PHILADELPHIA CITY PLANNING COMMISSION
CIVIC DESIGN REVIEW

CDR PCPC

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 609854

What is the trigger causing the project to require CDR Review? Explain briefly.

Property located in RM-1 Zoning District; proposing 111 new ~~dwell~~ dwelling units

PROJECT LOCATION

Planning District: _____ **Council District:** 8

Address: 1950 E Logan St

Is this parcel within a Master Plan District? Yes ____ No ✓

CONTACT INFORMATION

Applicant Name: Deborah Cianfrani, Esq **Primary Phone:** 215-922-1241

Email: deborah.cianfrani@gmail.com **Address:** 32 North Front St Philadelphia, PA 19106

Property Owner: Electra Market Partners **Developer** _____

Architect: Frank Cuthbertson

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 99,796.2

Existing Zoning: RM-1 **Are Zoning Variances required?** Yes ✓ No ____

SITE USES

Present Use: Vacant Industrial Building

Proposed Use: 111 residential units; 2 vacant commercial tenant spaces

Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

Proposed # of Parking Units:

COMMUNITY MEETING

Community meeting held: Yes ____ No ✓

If yes, please provide written documentation as proof.

If no, indicate the date and time the community meeting will be held: To be determined

Date: _____ **Time:** _____

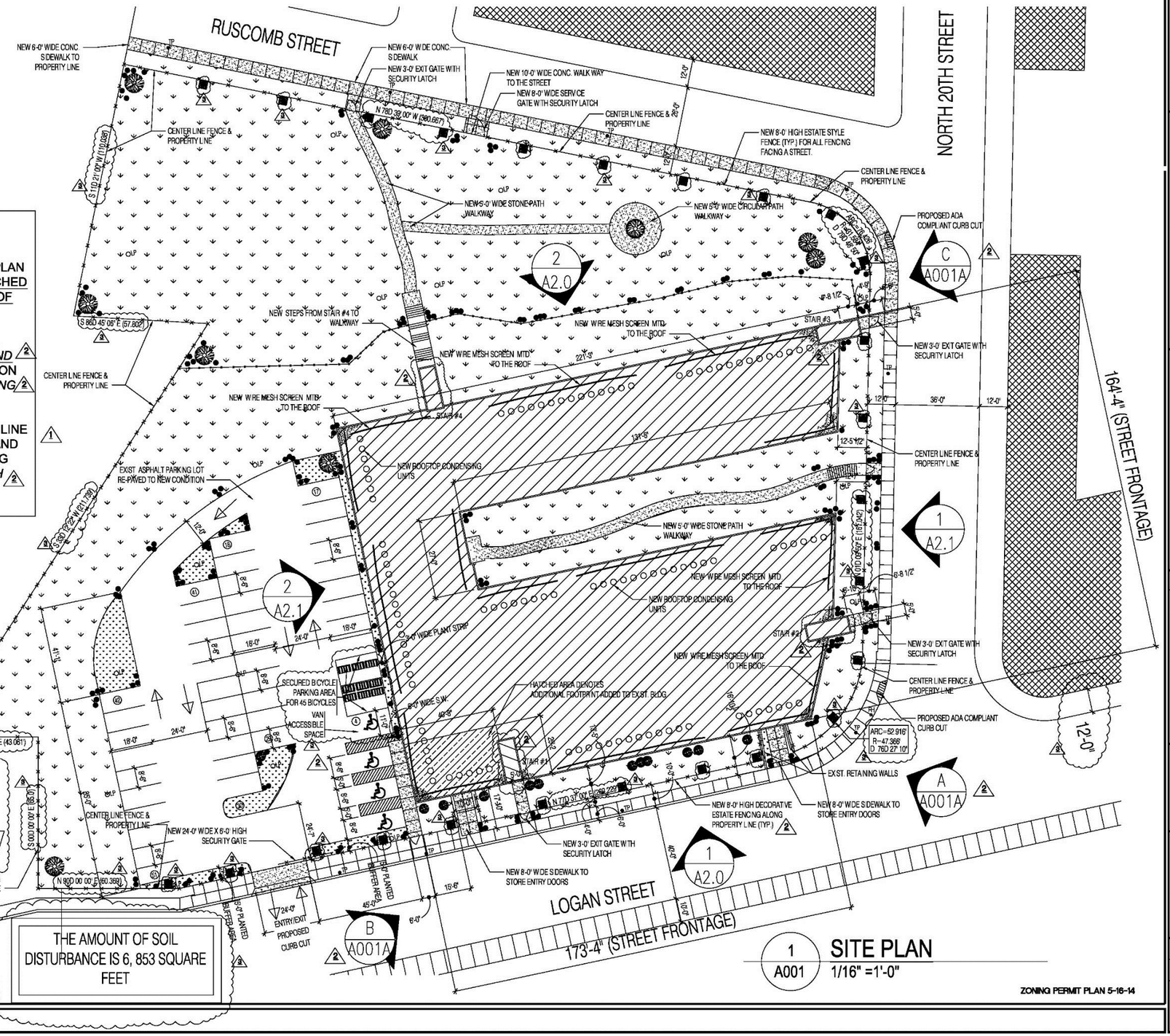
GENERAL NOTES
1.) REFER TO CIVIL DRAWING #1 FOR ELEVATION POINTS, GRADE LEVELS, AND EXISTING UTILITY LOCATIONS, AND METES AND BOUNDS.
2.ALL FENCING AT THE PERIMETER OF THE PROPERTY FACING A STREET IS TO BE DECORATIVE ESTATE STYLE FENCING.
3.) ALL FENCING WITHIN THE PROPERTY NOT FACING A STREET IS TO BE 7 GAUGE SECURITY CHAIN LINK FENCE.

NOTE TO THE REVIEWERS:

THE BUILDING FOOTPRINT AS REPRESENTED BY THE *NEW* ROOF PLAN (WITH THE EXCEPTION OF THE HATCHED AREA IN THE NORTHEAST CORNER OF THE BUILDING, WHICH IS A 3 STORY ADDITION BEING ADDED TO THE FOOTPRINT FROM THE GROUND ON UP-*PLEASE REFER TO HATCH LEGEND BELOW*) IS A TWO (2) STORY ADDITION THAT IS BEING ADDED TO *AN EXISTING* ONE (1) STORY BUILDING.
PLEASE REFER TO THE ELEVATION DRAWINGS FOR THE DEMARCATION LINE BETWEEN THE EXISTING BUILDING AND THE NEW ADDITIONAL FLOORS BEING ADDED, *AND DRAWING A002A WHICH SHOWS THE EXISTING BUILDING ELEVATIONS.*

LEGEND

- NEW TWO STORY ADDITION BUILT ON TOP OF EXISTING ONE STORY BUILDING
- NEW THREE STORY ADDITION BUILT FROM THE GROUND UP
- ADJACENT PROPERTIES (NOT IN CONTRACT)
- TREES AND SHRUBS AS PER ZONING CODE AND FAIRMOUNT PARK GUIDELINES
- GRASS PLANTED AREA
- STREET TREE AS PER FAIRMOUNT PARK GUIDELINES



1 A001 SITE PLAN
1/16" =1'-0"

ZONING PERMIT PLAN 5-16-14

Contractors shall verify and be responsible for all field dimensions and condidtions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
323 WILDER STREET, PHILADELPHIA, PA 19147
PHONE: 267-218-2231 FAX: 215-387-2011

Seals:

REGISTERED ARCHITECT PENNSYLVANIA
9-18-2015
LANCIS C. CUTHBERTSON JR. RA-011339-1

Revisions		Date
1	PLAN EXAMINERS COMMENTS	7-20-15
2	PLAN EXAMINERS COMMENTS	9-21-15
3	PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

