

1428-38 CALLOWHILL ST

MULTI FAMILY RESIDENTIAL BUILDING

PHILADELPHIA, PA

PROJECT SUMMARY			
Address: 1428-38 CALLOWHILL ST PHILADELPHIA, PA			
Name of Project: 1428 CALLOWHILL ST PHILADELPHIA, PA			
Proposed Use: RESIDENTIAL			
DESIGNER		J. JANCUSKA	TELEPHONE# 302.373.6345
DESIGNER OF RECORD:			
Architectural		NAME J2A ARCHITECTS /	LICENSE# 302 373 6345
Electrical		HUTEC /	
Plumbing		HUTEC /	
Other		MASER ENG /	
Structural		SE2 ENGINEERING /	

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

Project Data and Code Analysis

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LOCATION MAP



ZONING SUMMARY	
COMMERCIAL DISTRICT CMX-5	
Existing Use: Parking lot	Proposed Use 162 UNIT Multi family
DIMENSIONAL STANDARDS AND Requirements	
Parcel size	11,516.33 sq ft
Front Yard	N/A
Side Yard	8' MIN. If used
Rear Yard	N/A
Lot Coverage	SEE BULK MASSING CONTROLS THIS SHEET
Lot Frontage	0
Allowable building height	No Limit Actual building hgt 139'-0" + 10' ELEVATOR/STAIR PENTHOUSE
PARKING REQUIREMENTS	
3 PER EVERY 10 UNITS 48 154 x.3 = 49.2 Spaces	
-16 (auto share reduction, 4 auto share spaces provided reduction of 4 spaces for every auto share space)	
-2 (Add 10 additional bike spaces)	
31 spaces required (28 standard 2 accessible)	
31/49.2= 63% (60% MIN. ALLOWED)	
BICYCLE SPACES REQUIRED 1 for every 3 units 163/3 =54 spaces + 20 (bonus) = 74	
54 bicycle spaces required. 74 provided	
NUMBER OF ACCESSIBLE SPACE REQUIRED. 1 No. Provided 2	
LOADING DOC REQUIREMENT Table14-806 (1) Buildings in district CMX-5 over 100,000sq	
No. of docs required (1) one	
FAR	
FAR	1200% ALLOWED 137,520 SQ FT WITHOUT BONUSES
ACTUAL	106,005 SQ FT
FAR BONUSES	NONE APPLIED
DEVELOPER/OWNER RESPONSIBILITY	
DEVELOPER/OWNE WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND OR REUSE OF WATER SERVICE LINES AND SEWER LATERALS. PROOF OF ABANDONMENT AND OR WATER DISCONTINUANCE MUST BE PROVIDED UPON REQUEST	
NO GOVERNANCE ORGANIZATION EXIST. THIS NOT A CONDO, COOP, OWNERSHIP TO REMAIN AS SINGLE OWNERSHIP OF BUILDING	
OWNER'S REPRESENTIVE RESPONSIBLE IS JOSEPH JANCUSKA RA	
CRANE WILL BE USED AT THE SITE AND ITS LOCATION IS INDICATED ON ZONING SITE PLAN	
EXCESS SOIL WITH NOT BE STORED ON SITE/HAULED OFF SITE	
NO CONSTRUCTION ENTRANCE IS REQUIRED	
NO EXISTING STRUCTURES TO BE DEMOLISHED	
NO EASEMENTS THOUGH PRIVATE PROPERTY EXIST OR PROPOSED	

OVERLAY DISTRICT CONTROLS AND BULK MASING CONTROLS	
CENTER CITY CONTROLS	
CENTER CITY VINE STREET DISTRICT	
14-502 (7) (f) SIGN CONTROLS	14-502 (4)(E) ADDRESSES RSAS OR RM
WALL SIGN LIMITS	NO RESTRICTIONS LISTED FOR CMX-5
FREE STANDING SIGN LIMITS	
BUILDING IDENTIFICATION SIGNS	
PROJECT SIGNS	
TEMPORARY SIGNS	
CENTER CITY RESIDENTIAL DISTRICT CONTROL AREA	
SETBACK /BUILD TO CONTROLS	14-502 (4)(E) ADDRESSES RSAS OR RM
	NO RESTRICTIONS LISTED FOR CMX-5
CENTER CITY COMMERCIAL DISTRICT CONTROL AREA	
HEIGHT CONTROLS	14-502(3)(i)
	ADDRESSES CMX-2
	NO RESTRICTIONS LISTED FOR CMX-5
SUPPLEMENTAL USE CONTROLS	14-502(5)
	ADDRESSES HOUSEHOLD LIVING CMX-2
	NO RESTRICTIONS LISTED FOR CMX-5
BULK/MASSING CONTROLS	14-502 (9)(C) ADDRESSES CMX-3
	NO RESTRICTIONS LISTED FOR CMX-5
BULK AND MASING CONTROLS 14-701 (5) (OPTION B 14-701 (B) OUTLINED BELOW	
LOT AREA 11,480 SQ FT	
PER 14-701 (5) OPTION B THE SITE MEETS THE FOLLOWING	
AS OUTLINED IN ATTACHED CODE SECTION BELOW	
ALLOWABLE LOT COVERAGE 100% FOR UP TO 65' OF BUILDING HGT	
ACTUAL LOT COVERAGE 100% 25' BUILDING HGT (11,516.33 sq ft)	
MAXIMUM LOT COVERAGE 75% ABOVE 65' TO 300'	
75% 11,516.33 - 8637.24	
ACTUAL LOT COVERAGE UPPER FLOORS	
75% 8480.4 sq ft. FOR BUILDING HGT ABOVE 25	
REFERENCED CODE SECTION '	
5) CMX-4 and CMX-5 Bulk and Massing Controls.	
(a) Applicability.	
(1) Buildings on CMX-4 and CMX-5 lots shall demonstrate compliance with this § 14-701(5) (CMX-4 and CMX-5 Bulk and Massing Controls) using either Option A (Sky Plane Controls), as provided in § 14-701(5)(b), or Option B (Open Area, Building Width, Spacing, and Height Controls), as provided in § 14-701(5)(c).	
(2) If a building is subject to the provisions of both § 14-701(5)(b) and § 14-701(5)(c), the applicant may choose to demonstrate compliance in accordance with either option.	
(3) If a building is subject to the provisions of § 14-701(5)(c) only, then the building shall comply with § 14-701(5)(c).	
(4) When the bulk and massing standards of this § 14-701(5) conflict with the floor area ratio standards of § 14-701(3) (Commercial Districts Dimensional Table), the stricter standard shall govern.	
Option B: Open Area, Building Width, Spacing, Height Controls.	
(1) Open Area Above Ground Level.	
The following standards apply to all CMX-4 and CMX-5 lots. All height measurements shall include mechanical space:	
(a) The maximum lot coverage of buildings for the first 65 ft. of building height shall be one hundred percent (100%).	
(b) The maximum lot coverage for portions of buildings above 65 ft. and up to 300 ft. in height shall be seventy-five percent (75%) of the lot.	

J2A
ARCHITECTS
715 SOUTH ST PHILADELPHIA PA 19106
1375 SOUTH ST PHILADELPHIA PA 19106
1375 SOUTH ST PHILADELPHIA PA 19106

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Cover Sheet

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Scale AS NOTED
Plot CS
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Sheet

CS



IMAGE 1 ON CALLOWHILL VIEW W. TO 15TH ST.

