

CDR PROJECT APPLICATION FORM

L&I APPLICATION NUMBER:

488202

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

Redevelopment from warehouse to Supermarket anchored Retail Center.

PROJECT LOCATION

Planning District: River Wards Council District: 6

Address: 5597-99 Tulip Street, Philadelphia, PA

Is this parcel within a Master Plan District? Yes No

CONTACT INFORMATION

Applicant Name: Philadelphia-Harbison, LP Primary Phone: 856-857-9108

Email: carl@fcdevelopmentgroup.com Address: 201A Berlin Road
Cherry Hill, NJ

Property Owner: Ocean Desert Sales, Inc. Developer FC Development Group, LLC

Architect: Ignarri-Lummis

CONTINUED ON NEXT PAGE

SITE CONDITIONS

Site Area: 13 acres \pm
Existing Zoning: ICMX Are Zoning Variances required? Yes No

SITE USES

Present Use: warehouse

Proposed Use:

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

	Building A - Supermarket	68,000
	Building B - Retail Units 1-15	17,453
	Building C - Retail/Fitness 1-4	15,224
Proposed # of Parking Units: 611	Building D - Rest. Units 1-2	5,130
	Building E - Restaurant	1,664
	Building F - Bank	4,500

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:

Date: 9/25/13 Time: 7 P.M.



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102

COMMISSIONER
CARLTON WILLIAMS, SR
DEPUTY COMMISSIONER
MICHAEL MAENNER
DEPUTY COMMISSIONER
MICHAEL FINK

Date: 11/13/2013

ADDRESS: 5597 TULIP ST, PHILADELPHIA
APPLICATION # 488202

DEAR

THE APPLICATION IS FOR THE EASEMENT AGREEMENT IN BETWEEN 5597 TULIP ST AND 5201 HARBISON AVE FOR THE UNITY OF USE ONLY AND FOR THE ERECTION OF SIX (6) DETACHED STRUCTURE AS FOLLOWS:

BUILDING A: FOR THE ERECTION OF ONE(1) STORY STRUCTURE (GFA **68,000SF**) FOR A RETAIL FOOD, BEVERAGES AND GROCERY INCLUDING WITH 364 PARKING SPACES WITH 6 H/C SPACES AND 10 LOADING SPACES.

BUILDING B: FOR THE ERECTION OF ONE (1) STORY STRUCTURE (GFA **17,453 SF**) FOR A RETAI I-15 TENENT SPACES INCLUDING WITH 56 OFF-STREET PARKING SPACES WITH 4 H/C SPACES.

BUILDING C: FOR THE ERECTION OF A TWO (2) STORY STRUCTURE (GFA **15,224 SF**) FOR A FITNESS CENTER (PERSONAL SERVICE) AND 1-4 TENENT SPACES FOR RETAIL/RESTAURANT AND FOR THE CREATION OF 97 OFF-STREET PARKING SPACES WITH 4 H/S SPACES.

BUILDING D: FOR THE ERECTION OF ONE(1) STORY STRUCTURE (GFA **5,130 SF**) FOR A RESTAURANT WITH DRIVE THRU INCLUDING WITH 53 OFF-STREET PARKING SPACES WITH 2 H/C SPACES;

BUILDING E: FOR THE ERECTION OF ONE (1) STORY STRUCTURE (GFA **1,664 SF**) WITH DRIVE THROUGH (GFA **1,664 SF**) INCLUDING WITH 20 OFF-STREET PARKING SPACES WITH 2 H/C SPACE.

BUILDING F A ONE (1) STORY STRUCTURE (GFA **4,500 SF**) FOR A FINANCIAL SERVICE (BANK) INCLUDING WITH 21 OFF-STREET PARKING SPACES WITH 2 H/C SPACES.

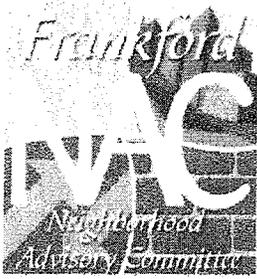
TOTAL GROSS FLOOR AREA OF ALL THE BUILDING ON LOT. (114,630 SF)

(FOR A TOTAL OF 611 OFF-STREETS PARKING SPACES INCLUDING WITH 14 H/C SPACES, 10 LOADING SPACES ON LOT).

THIS APPLICATION DOES NOT CREATE ANY REFUSAL/REFERRAL

THANKING YOU,

JOSEPH FLANAGAN
CONSTRUCTION COMPLIANCE SUPERVISOR
215-686-2567
JOSEPH.FLANAGAN@PHILA.GOV



Frankford NAC Zoning Committee

Frankford Neighborhood Advisory Committee | 4451 Frankford Avenue, Philadelphia, Pa. 19124
Phone: (215) 535-1093 ext. 191 | Fax: (215) 992 -5423

Paula Brumbelow
Development Planning
Philadelphia City Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, Pennsylvania 19102

April 30, 2013

RE: 5400 Tulip St, Philadelphia, PA 19124

Dear Paula Brumbelow,

The Frankford NAC Zoning Board is writing this letter in support of the proposed project at the above mentioned address. In accordance with RCO procedures, the Frankford NAC Zoning Board and the Wissinoming Civic Association held a joint community meeting to review the proposal for this project. The project located at 5400 Tulip St, Philadelphia, PA 19124, was presented to the community on Wednesday April 24, 2013 at the Wissinoming Civic Association meeting at the Wissinoming Presbyterian Church which is located at 5817 Torresdale Avenue Philadelphia, PA 19124.

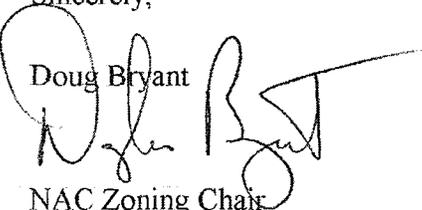
There was a general poll taken of the residents in attendance. Everyone in attendance was in favor of the proposal with the exception of one resident who abstained from the poll. There was no one in attendance who was opposed to the project. There were a few concerns voiced by the residents which included:

1. Traffic concerns
2. Security measures instituted
3. Stormwater run-off
4. Greening the development, concrete-plants/trees ratio
5. Trash removal and continued efforts to maintain cleanliness of development

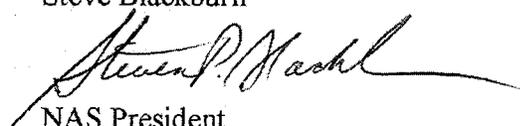
As a result of the community poll, and the review of the NAC Zoning board, the Frankford NAS is in support of the project.

Sincerely,

Doug Bryant


NAC Zoning Chair

Steve Blackburn


NAS President



WISSINOMING CIVIC ASSOCIATION, INC.

(215) 288-6408

CHARTERED AS A NON-PROFIT ORGANIZATION IN 1971

P.O. Box 17630 Philadelphia, PA 19135

*Martin Gregorski
Development Planning
Philadelphia City Planning Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, Pennsylvania 19102*

April 25, 2013

Dear Mr. Gregorski,

On April 24, 2013, the FC Development Group LLC, Carl Freedman presented to the Wissinoming community, at the Wissinoming General Membership Meeting, of their proposal for the new shopping center development located at Ocean Desert Sales, 5400 Tulip Street, Philadelphia, PA 19124 which presently resides.

The FC Development Group LLC proposes an ordinance change from the current 1-2 to CMX-3. At the Wissinoming General Membership meeting a Poll was taken of the audience in which 99% of the community members voted yes for this proposal, and 1% was undecided, and 0 did not oppose. There were concerns from the residents, and these are the comments/recommendations requested:

- 1. Traffic concerns*
- 2. Security measures instituted*
- 3. Stormwater run-off*
- 4. Greening the development, concrete-plants/trees ratio*
- 5. Trash removal and continued efforts to maintain cleanliness of development*

The Wissinoming Civic Association-Wissinoming RCO reviewed this community poll along with Kimberly Washington-Frankford RCO who was in attendance at this meeting. The Wissinoming RCO accept and support the decision to support the FC Development Group LLC proposal for the ordinance change from the current 1-2 to CMX-3 for the proposed shopping development.

We would like to thank all who were involved for making this a success in Wissinoming.

Sincerely,

Marky Pluta, President, Wissinoming Civic Association & RCO



CITY OF PHILADELPHIA - DEPARTMENT OF LICENSES AND INSPECTIONS

CDR NOTIFICATION TO PHILA. PLANNING COMMISSION

EXAMINER INFORMATION

NAME: JOSEPH FLANAGAN

PHONE NUMBER: (215) 686-2567

EMAIL: JOSEPH.FLANAGAN@PHILA.GOV

PROJECT/PROPERTY INFORMATION

DATE OF CIVIC DESIGN REVIEW DETERMINATION:

11/13/2013

SITE ADDRESS:

5597T ULIP STREET

SQUARE FOOTAGE BEING ADDED:

114,630 SQ FT

ERECTION OF SIX(6) STRUCTURES CREATION OF 611 PARKING SPACES INCLUDING WITH 14 H/C SPACES AND 10 LOADING SPACES.

HAS THE APPLICANT REQUESTED AN EARLY REFUSAL/REFERRAL BEFORE COMPLETING A CIVIC DESIGN REVIEW?
N/A - APPLICANT DID NOT REQUEST FOR EARLY CONDITIONAL ZONING PERMIT.

