



CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER: 474185

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

The project is located in a Commercial District (CMX-2) and affects an RSA (RSA-5) District and contains more than 25,000 sq. ft. of GFA.

PROJECT LOCATION

Planning District: Center City **Council District:** 1st

Address: 810 Montrose Street

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Hercules Grigos, Esq. **Primary Phone:** 215-665-3088

Email: Hercules.Grigos@obermayer.com **Address:** Obermayer Rebmann Maxwell, et al.
1617 JFK Blvd., 19th Floor
Philadelphia, PA 19103

Property Owner: National Realty
Investment Advisors,
LLC (Equitable Owner) **Developer** U.S. Construction, Inc.

Architect: JKR Partners

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SITE CONDITIONS

Site Area: 33,593.91
Existing Zoning: CMX-2 Are Zoning Variances required? Yes X No

SITE USES

Present Use: Commercial/Industrial warehouse/residential
Proposed Use: Residential- 25 townhomes at approximately 2,000 sq. ft per accessory unit
Area of Proposed Uses, Broken Out by Program (Include Square Footage and # of Units):

Proposed # of Parking Units: 25 accessory parking spaces.

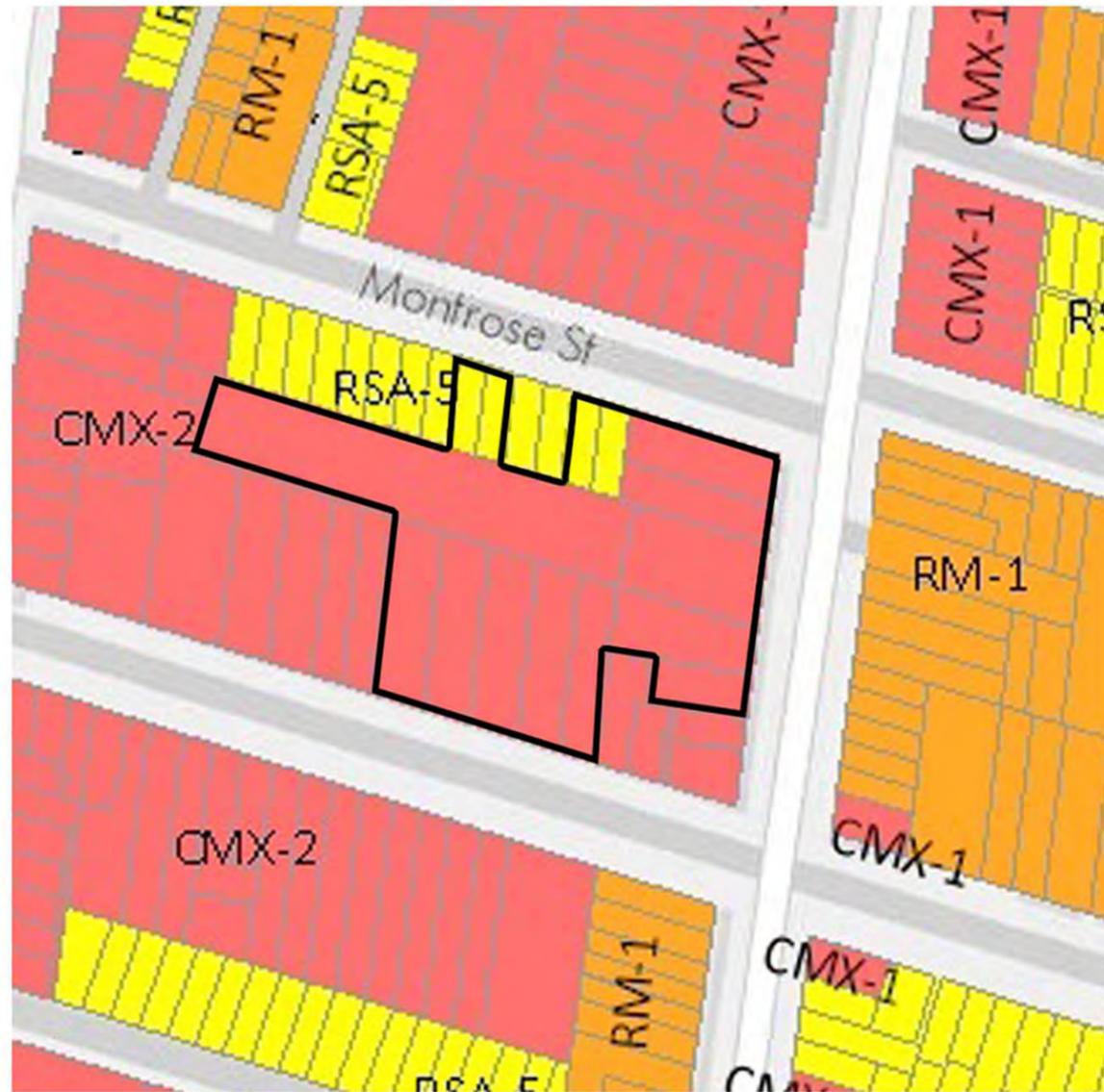
COMMUNITY MEETING

Community meeting held: Yes X No
If yes, please provide written documentation as proof.
If no, indicate the date and time the community meeting will be held:
Date: June 11, 2013 Time: 7:30p.m. with Bella Vista Town Watch and Bella Vista United Civic

MILDRED COURT

800 MONTROSE

818-820 MONTROSE STREET, 810 MONTROSE STREET, 812 MONTROSE STREET, 930-40 S. 8TH STREET, 809-11 CARPENTER STREET, 813-19 CARPENTER STREET, 938 S. 8TH STREET



800 MONTROSE

MILDRED COURT



800 MONTROSE

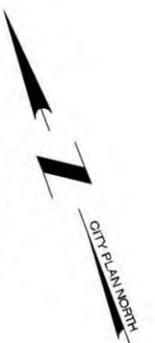
MILDRED COURT

MONTROSE STREET
on city plan - legally
(44' wide - 10'- 19' 6

HALL STREET
on city plan - legally
(25' wide - 6'- 13'

S 8TH STREET
on city plan - legally open
50' wide - 12'-26'-12'

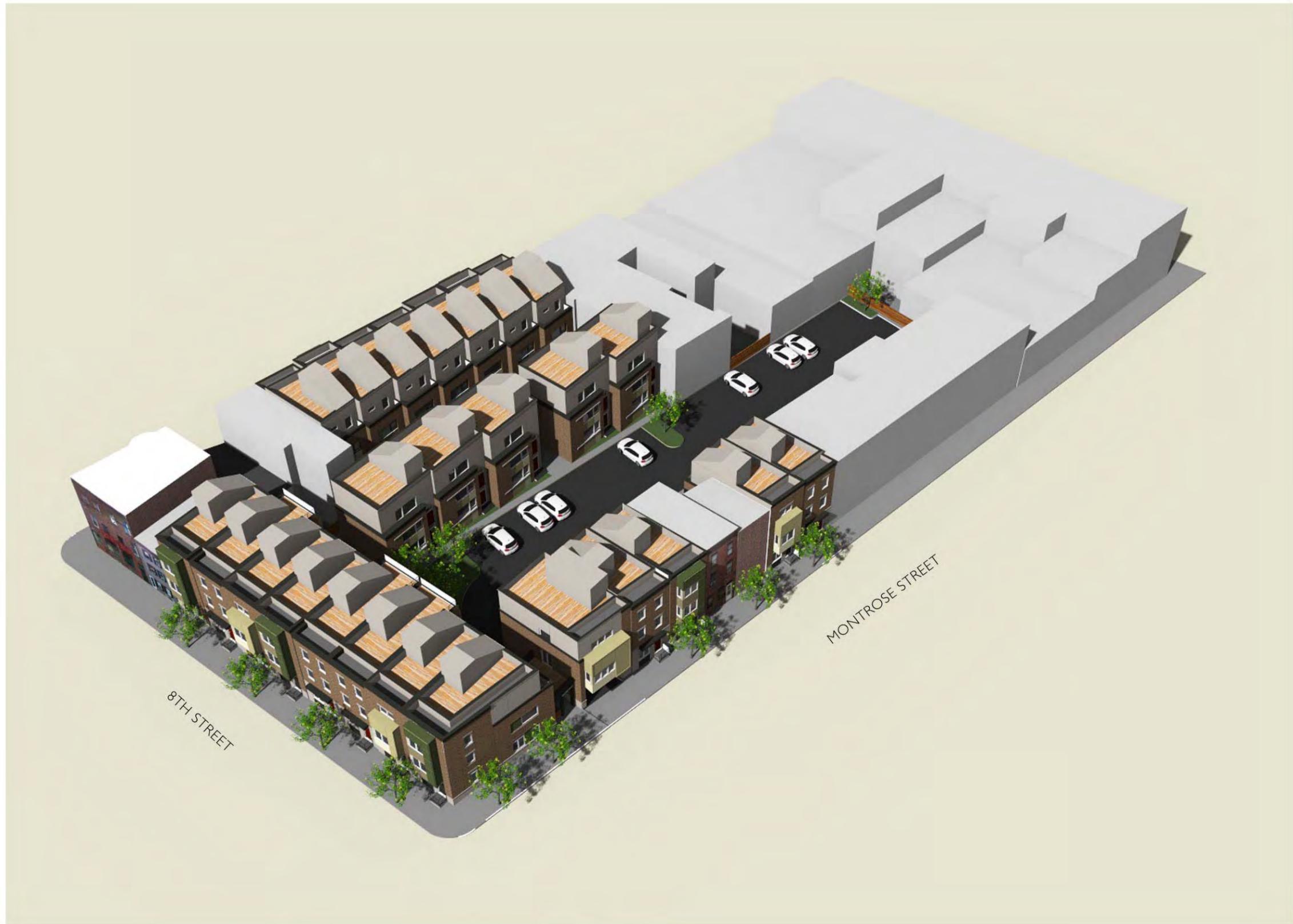
CARPENTER STREET
on city plan - legally open
50' wide - 12'-26'-12'





