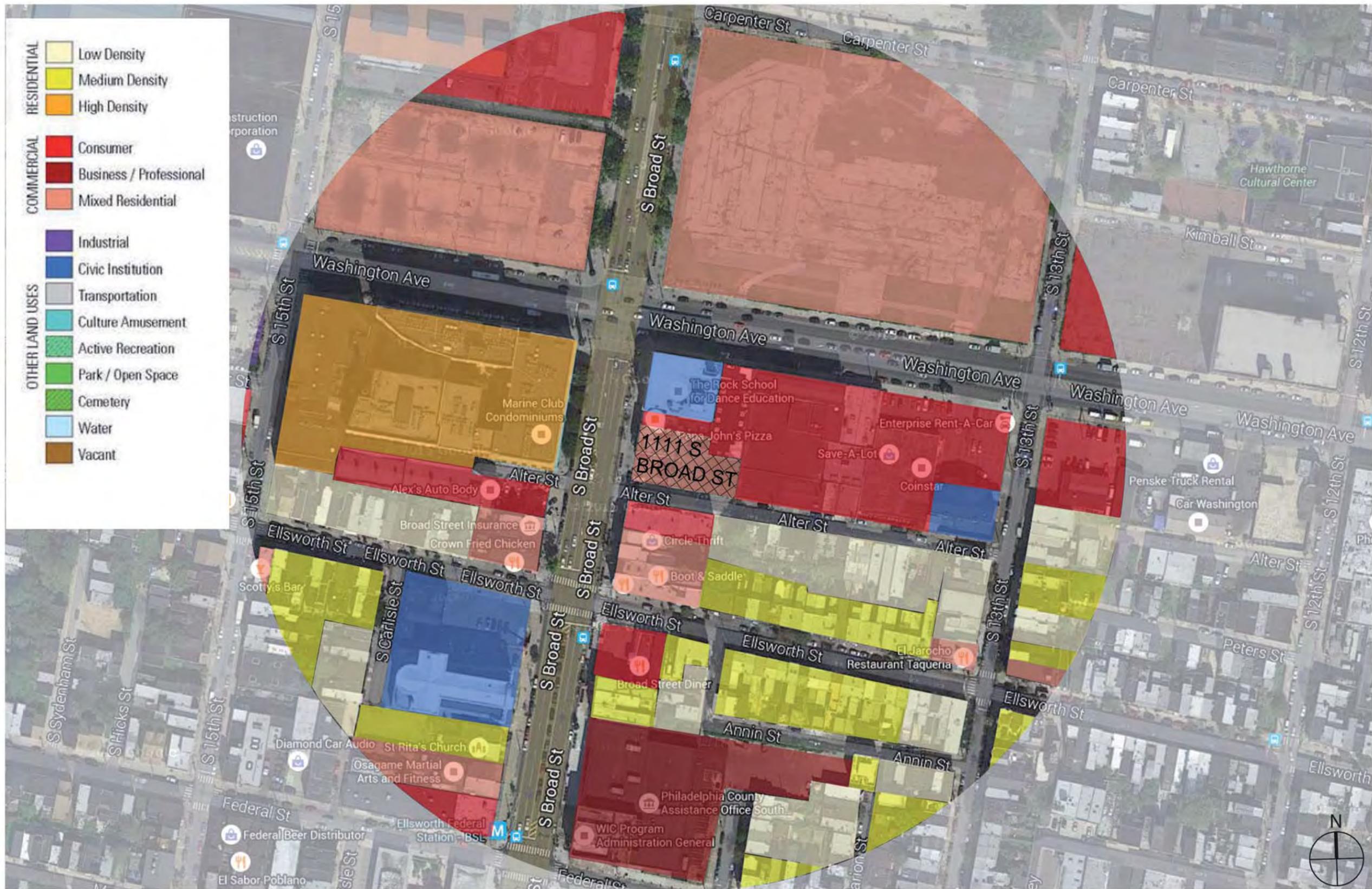


Project Name: 1111-17 SOUTH BROAD ST
 Drawing Title: STREETS ROW PLAN
 Site Location: 1111-17 S BROAD ST PHILADELPHIA, PA
 Client:
 Project No.:
 Date:
 Scale: AS NOTED
 Dwn By: SJG
 File No.:
 Drawing No.: ST1

Poulson & Associates LLC
 Civil and Environmental Engineers
 5 Canby Chase Road
 Media, Pennsylvania 19063
 (610) 239-4470
 Eric@poulson@yahoo.com

No.	Date	Description	Revisions	Approved

#	DATE	ISSUE / REVISION
	04.19.2016	CDR PRESENTATION



#	DATE	ISSUE / REVISION
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PARKING SUMMARY - PER SECTION 14-302(B) REQUIRED PARKING CAN BE REDUCED BY 3 SPACES

	REQUIRED	PROPOSED
AUTO PARKING	15 SP, (1) ADA	12 SP, (1) ADA, 1 AUTO-SHARE SP
BICYCLE PARKING	18	18

LANDSCAPING SUMMARY

	REQUIRED	PROPOSED
LANDSCAPED AREA	148.9 SF (10%)	424 SF (28.8%)
REQUIRED PLANTING (1 TREE PER 300 SF)	1 TREE	1 TREE
LANDSCAPE BUFFER ZONE	N/A	N/A

LANDSCAPE NOTES:

- LANDSCAPING SHALL COMPLY WITH ON-SITE LANDSCAPE AND TREE REQUIREMENTS OF THE ZONING CODE, SECTION 705.1.
- ALL PLANTS, TREES, SHRUBS AND GRASS SHALL BE ON THE COMMISSIONS APPROVED PLANTINGS LIST.
- TREES SHALL HAVE A MINIMUM CALIPER OF 2.0 INCHES.
- SHRUBS SHALL BE PLANTED AT AN INTERVAL SUCH THAT THERE ARE NOT LESS THAN THREE (3) SHRUBS PER 25' OF LINEAR PARKING LOT FRONTAGE ALONG PUBLIC STREET AND HAVE A MATURE HEIGHT OF NOT LESS THAN 2'-0".
- PROJECTS WITH PARKING ADJACENT TO A RESIDENTIAL DISTRICT OR PUBLIC STREETS SHALL HAVE A LANDSCAPE BUFFER OR ORNAMENTAL FENCE/WALL.
- STREET TREES SHALL BE REQUIRED WHEN PROJECT INCLUDES 3 LOTS AND/OR A LOT AREA OF 5,000 SF, USED FOR MORE THAN A 1.2 FAMILY DWELLING.
- STREET TREES TO BE PLANTED AT 1 PER 30' OF BUILDING FRONTAGE. SPACING BETWEEN TREES SHOULD BE AT LEAST 15' APART.

CIVIC DESIGN REVIEW TRIGGER:

CASE 1: PROJECT INCLUDES 100,000 SF OR MORE OF GROSS FLOOR AREA OR 100 OR MORE DWELLING UNITS
 CASE 2: PROJECT INCLUDES 50,000 SF OR MORE OF GROSS FLOOR AREA OR 50 OR MORE DWELLING UNITS AND IS WITHIN 200' OF RESIDENTIAL DISTRICTS