APPLICANT INFORMATION

NAME: MICHAEL YANAFF

ADDRESS:

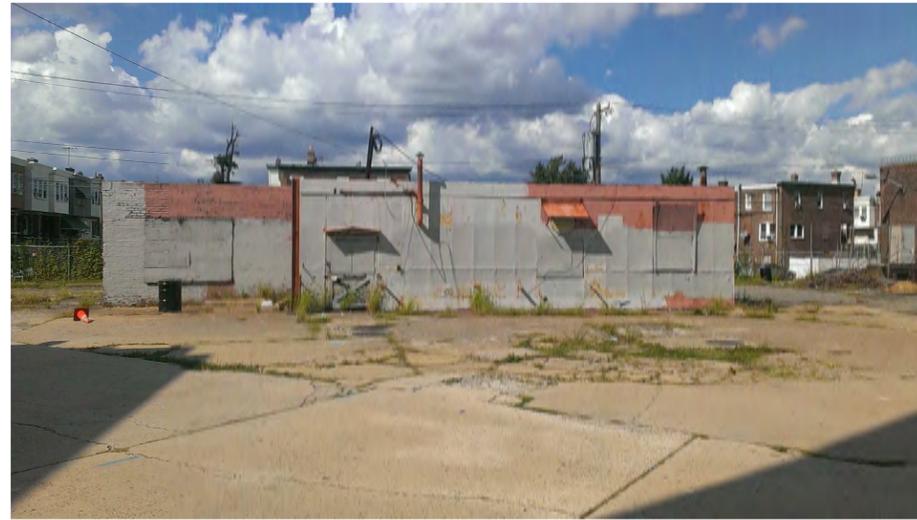
101 GREENWOOD AVE, 5TH FL
JENKIN TOWN , PA 19046

PLEASE BE ADVISED THAT THIS FORM SHALL BE SENT TO:
Gary Jastrzab, Executive Director of PCPC (Gary.Jastrzab@Phila.Gov)
David Schaaf, Director of Urban Design Division (David.Schaaf@Phila.Gov)

SHOPPES AT WISSINOMING

Harbison Avenue at Tulip Street
Philadelphia, PA





SITE PHOTOGRAPHS

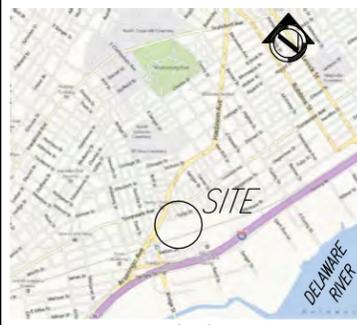


SITE PHOTOGRPAHS



SHOPPES AT WISSINOMING
Harbison Avenue at Tulip Street
Philadelphia, PA





GENERAL NOTES:

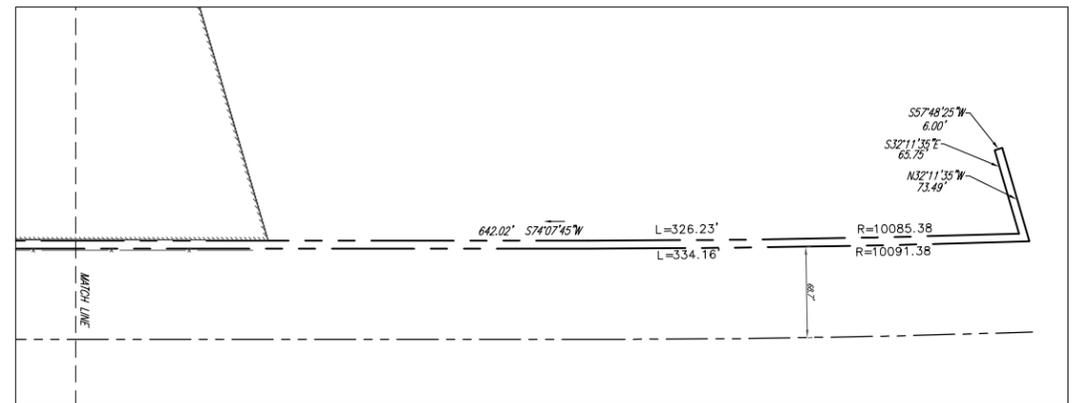
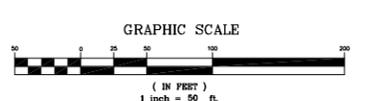
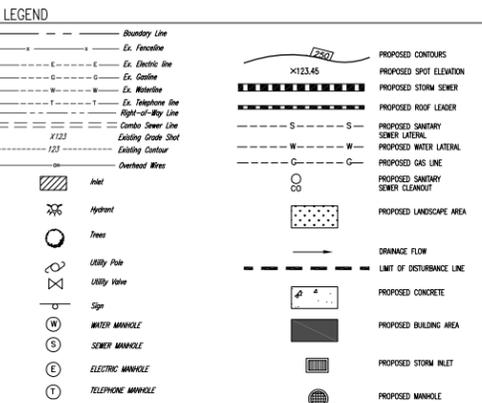
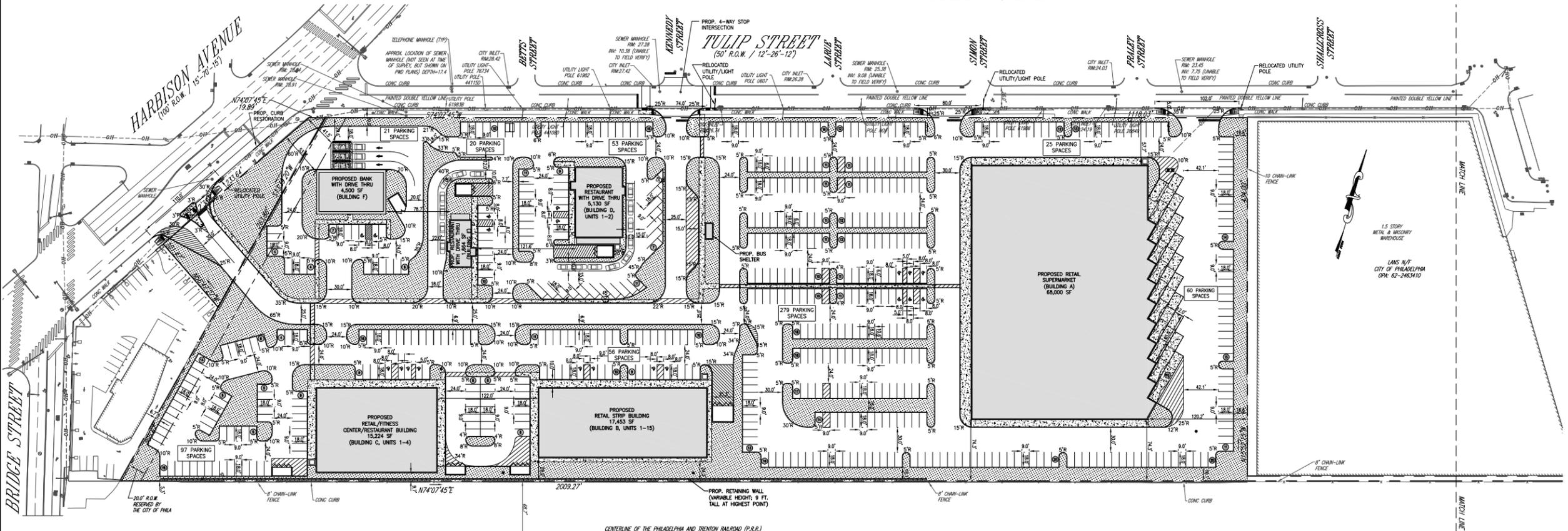
- THIS PLAN REFERENCE A SURVEY BY: CONESTOGUE CONSULTING ENGINEERS & ARCHITECTURAL, INC. 213 W. MAIN STREET LANSDALE, PA 19446 PLAN DATED: 6/18/13
- OWNER: OPA NO. 88-417760 (AGREEMENT OF SALE B/W APPLICANT & OWNER) OPA NO. 88-275800 (LEASE AGREEMENT B/W APPLICANT & OWNER) OSCAR LESZCZYNSKI, INC. 1831 BOSHMAN ROAD CHESTNUT HILL, PA 19381 MICHAEL KOWAL 83 WILIA DRIVE WARRINGTON, PA 18974
- APPLICANT: PHILADELPHIA-HARBISON, L.P. C/O: 16 DEVELOPMENT GROUP, LLC 2014 BERLIN ROAD CHESTNUT HILL, PA 19384 ATTN: CARL FREEMAN
- PROJECT LOCATION INFORMATION: 5597-5599 TULIP STREET OPA: 88-417760 (AREA = 553,012 SF / 12.70 AC) 5201 HARBISON AVENUE OPA: 88-275800 (AREA = 14,120 SF / 0.32 AC) CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA
- ZONING INFORMATION: ZONING DISTRICT: ICM - INDUSTRIAL DISTRICT EXISTING USE: DISTRIBUTION WAREHOUSE AND MISC. COMMERCIAL BUILDING PROPOSED USE: SHOPPING CENTER (POTENTIAL TENANTS INCLUDE A SUPERMARKET, RESTAURANTS, BANK, GASOLINE PUMPS WITH KIOSK BUILDING, FITNESS CENTER, AND ADDITIONAL SMALL RETAIL STORES.)

6. ZONING RULES AND AREA REQUIREMENTS:

- MINIMUM LOT REQUIREMENTS:**
- | ICM REQUIRED | PROPOSED |
|-----------------------------------|--------------------------------------|
| MAX. OCCUPIED LOT AREA: | 100% |
| MIN. FRONT YARD: | 41.5 FT (HARBISON) & 57.7 FT (TULIP) |
| MIN. SIDE YARD (EACH): | 8 FT IF USED |
| MIN. REAR YARD: | 8 FT IF USED |
| MAX. BUILDING HEIGHT: | 60 FT |
| MAX. FLOOR AREA RATIO (% OF LOT): | 500% |
- * WHERE THE LOT ABUTS A RESIDENTIAL DISTRICT, FRONT YARDS, SIDE YARDS, AND REAR YARDS SHALL BE PROVIDED ON THE LOT ON THE SIDES ABUTTING THE RESIDENTIAL DISTRICT. THE MINIMUM REQUIREMENTS FOR THOSE YARDS SHALL BE EITHER THOSE FOR THE INDUSTRIAL DISTRICT OR THOSE FOR THE RESIDENTIAL DISTRICT ON THE ABUTTING SIDE, WHICHEVER IS LARGER. THE SIDE ABUTS THE R2A-5 RESIDENTIAL DISTRICT ACROSS TULIP STREET AND HARBISON AVENUE. THEREFORE THE FRONT YARD REQUIREMENT IN THE R2A-5 DISTRICT IS AS FOLLOWS:
- IF ABUTTING LOTS ON BOTH SIDES OF AN ATTACHED HOUSE CONTAIN ONLY TWO STORES OF HABITABLE SPACE, THE STORES ABOVE THE SECOND STORY OF THE ATTACHED HOUSE SHALL BE SET BACK AN ADDITIONAL EIGHT FT FROM THE MINIMUM SETBACK SHOWN IN THIS TABLE, EXCEPT THIS REQUIREMENT SHALL NOT APPLY TO CORNER LOTS.
 - THE FRONT SETBACK SHALL BE NO FURTHER FROM THE STREET THAN THE FURTHEST FRONT FACE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO IMMEDIATELY ADJACENT LOTS, AND SHALL BE LOCATED NO CLOSER TO THE FRONT STREET THAN THE CLOSEST FRONT FACE OF THE PRINCIPAL BUILDING ON EITHER OF THE TWO IMMEDIATELY ADJACENT LOTS. IF BOTH OF THE IMMEDIATELY ADJACENT LOTS ARE VACANT, THEN THE SETBACK RANGE SHALL BE BASED ON THE BUILDING THAT IS: (1) CLOSEST TO THE SUBJECT PROPERTY AND (2) ON THE SAME BLOCKFACE. WHERE THERE ARE NOT A SUFFICIENT NUMBER OF LOTS THAT MEET THESE CRITERIA TO ESTABLISH A FRONT SETBACK, THE FRONT SETBACK SHALL BE SET AT THE STREET LINE.

- THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A BASED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED.
- BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOODPLAIN, AS SHOWN ON THE FIRM MAP DATED 7/24/08, ARE SHOWN WITH CITY OF PHILADELPHIA, PENNSYLVANIA (ALL JURISDICTIONS), PHILADELPHIA COUNTY, MAP NUMBER 420750114G, EFFECTIVE JANUARY 17, 2007.
- THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING TWO BUILDINGS ON THE DEVELOPMENT SITE AND CONSTRUCT A SHOPPING CENTER WITH THE FOLLOWING POSSIBLE TENANTS: SUPERMARKET, FITNESS CENTER, GAS STATION WITH CONVENIENCE STORE, RESTAURANTS, BANK, AND ADDITIONAL SMALL RETAIL STORES. ALL ASSOCIATED SITE IMPROVEMENTS WILL BE INSTALLED, WHICH INCLUDE PARKING, STORMWATER MANAGEMENT, LANDSCAPING, ETC.
- THE WATERSHED FOR THE SITE IS THE DELAWARE DIRECT (NORTH) WATERSHED.
- THE ENTIRE SITE CONTAINS UN - URBAN SOIL (PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY).
- THE SITE IS LOCATED WITHIN A COMBO SEWER AREA.

- THE TOTAL AREA OF THE DEVELOPMENT SITE IS 567,132 SF (13.02 AC).
- THE DRAWING IS PREPARED BY CONESTOGUE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A BASED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- PUBLIC WATER AND SEWER SYSTEMS ARE PROPOSED.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITY USERS AT LEAST THREE DAYS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH ACTS 287, 172 AND 38 (AND ALL OTHER APPLICABLE AMENDMENTS), AS WELL AS CONFORM TO ALL APPLICABLE REGULATIONS OF SAID ACTS.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR HARBORING SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERTINENT AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AGENCY.
- ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE RE-DOE DUE TO DIMENSIONS OR SPACES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. NO DEBRIS OR TRASH SHALL BE BURNED ON SITE.
- ELEVATIONS SHOWN ON THE PLAN ARE PHILADELPHIA CITY DATUM.
- PARKING REQUIREMENTS FOR THE ICM ZONING DISTRICT:
 REQUIRED: SUPERMARKET = 1 PARKING SPACE PER 1,000 SQUARE FEET = 60,000 SF / 1,000 SF = 60.00 PARKING SPACES REQUIRED
 RETAIL STRIP BLDG = 1 PARKING SPACE PER 1,000 SQUARE FEET = 17,453 SF / 1,000 SF = 17.45 PARKING SPACES REQUIRED
 FITNESS CENTER/RETAIL BLDG = 1 PARKING SPACE PER 1,000 SQUARE FEET = 15,224 SF / 1,000 SF = 15.22 PARKING SPACES REQUIRED
 LARGE RESTAURANT = 5 PARKING SPACES PER 1,000 SQUARE FEET = 5,130 SF / 1,000 SF = 5 SPACES = 25.7 PARKING SPACES REQUIRED
 SMALL RESTAURANT = 3 PARKING SPACES PER 1,000 SQUARE FEET = 1,864 SF / 1,000 SF = 1.86 SPACES = 8.3 PARKING SPACES REQUIRED
 BANK = 1 PARKING SPACE PER 1,000 SQUARE FEET = 4,500 SF / 1,000 SF = 4.5 PARKING SPACES REQUIRED
 TOTAL REQUIRED PARKING SPACES = 140 PARKING SPACES
 PROPOSED: SUPERMARKET = 304 PARKING SPACES AND 10 LOADING SPACES (UNCOVERED)
 RETAIL STRIP BUILDING = 59 PARKING SPACES
 FITNESS CENTER/RETAIL BUILDING = 97 PARKING SPACES
 LARGE RESTAURANT = 43 PARKING SPACES
 SMALL RESTAURANT = 20 PARKING SPACES
 BANK = 21 PARKING SPACES
 TOTAL PROPOSED PARKING SPACES = 411 PARKING SPACES
 TOTAL PROPOSED IMPERVIOUS / PERVIOUS COVERAGE FOR THE SITE IS AS FOLLOWS:
 PREVIOUS COVERAGE = 102,398 SF / 567,132 SF = 18.06%
 IMPERVIOUS COVERAGE = 464,733 SF / 567,132 SF = 82.06%



CLIENT DATA

CONESTOGUE CONSULTING ENGINEERS & ARCHITECTURAL, INC.
 Consulting Engineers & Architectural, Inc.
 213 West Main Street, Lansdale, PA 19446
 Phone: 215-982-2400 • Fax: 215-982-2400
 www.conestogueltd.com

Philadelphia Region: 215-962-3600
 Lehigh Valley Region: 610-838-0200
 Pocono Region: 570-539-1770

NO.	DATE	REVISIONS
1	02/20/13	REVISED PER CLIENT COMMENTS
2	02/20/13	REVISED LAYOUT PER CLIENT COMMENT TO REFLECT TIRE BRANDS
3	02/20/13	REVISED LAYOUT PER CLIENT COMMENT TO REFLECT TIRE BRANDS

PENNSYLVANIA ONE CALL SYSTEM, INC.
 617 North Main Road
 www.onecallpa.com

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA, CALL 1-800-562-1776. NON-ADHERERS MAY BE CONTACTED DIRECTLY. PA LAW REQUIRES PUBLIC WORKS/ENGINEERS NOTICE TO UTILITIES BEFORE YOU EXCAVATE. DRILL, BEAT OR DIG DEEPER.

J.B. ANDERSON
 PROFESSIONAL ENGINEER
 PENNSYLVANIA LICENSE NO. 001111
 NEW JERSEY LICENSE NO. 246240400
 VIRGINIA LICENSE NO. 60616272

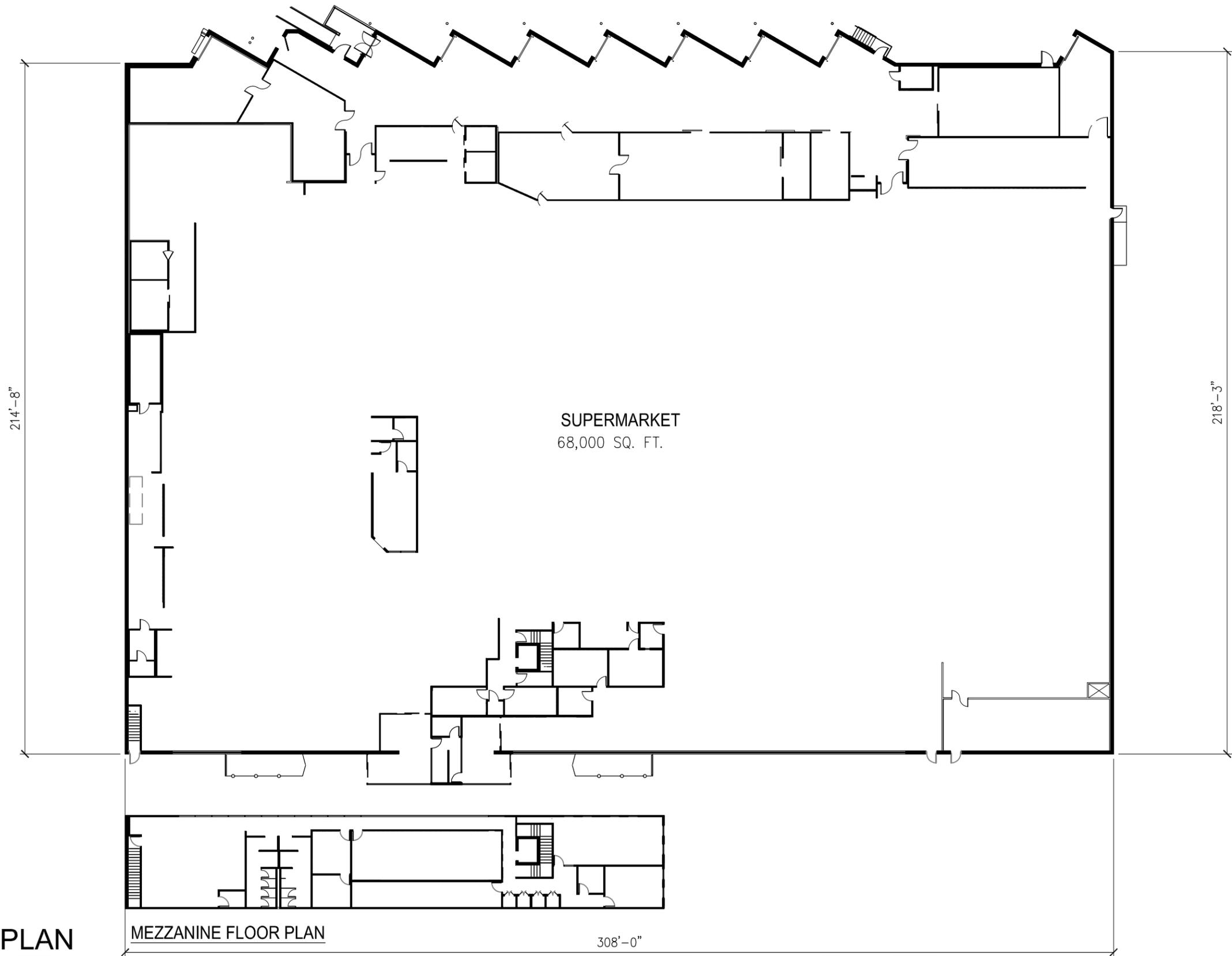
STEVEN J. ROMICH
 PENNSYLVANIA PROFESSIONAL LAND SURVEYOR
 PENNSYLVANIA LICENSE NO. 843908

PROJECT LOCATION
 ZONING PLAN SET FOR
 "SHOPPES AT WISSINGMONT"
 PROPOSED SHOPPING CENTER
 5597-5599 TULIP STREET
 & 5201 HARBISON AVENUE
 CITY OF PHILADELPHIA
 PENNSYLVANIA
 PRESENTED BY PHILADELPHIA-HARBISON, L.P.