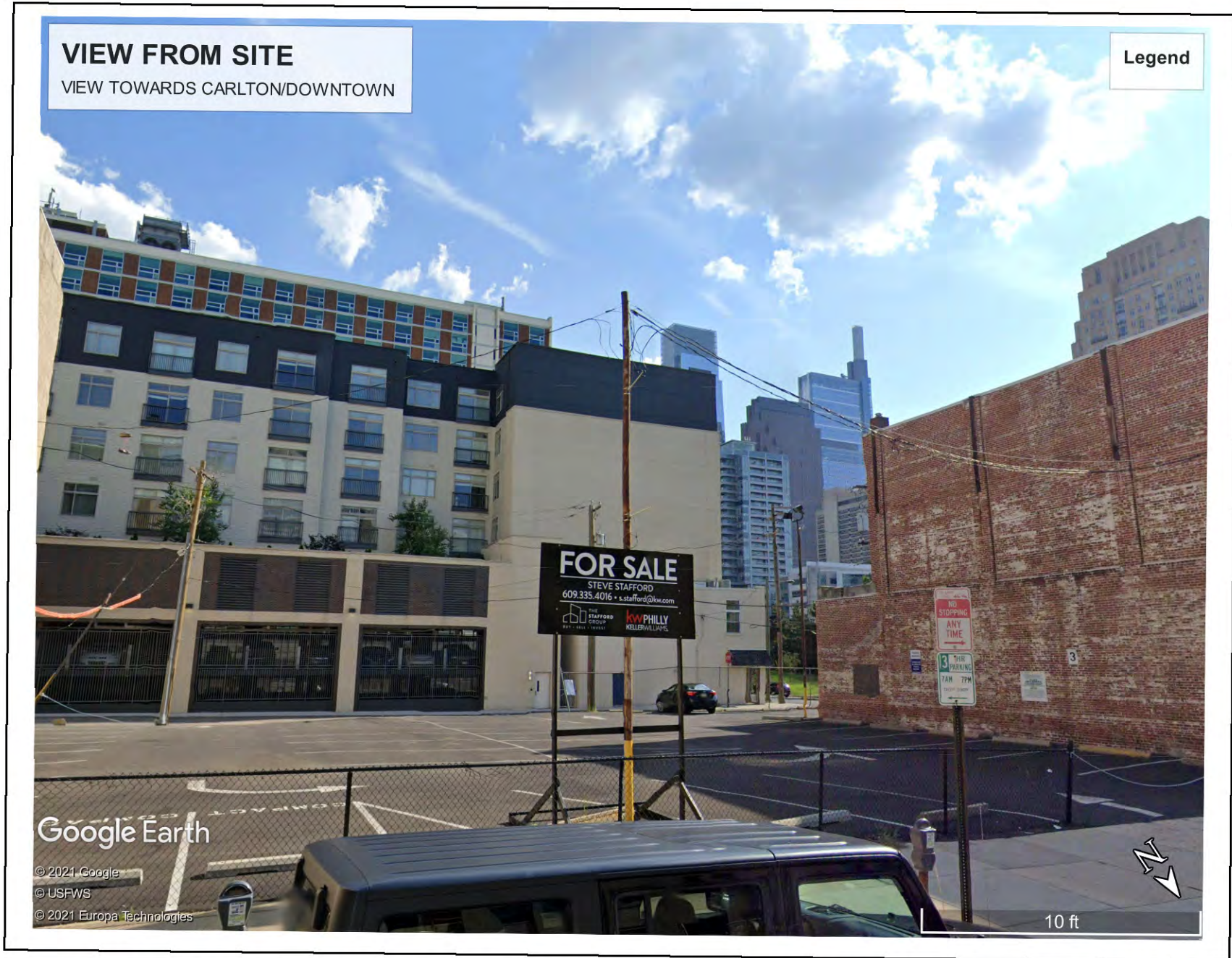


IMAGE 2 VIEW AT AT SITE FORM CALLOWHILL TO CARLTON



IMAGE 3 AREAL VIEW OF SURROUNDING BUILDINGS

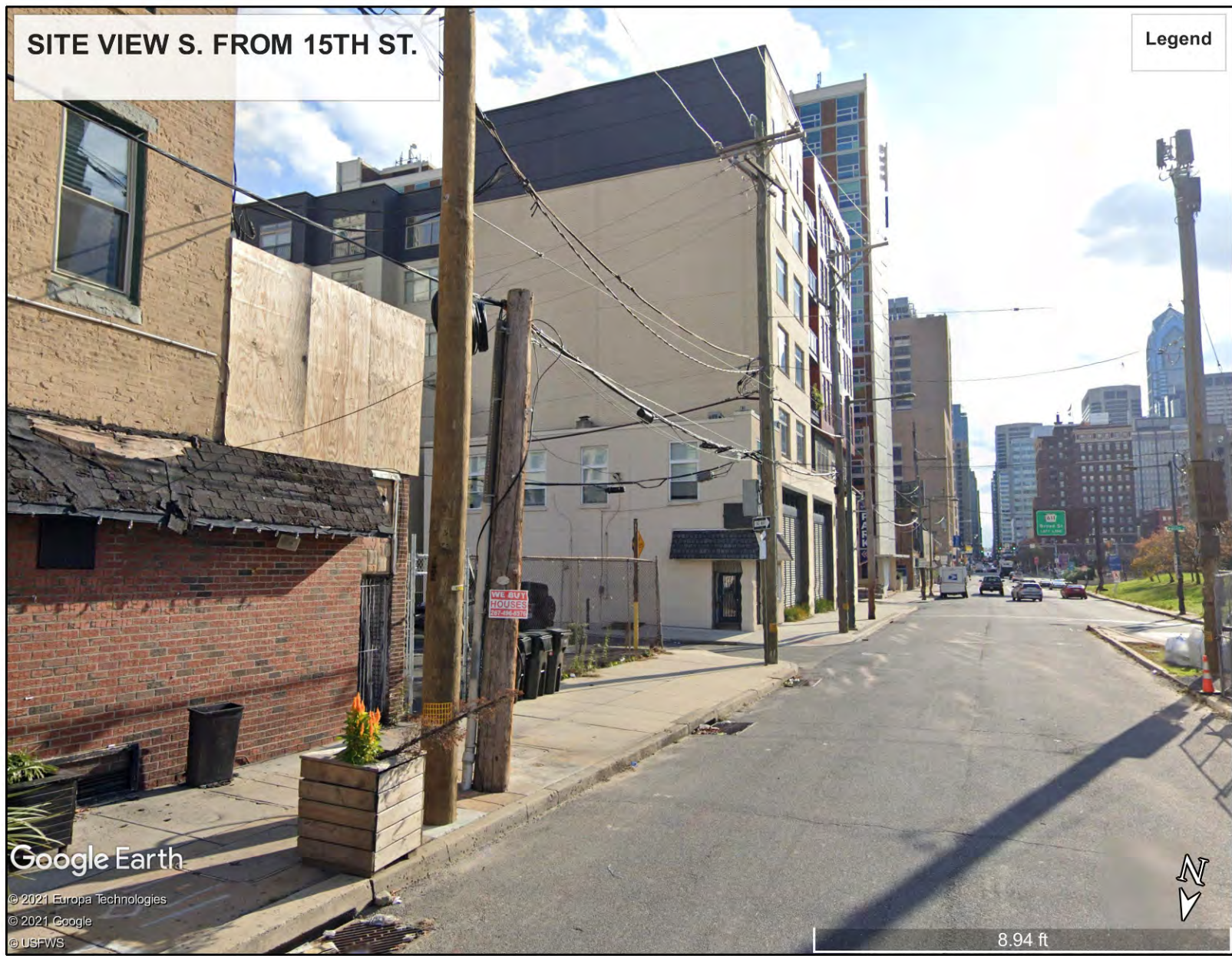


IMAGE 4 VIEW ON 15TH ST TOWARDS CARLTON AND CC



IMAGE 5 VIEW N. ON 15TH ST.AT CARLTON

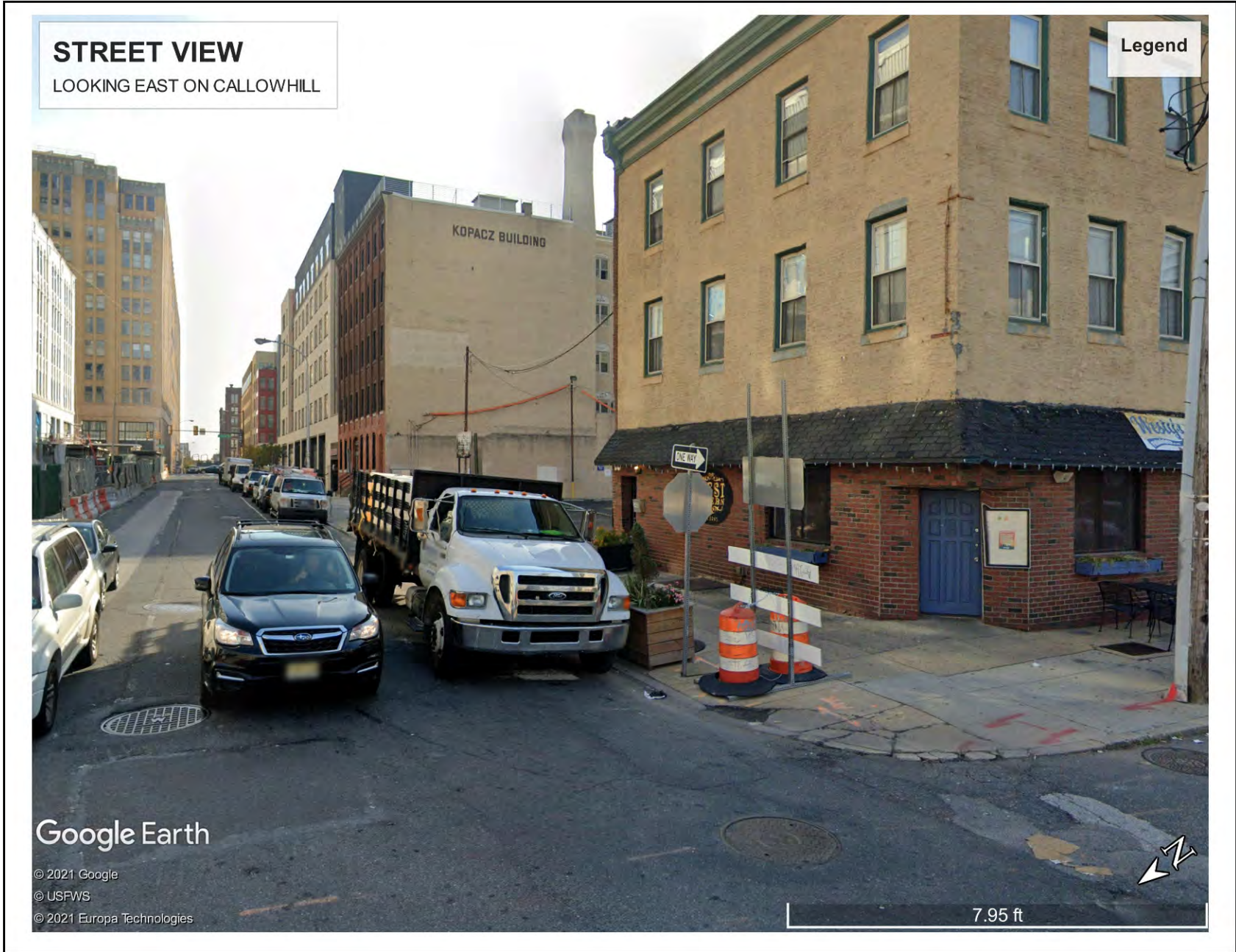
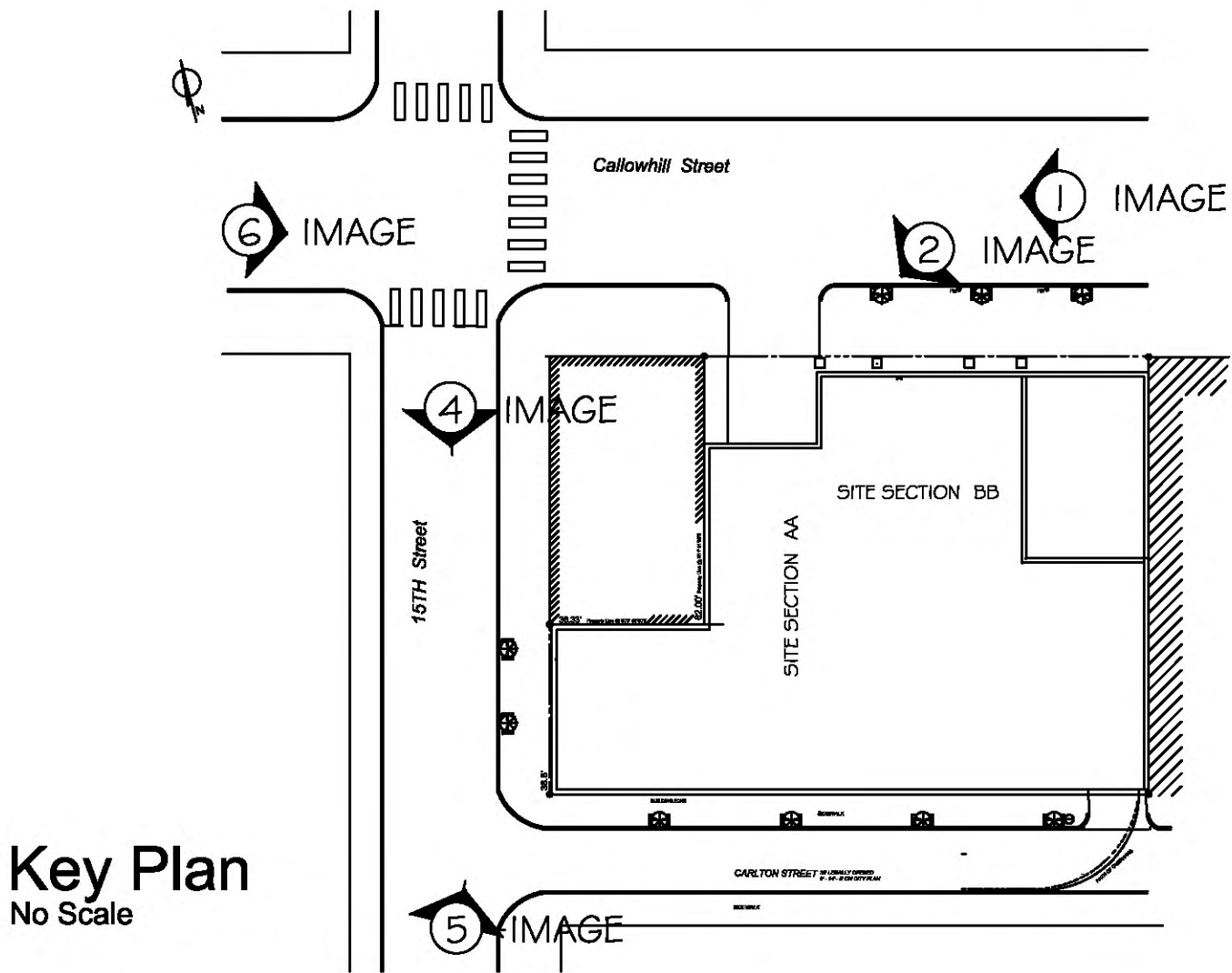


IMAGE 6 VIEW ON CALLOWHILL EAST AT 15TH ST.



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CALLOWHILL AVE
PHILADELPHIA, PA

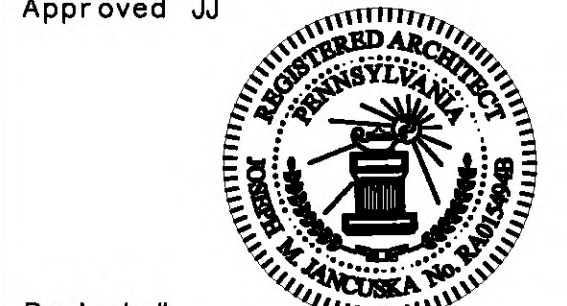
J20
ARCHITECTS
715 S 33RD AVE PHILADELPHIA PA 19106
1314 S 33RD AVE PHILADELPHIA PA 19106

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AREA IMAGES

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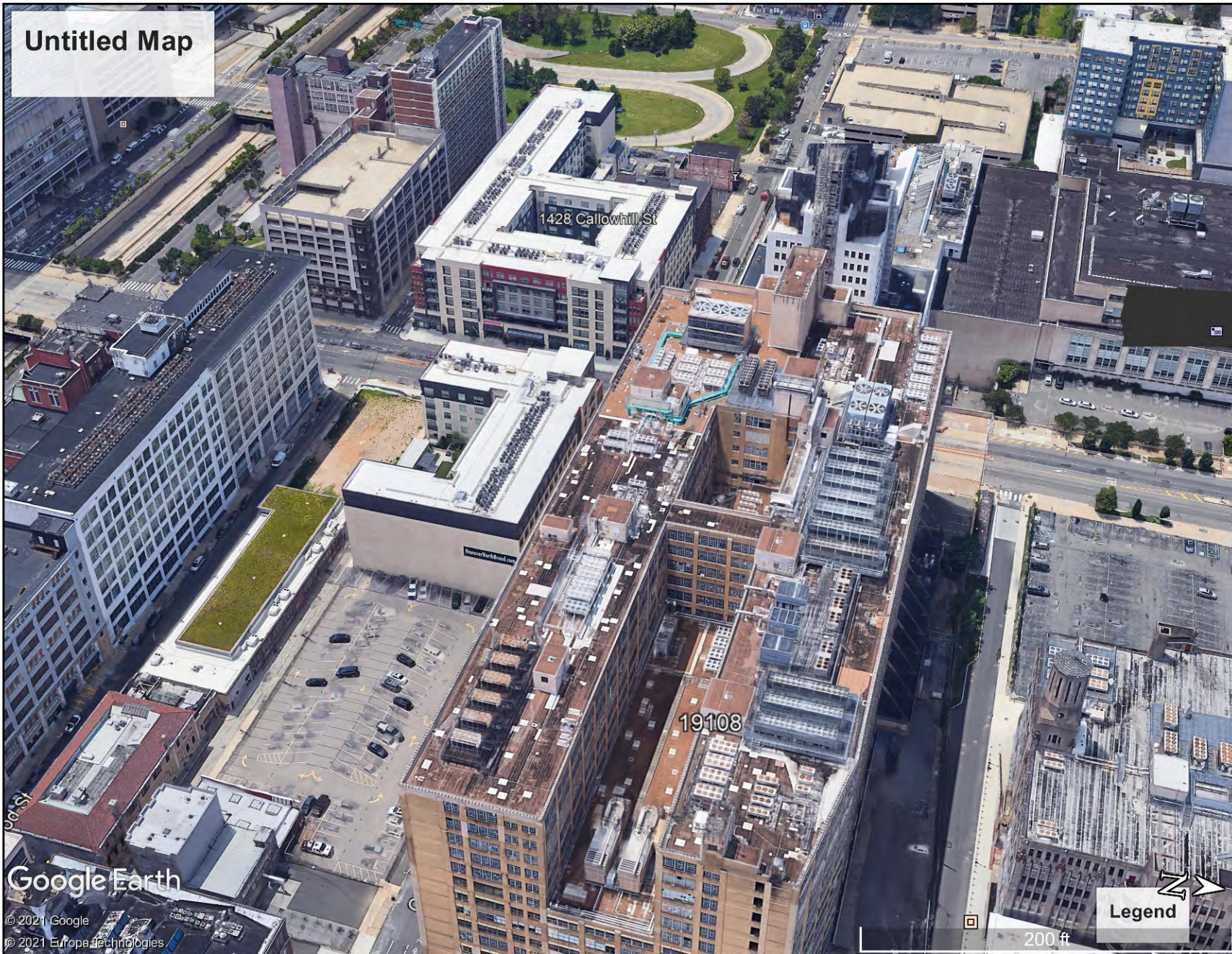


IMAGE 1 AREAL VIEW OF SURROUNDING AREA NOTING VARIETY OF BUILDING TYPES AND MASSING



IMAGE 2 ADJACENT BLOCK INDICATING VARIETY OF BUILDING TYPES AND MASSING. TYPICAL URBAN DEVELOPMENT HINDERS LANDSCAPE GROWTH. PARKING ENTRANCES BOTH SIDES OF STREET



IMAGE 3 ADJACENT SITES ON 15TH STREET WITH PARKING ENTRANCES, TOWER BUILDING MASSING INDICATIVE OF 15TH ST STREET SCAPE



IMAGE 4 VIEW, CALLOWHILL WEST TO 15TH ST. PARKING ENTRANCE TO BUILDINGS AND LOUVERED WALLS FOR MECHANICAL SYSTEM ADORN STREETSCAPE

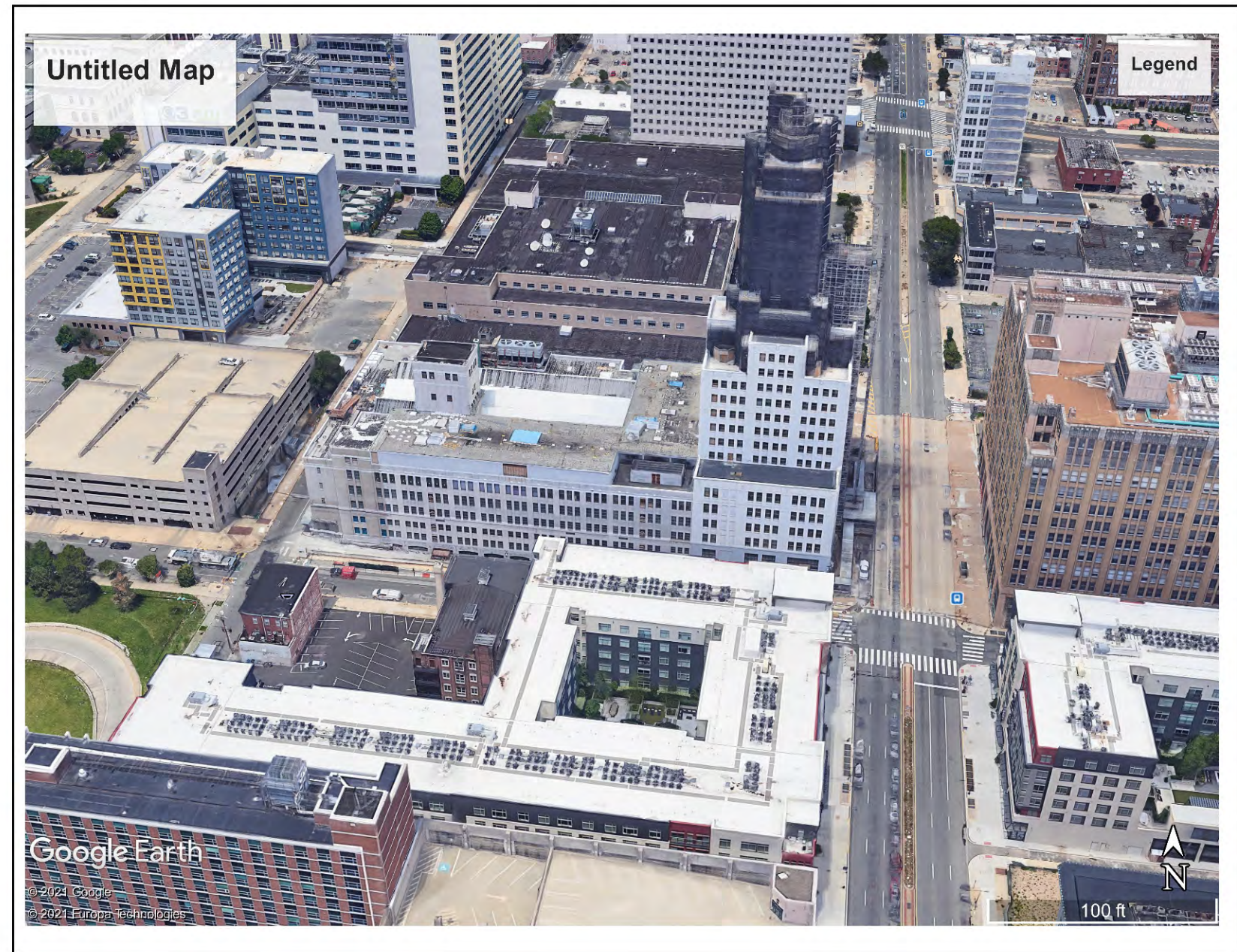


IMAGE 5 VIEW LOOKING DOWN ON SITE.