TYPICAL ENCROACHMENTS INTO RIGHT OF WAYS

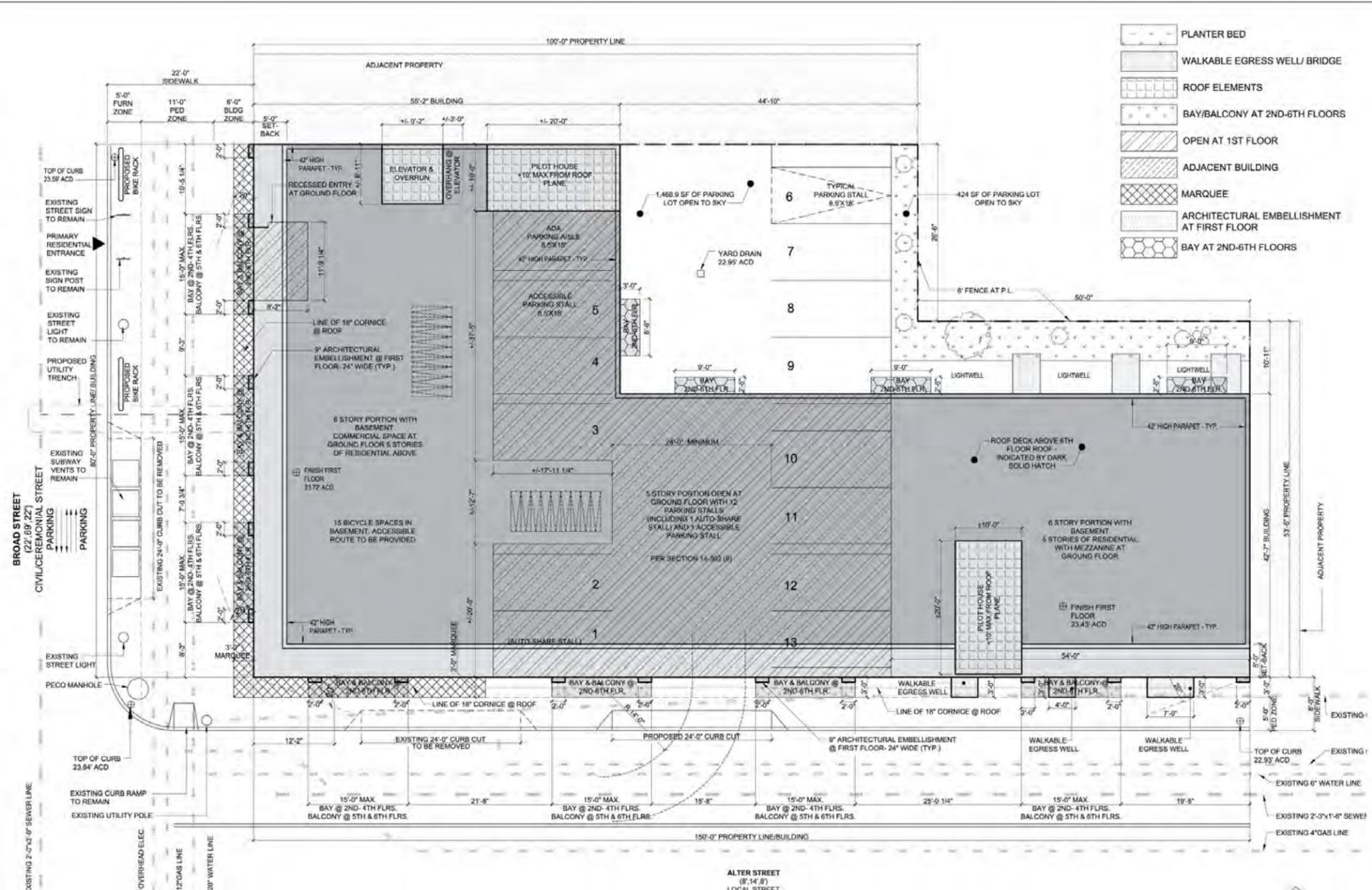
	ALTER ST. (LOCAL)
PEDESTRIAN ZONE	11'-0"
FURNISHING ZONE	9'-0"
BUILDING ZONE	6'-0"

STAIR ENCROACHMENT - N/A
ARCH. EMBELLISHMENT ENCROACHMENT - 0'
EGRESS WELLS (TYP. THROUGHOUT) - 3'-0"
CORNICES - BROAD STREET - 0' MAX. (19' PROPOSED)
ALTER STREET - 1'-0" MAX. (19' PROPOSED)

EGRESS WELLS SHALL BE COVERED WITH A WALKABLE STEEL GRATE FLUSH WITH THE SIDEWALK AND ACCESSIBLE.
 BAY WINDOWS AND BALCONIES: NOT TO BE ERRECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 30° WITH THE LATTER. ERRECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NOT MORE THAN 3'-0". BAYS TO BE MIN. 12'-0" IN HEIGHT OVER RIGHT OF WAYS.

STREETS DEPARTMENT NOTES:

- WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.
- NEW CURB PER CURB, FOOTWAY AND ROADWAY RESTORATION STANDARD DRAWING NUMBER L-882
- MINIMUM PEDESTRIAN, BUILDING, AND FURNISHING ZONES PER COMPLETE STREETS POLICY, CHAPTER 11-300
- PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 207 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION. - PENNSYLVANIA ONE CALL SYSTEM #2015-030-1086 WARD #2
- UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD.
- HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. WILL BE FURNISHED BY THE SECOND SURVEY DISTRICT OF THE CITY OF PHILADELPHIA BASED ON ITEM #4-1042. NOTE: THIS ITEM ENGINEERING SERVICES IS A PRE-DETERMINED AMOUNT TO BE DETERMINED BY THE SURVEYOR & REGULATOR AND TO BE INCLUDED IN THE CONTRACTORS BID.
- PERMITS FOR BOLLARDS, CURB, AND SIDEWALK PAVING WILL BE FURNISHED BY THE SECOND HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.
- THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$346 PER DAY. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEY, DESIGN & CONSTRUCTION AT (215) 598-5533, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTORS BID.
- STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION, CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 595-4363.
- ALL EGRESS LIGHT WELLS TO BE CAPPED FLUSH WITH SIDEWALK WITH WALKABLE STEEL GRATE.
- SIDEWALK SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (A.P.D.). ALL SPOT ELEVATIONS ARE EXISTING AND DO NOT NECESSARILY REFLECT PROPOSED CONDITIONS.
- STREET LIGHT POLE LOCATIONS ARE NOT FINAL. THE STREETS DEPARTMENT STREET LIGHTING ENGINEER WILL DETERMINE THE EXACT LOCATIONS OF THE STREET LIGHT POLES DURING CONSTRUCTION. CONTACT THE STREET LIGHTING ENGINEER AT (215) 808-5517 TO COORDINATE STREET LIGHT POLE LOCATIONS.
- FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER THE PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PA DOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMITS MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.
- EGRESS WELLS IN SIDEWALK SHALL BE CAPPED FLUSH W/ FINISHED SIDEWALK SURFACE W/ WALKABLE STEEL BAR GRATING.



- PLANTER BED
- WALKABLE EGRESS WELL/ BRIDGE
- ROOF ELEMENTS
- BAY/BALCONY AT 2ND-6TH FLOORS
- OPEN AT 1ST FLOOR
- ADJACENT BUILDING
- MARQUEE
- ARCHITECTURAL EMBELLISHMENT AT FIRST FLOOR
- BAY AT 2ND-6TH FLOORS

1 ZONING SITE PLAN
 Z0 1/8" = 1'-0"

PROJECT SUMMARY: 1111 S. BROAD ST.
 ZONING: CMX-3
 ABUTTING ZONING DISTRICT: CMX-3
 ZONING DISTRICT ACROSS STREET: CMX-2, I-2
 LOT AREA: 16,675.8 SF (245 AC)

USE: MIXED-USE (3 DWELLINGS, COMMERCIAL)	ALLOWED	PROPOSED
FAR DWELLING UNITS	500.0% (93,719 SF)	487.5% (49,891 SF)
SS	SS	SS

DIMENSIONAL STANDARDS	REQUIRED / ALLOWED	PROPOSED
OPEN AREA	2135 SF (20%)	2,134 SF (20%)
OCCUPIED AREA	8,540.8 SF (80%)	8,538.6 SF (80%)
FRONT YARD SETBACK	0'	0'
SIDE YARD	N/A	N/A
REAR YARD	N/A	N/A
HEIGHT	N/A	73'-0"

- ZONING NOTES:**
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
 - PROPOSED ROOF DECKS ARE TO BE SETBACK MIN. 5'-0" FROM RIGHT OF WAYS.
 - GUARD RAIL TYPICAL PARAPETS ARE 42" AFF.
 - 6" TALL FENCE PROPOSED AT REAR AND SIDE YARDS WHERE APPLICABLE.

ADDITIONAL NOTES:

THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES, SHOWN ON THIS PLAN, HAVE BEEN TAKEN FROM EXISTING PUBLIC UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED.
 HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF ANY UTILITY LOCATIONS OR SPECIFICATIONS.

LOCATIONS OF ALL ON AND OFF SITE UTILITIES AS SHOWN ARE APPROXIMATE AND MAY OR MAY NOT BE COMPLETE OR ACCURATE. THE NATURE AND EXACT LOCATION OF EXISTING UTILITIES SHOULD BE VERIFIED IN THE FIELD PRIOR TO THE INITIATING ANY ACTIVITY THAT MAY AFFECT THEIR USE OR LOCATION. HARMAN DEUTSCH ARCHITECTURE IS NOT A FIRM WITH EXPERTISE IN MECHANICAL, ELECTRICAL, PLUMBING OR CIVIL ENGINEERING, NOR IS HARMAN DEUTSCH ARCHITECTURE A FIRM WITH EXPERTISE IN THE DETECTION AND/OR IDENTIFICATION OF POTENTIALLY HAZARDOUS SOILS AND SUBSTANCES. THEREFORE, THIS PLAN DOES NOT PURPORT TO LOCATE OR REVEAL THE SAME.