TITLE
 SITE PLAN

PROJ. #	154812	DATE	8/5/2013
DRAWN BY	154812	DRN BY	LAC
SCALE	AS NOTED	CHK BY	JBA

SHEET 1 OF 6
 REV 8/5/13

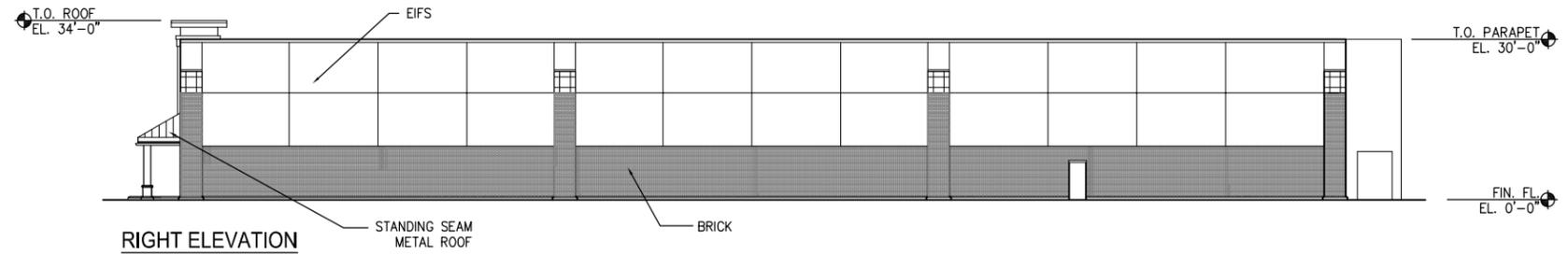


SHOPRITE FLOOR PLAN

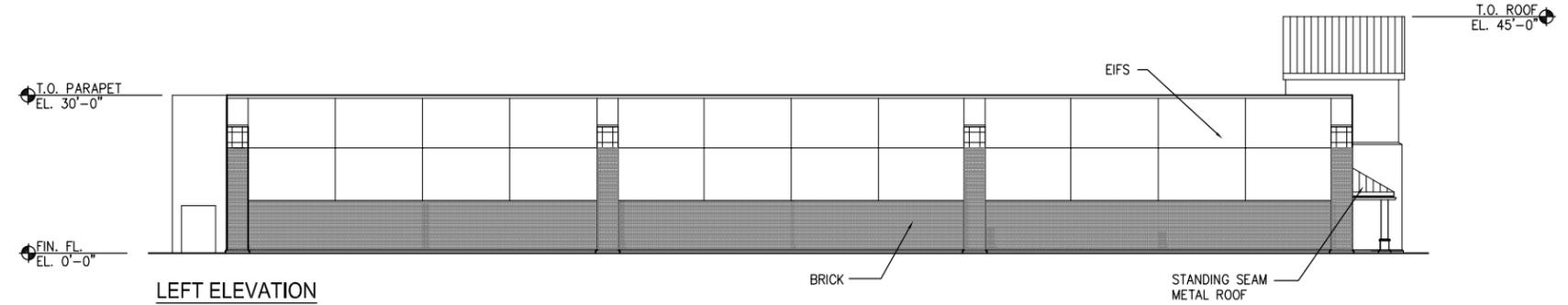


SHOPPES AT WISSINOMING
Harbison Avenue at Tulip Street
Philadelphia, PA

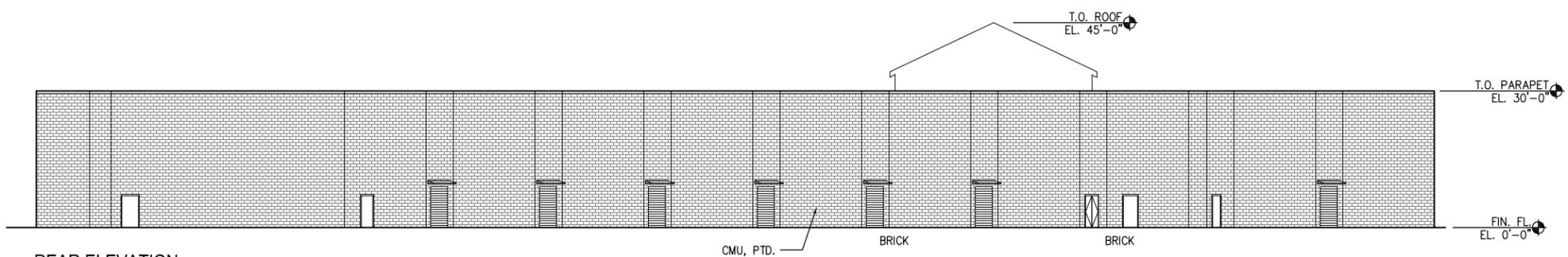




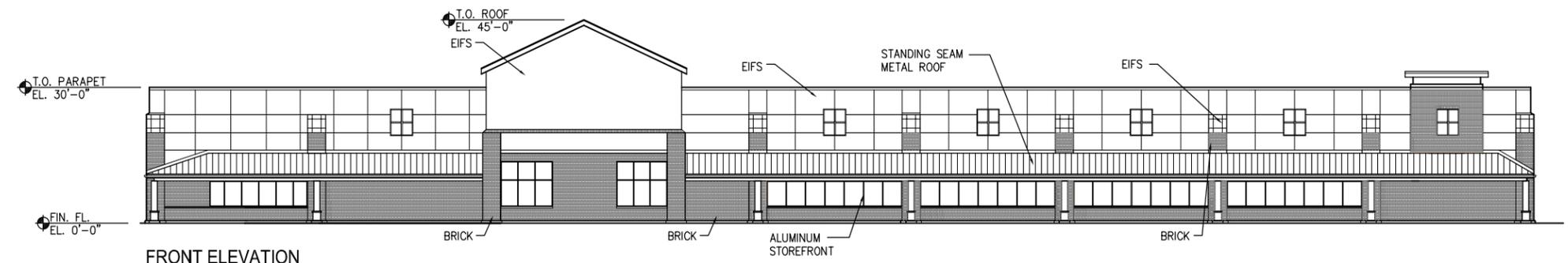
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION

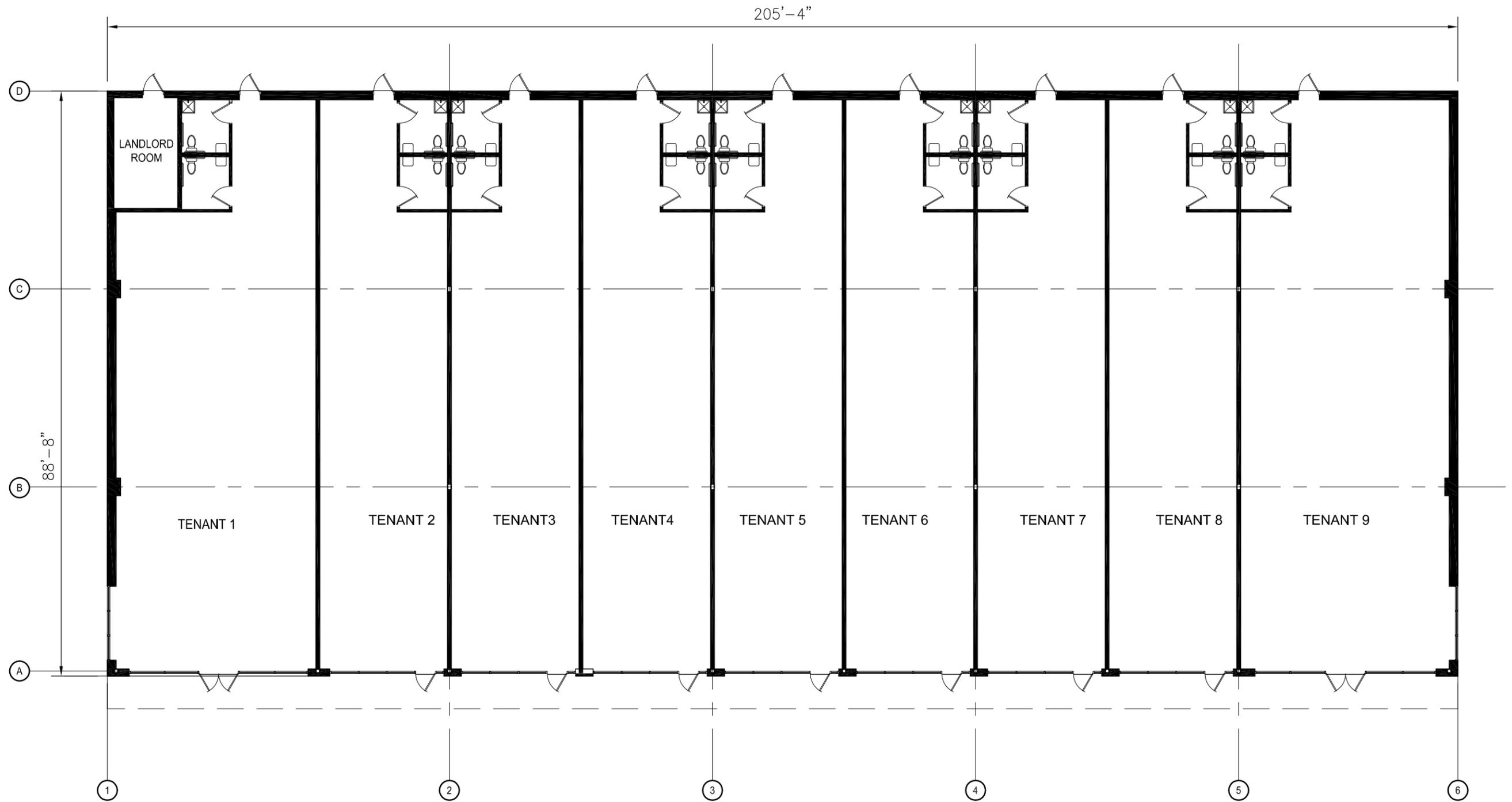
SHOPRITE ELEVATIONS

SCALE: 1/32" = 1'-0"