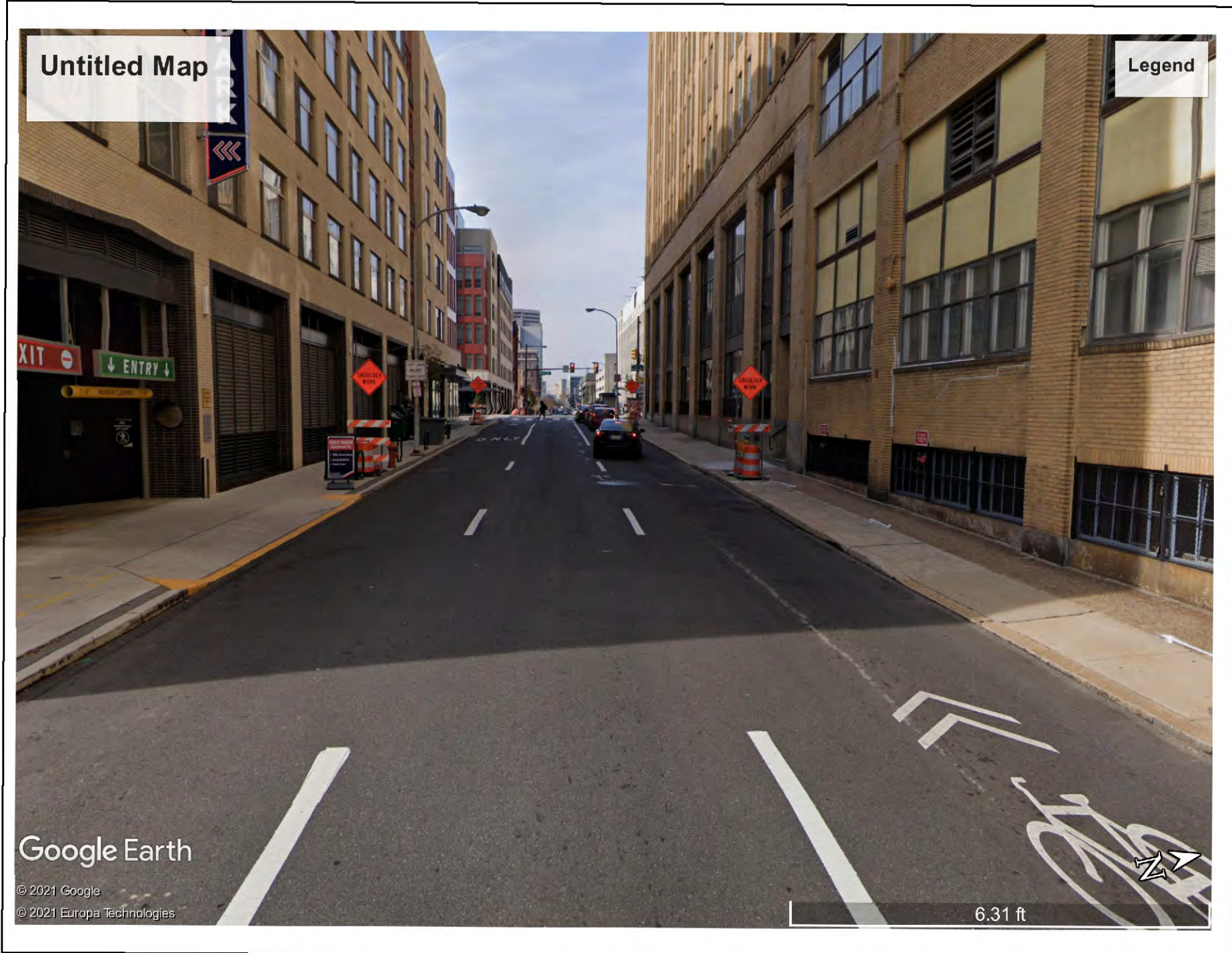


IMAGE 6 ADJACENT BLOCKS VOID OF LANDSCAPE. PARKING WITHOUT RESEVOIR SPACE HINDERS CROSS PEDESTRIAN TRAFFIC



IMAGE 7 VIEW ON CALLOWHILL LOOKING WEST TOWARD SITE ON LEFT

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CALLOWHILL AVE
PHILADELPHIA, PA

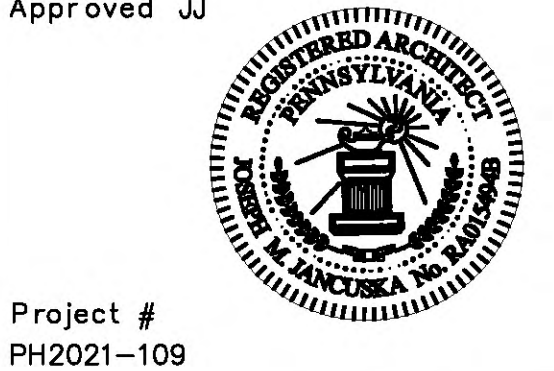
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ARCHITECTS
715 S 33RD ST
PHILADELPHIA, PA 19106
1345 MARKET ST, 10TH FLOOR
PHILADELPHIA, PA 19106

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AREA
IMAGES

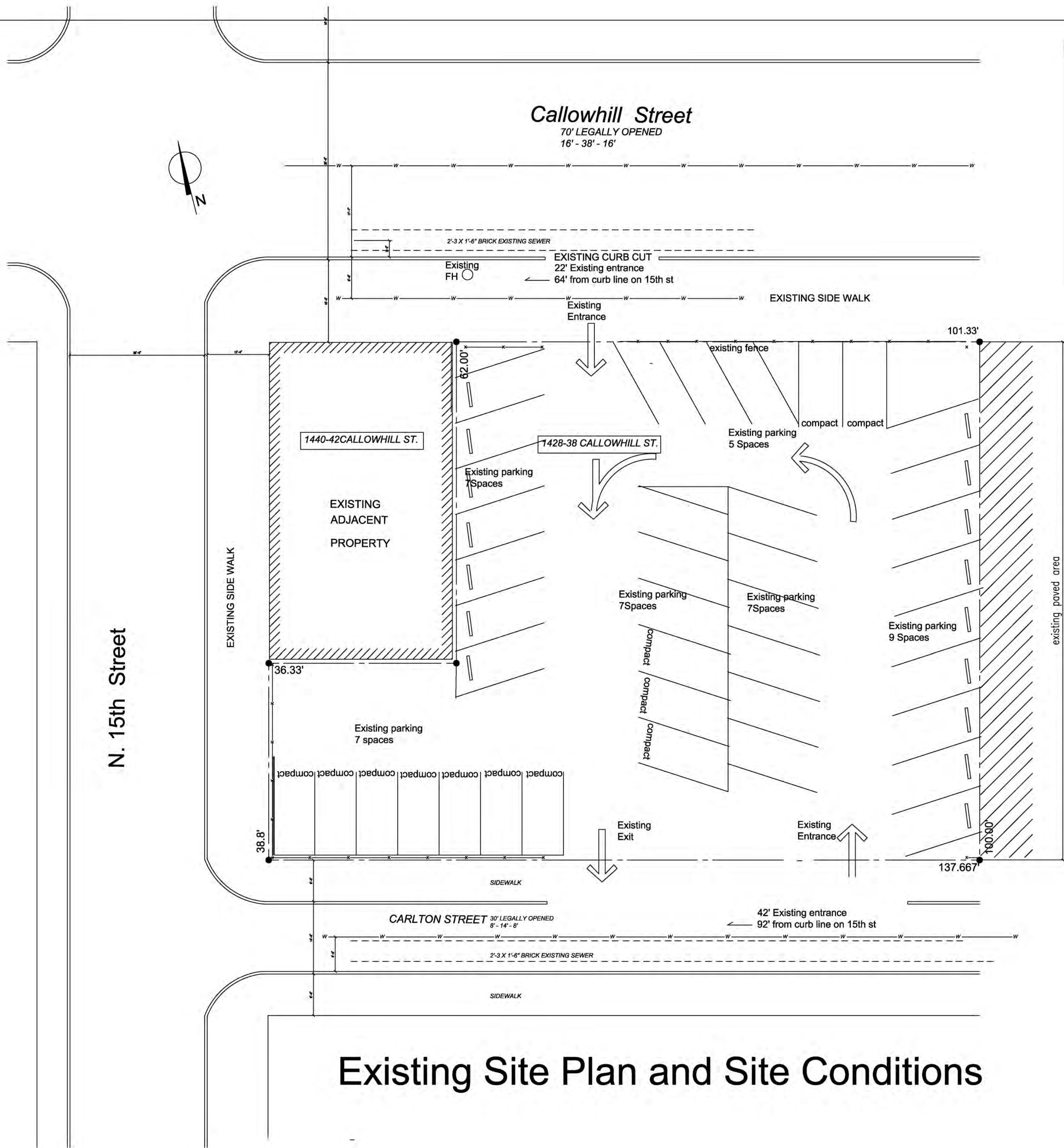
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SITE LOCATION MAP

Existing Site Plan and Site Conditions

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CALLOWHILL AVE
PHILADELPHIA, PA

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A R C H I T E C T S

715 SOUTH ST. PHILADELPHIA, PA 19106
1375 SOUTH ST. PHILADELPHIA, PA 19106
1065 SOUTH ST. PHILADELPHIA, PA 19106

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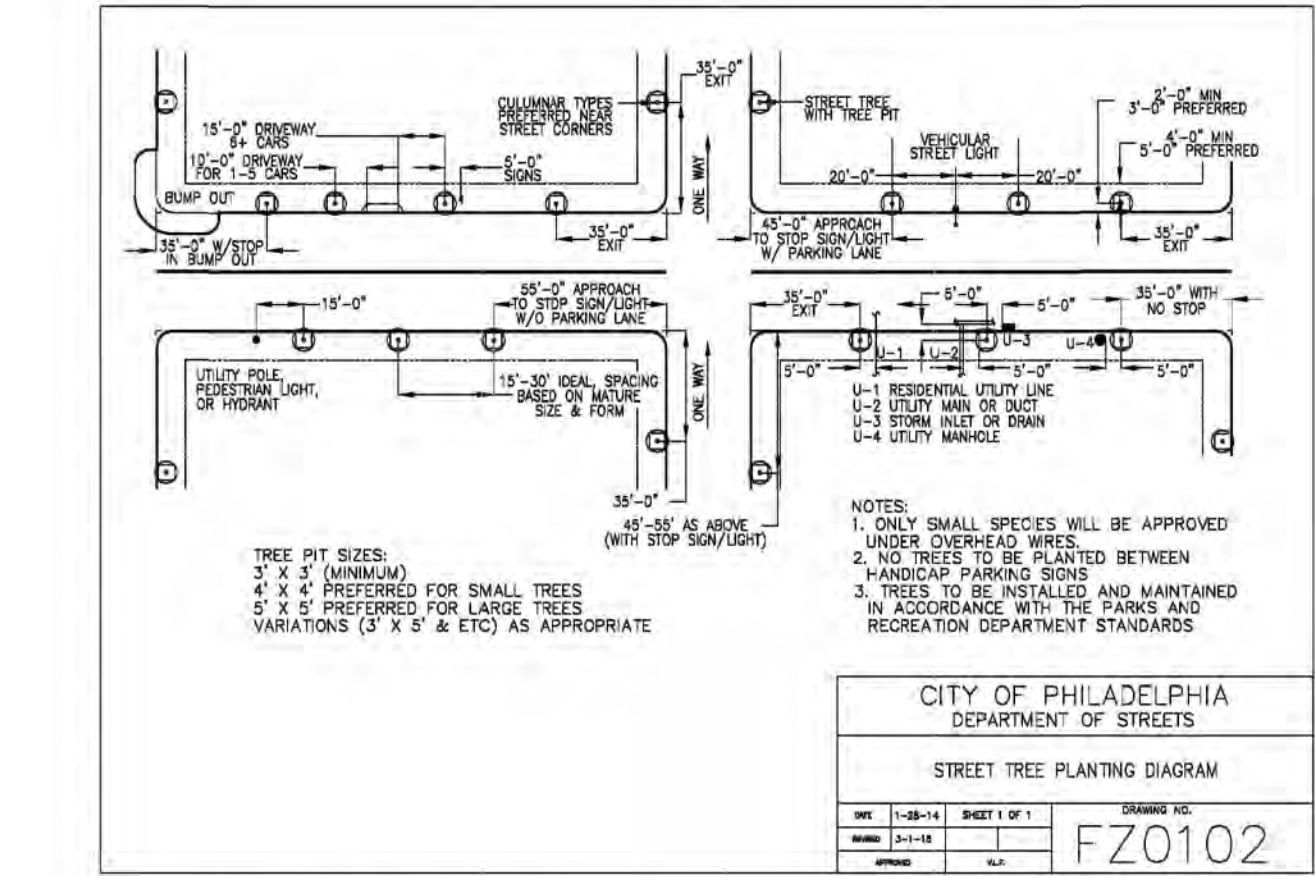
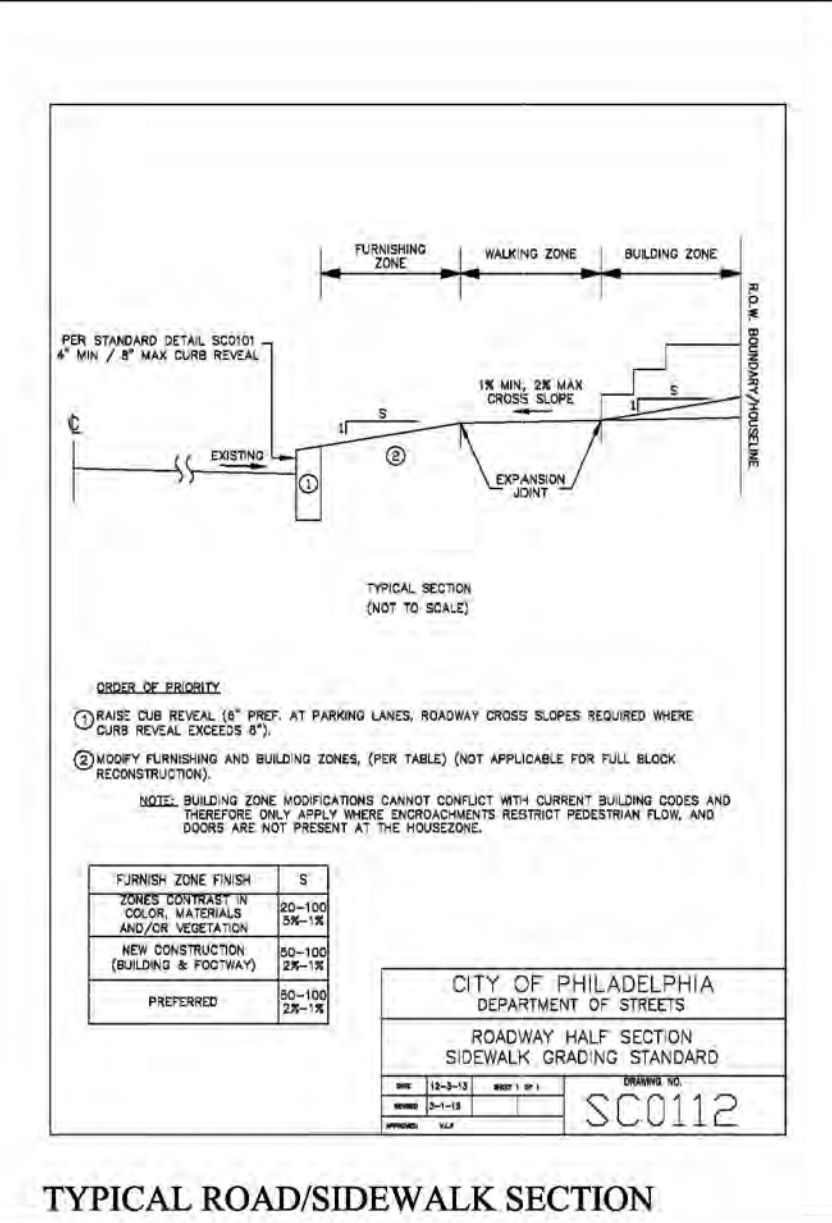
EXISTING SITE CONDITIONS