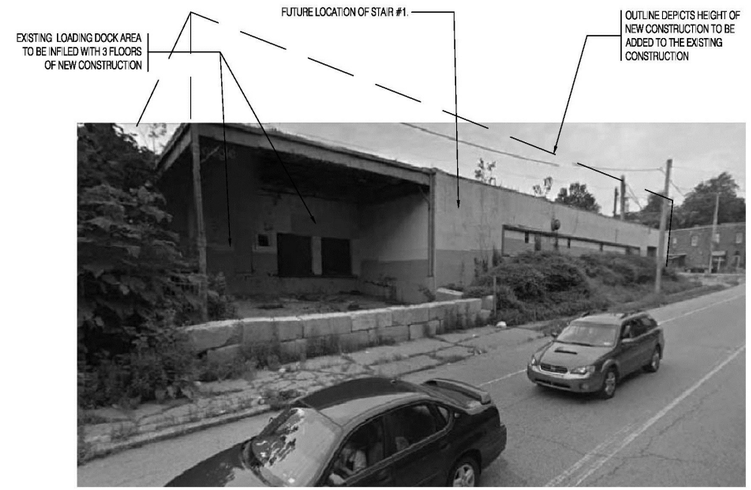
NORTH

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: SITE PLAN
Drawing Number: A001

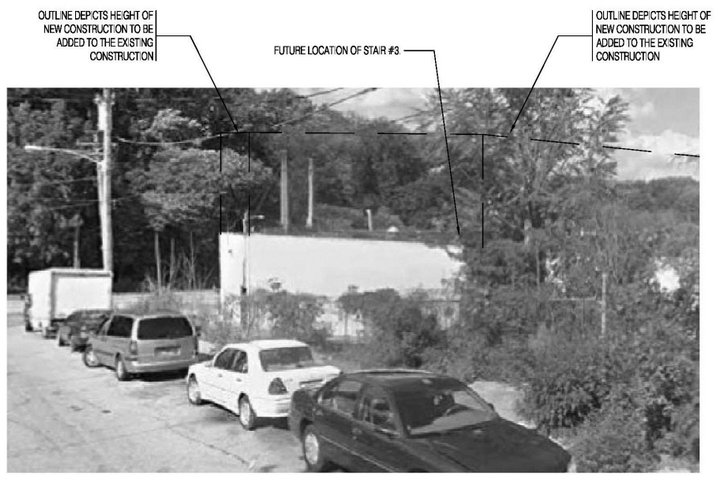
SITE PHOTO 'A'

VIEW LOOKING NORTHEAST FROM THE INTERSECTION OF 22ND & LOGAN STREETS



SITE PHOTO 'B'

VIEW LOOKING SOUTHWEST FROM LOGAN STREET



SITE PHOTO 'C'

VIEW LOOKING NORTHEAST FROM THE INTERSECTION OF 20TH & RUSCOMB STREETS

A,B,C
A001A

SITE PHOTOGRAPHS

NO SCALE

PLAN EXAMINERS COMMENTS 9-21-15

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
323 WILDER STREET, PHILADELPHIA, PA 19147 -
PHONE: 267-216-2251 FAX: 215-367-2011

Seals:

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
9-18-2015
FRANCIS C. CUTHBERTSON JR. RA-011199

Revisions	Date

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

NORTH

Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC
Project:	1950 EAST LOGAN STREET
Drawing Title:	SITE PLAN
Drawing Number:	A001A

GENERAL NOTES:
1.) ALL DIMENSIONS ARE IDENTIFIED IN PHILADELPHIA DISTRICT STANDARD FEET UNLESS NOTED OTHERWISE.
2.) VERTICAL DATUM IS CITY OF PHILADELPHIA DATUM BASED ON THE CITY PLAN NO. LC014198.
3.) BENCHMARK USED IS AN ELEVATION POINT LOCATED ON THE CURB ON THE INTERSECTION OF 20TH STREET & FISHERS LANE.
4.) THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE CITY OF PHILADELPHIA PLAN NO. LC014198.
5.) THE PROPERTY IS ZONED RM-1 & CMX-2.
6.) ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA PLANNING COMMISSION PLANT LIST.
7.) IMPERVIOUS COVER AFTER CONSTRUCTION TO BE 51,691SQUARE FEET.
8.) TOTAL DISTURBED AREA IS 1,023 SQUARE FEET.
9.) TOTAL SITE AREA IS 99,796.2 SQUARE FEET.
10.) TOTAL AREA FOR PROPOSED INTERIOR LANDSCAPING IS 48,105 SQUARE FEET.
11.) EXISTING PARKING LOT TO BE LINED AS PER CITY OF PHILADELPHIA DEPARTMENT OF STREETS GUIDELINES.
12.) UTILITY CO. CONTACT INFORMATION IS AS FOLLOWS:

COMPANY: COMCAST CABLE
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA 19140
CONTACT: PAT LAVIN
EMAIL: patrick_lavin@cable.comcast.com

COMPANY: PECO ENERGY C/O
3628 HORIZON DRIVE
KING OF PRUSSIA, PA 19406
CONTACT: WAYNE VINCENT
EMAIL: wvincent@stsus.gov

COMPANY: LEVEL 3 COMMUNICATIONS LLC
ADDRESS: 1025 ELDORADO BLVD. BLDG.
BROOMFIELD CO. 80021
CONTACT: level3networkrelocations@level3.com

COMPANY: PHILA. CITY WATER DEPT.
ADDRESS: 1101 MARKET STREET
2ND FLOOR ARA TOWER
PHILADELPHIA, PA. 19107-2994
CONTACT: ERIC PONERT
EMAIL: eric.ponert@phila.gov

COMPANY: PHILA. CITY DEPT. OF STREETS
ADDRESS: ROOM 940 MSB
1401 JFK BLVD.
PHILADELPHIA, PA. 19102-1676
CONTACT: JOSEPH KIESEL
EMAIL: joseph.kiesel@phila.gov

COMPANY: COMCAST CABLE
ADDRESS: 4400 WAYNE AVENUE
PHILADELPHIA, PA. 19140
CONTACT: KEVIN BERRY
EMAIL: kevin_berry@cable.comcast.com

COMPANY: SEPTA
ADDRESS: 1234 MARKET STREET (12TH FLOOR)
PHILADELPHIA, PA. 19107
CONTACT: DAVID MONTVYDAS
EMAIL: dmontvydas@septa.org

COMPANY: VERIZON PA. INC
ADDRESS: 900 RACE STREET (6TH FLOOR)
PHILADELPHIA, PA. 19107
CONTACT: SUZETTE WALKER
EMAIL: suzette.e.walker@verizon.com

LEGEND

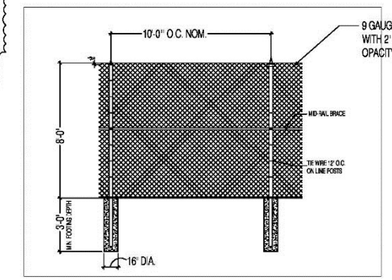
- TELEPHONE POLE
- FIRE HYDRANT
- FENCE
- NEIGHBORING PROPERTY
- NEIGHBORING PROPERTY
- LIGHT POLE (LP)
- NEW SIDEWALK
- EXISTING SIDEWALK

CODE ANALYSIS
1950 EAST LOGAN STREET (RM-1)