SHOPPES AT WISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA





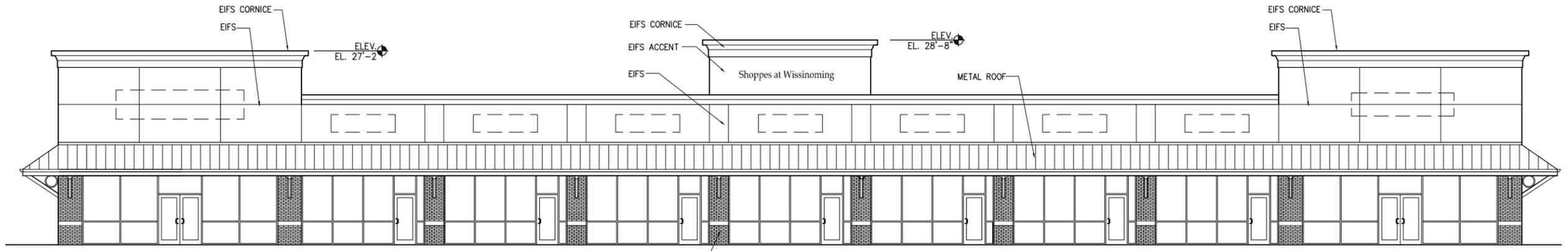
STRIP RETAIL FLOOR PLAN

SCALE: 1/16" = 1'-0"

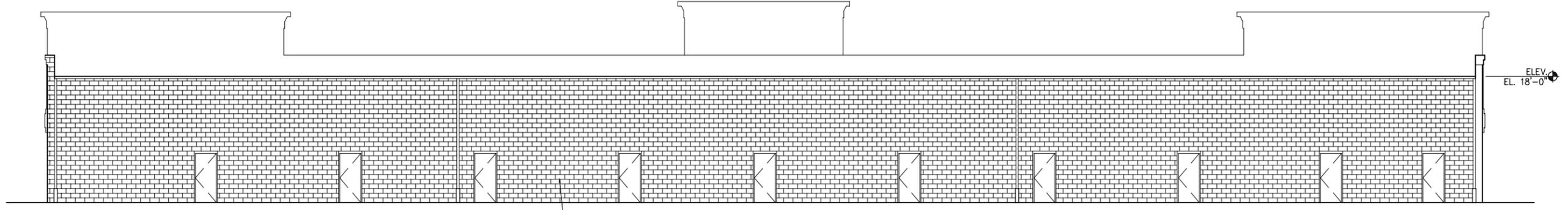


SHOPPES AT WISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA

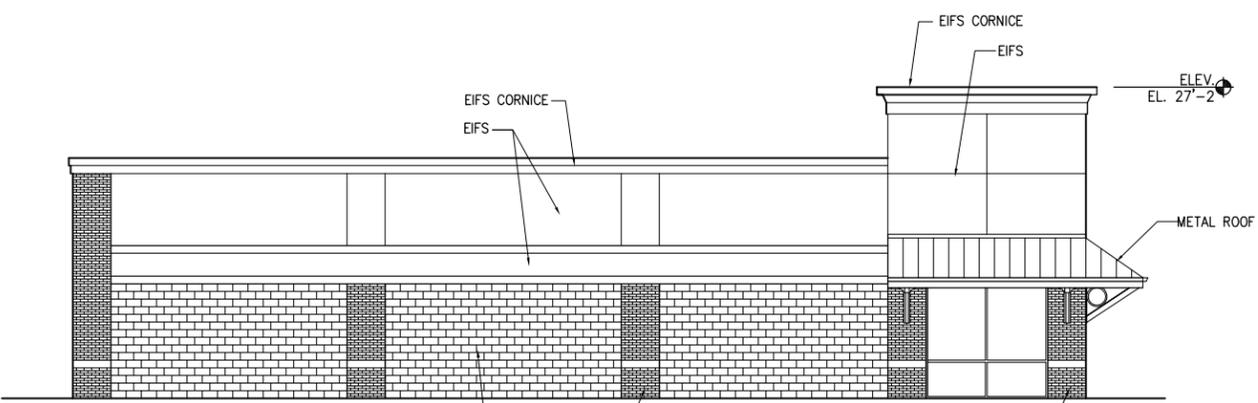




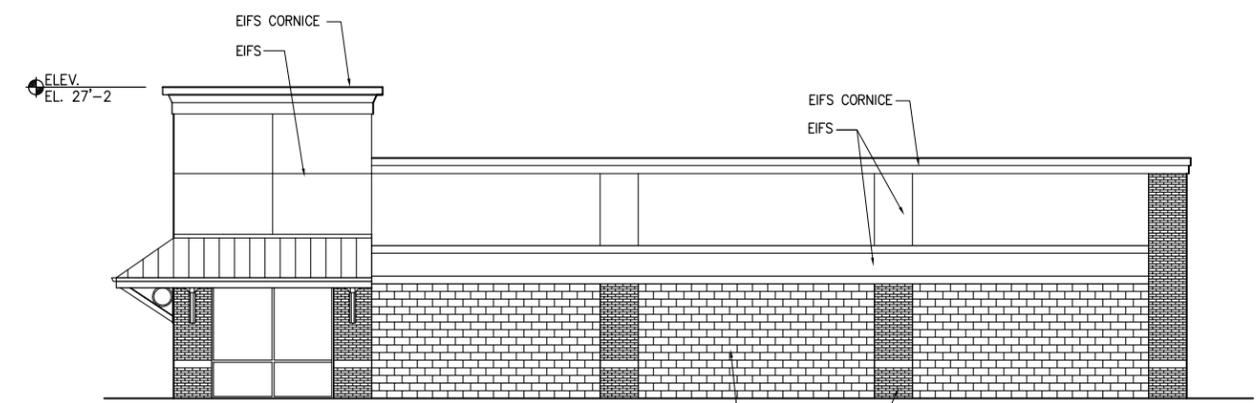
FRONT ELEVATION



REAR ELEVATION



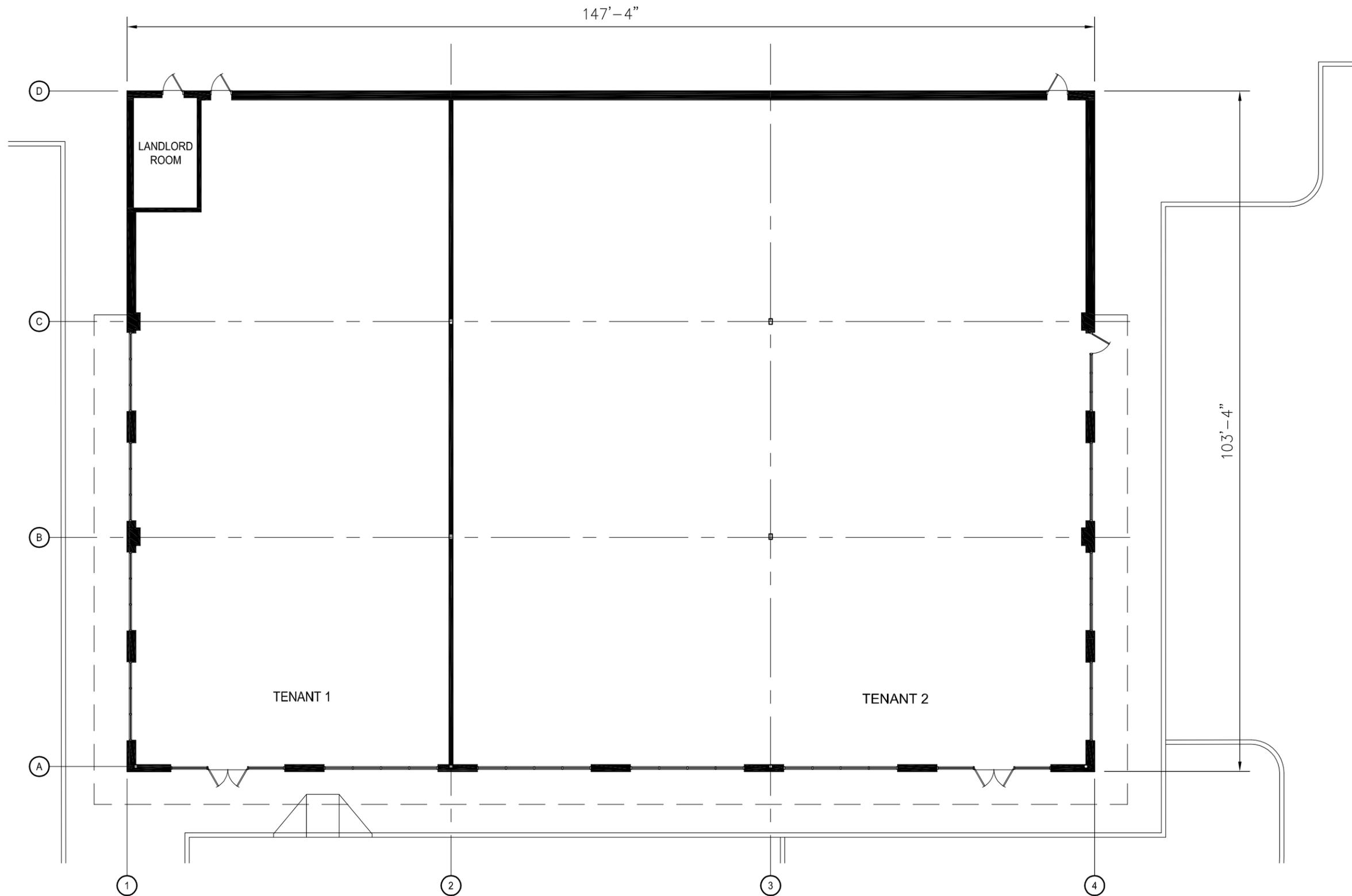
LEFT ELEVATION



RIGHT ELEVATION

RETAIL ELEVATIONS

SCALE: 1/16" = 1'-0"