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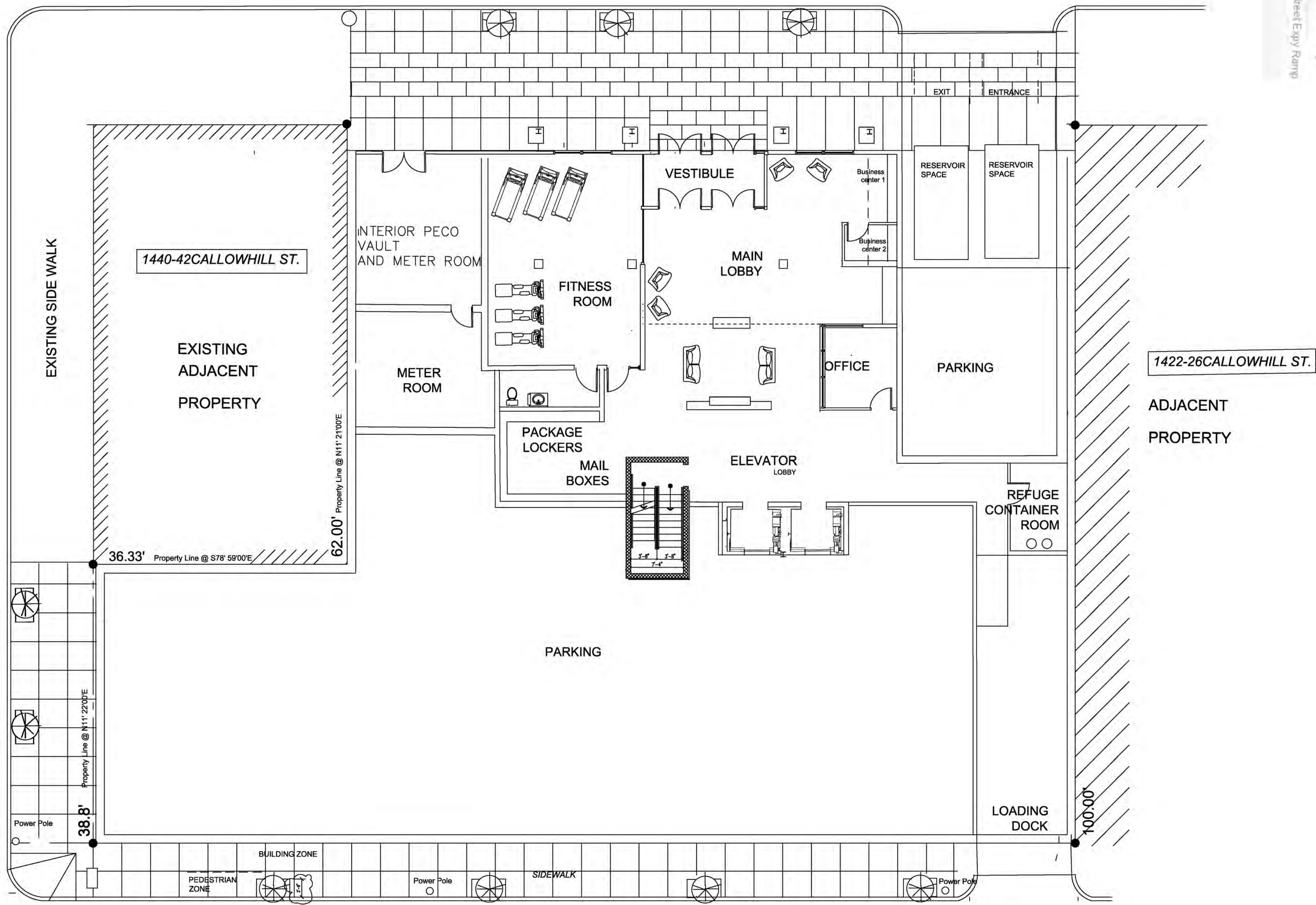


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SITE LOCATION MAP



Proposed Ground Floor Plan

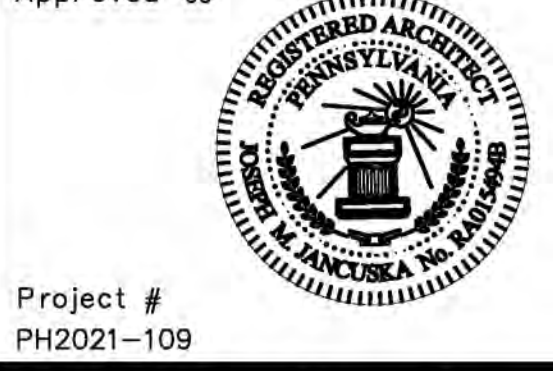
J20
ARCHITECTS
715 SOUTH ST. PHILADELPHIA, PA 19106
1374 30th St. Philadelphia, PA 19106
Tel: 215.381.1000
Fax: 215.381.1001
www.j20architects.com

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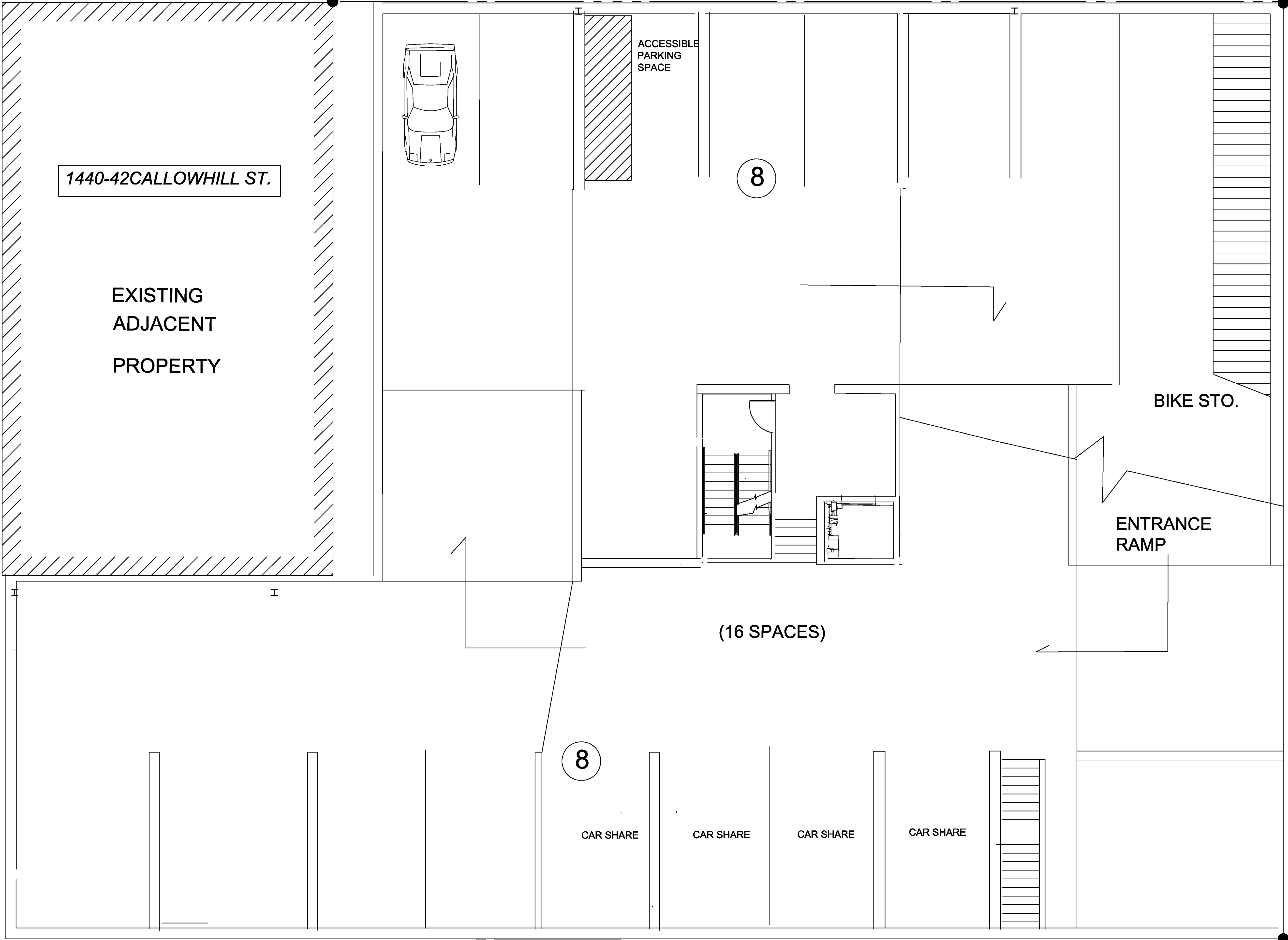
Proposed
Ground Floor
Plan

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1314 33RD AVE. PHILADELPHIA, PA 19106

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PARKING LEVEL
WITH
BIKE STORAGE

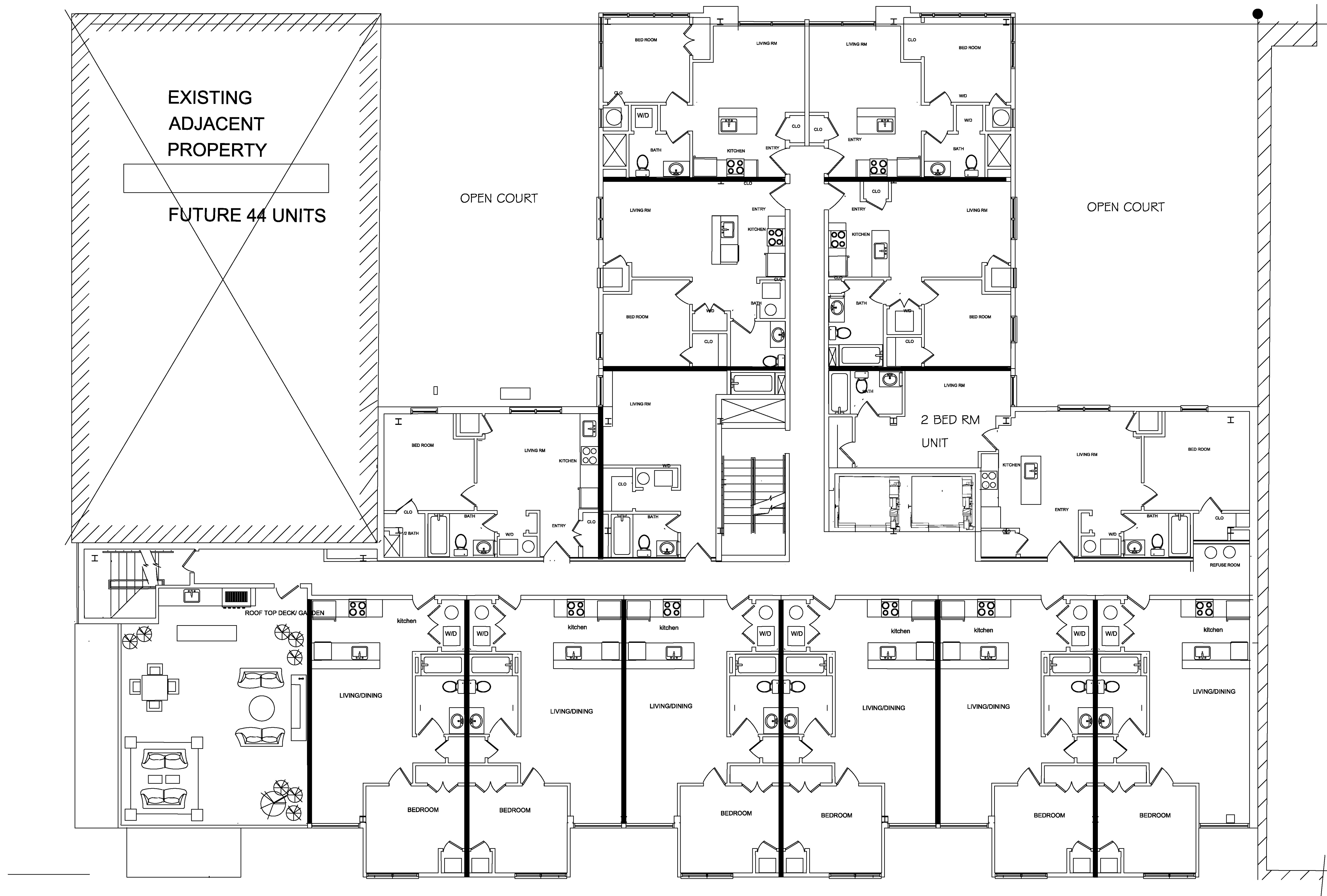
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CALLOWHILL AVE
PHILADELPHIA, PA

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715 33RD ST PHILADELPHIA PA
13123 PHILADELPHIA PA
13123 PHILADELPHIA PA
13123 PHILADELPHIA PA

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**TYP. FLOOR
PLAN**

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Sheet **A1.11**



BUILDING FORM EXCEEDS MIN SKY PLANE REQUIREMENTS ALLOWING MORE VISIABILITY TO SKY FROM CALLOWHILL, CARLTON AND 15TH ST. ALLOWS OCCUPANTS OF THE BUILDING TO HAVE VIEWS OF CC, OPEN PARK LIKE SETTING AT RAMPS AS WELL AS VIEW OF HISTORIC TOWER ACROSS THE STREET

3d Massing Birds eye View

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 S 33RD ST PHILADELPHIA PA
19106-3602
1314 S 33RD ST PHILADELPHIA PA
19106-3602

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Bulk Massing Studies

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15TH ST AND CARLTON CORNER. MASSING ALLOWS FOR MAJORITY OF GLASS WINDOWS TO CAPTURE VIEWS OF OPEN PARK LIKE EXPRESSWAY ON OFF RAMP AREA AND CC. SLENDER FORM IS IN KEEPING WITH OTHER STRUCTURES ON 15TH ST TOWARDS CC.

view From 15th St

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20

A R C H I T E C T S

715 S 33RD AVE PHILADELPHIA PA 19106
1315 S 33RD AVE PHILADELPHIA PA 19106
1315 S 33RD AVE PHILADELPHIA PA 19106

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Bulk Massing
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MASSING APPROACH CONSIDERS AND RESPECTS THE ADJACENT BUILDINGS AND ANY FUTURE DEVELOPMENT ON THOSE SITES. STEPPED APPROACH TO MASSING ALLOWS FOR MORE OPEN SKY PLANE THAN REQUIRED AND CREATES VIEWS TO OPEN AREAS EAST AND WEST OF THE SITE.

view From 15th St

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 S 33RD ST PHILADELPHIA PA
19106-3635
1374 S 33RD AVE PHILADELPHIA PA
19106-3635

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Seal of the City of Philadelphia
OFFICE OF THE CITY CLERK
JANUARY 1790



THE 15 ST ST SIDE OF THE SITE IS VIEWED FROM ONE OF THE MAJOR ENTRY POINTS TO CC. THE 15TH ST CORRIDOR IS HOME TO MANY BUILDINGS WITH VERTICAL MASSING, AS WELL AS THE VISIBLE TOWER IN THE UPPER LEFT. THIS SITE HAS THE OPPORTUNITY TO EXPRESS THOSE PROPORTIONS CARRYING ON A TRADITION OF THIS URBANISM AS ESTABLISHED BY THE TOWER TO THE LEFT AND THE 1960'S STRUCTURE TO THE RIGHT

view From Entry Ramp to City

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CALLOWHILL AVE
PHILADELPHIA, PA

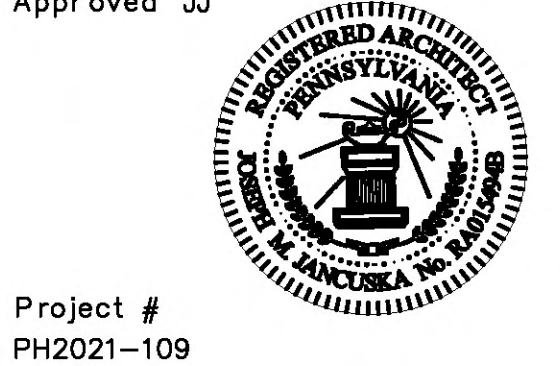
J20
ARCHITECTS
715-238-3838
139 ARM AVE
PHILADELPHIA, PA 19102
302.475.0658

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1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

A R C H I T E C T S
715 SOUTH BRIDGE AVENUE PA
PHILADELPHIA PA
JULY 1980
13 FARMINGTON ROAD
NEWTON JAVARE 19810

J20

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Bulk Massing Studies

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A1.4D

ROOF
ELEV 178.00

12th FLOOR
ELEV 166.00

11TH FLOOR
ELEV. 155.60'

10TH FLOOR
ELEV 145.00'

9TH FLOOR
ELEV. 134.60'

8TH FLOOR
ELEV 124.00'

7TH FLOOR
ELEV 113.60'

6TH FLOOR
ELEV. 103.00'

5TH FLOOR
ELEV 92.60'