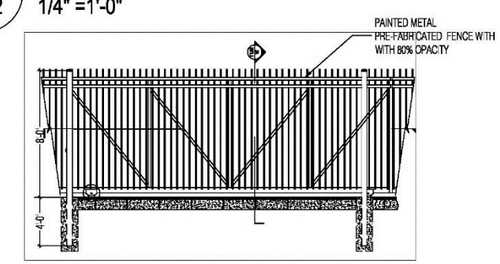
CATEGORY	REQUIREMENTS	FINAL DESIGN	FINAL DESIGN COMPLIES WITH ZONING REQUIREMENTS (YES/NO)
LOT AREA:	1,440 SF	99,792.2 S.F.	YES
MIN. LOT WIDTH	16'-0"	292.229'	YES
OCCUPIED AREA:	CORNER LOT = 80% MAX.	33.3%	YES
MIN. OPEN AREA:	CORNER LOT = 20%	45.7% (OPEN LANDSCAPED AREA) 2	YES
FRONT YARD	MATCH ABUTTING FRONT SETBACK OF ADJACENT LOTS	4'-4"/13'-5" [1]	YES
SIDE YARD	8'-0" FOR CORNER LOT	12'-7"	YES
REAR YARD	THE GREATER OF 9'-0" OR 20% OF LOT DEPTH = 9'-0"	+/- 98'-9" AT THE MEAN DISTANCE 2	YES
HEIGHT REGULATIONS	38'-0"	37'-7" (MEAN HEIGHT DIMENSION-REFER TO ELEVATION 2/A2.1)	YES
2 ROOF SCREENS AND PENTHOUSE HEIGHTS	MAXIMUM 18'-0" ALLOWED SO AS NOT TO ADD TO THE HEIGHT OF THE FLOOR BELOW AS PER IBC 2009 SECTION 1509.2.2	MAXIMUM MECHANICAL ROOF SCREEN HEIGHT = 9'-0"	YES
BUILDING USE:	MULTI-FAMILY USE ALLOWED BY RIGHT-NUMBER OF UNITS DETERMINED BY LOT SIZE; 360 S.F. PER UNIT UP TO 1ST 1,440 S.F. OF LOT SIZE-480 S.F. PER UNIT FOR THE BALANCE OF THE LOT AREA THEREAFTER	LOT AREA=99,729.2 S.F., THUS THE 1ST 1440 S.F./480=4 UNITS, THUS THE BALANCE OF SITE AREA IS 98,289.2 S.F./480 S.F.=204 UNITS, PLUS 4 UNITS = 208 TOTAL UNITS ALLOWED BY RIGHT, THUS THE FINAL DESIGN CALLS FOR 111 APARTMENT UNITS, ONE COMMERCIAL SPACE AT THE LOWER LEVEL, ADJACENT TO THE PARKING LOT, ONE COMMERCIAL SPACE AT THE FIRST FLOOR SIDEWALK LEVEL ADJACENT TO 20TH STREET, AND ONE OFFICE SPACE AT THE FIRST FLOOR LEVEL. 2	YES
OVERALL LANDSCAPING	10% OF PARKING AREA TO HAVE LANDSCAPING (17, 802 S.F. OF PARKING AREA TO HAVE MINIMUM OF 1, 780 S.F.)	2,270 S.F. OF LANDSCAPING PROVIDED	YES
PARKING LOT LANDSCAPING	CORNER LOT = 20%	20% OPEN AREA IS REQUIRED-LOT = 99,792.2 S.F. LESS BLDG. & PKG. LOT AREA (45,673 S.F.)/99,792.2 S.F. = 45.7% OPEN AREA	YES
PARKING DIMENSIONS	MINIMUM STALL WIDTH = 8'-6" MINIMUM STALL DEPTH =18'-0" ADA STALL WIDTH TO HAVE 5'-0" WIDE DROP OFF AREA	ALL STALL WIDTHS = 8'-6" ALL STALL DEPTHS =18'-0" ALL ADA STALL WIDTHS HAVE 5'-0" WIDE DROP OFF AREAS	YES YES
PARKING REQUIRED	0 SPACES REQUIRED	47 PARKING SPACES	YES
ADA (HANDICAP) PARKING REQUIRED	51-75 PARKING SPACES = 3 HANDICAP SPACES	3 HANDICAP SPACES PROVIDED	YES
BICYLE RACKS	1 BIKE RACK FOR EVERY 3 LIVING UNITS 111 UNITS/3 = 37 BIKE RACKS REQUIRED	45 BIKE RACKS	YES

2
1

2



2 / A002 CHAIN LINK FENCE ELEVATION
1/4" =1'-0"



1 / A002 DECORATIVE FENCE ELEVATION
1/4" =1'-0"

2

PLAN EXAMINERS COMMENTS 7-20-15

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
5225 WILMER STREET, PHILADELPHIA, PA 19147
PHONE: 267-218-2021 FAX: 215-307-0013

Seals:

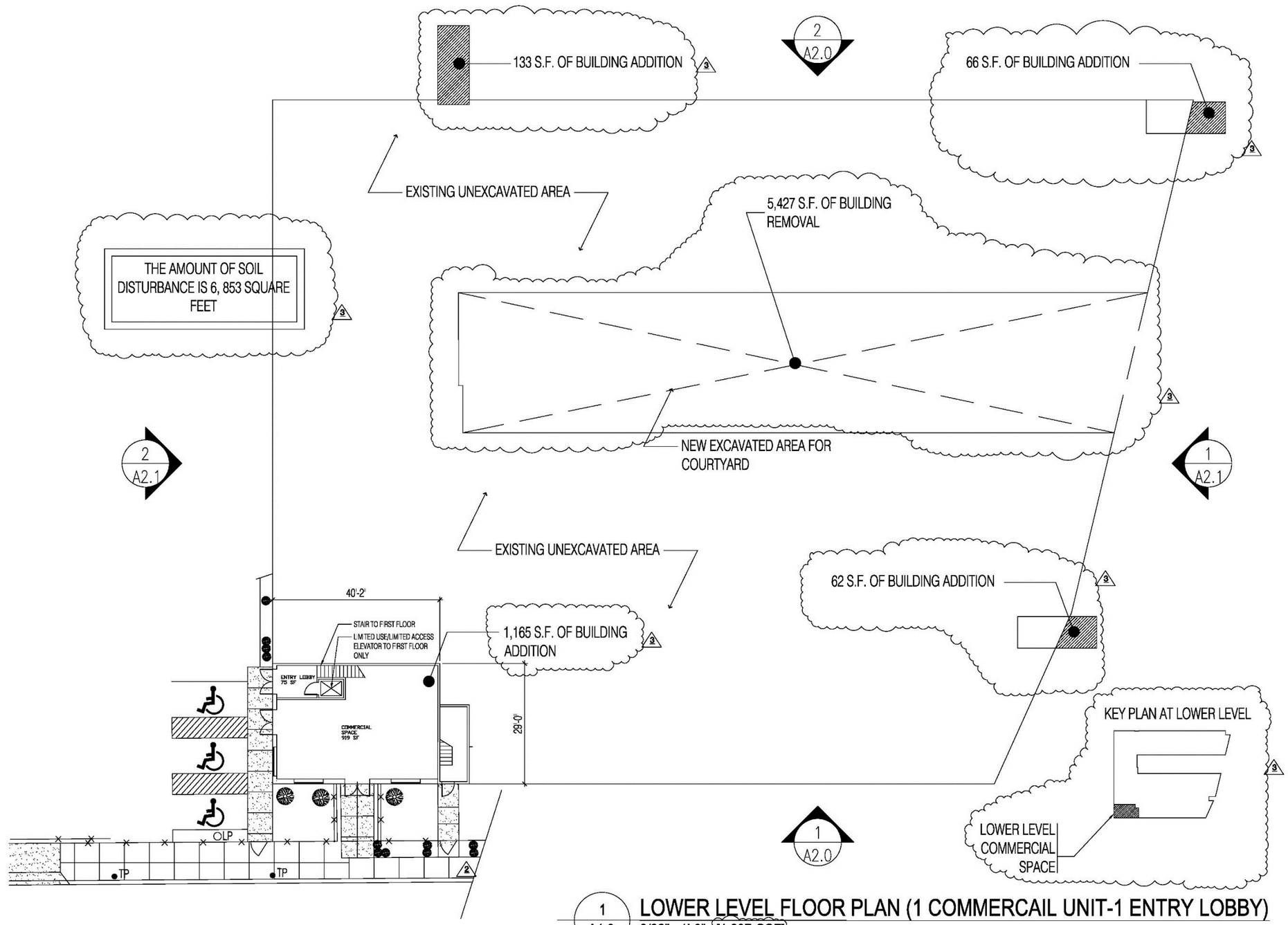
REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA
9-18-2015
CUTHBERTSON JR.