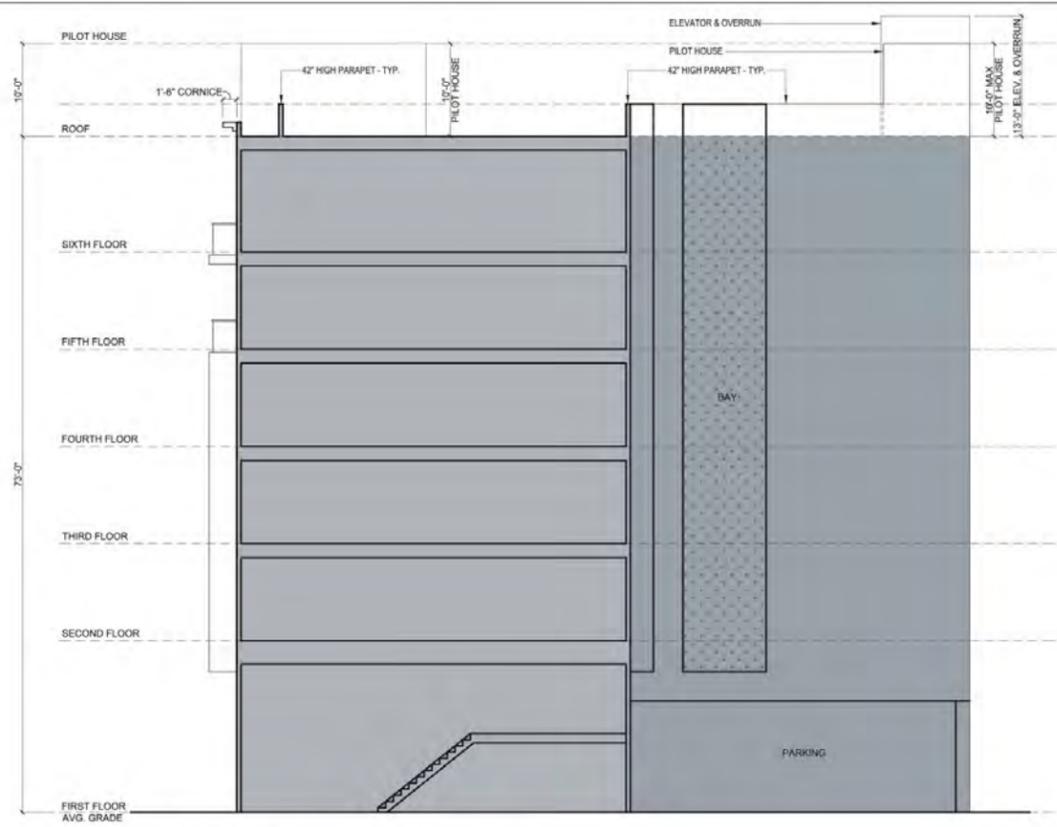
VAULTS, IF ANY, BELOW SURFACE NOT SHOWN HEREON.

"CALL BEFORE YOU DIG" PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 207 (1974) AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

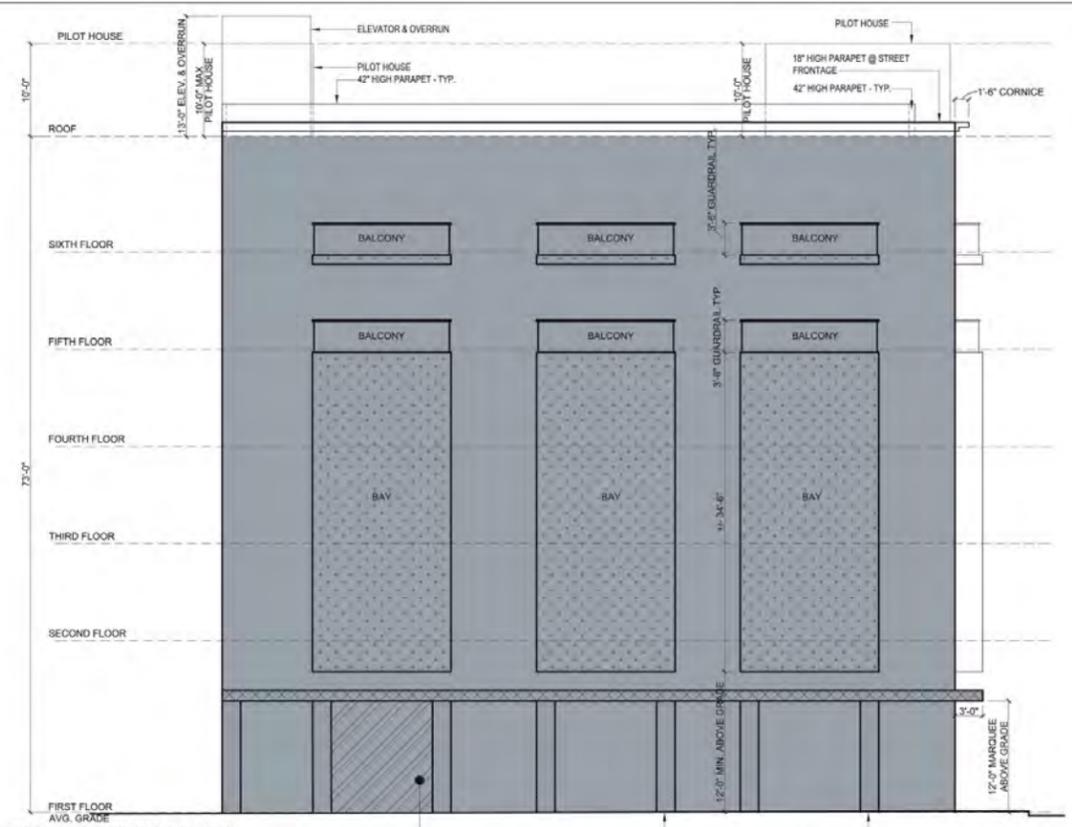
SEE PA ONE CALL NUMBER IN STREETS DEPARTMENT NOTES. THIS PAGE:
 HARMAN DEUTSCH SHALL NOT BE RESPONSIBLE FOR ANY FINDINGS BY PA ONE CALL THAT MAY DIFFER FROM THE PLANS.

COORDINATE UTILITY TRENCH LOCATIONS WITH APPROVED ERSA PLAN PROVIDED BY POULSON & ASSOCIATES LLC.

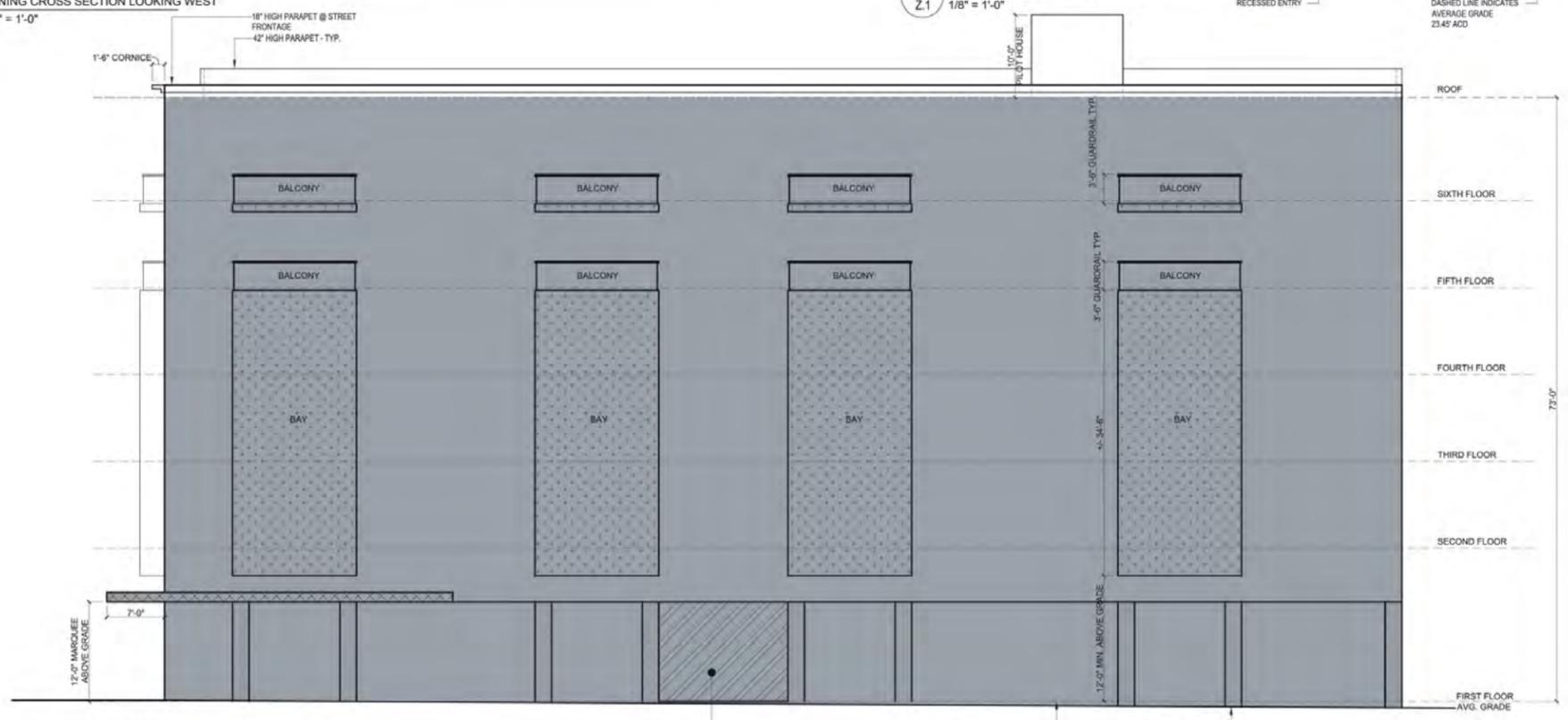
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2 ZONING CROSS SECTION LOOKING WEST
Z.1 1/8" = 1'-0"