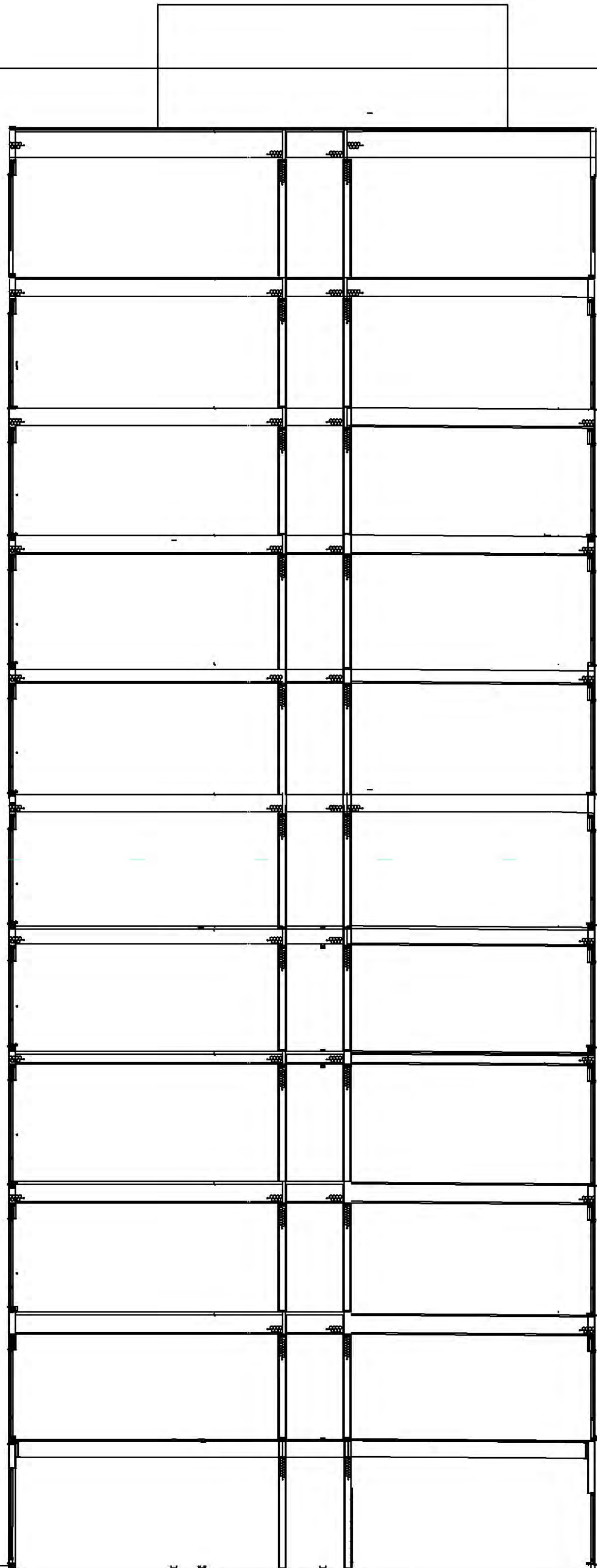
4TH FLOOR
ELEV 82.00'

3RD FLOOR
ELEV 71.50'

2ND FLOOR ELEV
ELEV. 61'-0.



OPEN AIR
SPACE



OPEN AIR
SPACE

LOBBY LEVEL



15TH Street
50' LEGALLY OPENED
12' - 26' - 12' ON CITY PLAN
THEN VARIABLE WIDTH

ADJACENT
BASEMENT

SUB TERRAIN
PARKING

ADJACENT
BASEMENT

PROPOSED BUILDING SECTION
SCALE 3/32" = 1'-0"

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

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A R C H I T E C T S

715 33RD ST PHILADELPHIA PA 19106
13 FARGO AVE EDDYBURG PA 16843
1230 SHIPLEY AVE PITTSBURGH PA 15205
10650 E 12TH AVE DENVER CO 80231

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ZONING
BUILDING
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—ROOF
ELEV 178.00

12th FLOOR
ELEV 166.00

11TH FLOOR
ELEV. 155.60

10TH FLOOR
ELEV 145.00

9TH FLOOR
ELEV. 134.60

8TH FLOOR
ELEV 124.00

7TH FLOOR
ELEV 113.60

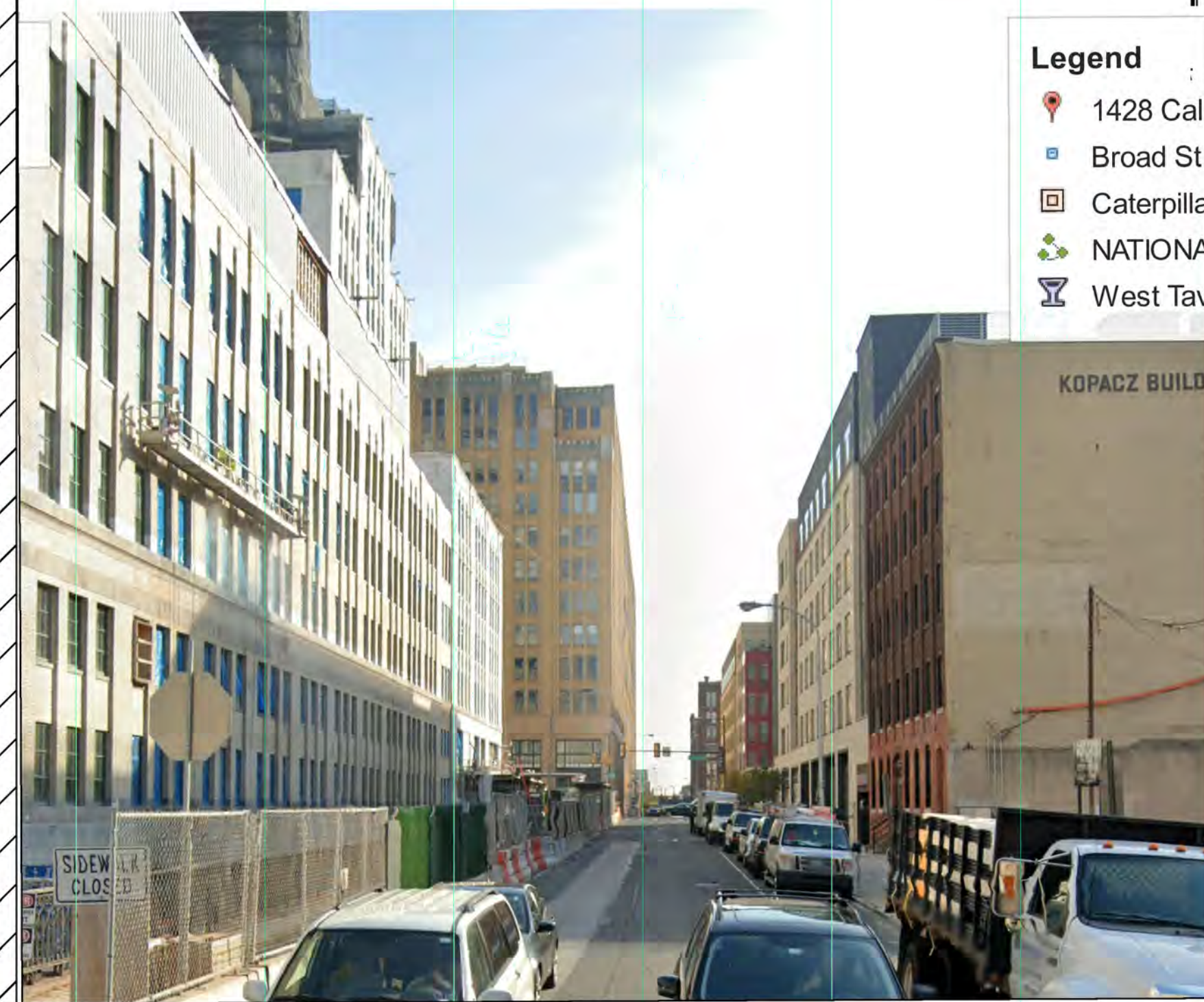
6TH FLOOR
ELEV. 103.00

5TH FLOOR
ELEV 92.60

4TH FLOOR
ELEV 82.00

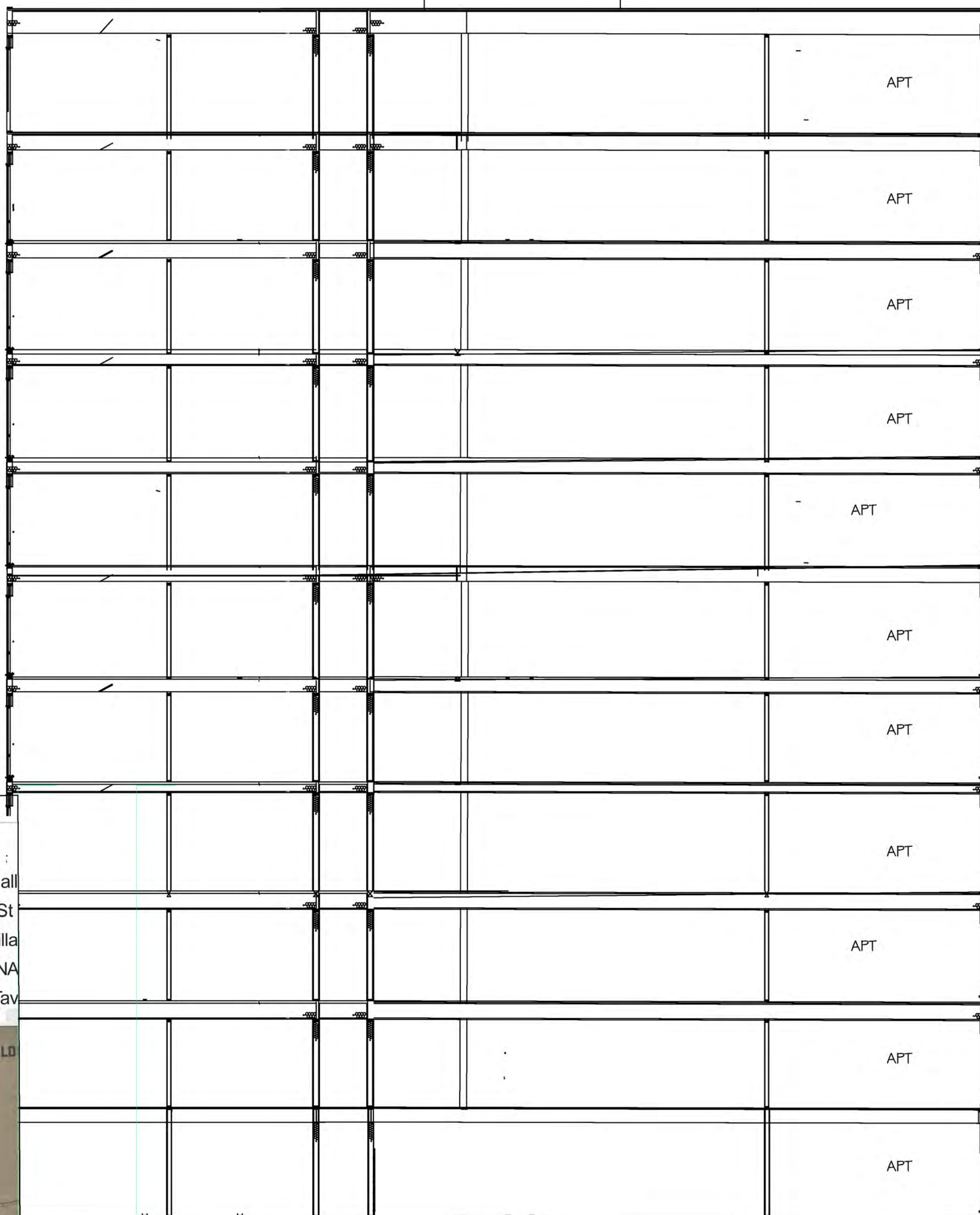
3RD FLOOR
ELEV 71.50

2ND FLOOR
ELEV. 61'-0"



Legend
1428 Call
Broad St
Caterpillar
NATIONAL
West Tav

KOPACZ BUILD



MAIN LOBBY

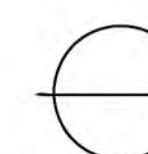
1ST FLOOR REAR

PARKING
DECK 1

PARKING RAMPS

PARKING
DECK 2

Callowhill Street
70' LEGALLY OPENED



PROPOSED BUILDING SECTION

SCALE 3/32" = 1'-0"

Carlton Street

30' LEGALLY OPENED

8' - 14' - 8"

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 33RD ST PHILADELPHIA PA
19106-3302
13FAK302AVT-10658002-356345

The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner, contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

ZONING
BUILDING
SECTION

Date	Rev#	Item
5.28.2021		Rev.Per Streets dept. review comments zoning

Date MARCH, 2021
Scale AS NOTED
Pl ot
Drawn CS
Approved JJ



Project #
PH2021-109

Sheet

Z-5A

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 SOUTH 33RD STREET
PHILADELPHIA, PA 19106
215.580.1233
1374 N. 3RD AVE. 2ND FLOOR
PHILADELPHIA, PA 19107
215.580.1233

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Proposed
Building
Elevations