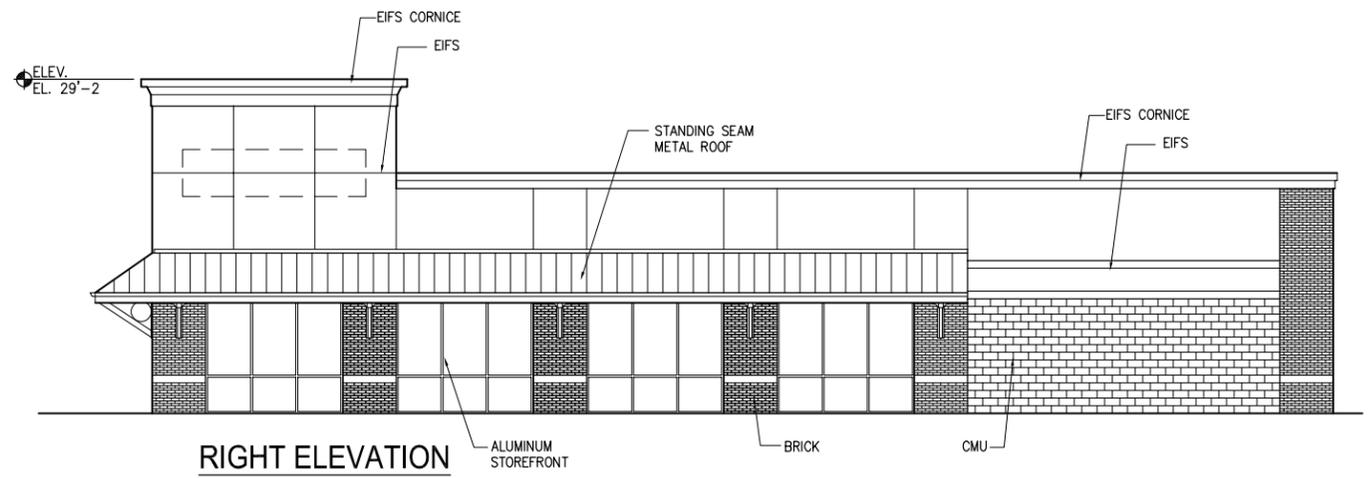
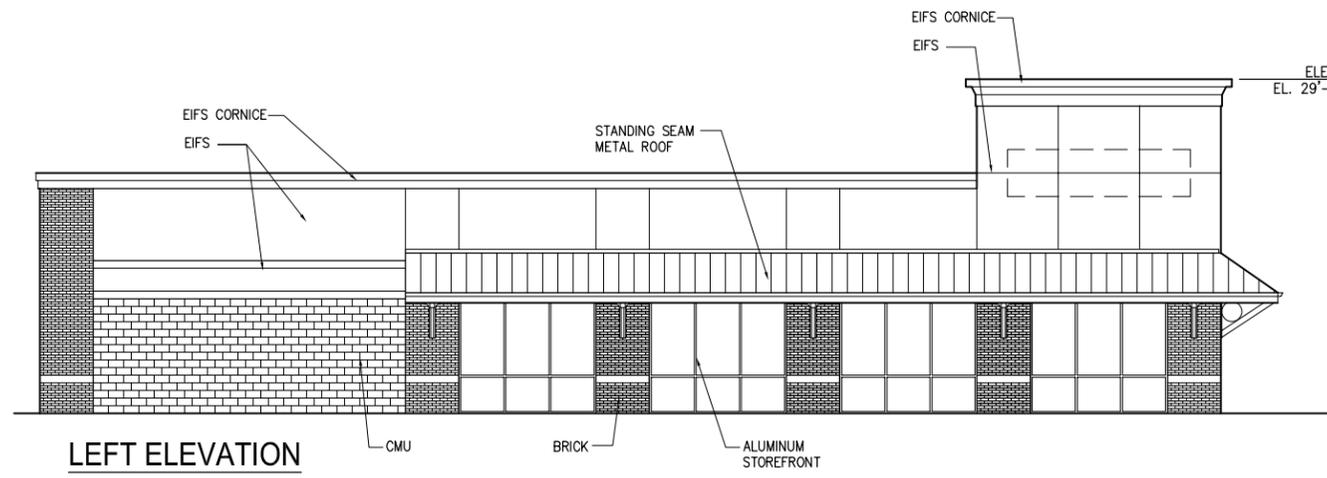
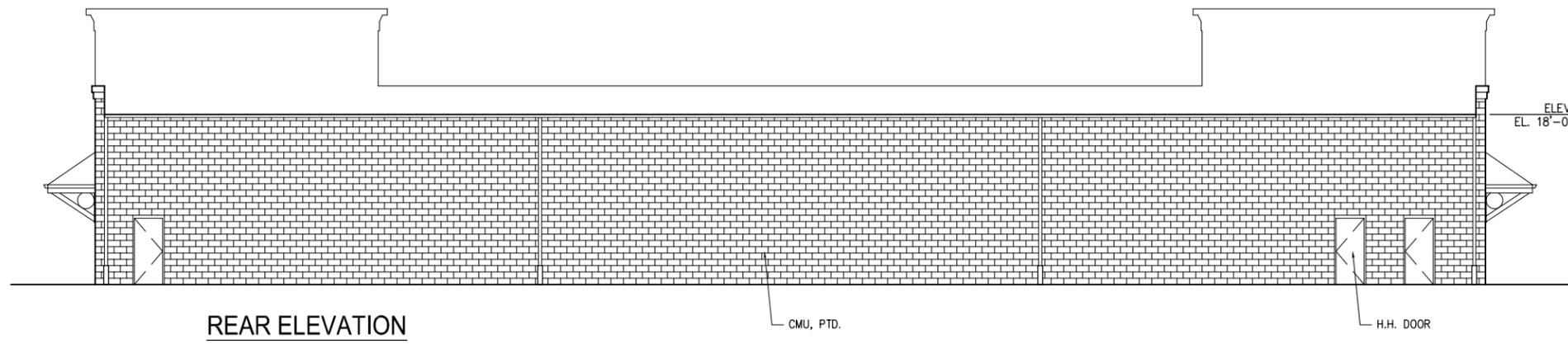
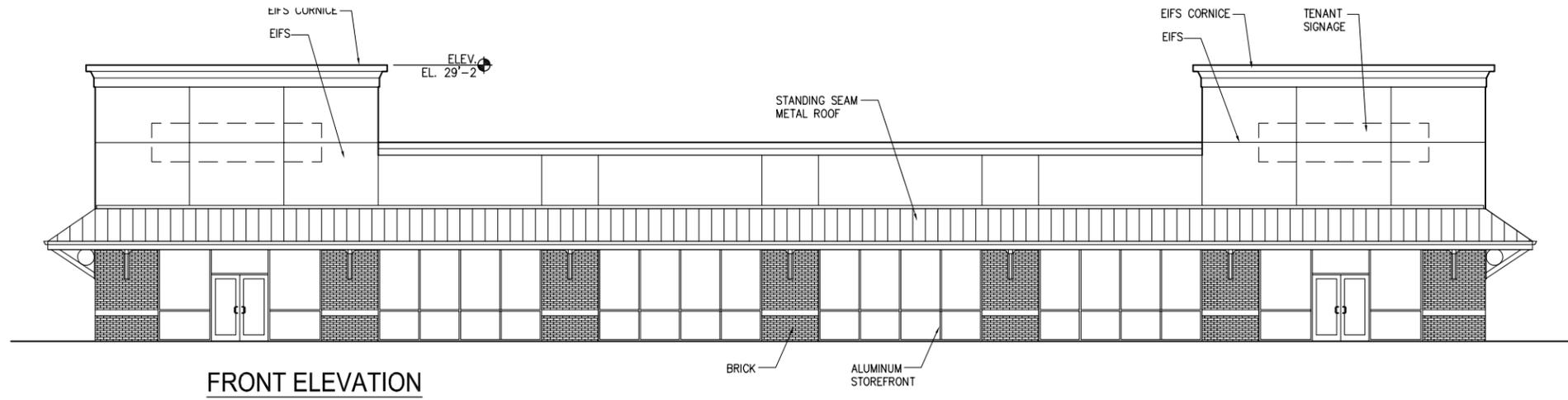
RETAIL/ FITNESS FLOOR PLAN

SCALE: 1/16" = 1'-0"