800 MONTROSE

MILDRED COURT



800 MONTROSE

MILDRED COURT

GROSS FLOOR AREA CHART

Unit 1 (Type A):

PILOTHOUSE.....	150 SF
3RD FLOOR.....	845 SF
2ND FLOOR.....	845 SF
1ST FLOOR.....	845 SF
BASEMENT.....	845 SF
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TOTAL GFA.....	2,535 SF

Units 2-8 (Type B): LAYOUT SIMILAR TO TYPE C

PILOT HOUSE.....	150 SF
3RD FLOOR.....	704 SF
2ND FLOOR.....	704 SF
1ST FLOOR.....	704 SF
BASEMENT.....	704 SF
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TOTAL GFA.....	2,262 SF

Units 9-15 (Type C):

PILOTHOUSE.....	150 SF
3RD FLOOR.....	664 SF
2ND FLOOR.....	664 SF
1ST FLOOR.....	664 SF
BASEMENT.....	664 SF
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TOTAL GFA.....	2,142 SF

Units 16-20 (Type D):

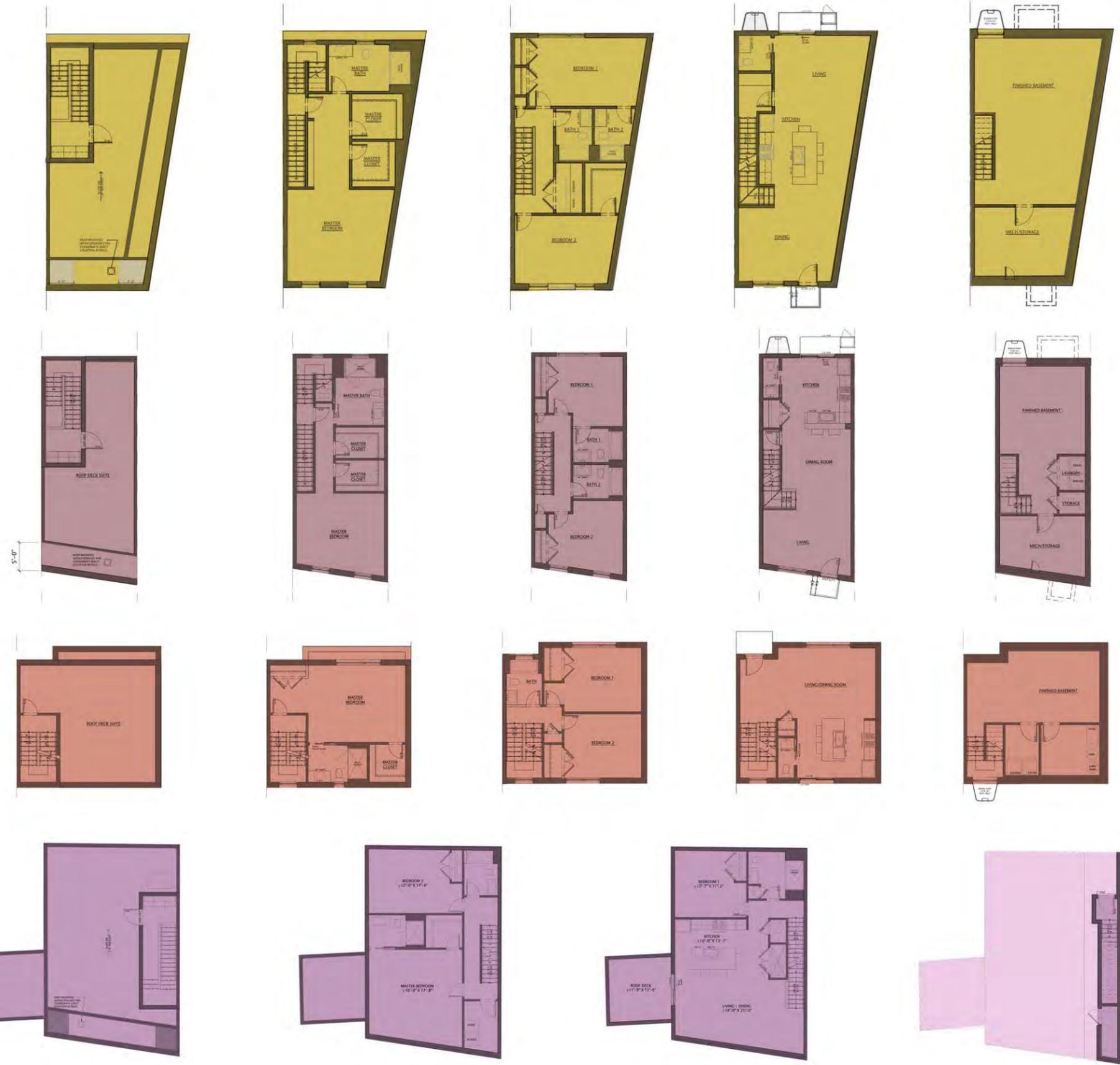
PILOTHOUSE.....	150 SF
3RD FLOOR.....	640 SF
2ND FLOOR.....	640 SF
1ST FLOOR.....	640 SF
BASEMENT.....	640 SF