2 BROAD STREET ZONING ELEVATION
Z.1 1/8" = 1'-0"

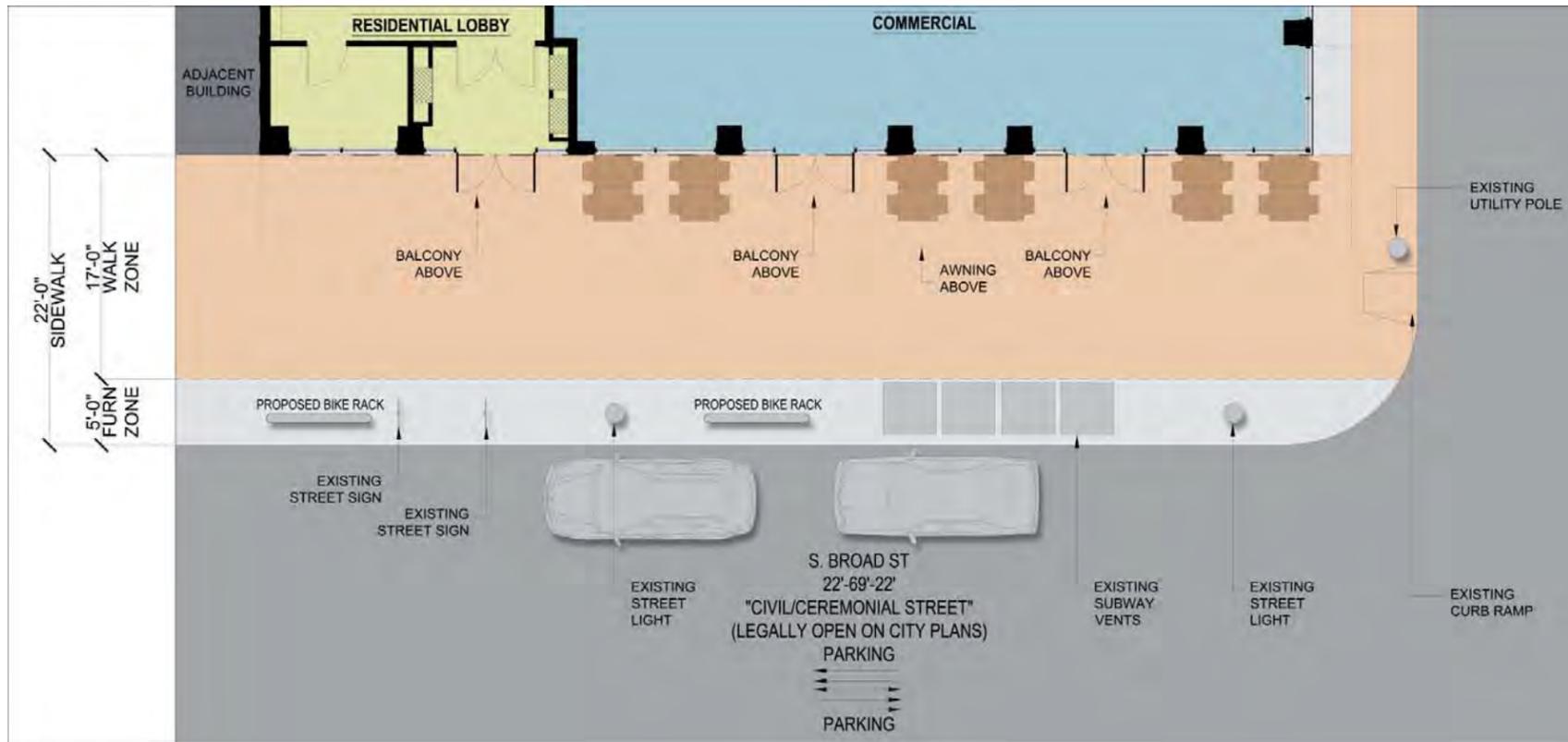


1 ALTER STREET ZONING ELEVATION
Z.1 1/8" = 1'-0"

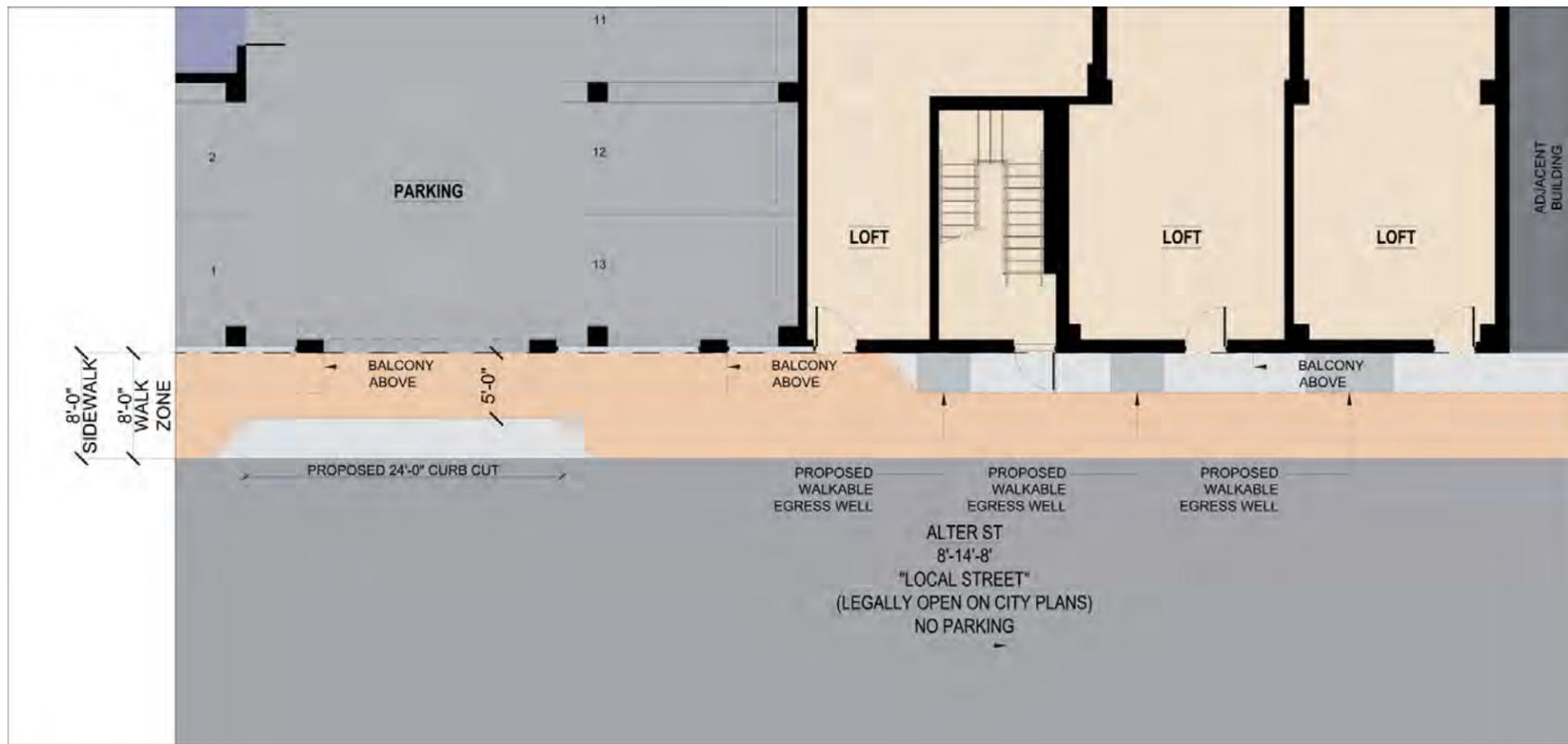
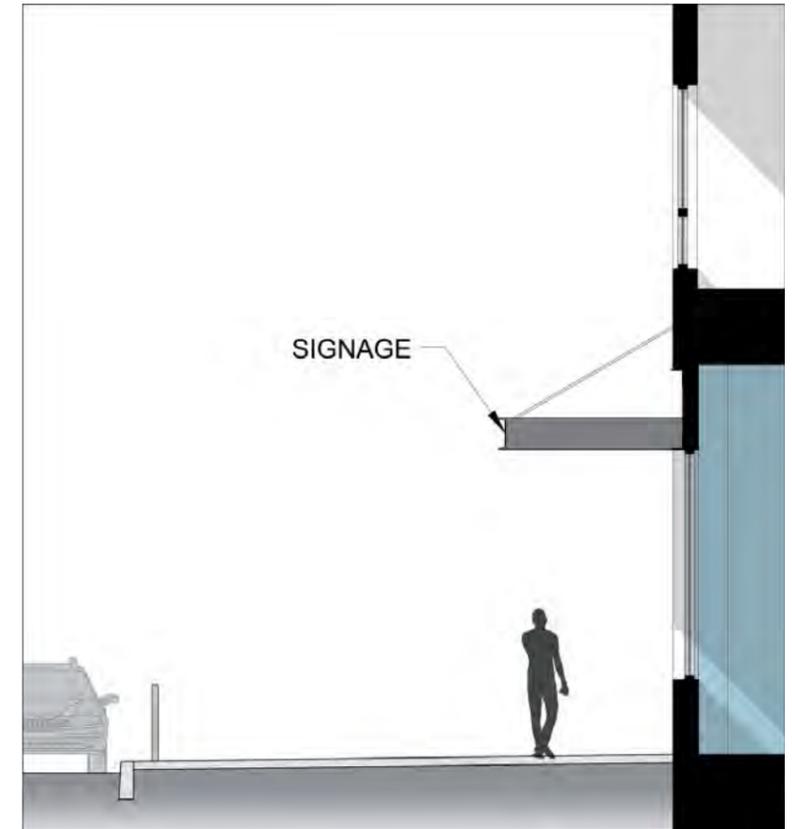
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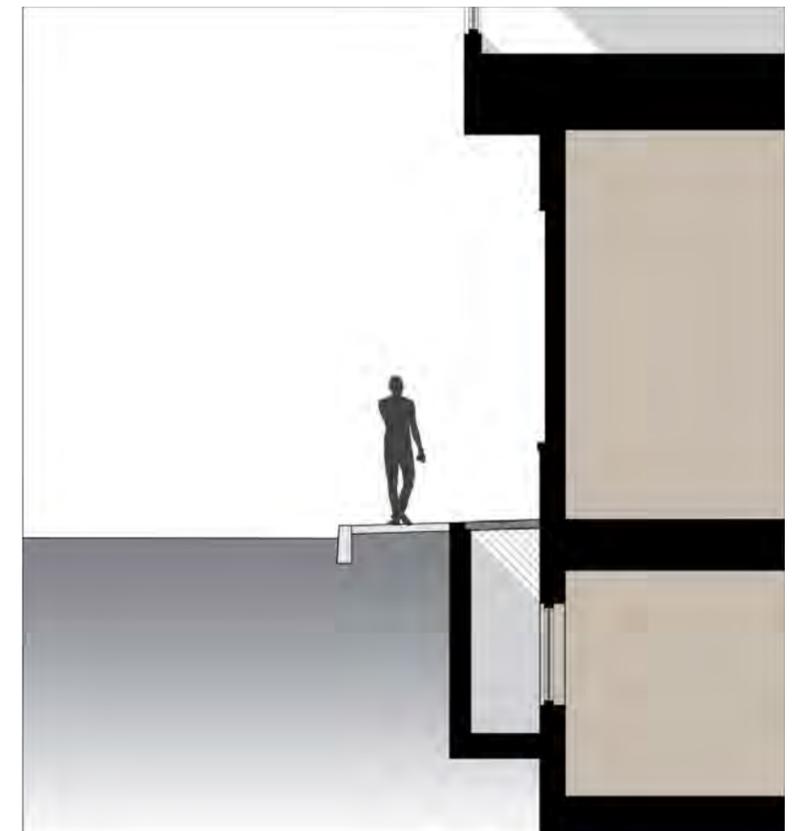
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N. 2ND ST