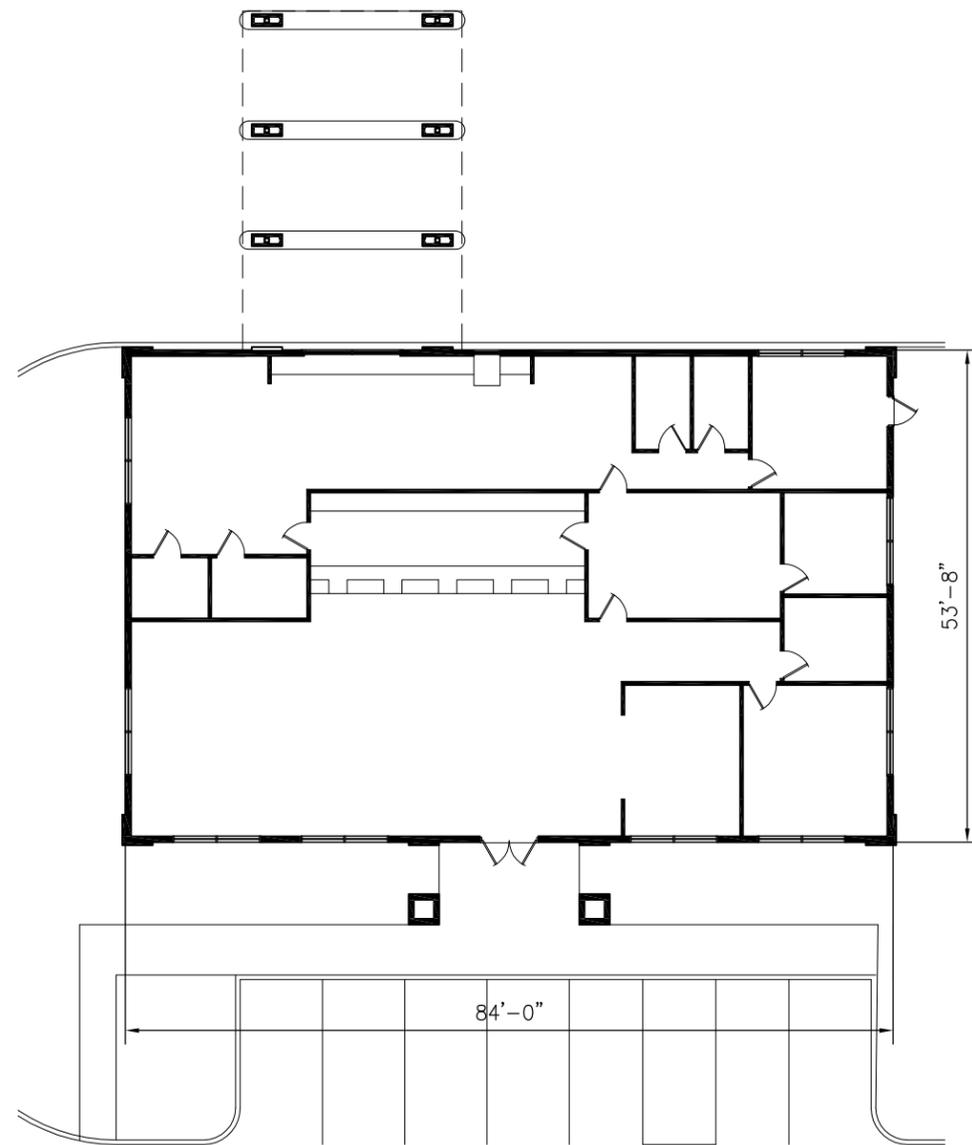


SHOPPES AT WISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA





FITNESS ELEVATIONS
SCALE: 1/16" = 1'-0"



FLOOR PLAN - BANK

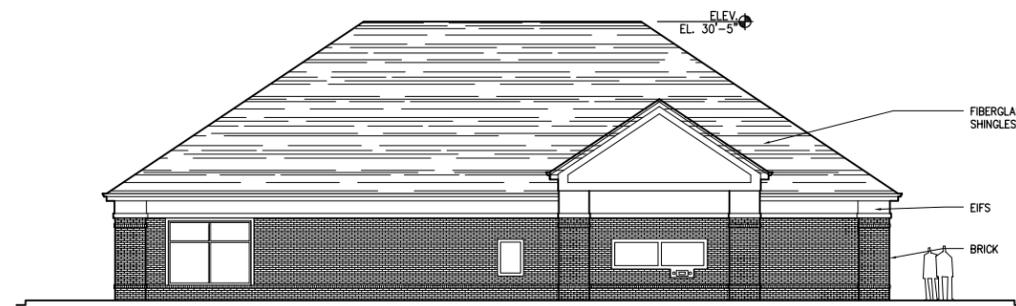
Scale: 1" = 20'



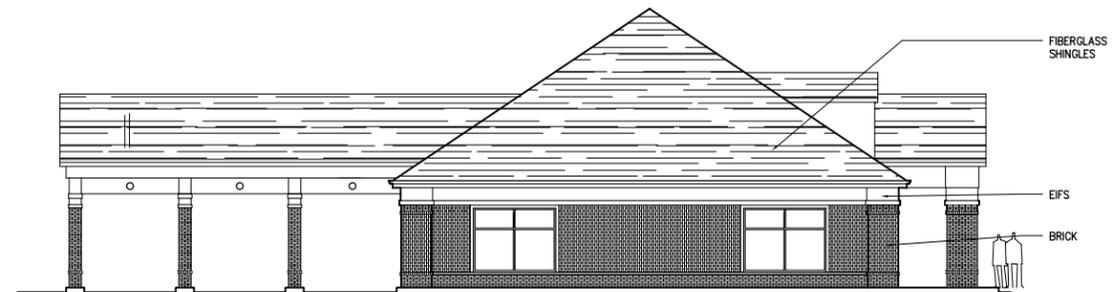
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



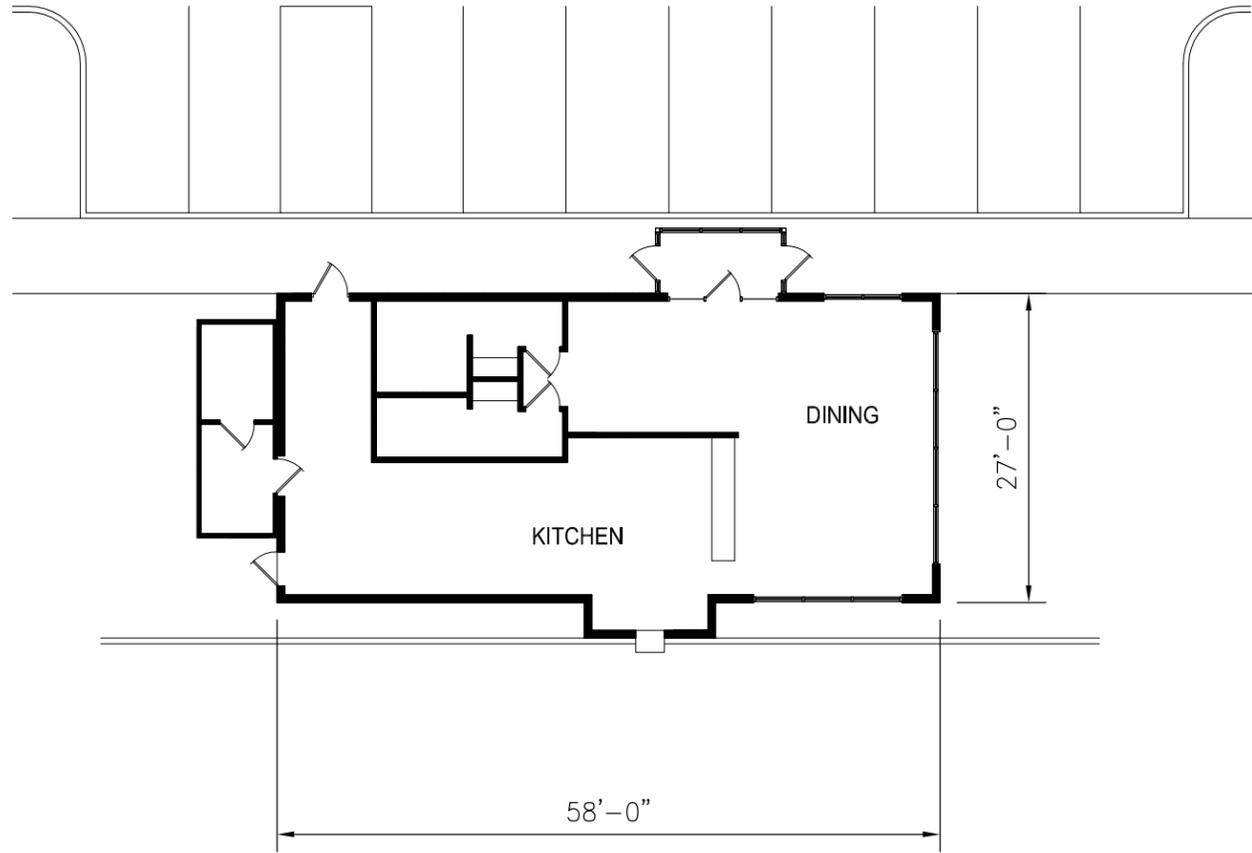
LEFT SIDE ELEVATION

BANK PLANS AND ELEVATIONS



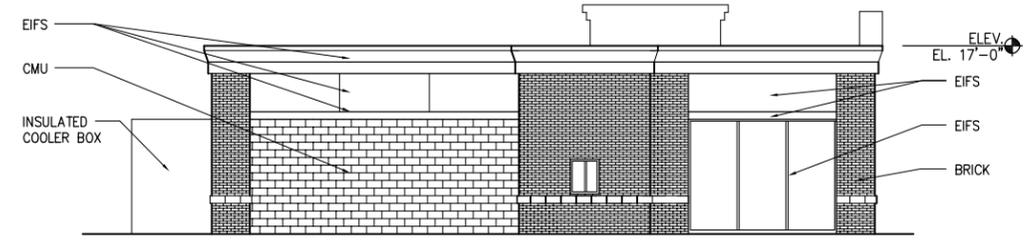
SHOPPES AT WISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA





FLOOR PLAN - FAST FOOD

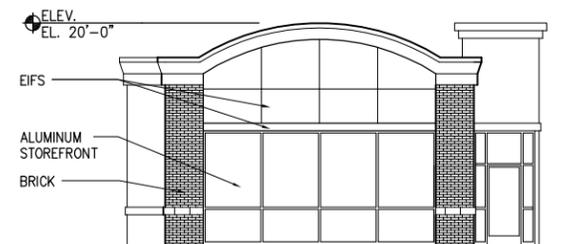
Scale: 1/16" = 1'-0"



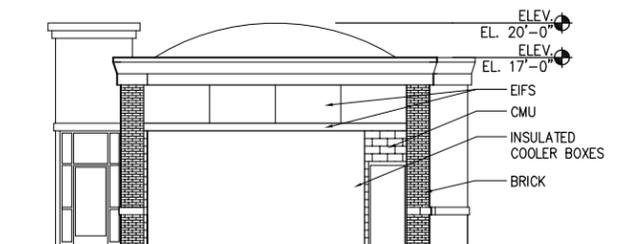
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