Date	Rev#	Item

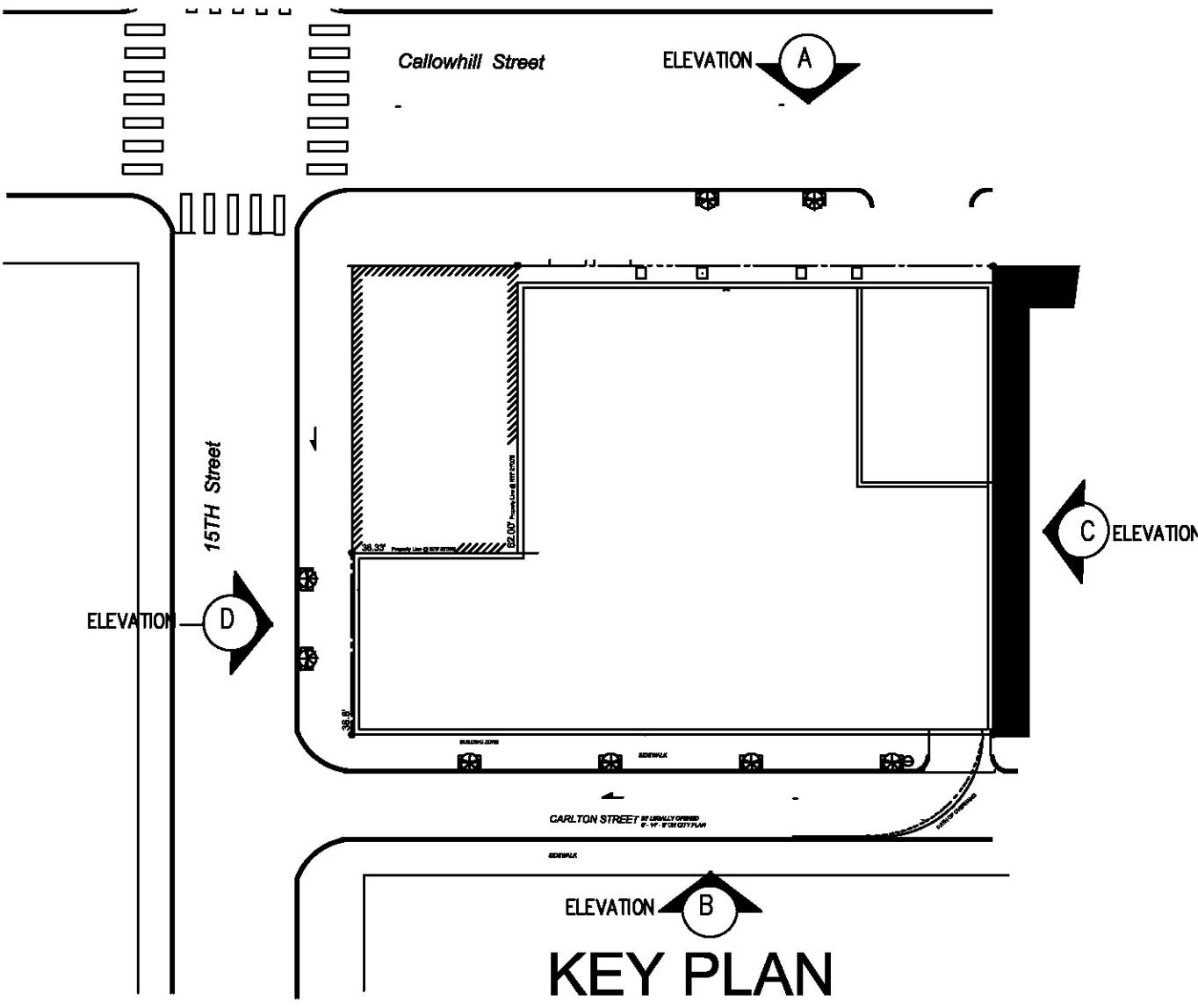
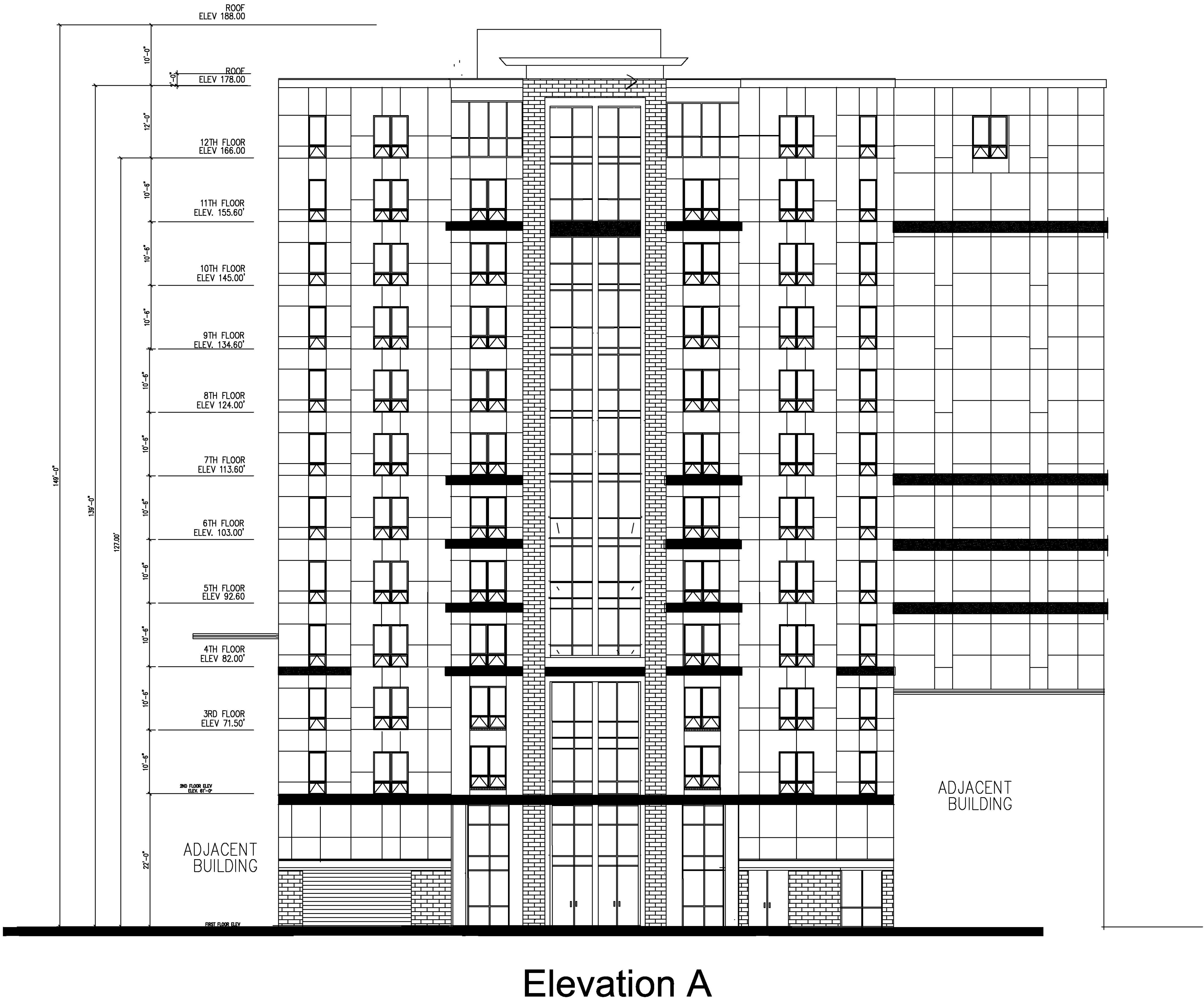
Date MARCH, 2021
Scale AS NOTED
Pl ot
Drawn CS
Approved JJ

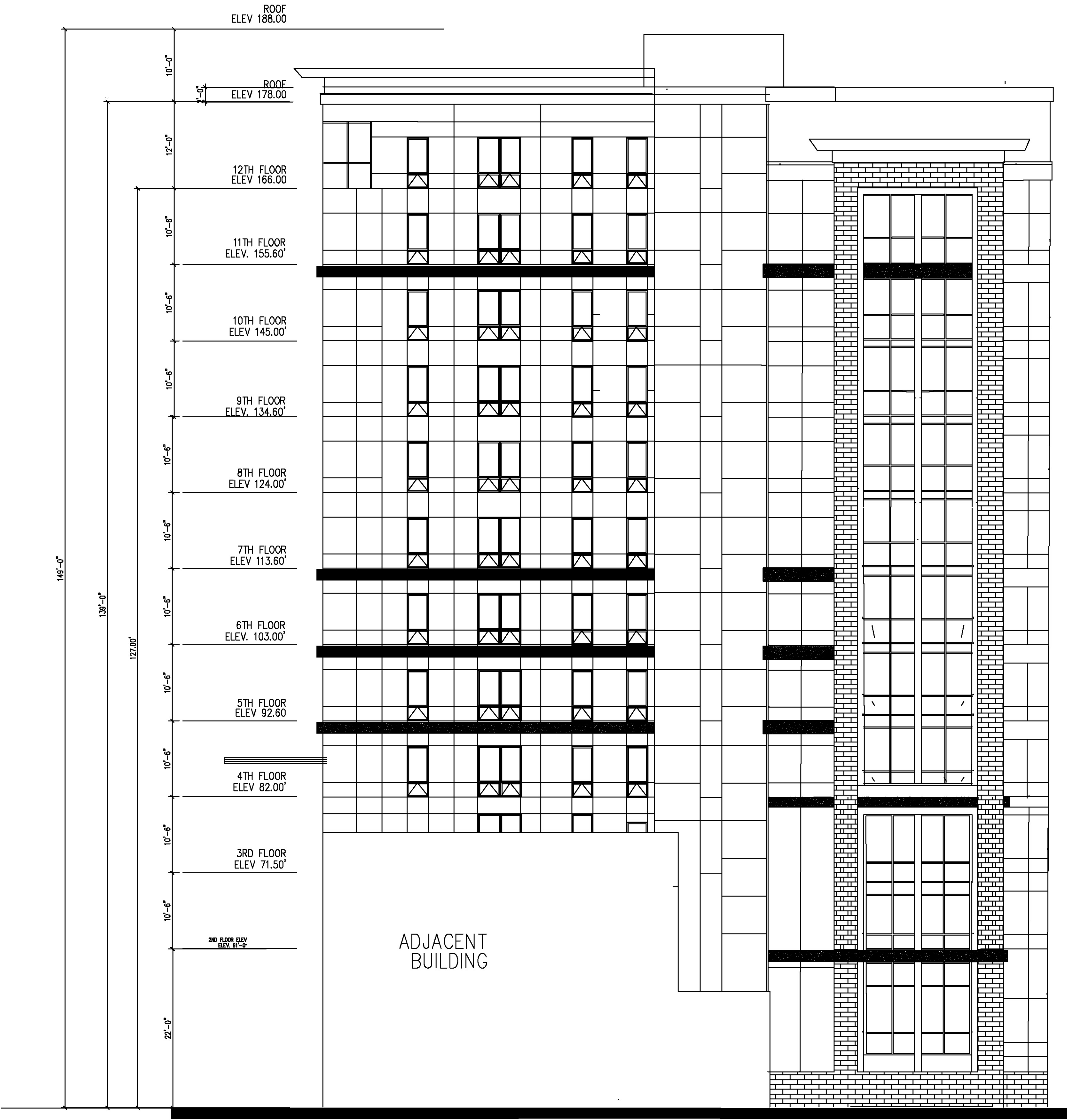


Project #
PH2021-109

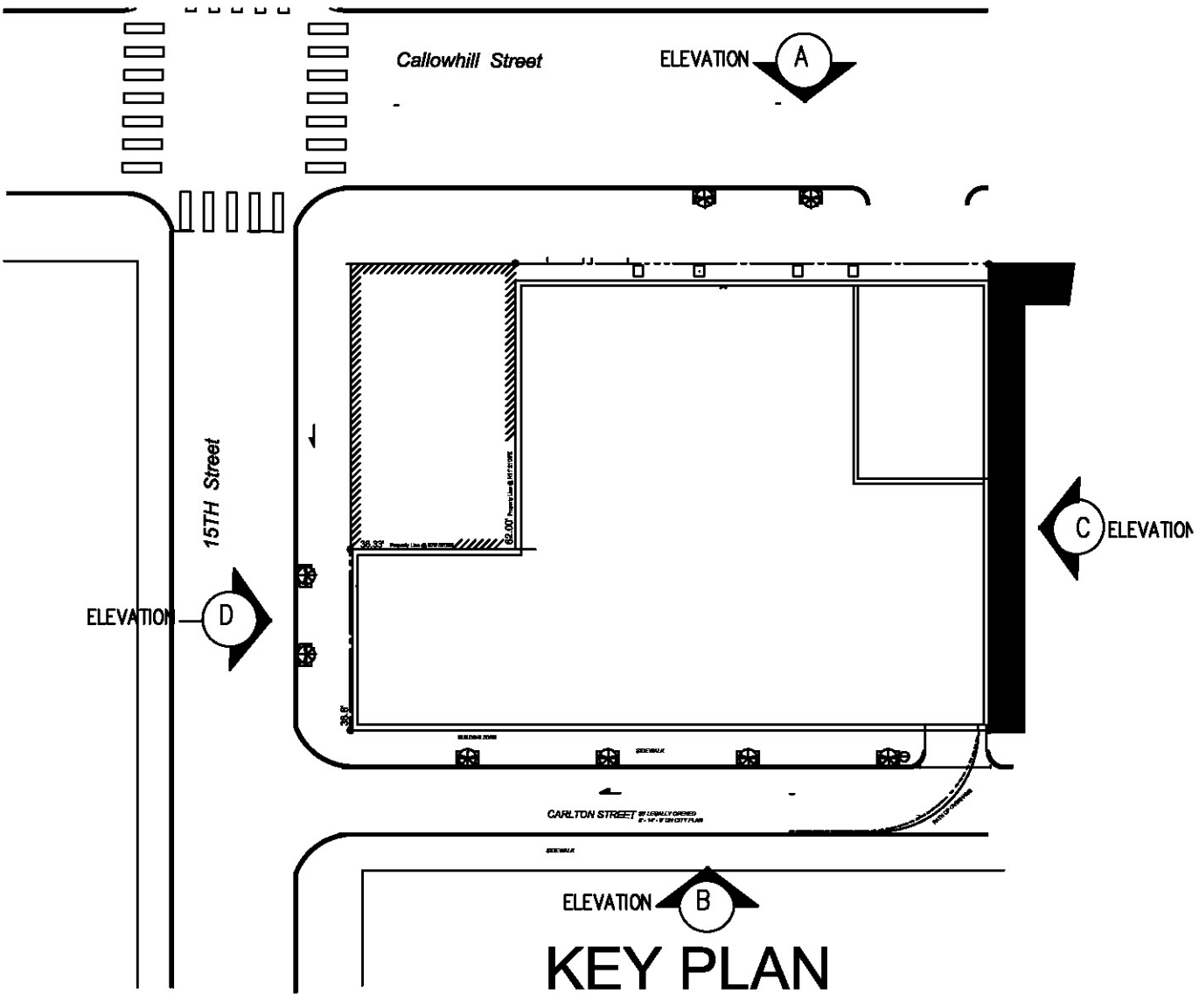
Sheet

A1.7





Elevation D



1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 SOUTH ST. PHILADELPHIA, PA 19106
TEL: 215.575.1000
FAX: 215.575.1001
WWW.J20ARCHITECTS.COM

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Proposed
Building
Elevations

Date	Rev#	Item

Date MARCH, 2021
Scale AS NOTED
Plot
Drawn CS
Approved JJ



Project #
PH2021-109
Sheet

A1.7c

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 SOUTH AVENUE
PHILADELPHIA, PA 19106
215.581.1300
J20@J20ARCHITECTS.COM

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Proposed
Building
Elevations

Date	Rev#	Item

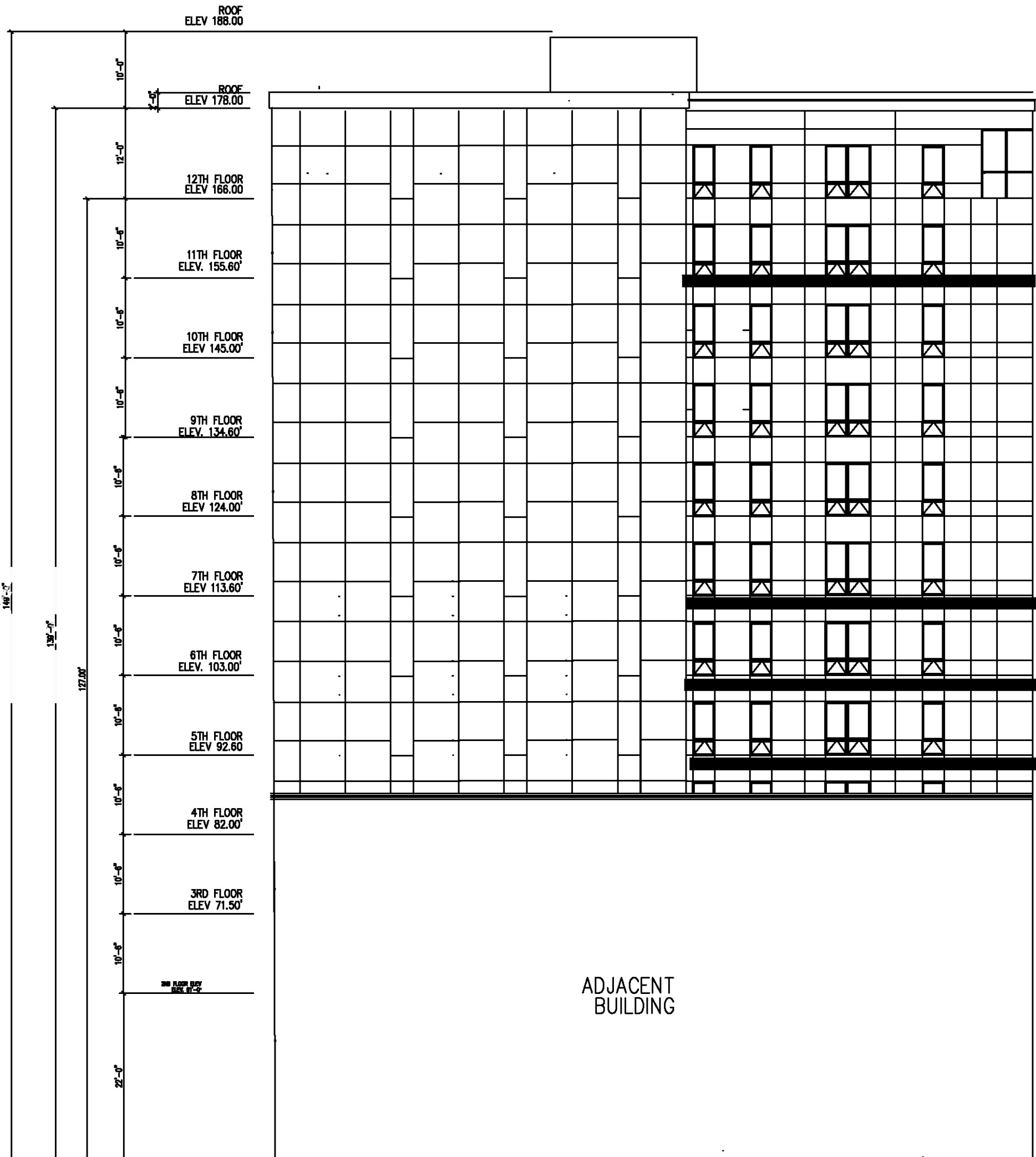
Date MARCH, 2021
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Drawn CS
Approved JJ