N. AMERICAN ST



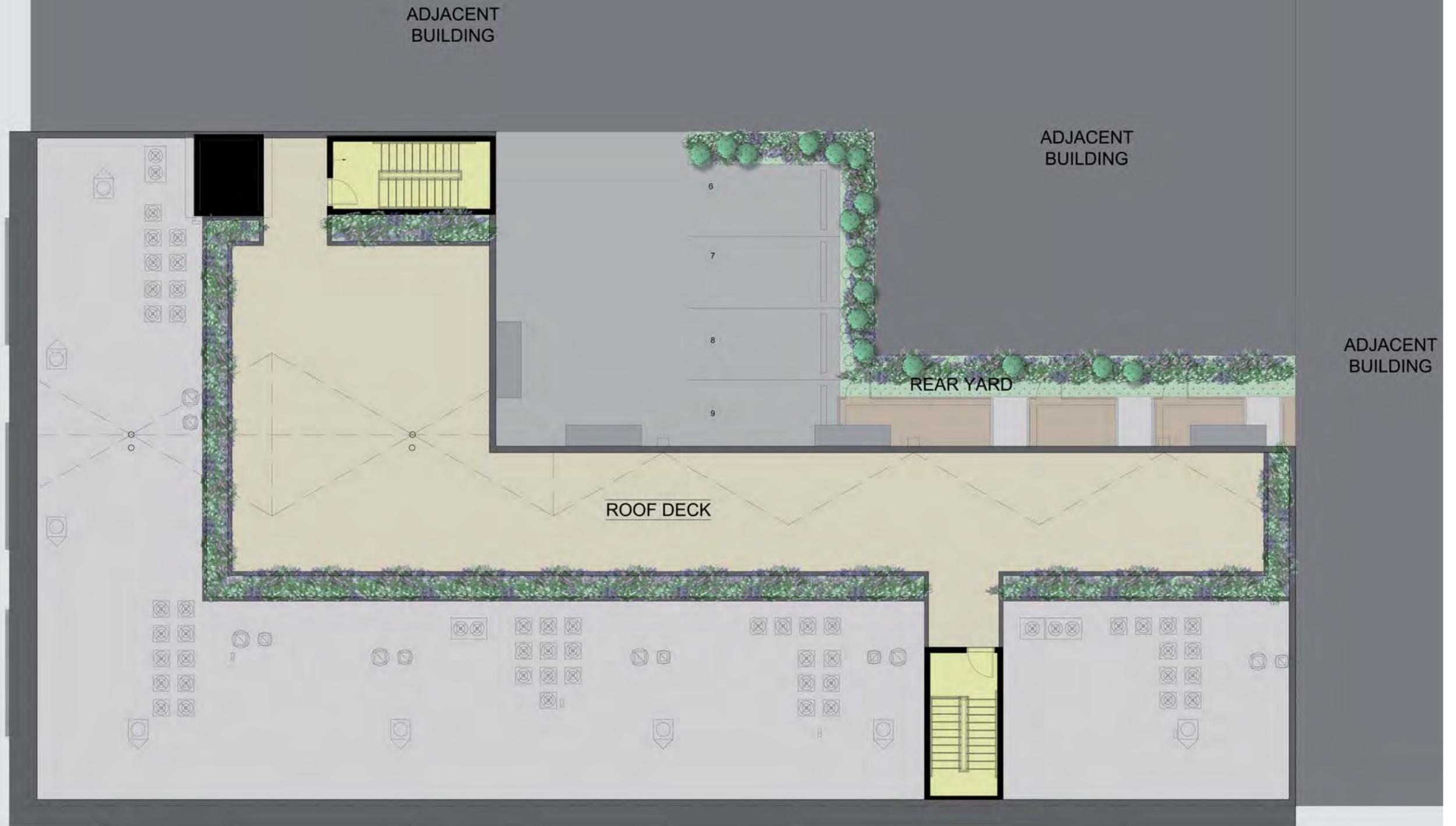
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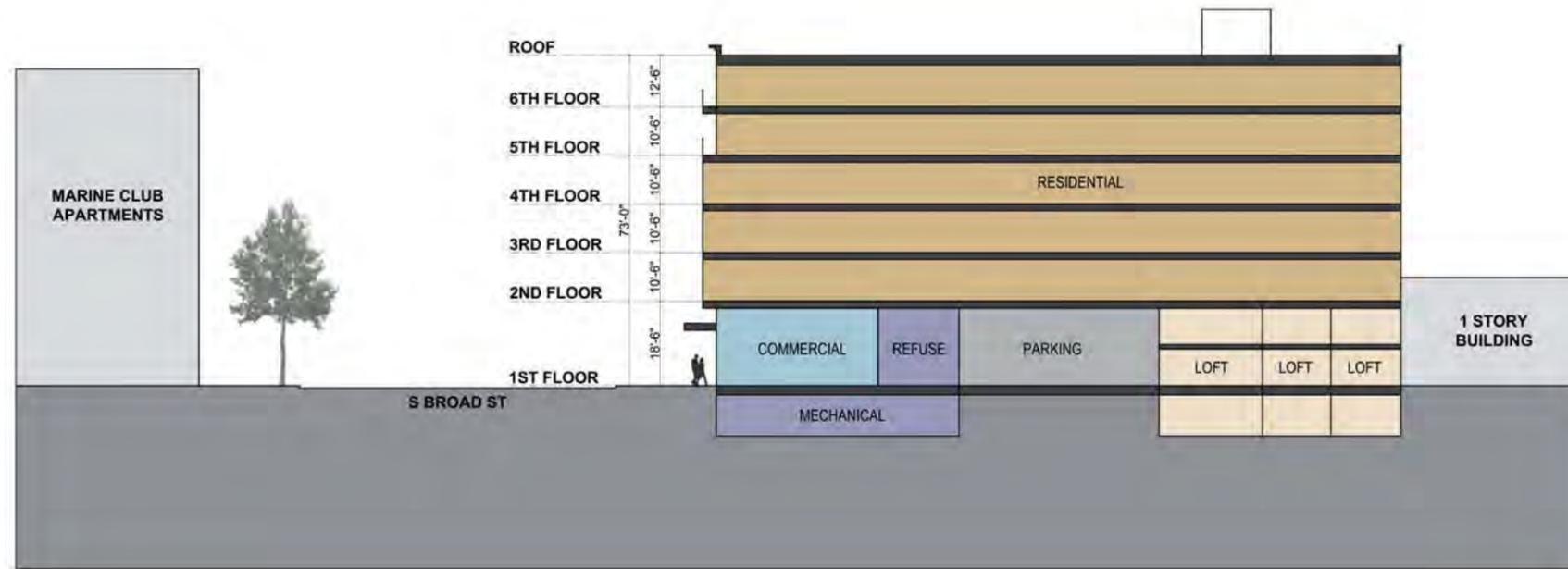
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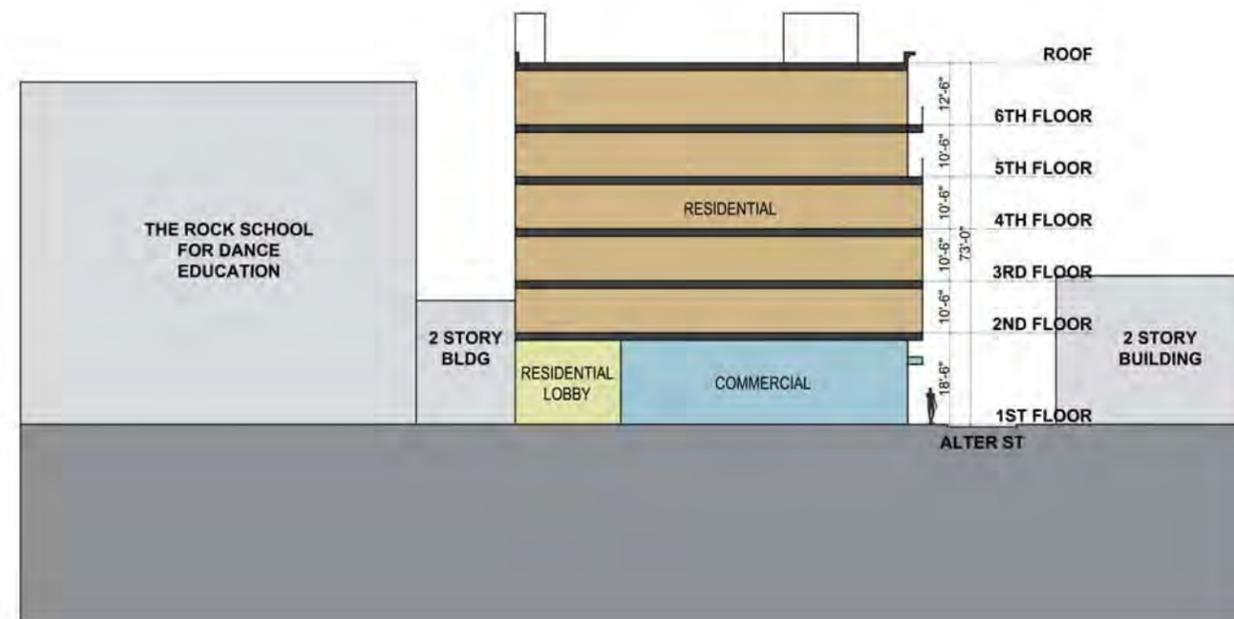
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LONGITUDINAL SECTION



TRANSVERSE SECTION

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TYPICAL ONE BEDROOM APARTMENT
560 SF



TYPICAL TWO BEDROOM APARTMENT
867 SF



TYPICAL TOWNHOME
1,442 SF



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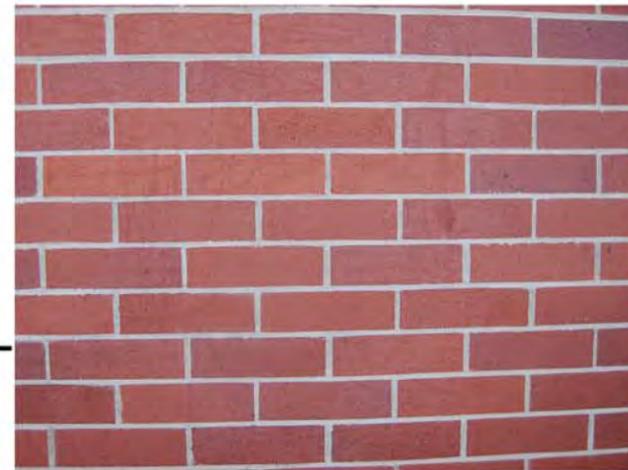
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GLASS AND METAL RAILING



CAST STONE



RED BRICK



BLACK FRAMED WINDOWS AND STOREFRONT



BLACK METAL PANEL

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ENERGY STAR MULTIFAMILY HIGH RISE: NATIONAL PERFORMANCE PATH REQUIREMENTS, VERSION 1.0

- APPLIANCES: ENERGY STAR CERTIFIED REFRIGERATORS, DISHWASHERS, CLOTHES WASHERS, & CEILING FANS
- HEATING & COOLING EQUIPMENT: SYSTEMS MUST BE ACHRAE 90.1-2007 COMPLIANT
- ENVELOPE: ENVELOPE MUST BE ASHRAE 90.1-2007 COMPLIANT
CONTINUOUS, UNBROKEN AIR BARRIER SEPERATING THE CONDITIONED SPACE FROM EXTERIOR, MECH. ROOMS, ETC.
INSULATION SHALL RECEIVE RESNET GRADE I INSULATION
WINDOWS MUST BE SPECIFIED DOUBLE OR TRIPLE PANE & LOW-E
- GARAGES & SIDEWALKS: ATTACHED GARAGES SHALL BE FULLY COMPARTMENTALIZED FROM THE REST OF THE BUILDING
ALL PIPE & CONDUIT PENETRATIONS SHALL BE SEALED