FAST FOOD PLANS AND ELEVATIONS

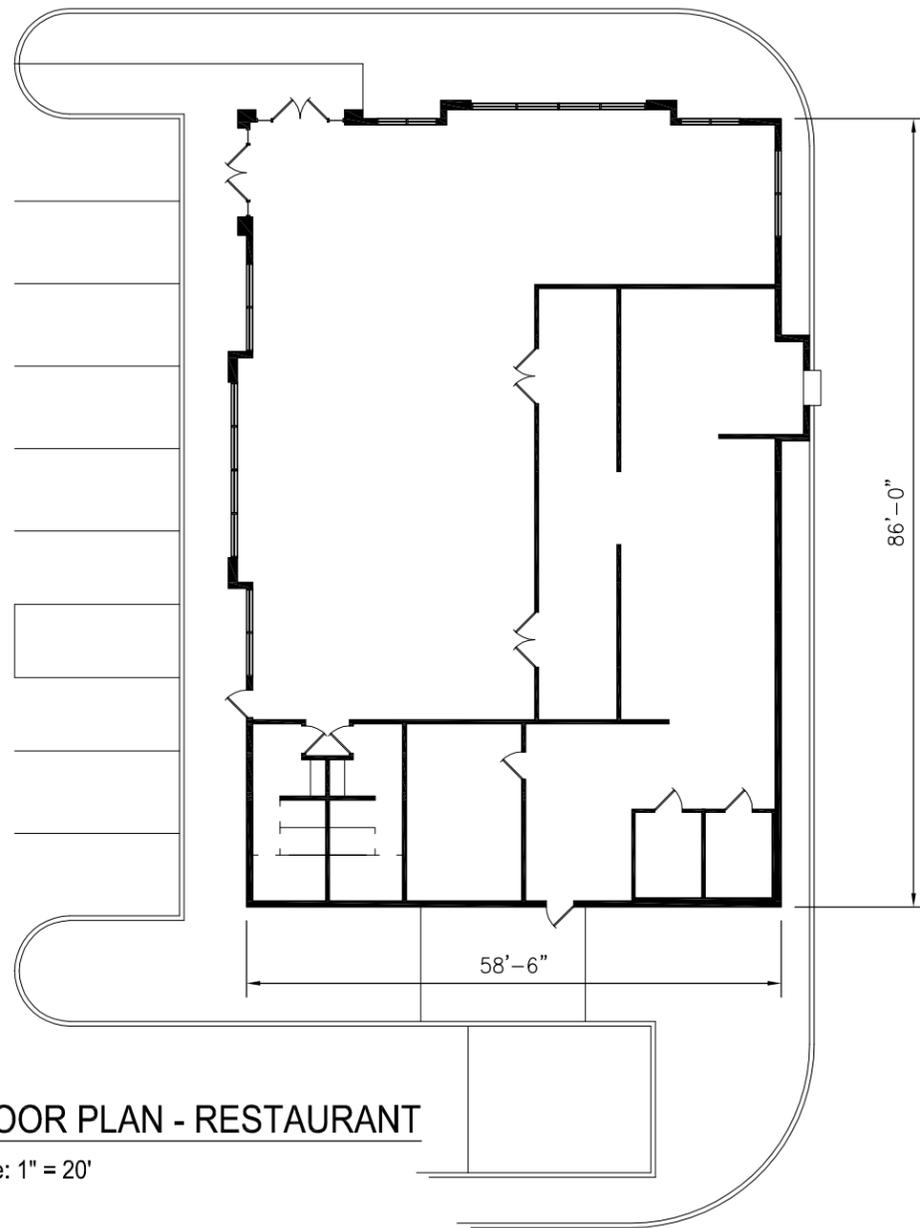
SCALE: 1/16" = 1'-0"



SHOPPES AT WISSINOMING

Harbison Avenue at Tulip Street
Philadelphia, PA

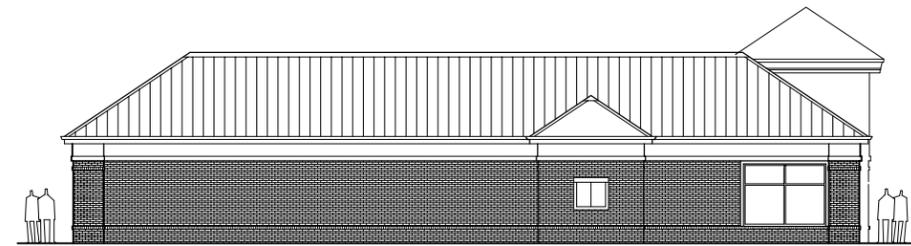




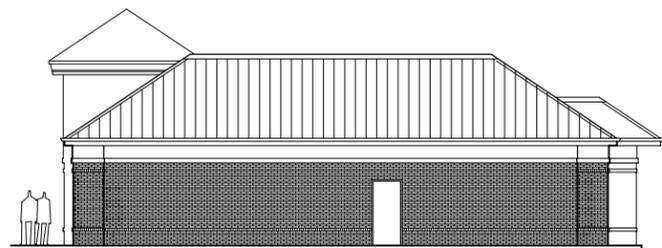
FRONT ELEVATION



RIGHT SIDE ELEVATION

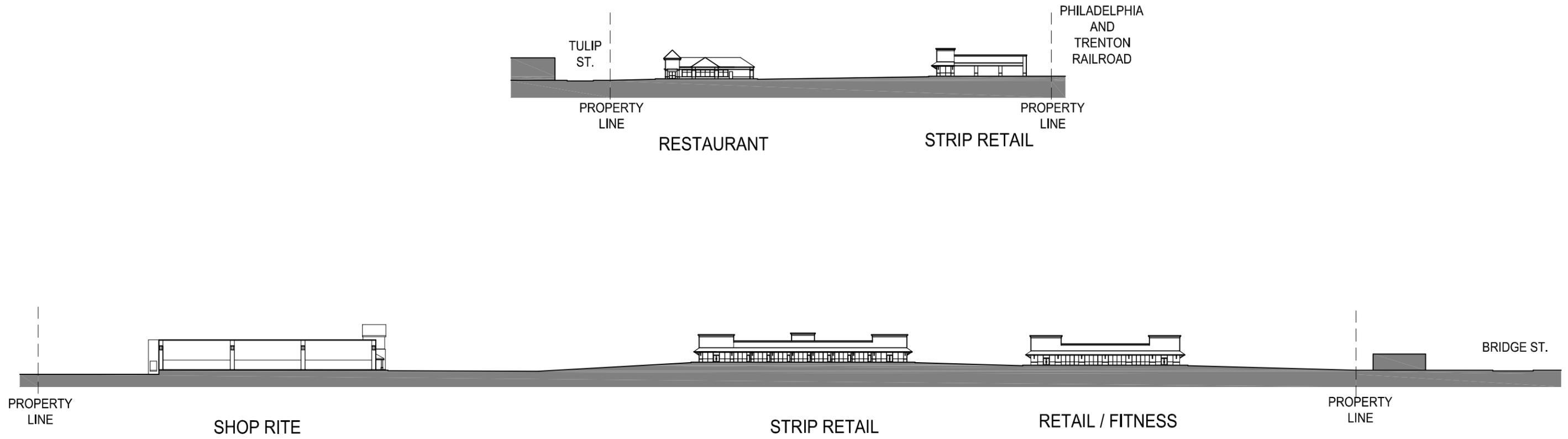


REAR ELEVATION



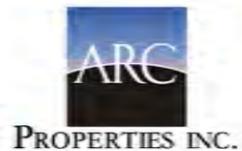
LEFT SIDE ELEVATION

RESTAURANT PLANS AND ELEVATIONS



SITE CROSS SECTIONS

SCALE: 1" = 100'



SHOPPES AT WISSINOMING
 Harbison Avenue at Tulip Street
 Philadelphia, PA





PERSPECTIVE RENDERING - RETAIL SHOPPES



SHOPPES AT WISSINOMING
Harbison Avenue at Tulip Street
Philadelphia, PA





PERSPECTIVE RENDERING - RETAIL SHOPPES



SHOPPES AT WISSINOMING
Harbison Avenue at Tulip Street
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PERSPECTIVE RENDERING - SHOPRITE



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PERSPECTIVE RENDERING



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3D DIGITAL MASSING MODEL



SHOPPES AT WISSINOMING
Harbison Avenue at Tulip Street
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SHOPPES AT WISSINOMING

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Philadelphia, PA

SUSTAINABLE DESIGN ELEMENTS

The Shoppes at Wissinoming will incorporate numerous sustainable design principles and features, as follows:

1. **Site Selection:**
 - 1.1 Close proximity to residential neighborhood, reducing demand for automobile travel.
 - 1.2 Redevelopment of formerly developed site.
 - 1.3 Enhanced landscaping requires low irrigation.
 - 1.4 Bio Retention Swales.
 - 1.5 Reduction of Heat Island Effect with vegetative roof.
2. **Water Efficiency:**
 - 2.1 Use of water saving fixtures.
 - 2.2 Reduce storm runoff with vegetative roof.
3. **Energy:**
 - 3.1 Enhanced insulation exceeding code requirements.
4. **Sustainable Materials:**
 - 4.1 Use of recycled content materials: steel, concrete
 - 4.2 Use of locally manufactured materials to minimize transportation.

MATERIAL SUMMARY

The materials proposed for the Shoppes at Wissinoming include a variety of complimentary materials that will provide a unified appearance for the center while allowing each building to express its own character.

Materials are as noted on the elevations and include:

1. Aluminum and glass storefronts, clear anodized finish,
2. Brick, traditional red brick, standard size, running bond pattern,
3. Exterior Insulation Finish System (EIFS), a synthetic stucco finish, of various complimentary colors in the earth tone range.
4. Standing seam metal roofs,
5. Shingle roofs on selected buildings,
6. Split Face and Smooth Face Masonry, integrally colored or painted, earth tone colors to compliment brick and other building components