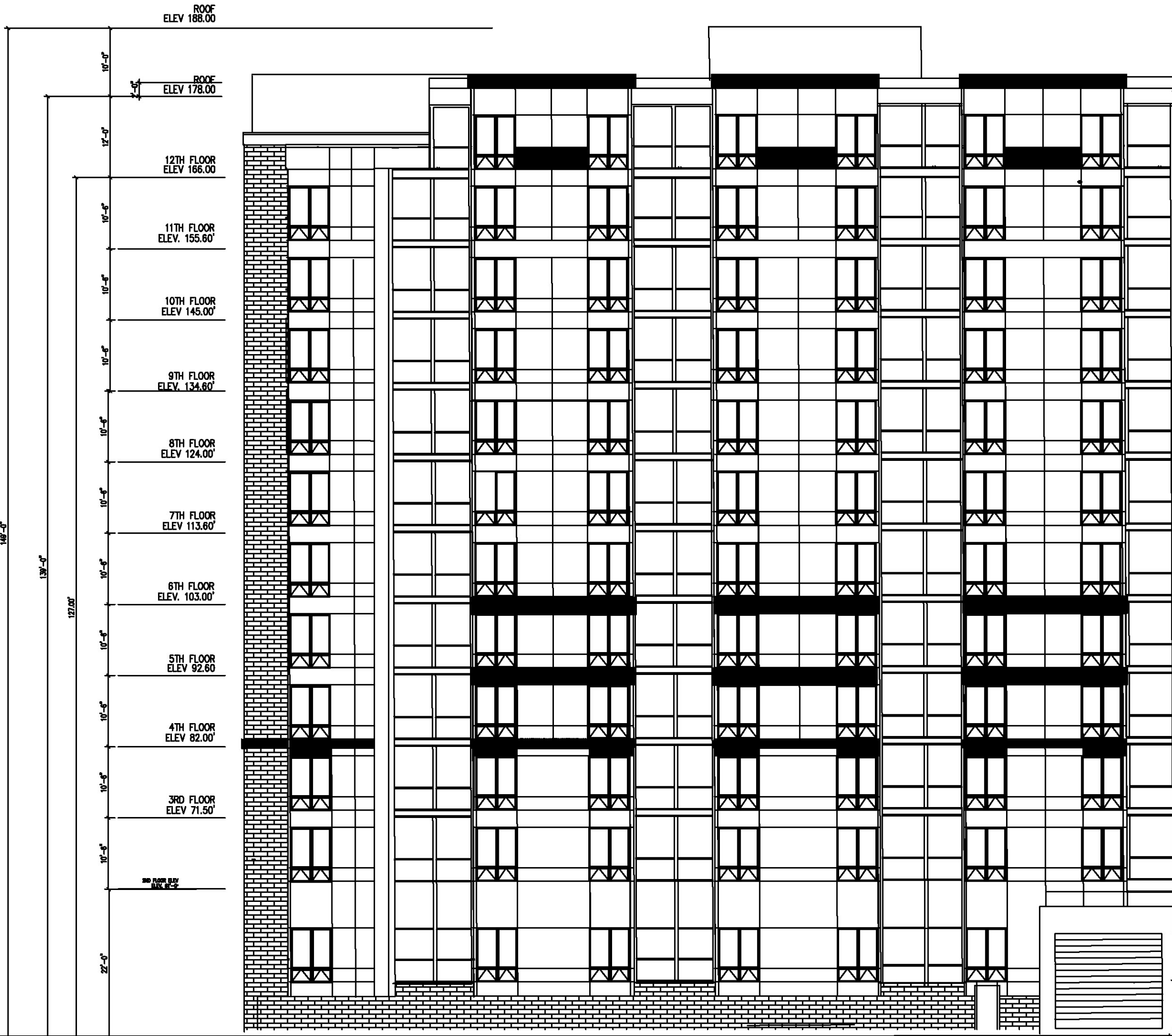
Project #
PH2021-109

Sheet

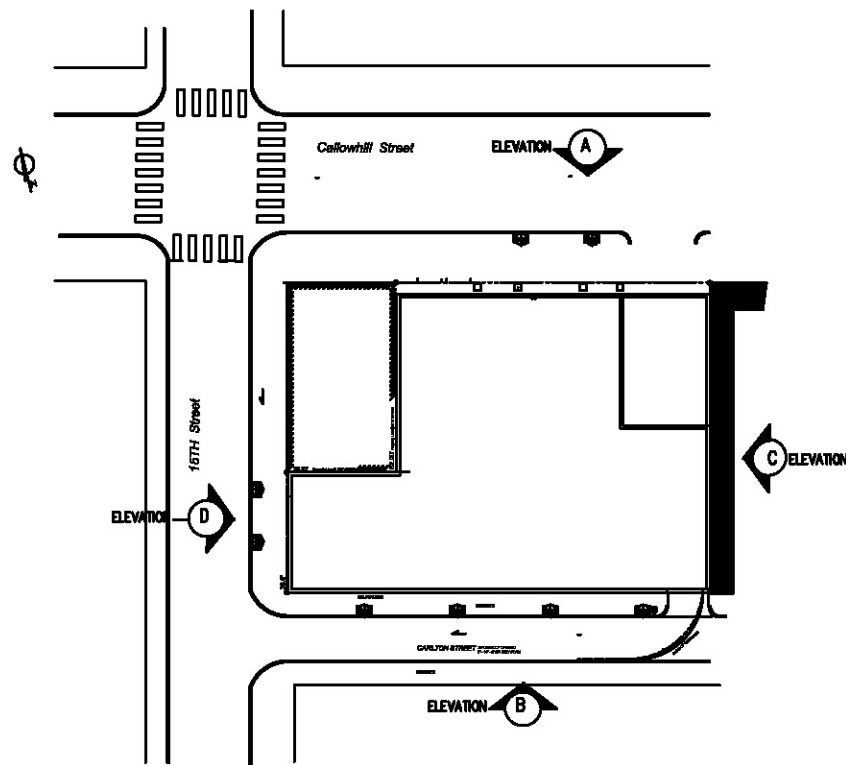
A1.8



Elevation C



Elevation B



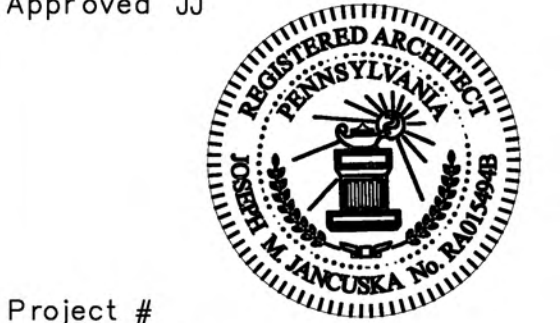
KEY PLAN

The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner, contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

Exterior Elevation
Color and
Materials

Date	Rev#	Item

Date MARCH, 2021
Scale AS NOTED
Plot
Drawn CS
Approved JJ



Aluminum clad wall panel system
3 Grey tones
Blue accent Bands



Alum. Frame Curtain
Wall System



Typical Alum. Frame Punch Window



Charcoal Brick/Black Grout



Aluminum clad wall panel system



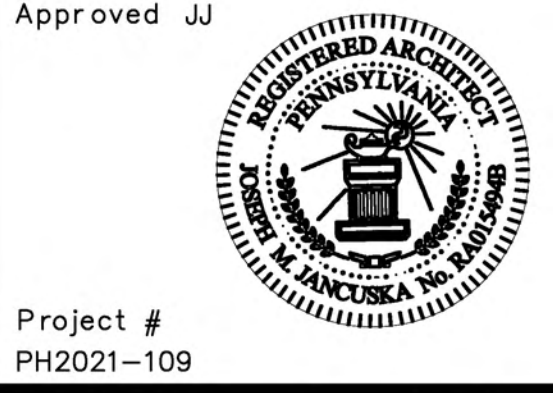
Front Elevation at Main Entrance

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MAIN
ENTRANCE
CALLOWHILL

Date	Rev#	Item

Date MARCH, 2021
Scale AS NOTED
Pl ot
Drawn CS
Approved JJ



Project #
PH2021-109



Aluminum clad wall panel system



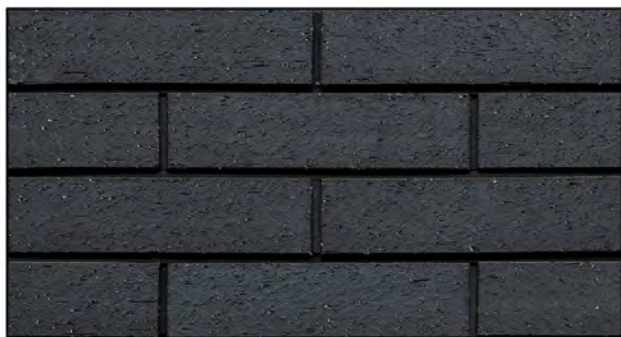
Typical Alum. Frame Punch Window



Alum. Frame Curtain Wall System



Aluminum clad Free standing Column



Charcoal Brick/Black Grout

Alum Clad Accent Panel White

Alum Clad Accent Panel Blue



Front Elevation at Main Entrance

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

J20
ARCHITECTS
715 33RD ST. PHILADELPHIA, PA 19106
1374 30th St. Philadelphia, PA 19104
1065 2nd St. Philadelphia, PA 19106

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Exterior Elevation
Color and
Materials

Date	Rev#	Item

Date MARCH, 2021
Scale AS NOTED
Pl ot
Drawn CS
Approved JJ



Project #
PH2021-109

Sheet
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Aluminum clad wall panel system
3 Grey tones
Blue accent Bands

Alum. Frame Curtain Wall System

Typical Alum. Frame Punch Window

Typical Alum. Panel White

Typical Alum. Accent Panel Blue

Charcoal Brick/Black Grout

Aluminum clad wall panel system

VIEW FROM 15TH ST

15th Street Elevation

1428-38
CALLOWHILL AVE
PHILADELPHIA, PA

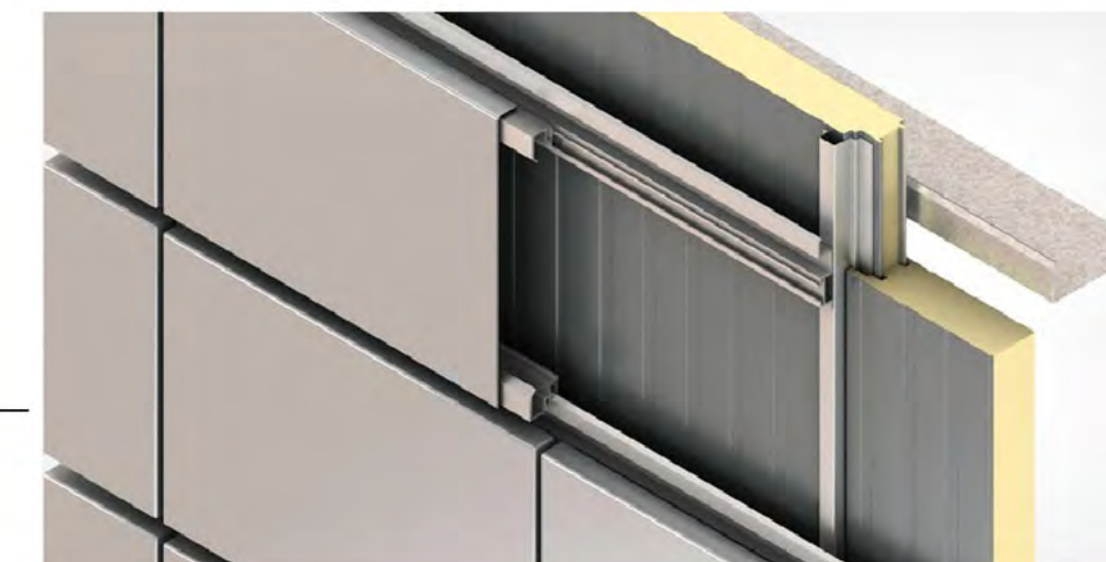
ROOF TOP GARDEN



Aluminum clad wall panel system
3 Grey tones
Blue accent Bands

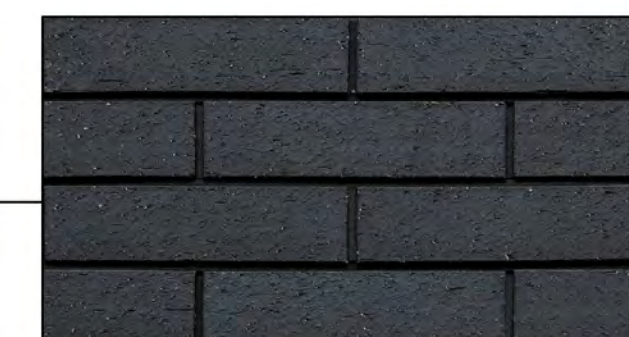


Alum. Frame Curtain
Wall System

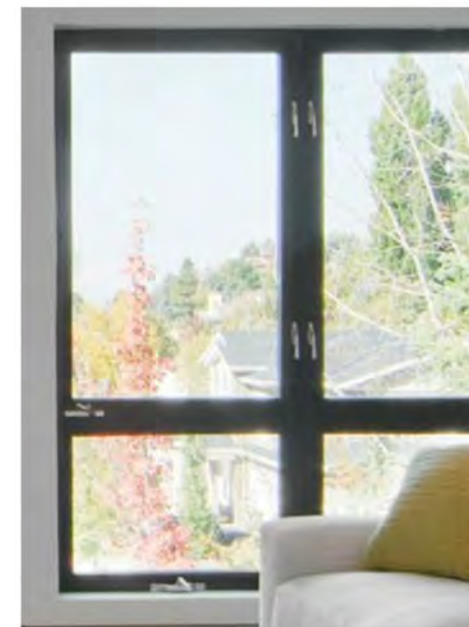


Aluminum clad wall panel system

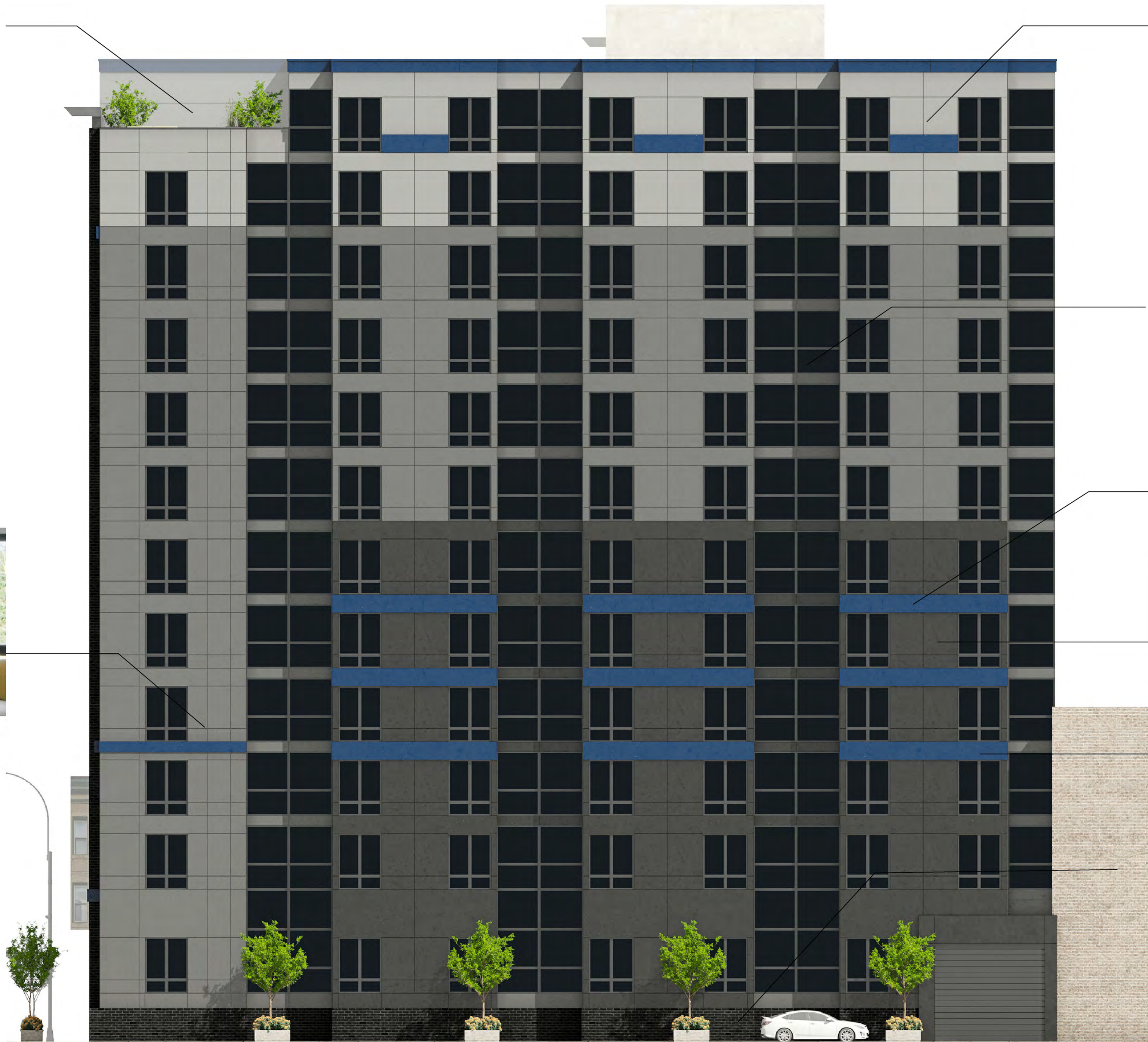
Typical Alum. Accent Panel Blue



Charcoal Brick/Black Grout



Typical Alum.
Frame Punch
Window



VIEW FROM CARLTON

Carlton St. Elevation

A R C H I T E C T S

 120

715 330 8571
715 330 8571
13 FARM AVE
JUNIORVILLE, SC 29556
302.475.0650

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Exterior Elevation Color and Materials

[illegible]

Date MARCH. 2021
Scale AS NOTED
Plot
Drawn CS
Approved JJ

Project #
PH2021-109

Sheet

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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).