- VENTILATION & INFILTRATION: MAXIMUM AIR LEAKAGE RATE OF .30 CFM50 PER SQUARE FEET OF ENCLOSURE IN APARTMENTS
COMMON AREA VENTILATION SYSTEMS HALL BE DESIGNED TO MEET ASHRAE 62.1-2007, APARTMENT SYSTEMS SHALL BE DESIGNED TO ASHRAE 62.2-2007
EXHAUST FANS MUST BE ENERGY STAR CERTIFIED
- DOMESTIC WATER HEATING: DOMESTIC WATER HEATING SYSTEMS MUST COMPLY WITH ASHRAE 90.1-2007
AVERAGE FLOW RATE OF ALL FAUCETS MUST BE <2.0 GALLONS PER MINUTE (AS RATED 80 PSI)
ALL SHOWERHEADS & TANK-TYPE TOILETS MUST BE WATERSENSE LABELED
- LIGHTING: ALL NON-APARTMENT SPACES MUST HAVE OCCUPANCY SENSORS OR AUTOMATIC BI-LEVEL LIGHTING CONTROLS
80% OF LIGHT FIXTURES MUST BE ENERGY STAR CERTIFIED OR HAVE ENERGY STAR CERTIFIED LAMPS
COMMON SPACE LIGHTING MUST MEET ASHRAE 90.1-2007 REQUIREMENTS
100% OF LIGHT FIXTURES MUST HAVE HIGH-EFFICIENCY LAMPS
EXTERIOR FIXTURES MUST INCLUDE AUTOMATIC SWITCHING ON TIMERS OR PHOTOCCELL CONTROLS
ALL EXIT SIGNS SHALL BE SPECIFIED LED NOT TO EXCEED 5W PER FACE OR PHOTO-LUMINESCENT

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COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS

This Checklist is an implementation tool of the *Philadelphia Complete Streets Handbook* (the “Handbook”) and enables City engineers and planners to review projects for their compliance with the Handbook’s policies. The handbook provides design guidance and does not supersede or replace language, standards or policies established in the City Code, City Plan, or Manual on Uniform Traffic Control Devices (MUTCD).