Revisions	Date
1 PLAN EXAMINERS COMMENTS	7-20-15
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: SITE PLAN NOTES
Drawing Number: A002



1 A1.0 LOWER LEVEL FLOOR PLAN (1 COMMERCAIL UNIT-1 ENTRY LOBBY)

3/32" =1'-0" [1,297 GSF]

ZONING SUBMISSION SET APRIL 24, 2015

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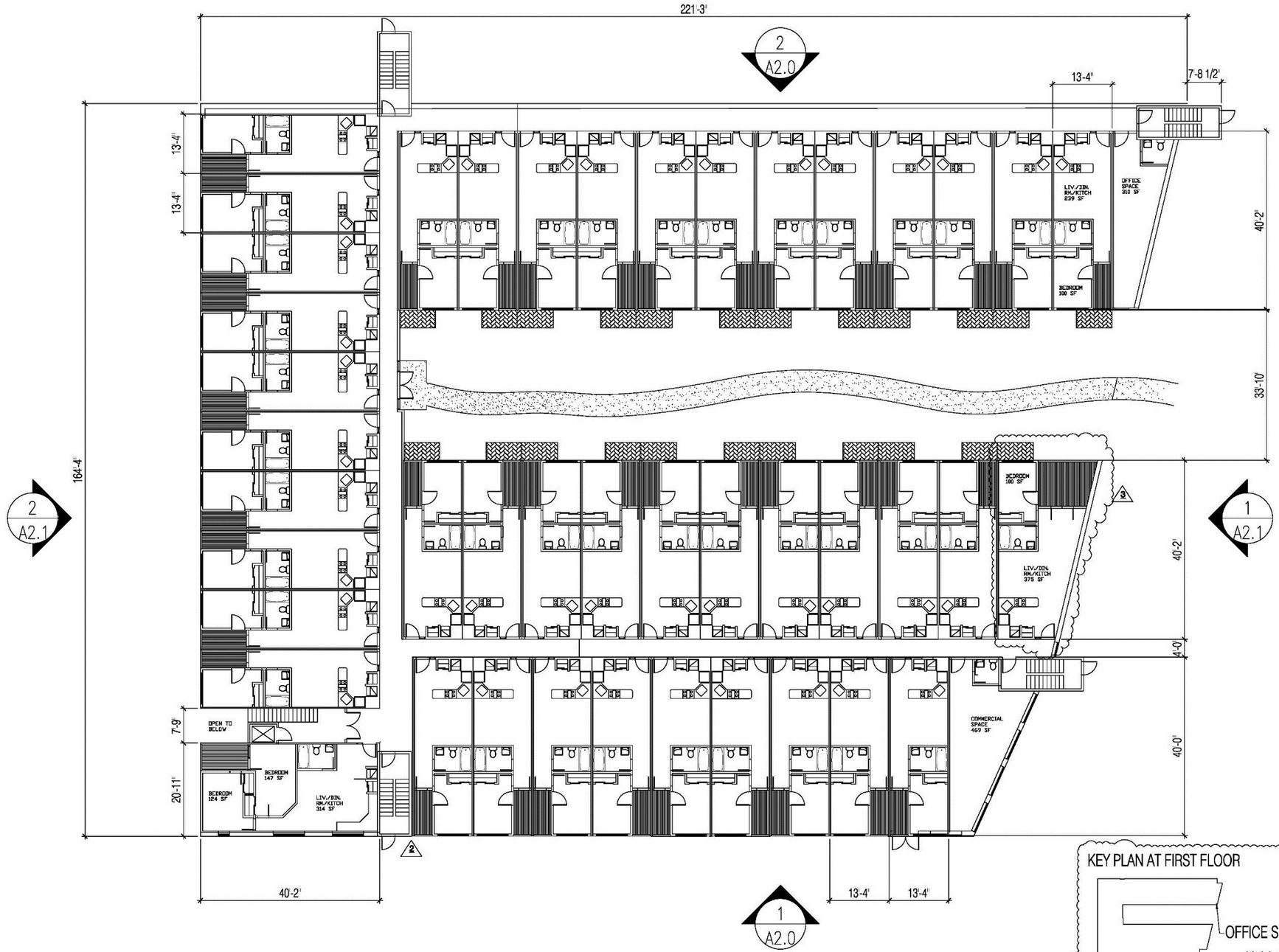
CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
325 WILDER STREET, PHILADELPHIA, PA 19147
PHONE: 267-216-2231 FAX: 215-387-2011

Seals:

Revisions	Date
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

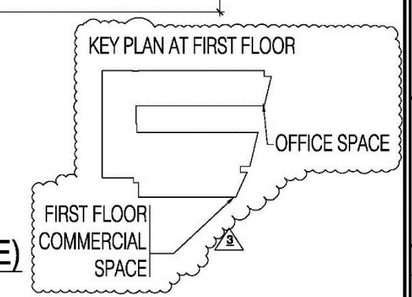
Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC
Project:	1950 EAST LOGAN STREET
Drawing Title:	LOWER LEVEL FLOOR PLAN
Drawing Number:	A1.0



1
A1.0

FIRST FLOOR PLAN (42 ONE BR UNITS-1 TWO BR UNIT- 1 COMMERCIAL & 1 OFFICE SPACE)

1/16" =1'-0" [27, 788 GSF]



ZONING SUBMISSION SET APRIL 24, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
325 WILDER STREET, PHILADELPHIA, PA 19147
PHONE: 267-216-2231 FAX: 215-257-2011

Seals:

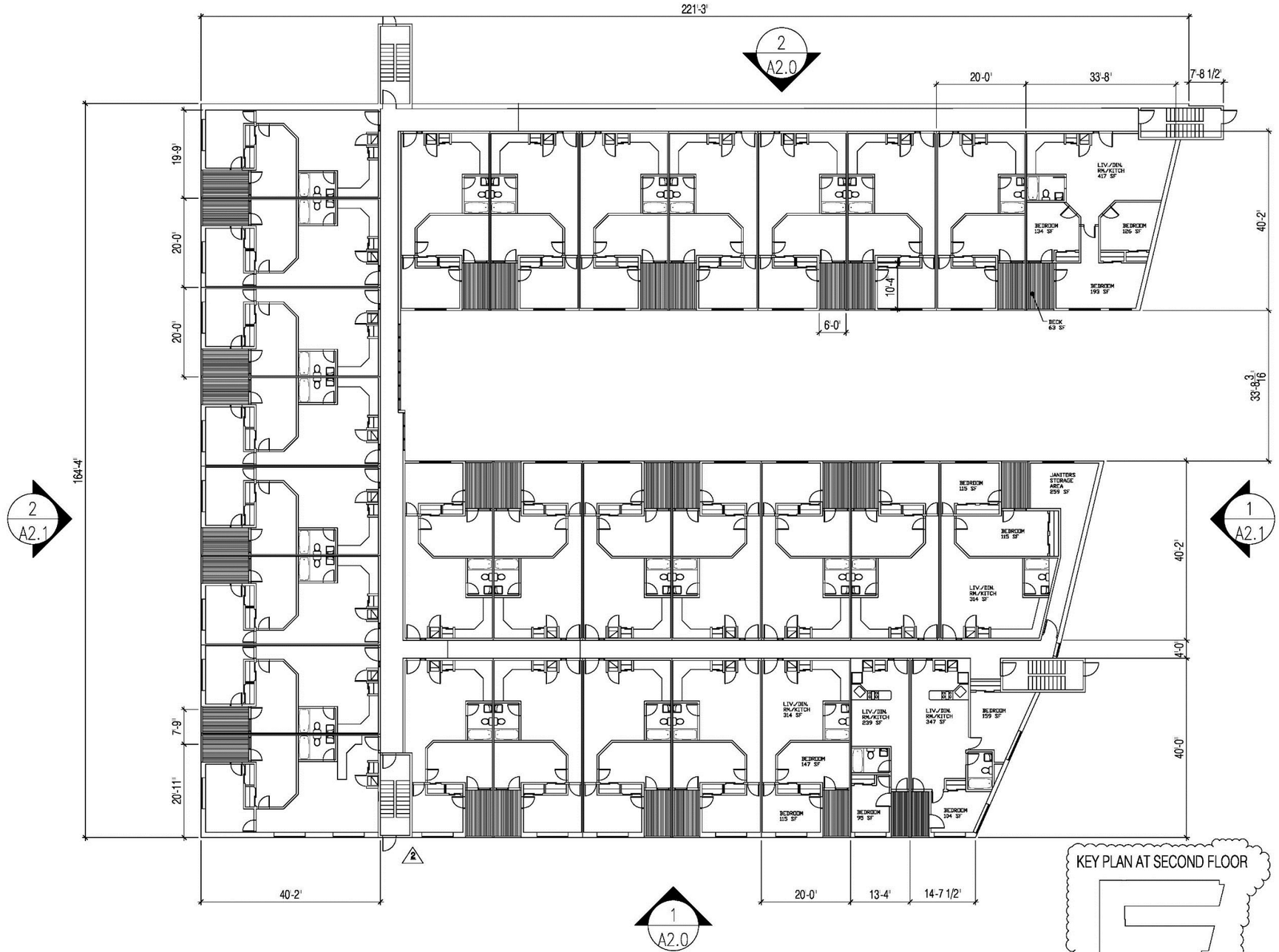
REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
THOMAS C. CUTHBERTSON JR. RA-407011
9-18-2015

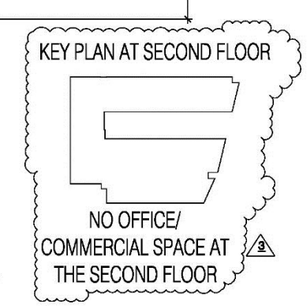
Revisions	Date
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: FIRST FLOOR PLAN
Drawing Number: A1.1





1
A1.2

SECOND FLOOR PLAN (1 ONE BR UNITS-28 TWO BR UNITS-1 THREE BR UNIT-1 JAN. STORAGE SPACE)

1/16" =1'-0" [27, 788 GSF]

ZONING SUBMISSION SET APRIL 24, 2015

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CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
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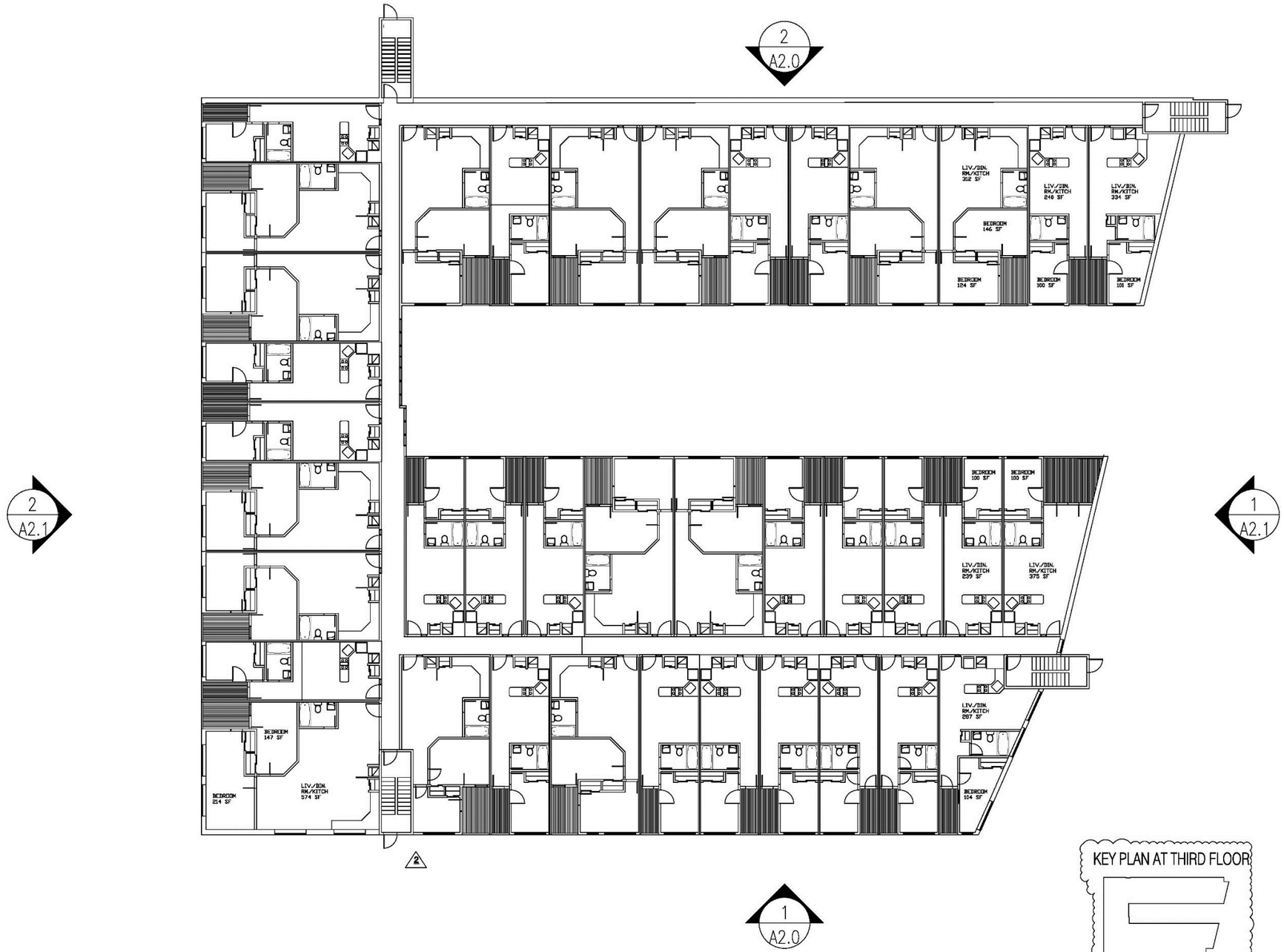
PHONE: 267-218-2231 FAX: 215-387-2011

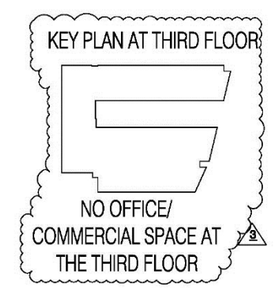
Seals:

Revisions	Date
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC
Project:	1950 EAST LOGAN STREET
Drawing Title:	SECOND FLOOR PLAN
Drawing Number:	A1.2





1 / A1.3 **THIRD FLOOR PLAN (24 ONE BR UNITS-14 TWO BR UNITS)**

1/16" =1'-0" [27, 788 GSF] 3

ZONING SUBMISSION SET APRIL 24, 2015

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
523 WELSH STREET, PHILADELPHIA PA 19147 •
PHONE: 267-216-2231 FAX: 215-367-2011

Seals:

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA FRANCIS C. CUTHBERTSON JR. 9-18-2015