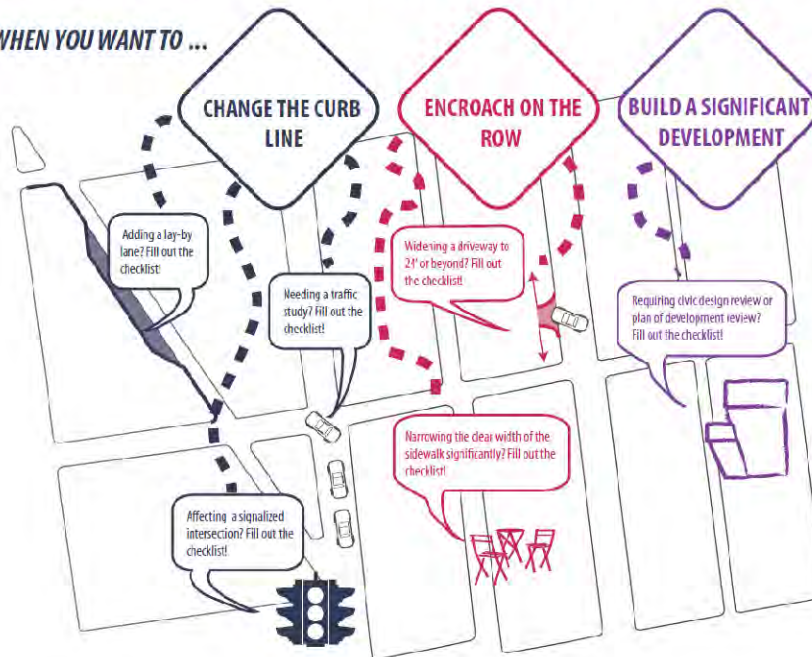
The Philadelphia City Planning Commission receives this Checklist as a function of its Civic Design Review (CDR) process. This checklist is used to document how project applicants considered and accommodated the needs of all users of city streets and sidewalks during the planning and/or design of projects 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

1. PROJECT NAME
1428 CALLOWHILL ST
2. DATE
6.14.21
3. APPLICANT NAME
JOSEPH JANCUSKA
5. PROJECT AREA: list precise street limits and scope
Callow hill st 101 lf
15th st 38 lf
Carlton st 138 lf
4. APPLICANT CONTACT INFORMATION
J2aarchitects@comcast.net
6. OWNER NAME
Bayview Hospitality Philadelphia LLC
7. OWNER CONTACT INFORMATION

8. ENGINEER / ARCHITECT NAME
J2a Architects
9. ENGINEER / ARCHITECT CONTACT INFORMATION
13 Farm Ave Wilmington, de 19810 302 373 6345
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.

Also available here: <http://metadata.phila.gov/#home/datasetdetails/5543867320583086178c4f34/>

STREET	FROM	TO	COMPLETE STREET TYPE
<u>Callowhill st</u>	<u>15th st</u>	<u>Broad st</u>	<u>open</u>
<u>15th St</u>	<u>Callowhill</u>	<u>Carlton</u>	_____
<u>Carlton</u>	<u>15th st</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 ☒ NO ☐
 - b. Street Furniture such as bus shelters, honor boxes, etc. YES ☒ NO ☐ N/A ☐
 - c. Street Direction YES ☒ NO ☐
 - d. Curb Cuts YES ☒ NO ☐ N/A ☐
 - e. Utilities, including tree grates, vault covers, manholes, junction boxes, signs, lights, poles, etc. YES ☒ NO ☐ N/A ☐
 - f. Building Extensions into the sidewalk, such as stairs and stoops YES ☒ NO ☐ N/A ☐

APPLICANT: General Project Information

Additional Explanation / Comments: new multi family 12 story building with parking below the building access to parking off of callowhill

DEPARTMENTAL REVIEW: General Project Information

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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)	CITY PLAN SIDEWALK WIDTH
	Required / Existing / Proposed	Existing / Proposed
<u>Callowhill</u>	<u>16 / 16 / 116</u>	<u>16 / 16</u>
<u>15 st</u>	<u>12 / 12 / 12</u>	<u>12 / 12</u>
<u>Carlton</u>	<u>8 / 0 / 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>Callowhill</u>	<u>101 / 101 / 101</u>
<u>15th st</u>	<u>38 / 38 / 38</u>
<u>Carlton</u>	<u>137 / 137 / 137</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>Callowhill</u>	<u>24</u>	<u>18' from 15th st</u>
<u>Carlton</u>	<u>24</u>	<u>28' from 15th st</u>
_____	_____	_____
_____	_____	_____

PROPOSED VEHICULAR INTRUSIONS

INTRUSION TYPE	INTRUSION WIDTH	PLACEMENT
<u>Callow hill</u>	<u>22</u>	<u>124 ft from 15th st</u>
<u>Carlton</u>	<u>14</u>	<u>134 from 15th st</u>
_____	_____	_____
_____	_____	_____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



PEDESTRIAN COMPONENT (continued)

DEPARTMENTAL
APPROVAL

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 ☐

YES ☐ NO ☐

APPLICANT: Pedestrian Component

Additional Explanation / Comments: Project will house 74 bicycle parking space and entrance give access to 15th st and Broad st for cc access and mass transit connections

DEPARTMENTAL REVIEW: Pedestrian Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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>101</u>	<u>6 / 6</u>
<u>38</u>	<u>4 / 4</u>
<u>137</u>	<u>4 / 4</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>Callow hill 101</u>	<u>8 / 8 / 8</u>
<u>15th st</u>	<u>4 / 4 / 4</u>
<u>carlton</u>	<u>0 / 0 / 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 ☒ NO ☐ N/A ☐
 YES ☒ NO ☐ N/A ☐
 YES ☒ NO ☐ N/A ☐
 YES ☒ NO ☐ N/A ☐
 YES ☐ NO ☒ N/A ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐
 YES ☐ NO ☐

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

YES ☒ NO ☐ N/A ☐
 YES ☐ NO ☒ N/A ☐

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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>

Large amount of bicycle storage in the building

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 Existing / Proposed	ON SIDEWALK Existing / Proposed	OFF-STREET Existing / Proposed
<u>1428 Callowhill</u>	<u>65</u>	<u>0 / 0</u>	<u>0 / 0</u>	<u>0 / 74</u>
_____	_____	_____/____	_____/____	_____/____
_____	_____	_____/____	_____/____	_____/____
_____	_____	_____/____	_____/____	_____/____

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
- Indego Bicycle Share Station

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

YES ☐ NO ☐ N/A ☒

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

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

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

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

YES ☒ NO ☐ N/A ☐

YES ☐ NO ☐

APPLICANT: Bicycle Component The location of this building has access to major feeder patterns to CC via bike lanes

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Bicycle Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



CURBSIDE MANAGEMENT COMPONENT (Handbook Section 4.6)

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

APPLICANT: Curbside Management Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Curbside Management Component

Reviewer Comments:

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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;

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

33. What is the maximum AASHTO design vehicle being accommodated by the design? 19'

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?

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 ☐

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

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



URBAN DESIGN COMPONENT (Handbook Section 4.8)

40. Does the design incorporate windows, storefronts, and other active uses facing the street?
41. Does the design provide driveway access that safely manages pedestrian / bicycle conflicts with vehicles (see Section 4.8.1)?
42. Does the design provide direct, safe, and accessible connections between transit stops/stations and building access points and destinations within the site?

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

YES ☒ NO ☐ N/A ☐

DEPARTMENTAL APPROVAL

YES ☐ NO ☐

YES ☐ NO ☐

YES ☐ NO ☐

APPLICANT: Urban Design Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Urban Design Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

			DEPARTMENTAL APPROVAL
44. Does the design minimize the signal cycle length to reduce pedestrian wait time?	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
45. Does the design provide adequate clearance time for pedestrians to cross streets?	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
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?	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
<i>If yes, City Plan Action may be required.</i>			
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?			YES ☐ NO ☐
▪ Marked Crosswalks	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
▪ Pedestrian Refuge Islands	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
▪ Signal Timing and Operation	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
▪ Bike Boxes	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
48. Does the design reduce vehicle speeds and increase visibility for all modes at intersections?	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐
49. Overall, do intersection designs limit conflicts between all modes and promote pedestrian and bicycle safety?	YES ☐	NO ☐	N/A ☒ YES ☐ NO ☐

APPLICANT: Intersections & Crossings Component

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW: Intersections & Crossings Component

Reviewer Comments: _____

COMPLETE STREETS HANDBOOK CHECKLIST

Philadelphia City Planning Commission



ADDITIONAL COMMENTS

APPLICANT

Additional Explanation / Comments: _____

DEPARTMENTAL REVIEW

Additional Reviewer Comments: _____

Civic Sustainable Design Checklist – Updated September 3, 2019

Civic Design Review Sustainable Design Checklist

Sustainable design represents important city-wide concerns about environmental conservation and energy use. Development teams should try to integrate elements that meet many goals, including:

- Reuse of existing building stock
- Incorporation of existing on-site natural habitats and landscape elements
- Inclusion of high-performing stormwater control
- Site and building massing to maximize daylight and reduce shading on adjacent sites
- Reduction of energy use and the production of greenhouse gases
- Promotion of reasonable access to transportation alternatives

The Sustainable Design Checklist asks for responses to specific benchmarks. These metrics go above and beyond the minimum requirements in the Zoning and Building codes. All benchmarks are based on adaptations from Leadership in Energy and Environmental Design (LEED) v4 unless otherwise noted.

Categories	Benchmark	Does project meet benchmark? If yes, please explain how. If no, please explain why not.
Location and Transportation		
(1) Access to Quality Transit	Locate a functional entry of the project within a ¼-mile (400-meter) walking distance of existing or planned bus, streetcar, or rideshare stops, bus rapid transit stops, light or heavy rail stations.	Yes 315' From Broad St. Transit Bus stop
(2) Reduced Parking Footprint	All new parking areas will be in the rear yard of the property or under the building, and unenclosed or uncovered parking areas are 40% or less of the site area.	Yes All parking is under the building
(3) Green Vehicles	Designate 5% of all parking spaces used by the project as preferred parking for green vehicles or car share vehicles. Clearly identify and enforce for sole use by car share or green vehicles, which include plug-in electric vehicles and alternative fuel vehicles.	Yes Shared parking contributes to 16 Parking spaces over 25%
(4) Railway Setbacks (Excluding frontages facing trolleys/light rail or enclosed subsurface rail lines or subways)	To foster safety and maintain a quality of life protected from excessive noise and vibration, residential development with railway frontages should be setback from rail lines and the building's exterior envelope, including windows, should reduce exterior sound transmission to 60dBA. (If setback used, specify distance) ¹	Not near rail lines
(5) Bike Share Station	Incorporate a bike share station in coordination with and conformance to the standards of Philadelphia Bike Share.	No. Build will have 74 Bike storage spaces for residents

Civic Sustainable Design Checklist – Updated September 3, 2019

Water Efficiency			
(6) Outdoor Water Use		Maintain on-site vegetation without irrigation. OR, Reduce of watering requirements at least 50% from the calculated baseline for the site's peak watering month.	Yes. Planted trees will be in graded areas to receive rain water
Sustainable Sites			
(7) Pervious Site Surfaces		Provides vegetated and/or pervious open space that is 30% or greater of the site's Open Area, as defined by the zoning code. Vegetated and/or green roofs can be included in this calculation.	Presently - no green space
(8) Rainwater Management		Conform to the stormwater requirements of the Philadelphia Water Department(PWD) and either: A) Develop a green street and donate it to PWD, designed and constructed in accordance with the PWD Green Streets Design Manual, OR B) Manage additional runoff from adjacent streets on the development site, designed and constructed in accordance with specifications of the PWD Stormwater Management Regulations	Not required
(9) Heat Island Reduction (excluding roofs)		Reduce the heat island effect through either of the following strategies for 50% or more of all on-site hardscapes: A) Hardscapes that have a high reflectance, an SRI>29. B) Shading by trees, structures, or solar panels.	Yes - hardscapes to have SRI>29
Energy and Atmosphere			
(10) Energy Commissioning and Energy Performance - Adherence to the New Building Code		PCPC notes that as of April 1, 2019 new energy conservation standards are required in the Philadelphia Building Code, based on recent updates of the International Energy Conservation Code (IECC) and the option to use ASHRAE 90.01-2016. PCPC staff asks the applicant to state which path they are taking for compliance, including their choice of code and any options being pursued under the 2018 IECC. ⁱⁱ	Project to meet or exceed 2019 Conservation standards
(11) Energy Commissioning and Energy Performance - Going beyond the code		Will the project pursue energy performance measures beyond what is required in the Philadelphia code by meeting any of these benchmarks? ⁱⁱⁱ •Reduce energy consumption by achieving 10% energy savings or more from an established baseline using	Yes - Building to meet or exceed and achieve Energy Star for Mult. Family New Construction

Civic Sustainable Design Checklist – Updated September 3, 2019

		ASHRAE standard 90.1-2016 (LEED v4.1 metric). •Achieve certification in Energy Star for Multifamily New Construction (MFNC). •Achieve Passive House Certification	
(12) Indoor Air Quality and Transportation		Any sites within 1000 feet of an interstate highway, state highway, or freeway will provide air filters for all regularly occupied spaces that have a Minimum Efficiency Reporting Value (MERV) of 13. Filters shall be installed prior to occupancy. ^{iv}	Yes. This building is within 1000'. Air filters will have a min. eff. reporting value of 13
(13) On-Site Renewable Energy		Produce renewable energy on-site that will provide at least 3% of the project's anticipated energy usage.	No
Innovation			
(14) Innovation		Any other sustainable measures that could positively impact the public realm.	

ⁱ Railway Association of Canada (RAC)'s "Guidelines for New Development in Proximity to Railway Operations. Exterior Sound transmission standard from LEED v4, BD+C, Acoustic Performance Credit.

ⁱⁱ Title 4 The Philadelphia Building Construction and Occupancy Code

See also, "The Commercial Energy Code Compliance" information sheet:

<https://www.phila.gov/li/Documents/Commercial%20Energy%20Code%20Compliance%20Fact%20Sheet--Final.pdf>

and the "What Code Do I Use" information sheet:

<https://www.phila.gov/li/Documents/What%20Code%20Do%20I%20Use.pdf>

ⁱⁱⁱ LEED 4.1, Optimize Energy Performance in LEED v4.1

For Energy Star: www.Energystar.gov

For Passive House, see www.phius.org

^{iv} Section 99.04.504.6 "Filters" of the City of Los Angeles Municipal Code, from a 2016 Los Angeles Ordinance requiring enhanced air filters in homes near freeways