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TOTAL GFA.....	2,070 SF

Units 21-24 (Type E): LAYOUT SIMILAR TO TYPE C

PILOTHOUSE.....	150 SF
3RD FLOOR.....	603 SF
2ND FLOOR.....	603 SF
1ST FLOOR.....	603 SF
BASEMENT.....	603 SF
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TOTAL GFA.....	1,959 SF

Unit 25 (Type F):

PILOTHOUSE.....	150 SF
3RD FLOOR.....	994 SF
2ND FLOOR.....	994 SF
1ST FLOOR.....	147 SF
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TOTAL GFA.....	2,135 SF





SECTION A-A



CARPENTER STREET EXISTING



CARPENTER STREET PROPOSED

MATERIAL PALETTE

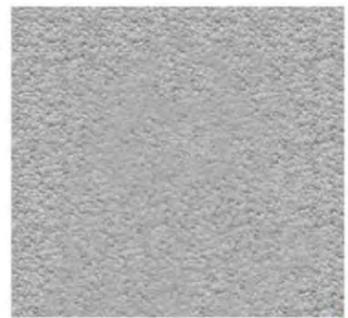
* NOTE: All window glass to be clear



FIBER CEMENT PANELS

CEDAR

METAL



STUCCO



CAST STONE



BRICK VENEER





800 MONTROSE

MILDRED COURT



MONTROSE STREET

800 MONTROSE

MILDRED COURT



800 MONTROSE

MILDRED COURT



8TH STREET

800 MONTROSE

MILDRED COURT