Revisions	Date
2 PLAN EXAMINERS COMMENTS	9-21-15
3 PLAN EXAMINERS COMMENTS	12-03-15

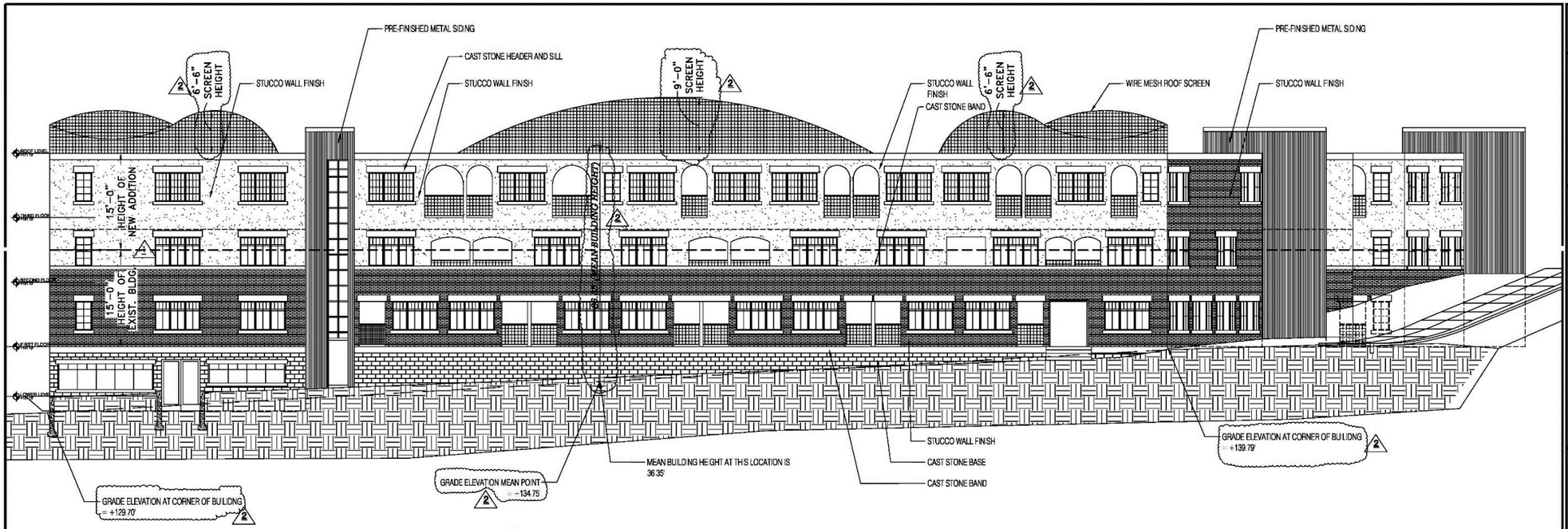
TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC

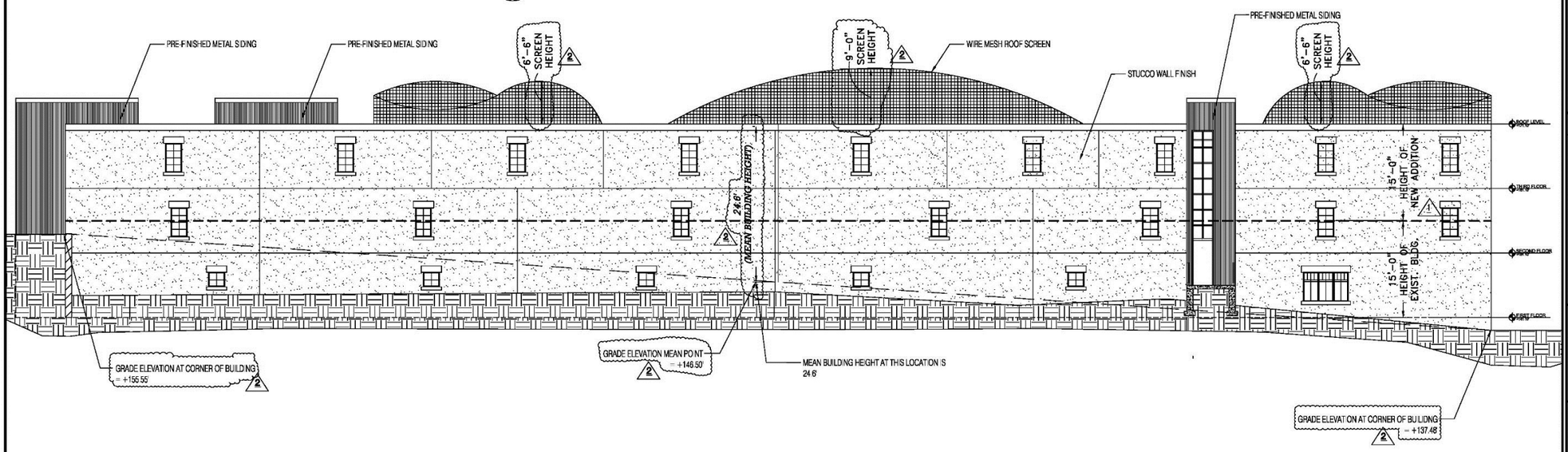
Project: 1950 EAST LOGAN STREET

Drawing Title: THIRD FLOOR PLAN

Drawing Number: A1.3



1 A2.0 NORTH (FRONT) BUILDING ELEVATION FACING EAST LOGAN STREET
1/8" =1'-0"



2 A2.0 SOUTH (REAR) BUILDING ELEVATION FACING RUSCOMB STREET
1/8" =1'-0"

ZONING SUBMISSION SET APRIL 24, 2015

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CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
323 WILDER STREET, PHILADELPHIA, PA 19147
PHONE: 267-218-2231 FAX: 215-267-2011

Seals:

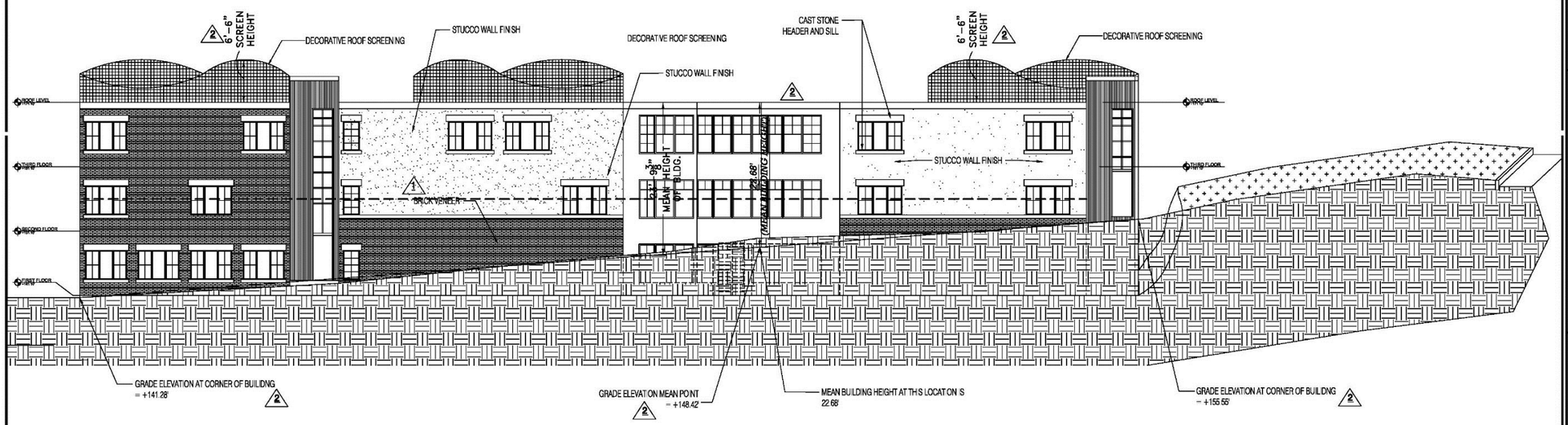
REGISTERED ARCHITECT PENNSYLVANIA FRANCIS C. CUTHBERTSON JR. RA-011139-X
9-18-2015