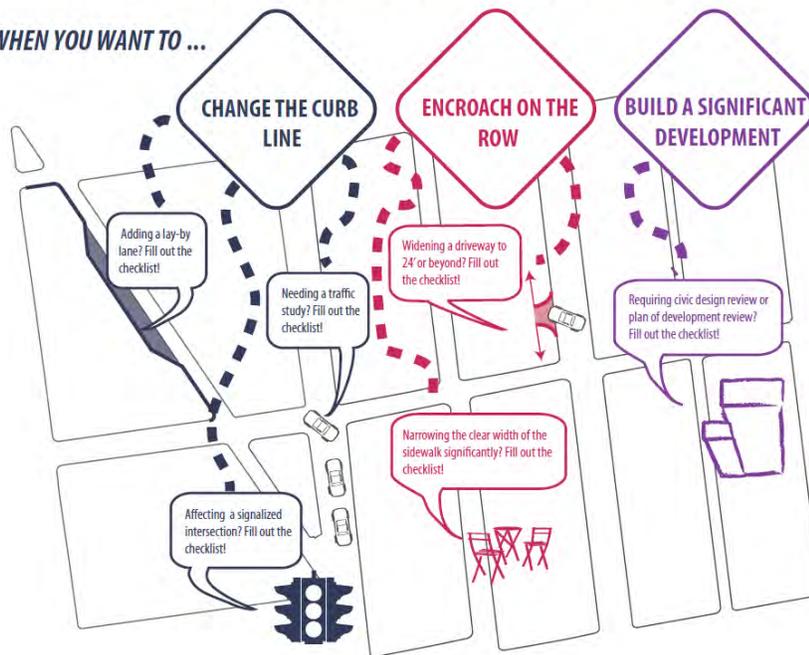
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects affecting public rights-of-way. Departmental reviewers will use this checklist to confirm that submitted designs incorporate complete streets considerations (see §11-901 of The Philadelphia Code). Applicants for projects that require Civic Design Review shall complete this checklist and attach it to plans submitted to the Philadelphia City Planning Commission for review, along with an electronic version.

The Handbook and the checklist can be accessed at

<http://www.phila.gov/CityPlanning/projectreviews/Pages/CivicDesignReview.aspx>

WHEN DO I NEED TO FILL OUT THE COMPLETE STREETS CHECKLIST?

WHEN YOU WANT TO ...



PRELIMINARY PCPC REVIEW AND COMMENT:

DATE

FINAL STREETS DEPT REVIEW AND COMMENT:

DATE

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



INSTRUCTIONS (continued)

APPLICANTS SHOULD MAKE SURE TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

This checklist is designed to be filled out electronically in Microsoft Word format. Please submit the Word version of the checklist. Text fields will expand automatically as you type.

All plans submitted for review must clearly dimension the widths of the Furnishing, Walking, and Building Zones (as defined in Section 1 of the Handbook). "High Priority" Complete Streets treatments (identified in Table 1 and subsequent sections of the Handbook) should be identified and dimensioned on plans.

All plans submitted for review must clearly identify and site all street furniture, including but not limited to bus shelters, street signs and hydrants.

Any project that calls for the development and installation of medians, bio-swales and other such features in the right-of-way may require a maintenance agreement with the Streets Department.

ADA curb-ramp designs must be submitted to Streets Department for review

Any project that significantly changes the curb line may require a City Plan Action. The City Plan Action Application is available at <http://www.philadelphiastreet.com/survey-and-design-bureau/city-plans-unit>. An application to the Streets Department for a City Plan Action is required when a project plan proposes the:

- Placing of a new street;
- Removal of an existing street;
- Changes to roadway grades, curb lines, or widths; or
- Placing or striking a city utility right-of-way.

Complete Streets Review Submission Requirement*:

- EXISTING CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED
 - CURB CUTS/DRIVEWAYS/LAYBY LANES
 - TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS
- PROPOSED CONDITIONS SITE PLAN, should be at an identified standard engineering scale
 - FULLY DIMENSIONED, INCLUDING DELINEATION OF WALKING, FURNISHING, AND BUILDING ZONES AND PINCH POINTS
 - PROPOSED CURB CUTS/DRIVEWAYS/LAYBY LANES
 - PROPOSED TREE PITS/LANDSCAPING
 - BICYCLE RACKS/STATIONS/STORAGE AREAS
 - TRANSIT SHELTERS/STAIRWAYS

***APPLICANTS PLEASE NOTE: ONLY FULL-SIZE, READABLE SITE PLANS WILL BE ACCEPTED. ADDITIONAL PLANS MAY BE REQUIRED AND WILL BE REQUESTED IF NECESSARY**

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



GENERAL PROJECT INFORMATION

- | | |
|--|---|
| <p>1. PROJECT NAME
<u>1111 S Broad Street</u></p> <p>3. APPLICANT NAME
<u>RUSTING OHLER / HARMAN DEUTSCH</u></p> <p>4. APPLICANT CONTACT INFORMATION
<u>267-324-3601 / RUSTIN@HDARCHITECTURE.COM</u></p> <p>6. OWNER NAME
<u>Tier View Capital</u></p> <p>7. OWNER CONTACT INFORMATION
<u>Jenn@tierviewcapital.com</u></p> <p>8. ENGINEER / ARCHITECT NAME
<u>HARMAN DEUTSCH ARCHITECTURE</u></p> <p>9. ENGINEER / ARCHITECT CONTACT INFORMATION
<u>267.324.3601 RUSTIN@HDARCHITECTURE.COM</u></p> | <p>2. DATE
<u>04.19.2016</u></p> <p>5. PROJECT AREA: list precise street limits and scope
<u>S Broad Street Between Alter St and Washington Ave;
Alter Street between S Broad and S 13th Street</u></p> |
|--|---|
10. STREETS: List the streets associated with the project. Complete Streets Types can be found at www.phila.gov/map under the "Complete Street Types" field. Complete Streets Types are also identified in Section 3 of the Handbook.

STREET	FROM	TO	COMPLETE STREET TYPE
<u>S BROAD ST</u>	<u>ALTER ST</u>	<u>WASHINGTON AVE</u>	<u>CIVIC/CEREMONIAL STREET</u>
<u>ALTER ST</u>	<u>S BROAD ST</u>	<u>S 13TH ST</u>	<u>LOCAL STREET</u>

11. Does the **Existing Conditions** site survey clearly identify the following existing conditions with dimensions?
- | | | | |
|---|---|--|------------------------------|
| a. Parking and loading regulations in curb lanes adjacent to the site | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| b. Street Furniture such as bus shelters, honor boxes, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| c. Street Direction | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | |
| d. Curb Cuts | YES <input type="checkbox"/> | NO <input checked="" type="checkbox"/> | N/A <input type="checkbox"/> |
| e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |
| f. Building Extensions into the sidewalk, such as stairs and stoops | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | N/A <input type="checkbox"/> |

APPLICANT: General Project Information

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: General Project Information

Reviewer Comments: _____

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PEDESTRIAN COMPONENT (Handbook Section 4.3)

12. SIDEWALK: list Sidewalk widths for each street frontage. Required Sidewalk widths are listed in Section 4.3 of the Handbook.

STREET FRONTAGE	TYPICAL SIDEWALK WIDTH (BUILDING LINE TO CURB) Required / Existing / Proposed	CITY PLAN SIDEWALK WIDTH Existing / Proposed
<u>S BROAD ST</u>	<u>.20' / 22' / 22'</u>	<u>22' / 22'</u>
<u>ALTER ST</u>	<u>>10' / 8' / 8'</u>	<u>8' / 8'</u>
_____	_____ / _____ / _____	_____ / _____

13. WALKING ZONE: list Walking Zone widths for each street frontage. The Walking Zone is defined in Section 4.3 of the Handbook, including required widths.