Revisions	Date
1 PLAN EXAMINERS COMMENTS	7-20-15
2 PLAN EXAMINERS COMMENTS	9-21-15

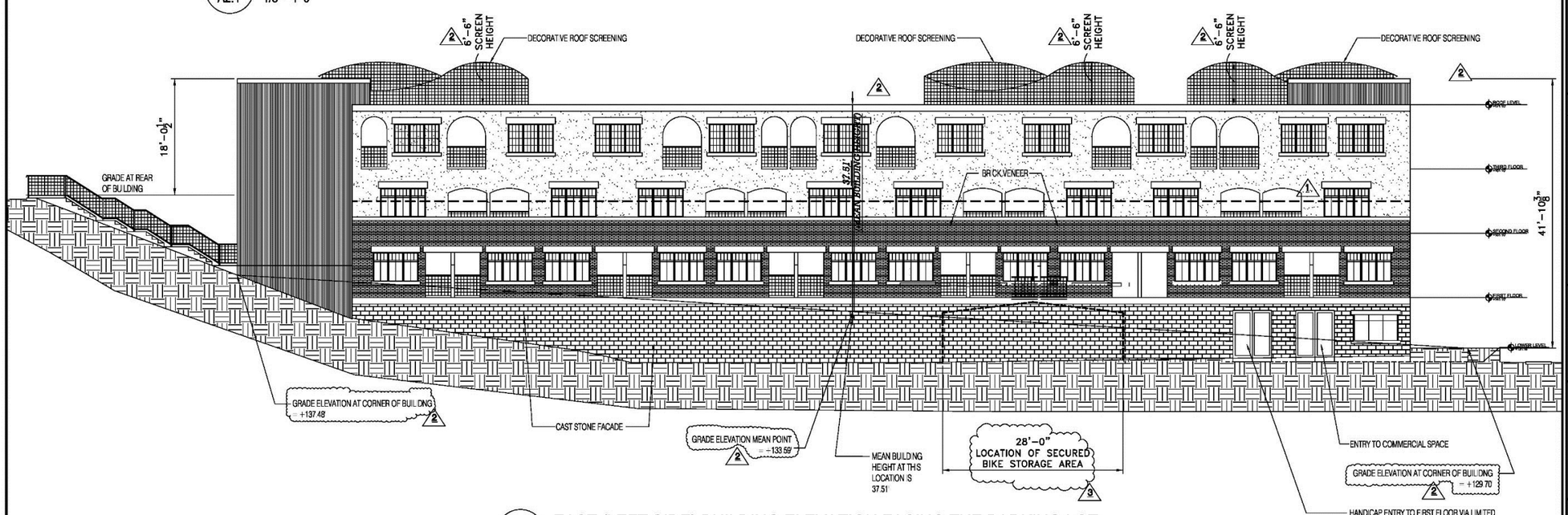
TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: ELEVATIONS
Drawing Number: A2.0



1 A2.1 WEST (RIGHT SIDE) BUILDING ELEVATION FACING NORTH TWENTIETH STREET
1/8" =1'-0"



2 A2.1 EAST (LEFT SIDE) BUILDING ELEVATION FACING THE PARKING LOT
1/8" =1'-0"

ZONING SUBMISSION SET APRIL 24, 2015

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CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
323 WILDER STREET, PHILADELPHIA, PA 19147
PHONE: 267-218-2231 FAX: 215-387-2011

Seals:

REGISTERED ARCHITECT PENNSYLVANIA FRANCIS C. CUTHBERTSON JR. RA-011139-X
9-18-2015

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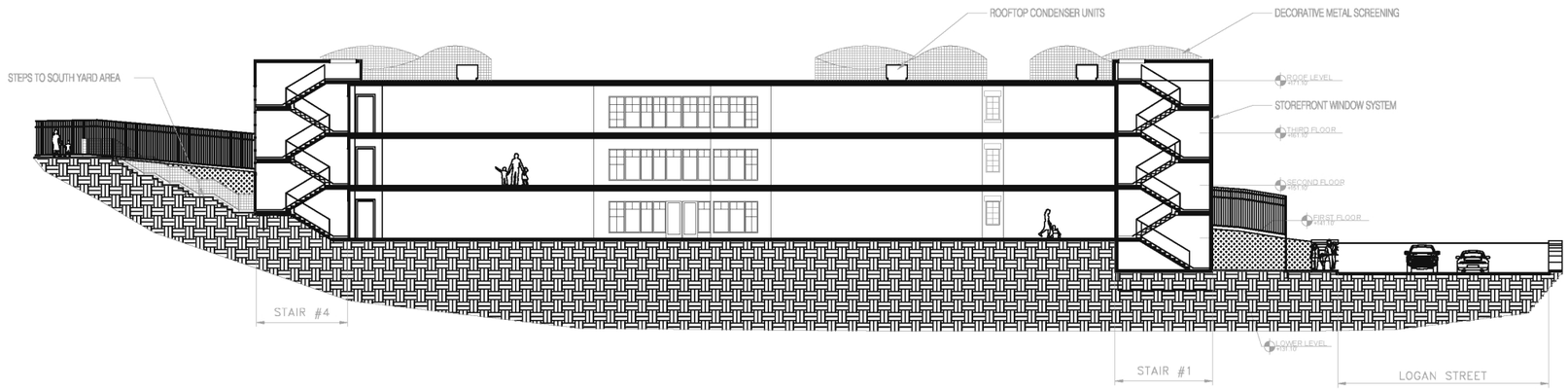
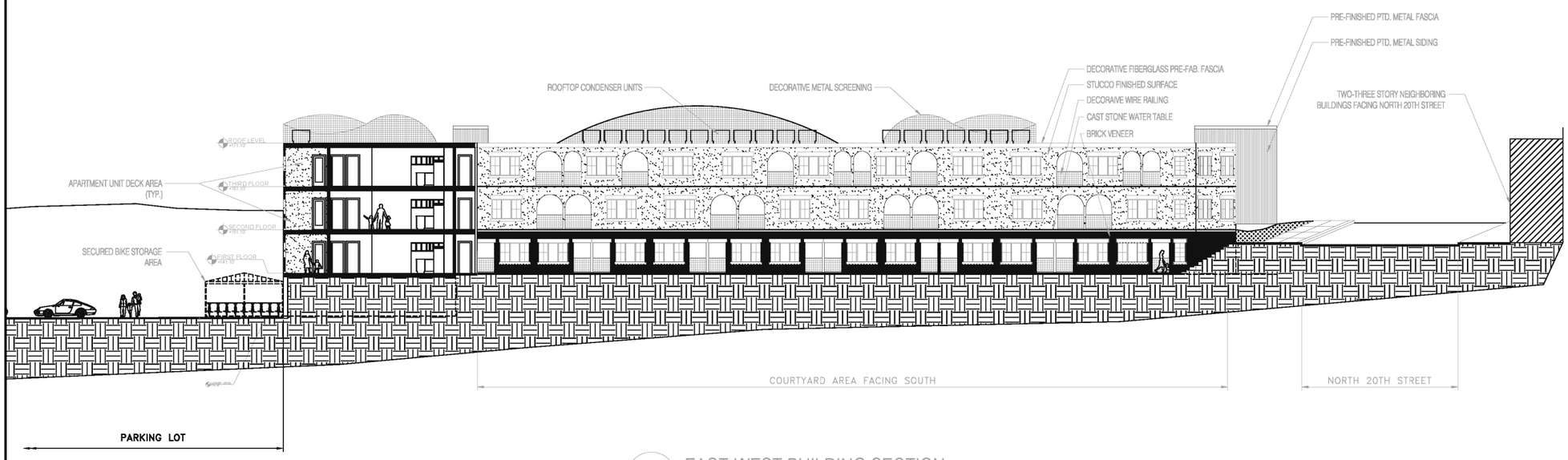
TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: ELEVATIONS
Drawing Number: A2.1