STREET FRONTAGE	WALKING ZONE Required / Existing / Proposed
<u>S BROAD ST</u>	<u>10/17 / 17</u>
<u>ALTER ST</u>	<u>5 / 5 / 5.</u>
_____	_____ / _____ / _____

14. VEHICULAR INTRUSIONS: list Vehicular Intrusions into the sidewalk. Examples include but are not limited to; driveways, lay-by lanes, etc. Driveways and lay-by lanes are addressed in sections 4.8.1 and 4.6.3, respectively, of the Handbook.

EXISTING VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>CURB CUT</u>	<u>12</u>	<u>ALTER STREET</u>
<u>CURB CUT</u>	<u>20'</u>	<u>ALTER STREET</u>
<u>CURB CUT</u>	<u>30'</u>	<u>S BROAD ST</u>

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>DRIVEWAY CURB CUT</u>	<u>24</u>	<u>ALTER ST</u>
_____	_____	_____
_____	_____	_____

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PEDESTRIAN COMPONENT (continued)

15. When considering the overall design, does it create or enhance a pedestrian environment that provides safe and comfortable access for all pedestrians at all times of the day?

YES NO

DEPARTMENTAL APPROVAL

YES NO

APPLICANT: Pedestrian Component
Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Pedestrian Component
Reviewer Comments: _____

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BUILDING & FURNISHING COMPONENT (Handbook Section 4.4)

16. BUILDING ZONE: list the MAXIMUM, **existing and proposed** Building Zone width on each street frontage. The Building Zone is defined as the area of the sidewalk immediately adjacent to the building face, wall, or fence marking the property line, or a lawn in lower density residential neighborhoods. The Building Zone is further defined in section 4.4.1 of the Handbook.

STREET FRONTAGE	MAXIMUM BUILDING ZONE WIDTH Existing / Proposed
<u>S BROAD ST</u>	<u>0' / 9"</u>
<u>ALTER ST</u>	<u>0' / 3'</u>
_____	_____ / _____

17. FURNISHING ZONE: list the MINIMUM, **recommended, existing, and proposed** Furnishing Zone widths on each street frontage. The Furnishing Zone is further defined in section 4.4.2 of the Handbook.

STREET FRONTAGE	MINIMUM FURNISHING ZONE WIDTH Recommended / Existing / Proposed
<u>S BROAD ST</u>	<u>5' / 5' / 5'</u>
<u>ALTER ST</u>	<u>3.5' / 3.5' / 0'</u>
_____	_____ / _____ / _____

18. Identify proposed "high priority" building and furnishing zone design treatments that are incorporated into the design plan, where width permits (see Handbook Table 1). Are the following treatments identified and dimensioned on the plan?

- Bicycle Parking
- Lighting
- Benches
- Street Trees
- Street Furniture

YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>
YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	N/A <input type="checkbox"/>

DEPARTMENTAL APPROVAL

YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>
YES <input type="checkbox"/>	NO <input type="checkbox"/>

19. Does the design avoid tripping hazards?

20. Does the design avoid pinch points? Pinch points are locations where the Walking Zone width is less than the required width identified in item 13, or requires an exception

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BUILDING & FURNISHING COMPONENT (continued)

- 21. Do street trees and/or plants comply with street installation requirements (see sections 4.4.7 & 4.4.8) YES NO N/A YES NO
- 22. Does the design maintain adequate visibility for all roadway users at intersections? YES NO N/A YES NO

APPLICANT: Building & Furnishing Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Building & Furnishing Component

Reviewer Comments: _____

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BICYCLE COMPONENT (Handbook Section 4.5)

23. List elements of the project that incorporate recommendations of the Pedestrian and Bicycle Plan, located online at <http://phila2035.org/wp-content/uploads/2012/06/bikePedfinal2.pdf>

24. List the existing and proposed number of bicycle parking spaces, on- and off-street. Bicycle parking requirements are provided in The Philadelphia Code, Section 14-804.

BUILDING / ADDRESS	REQUIRED SPACES	ON-STREET	ON SIDEWALK	OFF-STREET
		Existing / Proposed	Existing / Proposed	Existing / Proposed
1111 S BROAD ST	15	0 / 0	0 / 2	0 / 15
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____
_____	_____	____ / ____	____ / ____	____ / ____

25. Identify proposed “high priority” bicycle design treatments (see Handbook Table 1) that are incorporated into the design plan, where width permits. Are the following “High Priority” elements identified and dimensioned on the plan?

- Conventional Bike Lane
- Buffered Bike Lane
- Bicycle-Friendly Street

YES NO N/A
 YES NO N/A
 YES NO N/A

26. Does the design provide bicycle connections to local bicycle, trail, and transit networks?

YES NO N/A

27. Does the design provide convenient bicycle connections to residences, work places, and other destinations?

YES NO N/A

DEPARTMENTAL APPROVAL

YES NO
 YES NO
 YES NO
 YES NO
 YES NO

APPLICANT: Bicycle Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments: _____

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CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

- 28. Does the design limit conflict among transportation modes along the curb? YES NO
- 29. Does the design connect transit stops to the surrounding pedestrian network and destinations? YES NO N/A
- 30. Does the design provide a buffer between the roadway and pedestrian traffic? YES NO N/A
- 31. How does the proposed plan affect the accessibility, visibility, connectivity, and/or attractiveness of public transit?

THE PROPOSED RESIDENTIAL PLAN WILL HELP THE VISIBILITY AND SECURITY OF THE EXISTING PUBLIC TRANSIT STOPS , AS WELL AS INCREASE RIDERSHIP

DEPARTMENTAL APPROVAL

- YES NO
- YES NO
- YES NO
- YES NO

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments: _____

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VEHICLE / CARTWAY COMPONENT (Handbook Section 4.7)

32. If lane changes are proposed, identify existing and proposed lane widths and the design speed for each street frontage; **If not, go to question No. 35**

STREET	FROM	TO	LANE WIDTHS Existing / Proposed	DESIGN SPEED
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____
_____	_____	_____	____ / ____	_____

33. What is the maximum AASHTO design vehicle being accommodated by the design? 'P'
34. Will the project affect a historically certified street? An [inventory of historic streets](#)⁽¹⁾ is maintained by the Philadelphia Historical Commission.
35. Will the public right-of-way be used for loading and unloading activities?
36. Does the design maintain emergency vehicle access?
37. Where new streets are being developed, does the design connect and extend the street grid?
38. Does the design support multiple alternative routes to and from destinations as well as within the site?
39. Overall, does the design balance vehicle mobility with the mobility and access of all other roadway users?

- 'P'
- YES NO
- YES NO
- YES NO
- YES NO
- YES NO N/A
- YES NO N/A
- YES NO

DEPARTMENTAL APPROVAL

YES NO

YES NO

YES NO

YES NO

YES NO

YES NO

APPLICANT: Vehicle / Cartway Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Vehicle / Cartway Component

Reviewer Comments: _____

(1) http://www.philadelphiastreet.com/images/uploads/documents/Historical_Street_Paving.pdf

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URBAN DESIGN COMPONENT (Handbook Section 4.8)

			DEPARTMENTAL APPROVAL
40. Does the design incorporate windows, storefronts, and other active uses facing the street?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> N/A <input type="checkbox"/>	YES <input type="checkbox"/> NO <input type="checkbox"/>

APPLICANT: Urban Design Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component
 Reviewer Comments: _____

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INTERSECTIONS & CROSSINGS COMPONENT (Handbook Section 4.9)

43. If signal cycle changes are proposed, please identify Existing and Proposed Signal Cycle lengths; if not, go to question No. 48.

SIGNAL LOCATION	EXISTING CYCLE LENGTH	PROPOSED CYCLE LENGTH
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

- | | | |
|--|---|--|
| <p>44. Does the design minimize the signal cycle length to reduce pedestrian wait time?</p> <p>45. Does the design provide adequate clearance time for pedestrians to cross streets?</p> <p>46. Does the design minimize pedestrian crossing distances by narrowing streets or travel lanes, extending curbs, reducing curb radii, or using medians or refuge islands to break up long crossings?</p> <p><i>If yes, City Plan Action may be required.</i></p> <p>47. Identify "High Priority" intersection and crossing design treatments (see Handbook Table 1) that will be incorporated into the design, where width permits. Are the following "High Priority" design treatments identified and dimensioned on the plan?</p> <ul style="list-style-type: none"> ▪ Marked Crosswalks ▪ Pedestrian Refuge Islands ▪ Signal Timing and Operation ▪ Bike Boxes <p>48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?</p> <p>49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?</p> | <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/></p> | <p>DEPARTMENTAL APPROVAL</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p> |
|--|---|--|

APPLICANT: Intersections & Crossings Component
 Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component
 Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

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ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____