1 A3.0 NORTH-SOUTH BUILDING SECTION
3/16" =1'-0"



2 A3.0 EAST-WEST BUILDING SECTION
3/16" =1'-0"

CIVIC DESIGN REVIEW SET DECEMBER 20, 2015

Contractors shall verify and be responsible for all field dimensions and condidtions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
[illegible] WILDER STREET, PHILADELPHIA, PA 19147
PHONE: [illegible] FAX: [illegible]

Seals:

Revisions	Date

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

Project #:	2014.22
Scale:	AS NOTED
Date:	JANUARY 29, 2015
Drawn By:	FCC
Approved By:	FCC

Project: 1950 EAST LOGAN STREET

Drawing Title: BUILDING SECTIONS

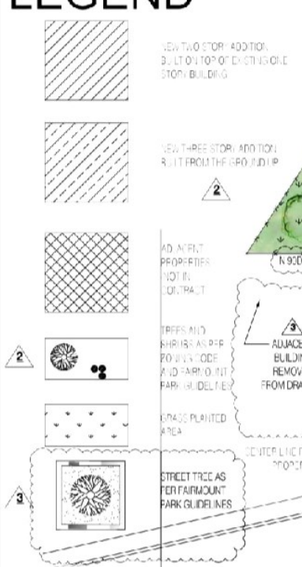
Drawing Number: A3.0

GENERAL NOTES
1.) REFER TO CIVIL DRAWING #1 FOR ELEVATION POINTS, GRADE LEVELS, AND EXISTING UTILITY LOCATIONS, AND METES AND BOUNDS.
2.ALL FENCING AT THE PERIMETER OF THE PROPERTY FACING A STREET IS TO BE DECORATIVE ESTATE STYLE FENCING.
3.) ALL FENCING WITHIN THE PROPERTY NOT FACING A STREET IS TO BE 7 GAUGE SECURITY CHAIN LINK FENCE.

NOTE TO THE REVIEWERS:

THE BUILDING FOOTPRINT AS REPRESENTED BY THE *NEW* ROOF PLAN (WITH THE EXCEPTION OF THE HATCHED AREA IN THE NORTHEAST CORNER OF THE BUILDING, WHICH IS A 3 STORY ADDITION BEING ADDED TO THE FOOTPRINT FROM THE GROUND ON UP-*PLEASE REFER TO HATCH LEGEND BELOW*) IS A TWO (2) STORY ADDITION THAT IS BEING ADDED TO *AN EXISTING* ONE (1) STORY BUILDING.
PLEASE REFER TO THE ELEVATION DRAWINGS FOR THE DEMARCATION LINE BETWEEN THE EXISTING BUILDING AND THE NEW ADDITIONAL FLOORS BEING ADDED, *AND DRAWING A002A WHICH SHOWS THE EXISTING BUILDING ELEVATIONS.*

LEGEND



1 A001 SITE PLAN
1/16" =1'-0"

ZONING PERMIT PLAN 5-16-14

Contractors shall verify and be responsible for all field dimensions and conditions and shall notify CKG Architects of any discrepancies before proceeding with the project.

CKG ARCHITECTS
ARCHITECTURAL DESIGN STUDIO
323 WILKER STREET PHILADELPHIA, PA 19147
PHONE: 267-218-2531 FAX: 215-387-2011

Seals:

REGISTERED ARCHITECT PENNSYLVANIA
9-18-2015
FRANCIS C. CUTHBERTSON JR.

Revisions		Date
1	PLAN EXAMINERS COMMENTS	7-20-15
2	PLAN EXAMINERS COMMENTS	9-21-15
3	PLAN EXAMINERS COMMENTS	12-03-15

TEVEL MANAGEMENT INC.
1950 EAST LOGAN STREET
PHILADELPHIA, PA. 19141

NORTH

Project #: 2014.22
Scale: AS NOTED
Date: JANUARY 29, 2015
Drawn By: FCC
Approved By: FCC

Project: 1950 EAST LOGAN STREET
Drawing Title: SITE PLAN
Drawing Number: A001

E. LOGAN LOOKING EAST TO 20TH STREET

E. LOGAN & 20TH STREET VIEW

3D CONTEXT VIEW

323 Wilder Street, Philadelphia, PA 19147
Tel: (267) 218-2231 • Fax: (267) 273-0188
Email: fcuthbertson@ckgarchitects.net

December 22, 2015

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Tel: 215-683-4615

Re: Letter of Sustainable Materials For:
1950 East Logan Street,
Philadelphia, PA.

To Whom It May Concern:

The building at 1950 East Logan Street consists of a 33,526 square foot, 1 story vacant high bay warehouse building that sits within a 99,796.2 square foot wooded site.

The project involves modifying the existing vacant warehouse, into a 111 Unit apartment building, with two commercial spaces, and one office space.

The new design will be three stories high, and will utilize the existing walls and foundation of the warehouse building into the new design.

The existing parking lot and curb cut will be included into the design of the new parking lot.

The retaining wall that borders the south side of the building will serve the new building as well.

The grounds that surround the building will have only minor modifications made to it, which will include a pedestrian pathway, and a fence that surrounds the perimeter of the property.

There will be little to no disturbance to the existing vegetation.

The new building will utilize "green" eco-friendly building materials that will include flooring, paints and coatings, and high efficiency light emitting diode (LED) lighting.

The building will use the maximum amount of insulation (minimum R-19 in the walls, and R-29 in the ceiling areas), along with Low-'e' insulated thermal glazing system to lessen the building's heating and cooling load.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at your earliest convenience.

Mr. Francis C. Cuthbertson, Jr. - RA
(Print Name)

(Signature)

December 22, 2015
(Date)

CKG ARCHITECTS
Architecture • Planning • Interiors

323 Wilder Street, Philadelphia, PA 19147
Tel: (267) 218-2231 • Fax: (267) 273-0188
Email: fcuthbertson@ckgarchitects.net

December 22, 2015

Philadelphia City Planning Commission
Attn: Civic Design Review
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
Tel: 215-683-4615

Re: Letter of Building Materials For:
1950 East Logan Street,
Philadelphia, PA.

To Whom It May Concern:

1950 East Logan Street will be an 84,655 square foot building when completed.

The existing parking lot and curb cut will be included into the design of the new parking lot.

The fence that faces East Logan, North 20th and Ruscomb Streets will be estate style metal fencing.

The building materials will consist of wood, metal framing and steel for structural support, brick veneer and stucco for the majority of the exterior wall finishes, prefabricated and pre-finished metal for the exterior stairwell walls.

The exterior entry doors will be decorative steel at the stairwells, and decorative 'residential' style storefront doors at all other entry doors.

The windows will be a residential style storefront type for the commercial spaces, and the entry into the building from the courtyard.

Cast stone will be used for the headers and sills of the exterior windows and doors.

Cast stone will also be used for the transition strip between the brick and stucco.

The apartment windows will be a residential style, low maintenance type of window.

The roof will have a decorative metal screen material to conceal the rooftop heating, ventilation and cooling equipment.

The apartment balcony railings will also be metal, and will be a 'lighter' version of the roof screen.

Should you have any questions or if we can be of further assistance, please do not hesitate to contact us at your earliest convenience.

Mr. Francis C. Cuthbertson, Jr. - RA

December 22, 2015
(Date)

CKG ARCHITECTS
Architecture • Planning • Interiors